

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** November 23, 2021  
**PUBLIC HEARING DATE:** December 14, 2021

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
David Samaniego, (915) 212-1608

**DISTRICT(S) AFFECTED:** District 4

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance changing the zoning for the property described as Parcel1: a portion of Tracts 5 and 6, N/K/A Tracts 5A5 and 6, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, 12100 Dyer Street, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to R-5 (Residential) and Parcel 2: a portion of Section 15, N/K/A Tract 7A, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, 12100 Dyer Street, City of El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to C-4 (Commercial); and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 12100 Dyer St.  
Applicant: Joseph J. and George J. Ayoub, PZRZ21-00016

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone two parcels on the subject property, Parcel 1: from R-F (Ranch-Farm) to R-5 (Residential), and Parcel 2: M-1 (Light Manufacturing) to C-4 (Commercial). City Plan Commission recommended 7-0 to approve the proposed rezoning on October 21, 2021. As of November 16, 2021, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\* DEPARTMENT

**HEAD:**

*Philip Etiwe*

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**Philip E. Etiwe – Planning and Inspections Director**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:**

**PARCEL 1:** A portion of Tracts 5 and 6, N/K/A Tracts 5-A-5 and 6, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, 12100 Dyer Street, **CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO R-5 (Residential) ; AND,**

**PARCEL 2:** A portion of Section 15, N/K/A Tract 6, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, 12100 Dyer Street, **CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM M-1 (Manufacturing) TO C-4 (Commercial);**

**THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Parcel 1: A portion of Tracts 5 and 6, N/K/A Tracts 5-A-5 and 6, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, 12100 Dyer Street, Located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and, Parcel 2: A portion of Section 15, N/K/A Tract 6, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, 12100 Dyer Street, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; be changed as listed for **PARCEL 1: FROM R-F (Ranch and Farm) TO R-5 (Residential); PARCEL 2: FROM M-1 (Manufacturing) TO C-4 (Commercial);** as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly; and*

That the following Condition is imposed:

1. That a 10' landscaped buffer with high-profile or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**THE CITY OF EL PASO:**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

*Wendi N. Vineyard*

\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department

A Portion of Tracts 5 and 6  
N/K/A Tracts 5A5 and 6, Section  
15, Block 80, Township 1, Texas and  
Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas  
May 11, 2021

### METES AND BOUNDS DESCRIPTION

12100 Dyer Street  
Parcel 1  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of a Portion of Tracts 5 and 6, N/K/A Tracts 5A5 and 6, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found 5/8 iron rod at the easterly right-of-way line of Dyer Street (100' R.O.W.) and the common boundary corner of Tracts 5A3 and 5A5, Block 80, Township 1, Texas and Pacific Railroad Company Surveys and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said easterly right-of-way line of Dyer Street, along the common boundary line of Tracts 5A3, 5A5 and 6, South  $46^{\circ}44'00''$  East, a distance of 436.11 feet to a Found 5/8 rebar with cap stamped 2249 for corner at the common boundary line of Tracts 5A3 and 6;

**THENCE**, continuing along said Tracts, South  $37^{\circ}07'59''$  West, a distance of 40.92 feet to a found 5/8 iron rod for corner;

**THENCE**, continuing along the common boundary line of Tracts 5A3, 5A5 and 6, South  $61^{\circ}34'24''$  East, a distance of 526.97 feet to a found 5/8 rebar with cap stamped 2249 for corner at the common boundary corner of Tracts 5A3 and 5A5 and the westerly right-of-way line of Railroad Drive (120' R.O.W.);

**THENCE**, leaving said common boundary line and along the westerly right-of-way of Railroad Drive, South  $28^{\circ}25'36''$  West, a distance of 587.72 feet to a found 1/2 iron rod for corner;

**THENCE**, leaving said westerly right-of-way line of Railroad Drive, along said common boundary line of Tracts 5A5 and 7A, South  $89^{\circ}59'12''$  West, a distance of 1,511.51 feet to a found 5/8 iron rod (bent) for corner at the easterly right-of-way line of Dyer Street;

**THENCE**, along the said easterly right-of-way line of Dyer Street, North  $43^{\circ}16'00''$  East, a distance of 1,510.07 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 1,076,541.56 square feet or 24.7139 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 309  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2021\21-1381\_12100 Dyer St (Exhibit A).wpd



