

7804 and 7808 Bois D'Arc

City Plan Commission — September 11, 2025

REZONING



CASE NUMBER:	PZRZ24-00026
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Adaeze A. Onuoha
REPRESENTATIVE:	Vanessa Duran
LOCATION:	7804 and 7808 Bois D'Arc Dr. (District 7)
PROPERTY AREA:	0.71 acres
REQUEST:	Rezone from R-3 (Residential) to S-D (Special Development) and Detailed Site Development Plan approval
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of September 4, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) and approval of a Detailed Site Development Plan to allow for the use of a medical office.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning and Detailed Site Development Plan request. The proposed development meets all the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan Procedures. Furthermore, the proposed development is in accordance with both the G-3, Post War Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

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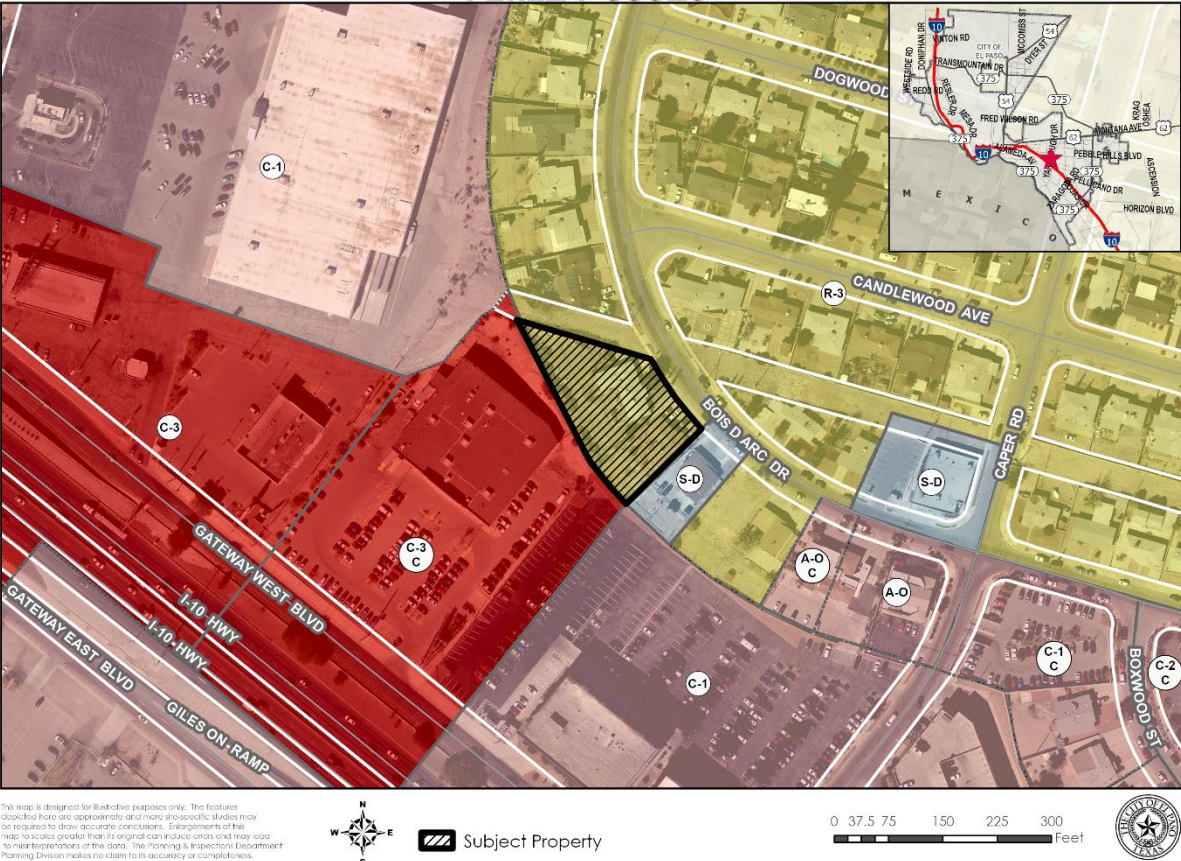