A Portion of Section 15  
N/K/A Tract 7A, Section 15,  
Block 80, Township 1, Texas and  
Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas  
May 11, 2021

### METES AND BOUNDS DESCRIPTION

12100 Dyer Street  
Parcel 2  
Exhibit "B"

**FIELD NOTE DESCRIPTION** of a Portion of Section 15, N/K/A Tract 6, Section 15, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found 5/8 iron rod (bent) at the easterly right-of-way line of Dyer Street (100' R.O.W.) and the common boundary corner of Tracts 5A5 and 7A, Block 80, Township 1, Texas and Pacific Railroad Company Surveys and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said easterly right-of-way line of Dyer Street, along the common boundary line of Tracts 5A5 and 7A, North 89°59'12" East, a distance of 1,511.51 feet to a Found 1/2 iron rod for corner at the common boundary corner of Tracts 5A5 and 7A and the westerly right-of-way line Railroad Drive (100' R.O.W.);

**THENCE**, leaving said common boundary corner of Tracts 5A5 and 7A and along said westerly right-of-way line of Railroad Drive, South 28°25'36" West, a distance of 276.67 feet to a set iron rod for corner;

**THENCE**, leaving said westerly right-of-way line of Railroad Drive, 188.91 feet along the arc of a curve to the right whose radius is 548.69 feet, whose interior angle is 19°43'35", whose chord bears South 78°07'38" West, a distance of 187.98 feet to a set rod for corner;

**THENCE**, South 87°59'26" West, a distance of 100.00 feet to a set rod for corner at the common boundary corner of Tracts 7A and 1 and the westerly right-of-way line of Railroad Drive;

**THENCE**, leaving said common boundary corner and along the westerly right-of-way of Railroad Drive, South 90°00'00" West, a distance of 1,313.00 feet to a found 5/8 rebar rod for corner;

**THENCE**, North 01°04'00" West, a distance of 53.45 feet to a found 5/8 iron rod for corner at the easterly right-of-way line of Dyer Street;

**THENCE**, along the said easterly right-of-way line of Dyer Street, North 43°16'00" East, a distance of 318.18 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 443,198.17 square feet or 10.1744 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 309  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2021\21-1381\_12100 Dyer St (Exhibit B).wpb



# 12100 Dyer Street



City Plan Commission — October 21, 2021 - **REVISED**

<b>CASE NUMBER:</b>	<b>PZRZ21-00016</b>
<b>CASE MANAGER:</b>	David Samaniego, (915) 212-1608, SamaniegoDC@elpasotexas.gov
<b>PROPERTY OWNERS:</b>	Futureland Industrial Joint Venture, Joseph J Ayoub, and George J Ayoub
<b>REPRESENTATIVE:</b>	Del Rio Engineering Inc.
<b>LOCATION:</b>	12100 Dyer Street (District 4)
<b>PROPERTY AREA:</b>	34.8879 acres
<b>REQUEST:</b>	Parcel 1: Rezone from R-F (Ranch and Farm) to R-5 (Residential) Parcel 2: Rezone from M-1 (Light Manufacturing) to C-4 (Commercial)
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT:</b>	None received as of October 14, 2021

**SUMMARY OF REQUEST:** The applicant is requesting to rezone Parcel 1 from R-F (Ranch and Farm) to R-5 (Residential) and Parcel 2 from M-1 (Light Manufacturing) to C-4 (Commercial) to allow for residential and commercial development.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request with the following condition:

1. "That a 10' landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy."

The recommendation is based on the compatibility of the proposed zoning districts with the surrounding commercial and manufacturing zone districts in the immediate area. It is also based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan.