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) and Detailed Site Development Plan approval for the proposed use of a medical office. The subject property is 0.71 acres in size. The Detailed Site Development Plan shows the proposed 6,236 square-foot medical office with a maximum height of seventeen feet (17') as well as landscaping and parking areas. The development will provide twenty-two (22) parking spaces, which includes six (6) accessible spaces, as well as three (3) bicycle spaces. Vehicular and pedestrian access to the subject property is proposed from Bois D'Arc Drive. The Detailed Site Development Plan is being reviewed for conformance to Title 20 of the El Paso City Code and is binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed medical office and S-D (Special Development) district are compatible with adjacent C-3 (Commercial), S-D (Special Development), and R-3 (Residential) zoning district and uses. Properties to the west are zoned C-3 (Commercial) and consist of office warehouses. Properties to the north and east are zoned R-3 (Residential) and consists of single-family homes. Properties to the south are zoned C-1 (Commercial) and S-D (Special Development) and consist of medical offices. The nearest school is Bel Air High School which is 0.38 miles away, and the nearest park is Travis White Park located 0.71 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-3, Post-War, Future Land Use Designation of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes. The proposed S-D (Special Development) zoning district will provide for the integration of the medical office use with adjacent S-D (Special Development), C-2 (Commercial), A-O (Apartment/Office), and R-3 (Residential) zoning districts in the immediate surrounding areas.</p>

Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	The subject property has access from Bois D’Arc Drive (local street) via Caper Road to Gateway West Boulevard which is classified as a major arterial in the City of El Paso’s Major Thoroughfare Plan (MTP). There are other zoning properties with the same proposed zoning that align with the existing uses and character of the area.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	This area has been in transition during the last 10 years. There are two properties located to the east of the subject property that were rezoned in 2015 and 2019, respectively, from R-3 (Residential) to S-D (Special Development) for medical office uses.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. There are no anticipated disruptions to the neighborhood's character. The proposed use is consistent with the area's existing use pattern, which includes medical offices, single-family homes, and office warehouses.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located on Bois D’Arc Drive which is classified as a local street on the City of El Paso’s Major Thoroughfare Plan (MTP) and is adequate for the proposed development. There is one (1) bus stop within walking distance (0.25 miles) of the subject property located on Caper Road. Sidewalks are currently present abutting the subject property along Bois D’Arc Drive and in the surrounding area.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from the reviewing departments.

PUBLIC COMMENT: The subject property does not lie within the boundaries of any recognized neighborhood associations. Public notices were mailed to property owners within 300 feet on August 27, 2025. As of September 4, 2025, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

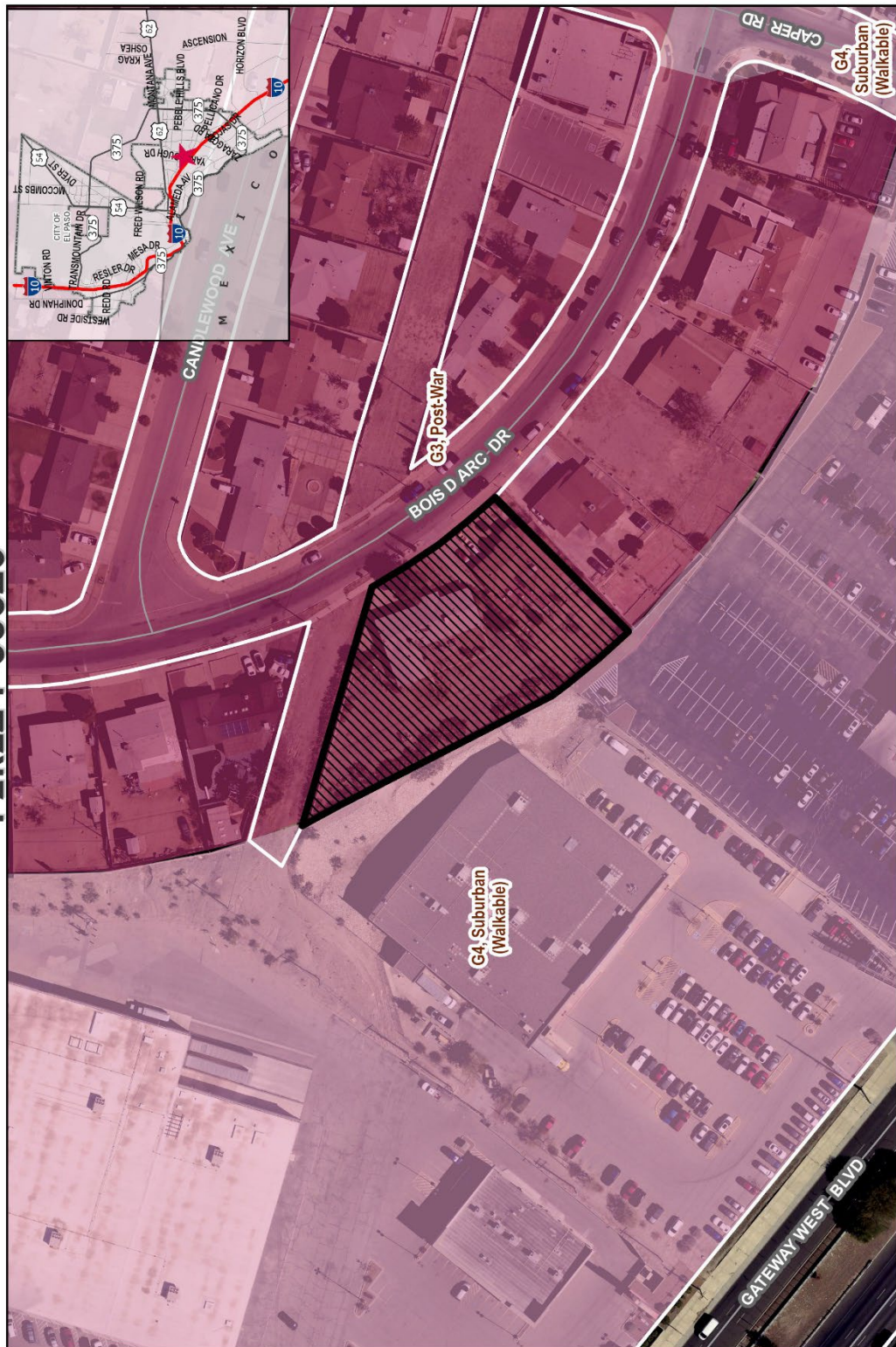
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Detailed Site Development Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary

ATTACHMENT 1

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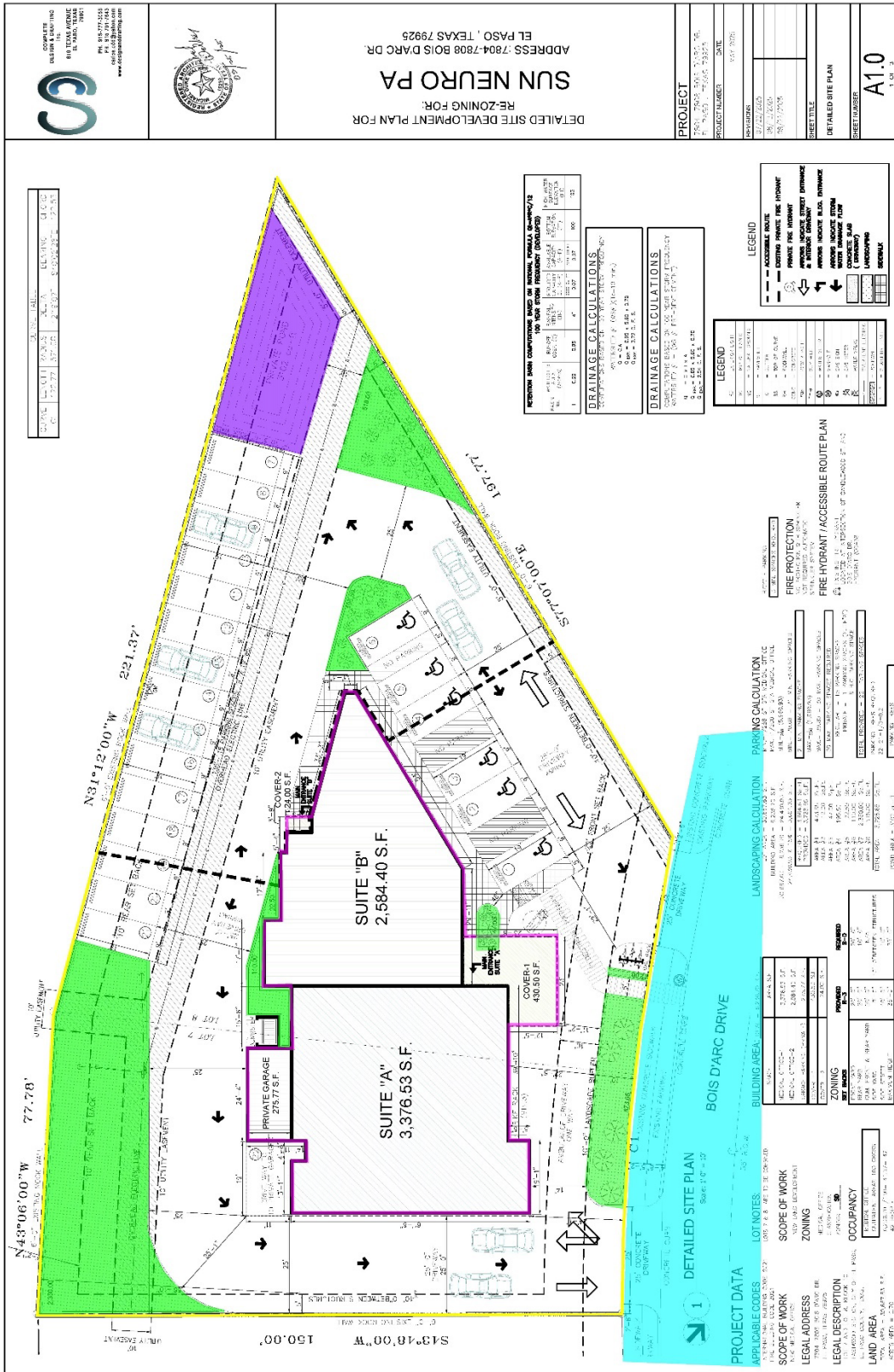


Subject Property

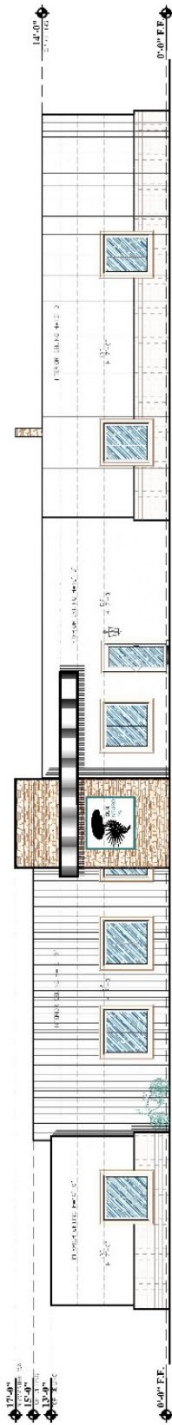


This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for any other purpose. The map is not a survey and should not be relied upon for any legal or financial decisions. The map is not a guarantee of accuracy and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

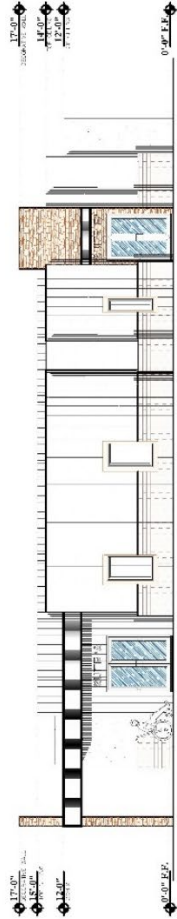


ATTACHMENT 3



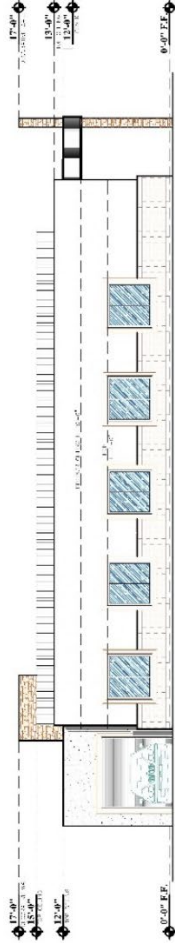
3 FRONT ELEVATION

Scale: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"



5 LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"



6 REAR ELEVATION

Scale: 3/16" = 1'-0"

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning and Detailed Site Development Plan request. The proposed development meets all the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan Procedures. Furthermore, the proposed development is in accordance with both the G-3, Post War Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed rezoning.

Planning and Inspections Department – Land Development

No objections to proposed rezoning.

Fire Department

No comments submitted.

Police Department

No comments received.

Environment Services

No comments submitted.

Streets and Maintenance Department

Traffic and Transportation Engineering

1. No TIA is required
2. No objections to application

Street Lights Department

Do not object to this request.

For the development of this project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Sun Metro

Proposed land use does not affect Sun Metro transit services at this time.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Bois D'Arc Dr. This main is available for service.

Previous water pressure reading from fire hydrant #00438, located at the intersection of Candlewood St. and Bois D'Arc Dr. has yielded a static pressure of 104 (psi), a residual pressure of 98 (psi), and a discharge of 1500 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate one active 3/4-inch water meter serving the subject property. The service address for this meter is 7804 Bois D'Arc Dr.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main extending along Bois D'Arc Dr. This main is available for service.

General

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation

No comments submitted.

El Paso County Water Improvement District #1

No comments submitted.

El Paso Electric

We have no comments for 7804 and 7808 Bois D'Arc.

Texas Gas Service

In reference to case PZRZ24-00026 - 7804 Bois D Arc, Texas Gas Service has service lines at 7804 & 7808 Bois d Arc and a 2" main line along the existing easement in the back of the properties.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso 911 District

The 911 District has no comments or concerns regarding this zoning.

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