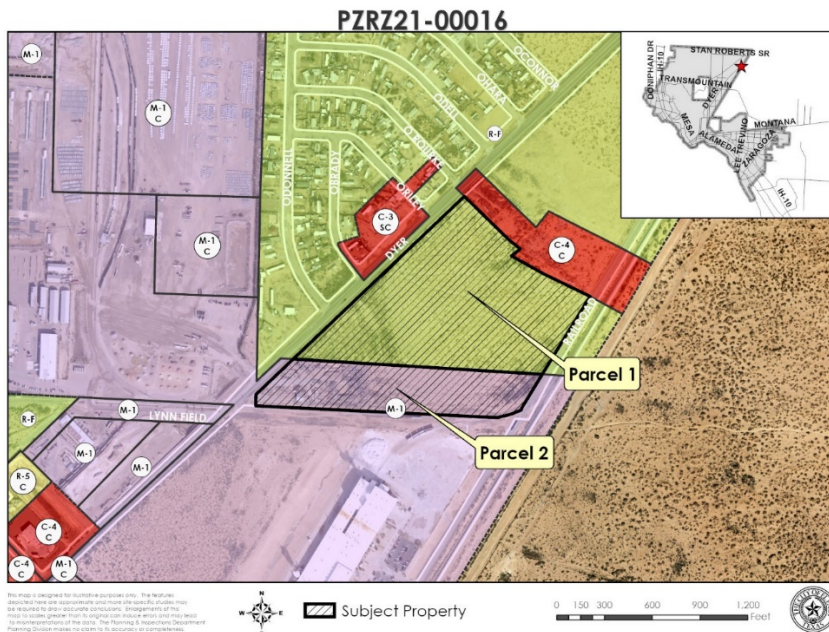


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone two (2) parcels of land within the City of El Paso - Parcel 1: from R-F (Ranch and Farm) to R-5 (Residential); and Parcel 2: from M-1 (Light Manufacturing) to C-4 (Commercial), to allow for residential and commercial uses. The conceptual site plan, totaling approximately 34.8883 acres, proposes 142 residential lots, one commercial lot, one pond site, and one park site. Access to the subject property is proposed from Dyer Street.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development meets the intent of the G-4, Suburban (Walkable) land use designation of *Plan El Paso* in the Northeast planning area. The proposed zone districts are consistent with the surrounding commercial and manufacturing districts in the immediate area, and meet the established character of the surrounding neighborhood.

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-4, Suburban (Walkable):</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 G4, Suburban (Walkable) land use designation is compatible with the proposed R-5 (Residential) and C-4 (Commercial) zone districts and the abutting M-1 (Light Manufacturing), and C-4/c (Commercial/condition) zone districts. The proposed use of single-family lots is permitted in the R-5 (Residential) zone district with a minimum lot area of 4,500-square feet.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-5 (Residential) District:</b> The purpose of the district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p> <p><b>C-4 (Commercial) District:</b> The purpose of the district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a</p>	<p>Yes, the proposed zoning districts are compatible with the surrounding zoning districts. The property abutting to the north is zoned C-4/c (Commercial/condition) and is currently vacant. Properties to the west are zoned C-3/sc (Commercial/special contract) and R-F (Ranch and Farm) and feature an automotive garage, single-family homes, mobile homes, and horse stables. The property to the south is zoned M-1 (Light Manufacturing) and features manufacturing uses. Properties to the east are vacant and are part of the Fort Bliss military base.</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.	
<b>Preferred Development Locations:</b> 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.	Yes, the subject property is located along Dyer Street, which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP).
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	No, the proposed development is not located within any historic districts or other special designation areas.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects anticipated from the proposed rezoning. The existing infrastructure was originally designed for the proposed district and uses.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is in transition and the proposed development is compatible with the existing residential zoning and uses of the surrounding properties. There have been recent rezoning requests for properties northeast of the subject property in 2021.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is in transition from inactive agricultural and manufacturing uses for the property. The established neighborhood is comprised of residential, commercial, and manufacturing development. There have been recent rezoning requests for properties northeast of the subject property in 2021.



**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property has access from Dyer Street, which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP). In addition, water and sanitary sewer service to the development will require water and sanitary sewer main extensions, as per comments from El Paso Water. Water/sewer service and additional infrastructure will be addressed at the Subdivision stage.

**PUBLIC COMMENT:** The subject property lies within the Northeast Planning area. Notices were mailed to property owners within 300 feet of the subject property on October 8, 2021. As of October 14, 2021, Planning has not received any communication in support of or opposition to the rezoning request.

**RELATED APPLICATIONS:** N/A

**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 has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

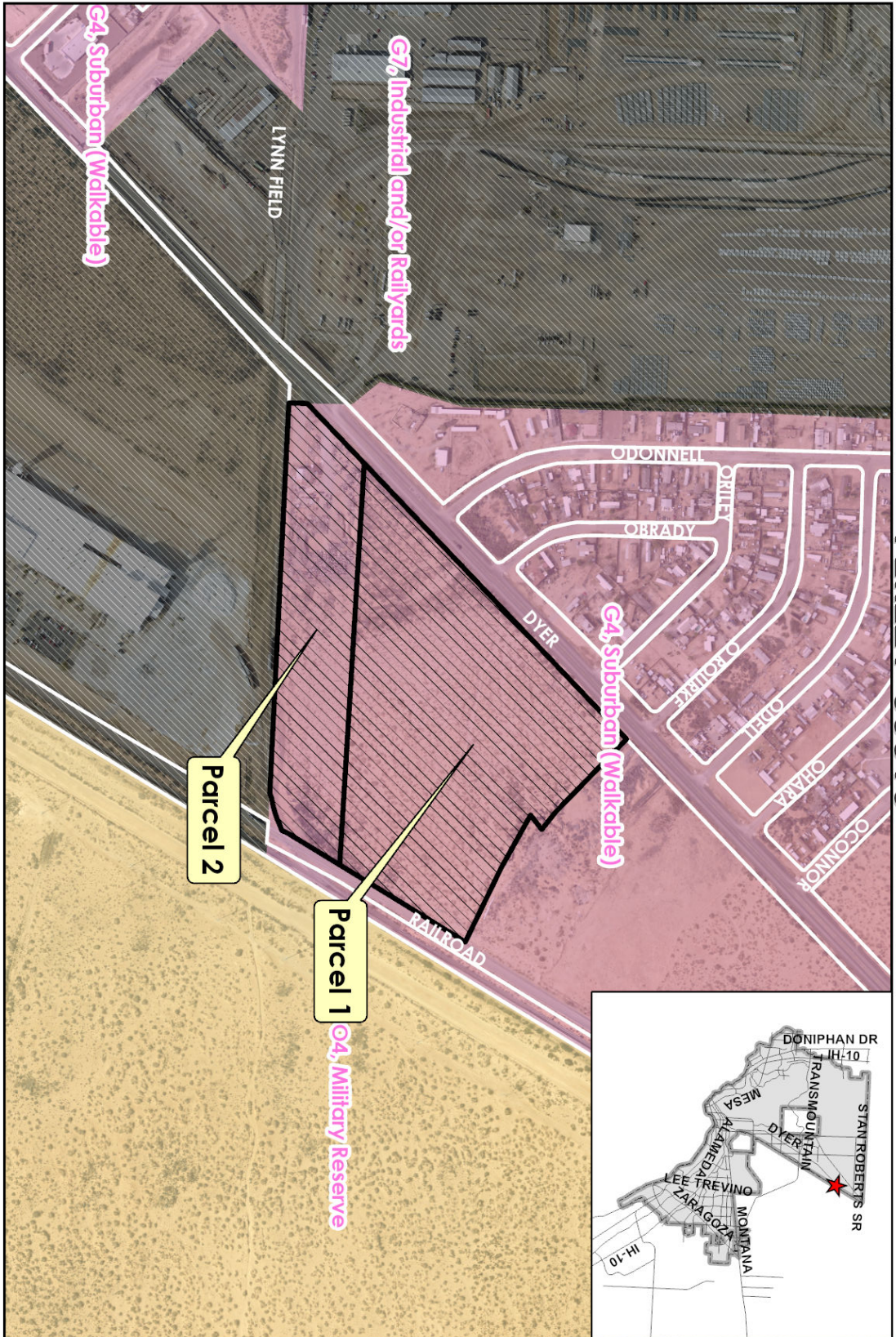
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Neighborhood Notification Boundary Map
3. Conceptual Site Plan
4. Department Comments

# ATTACHMENT 1

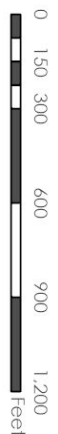
PZR221-00016



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this kind are not intended to constitute an offer of any kind. The Planning & Department Planning Division makes no claim to its accuracy or completeness.

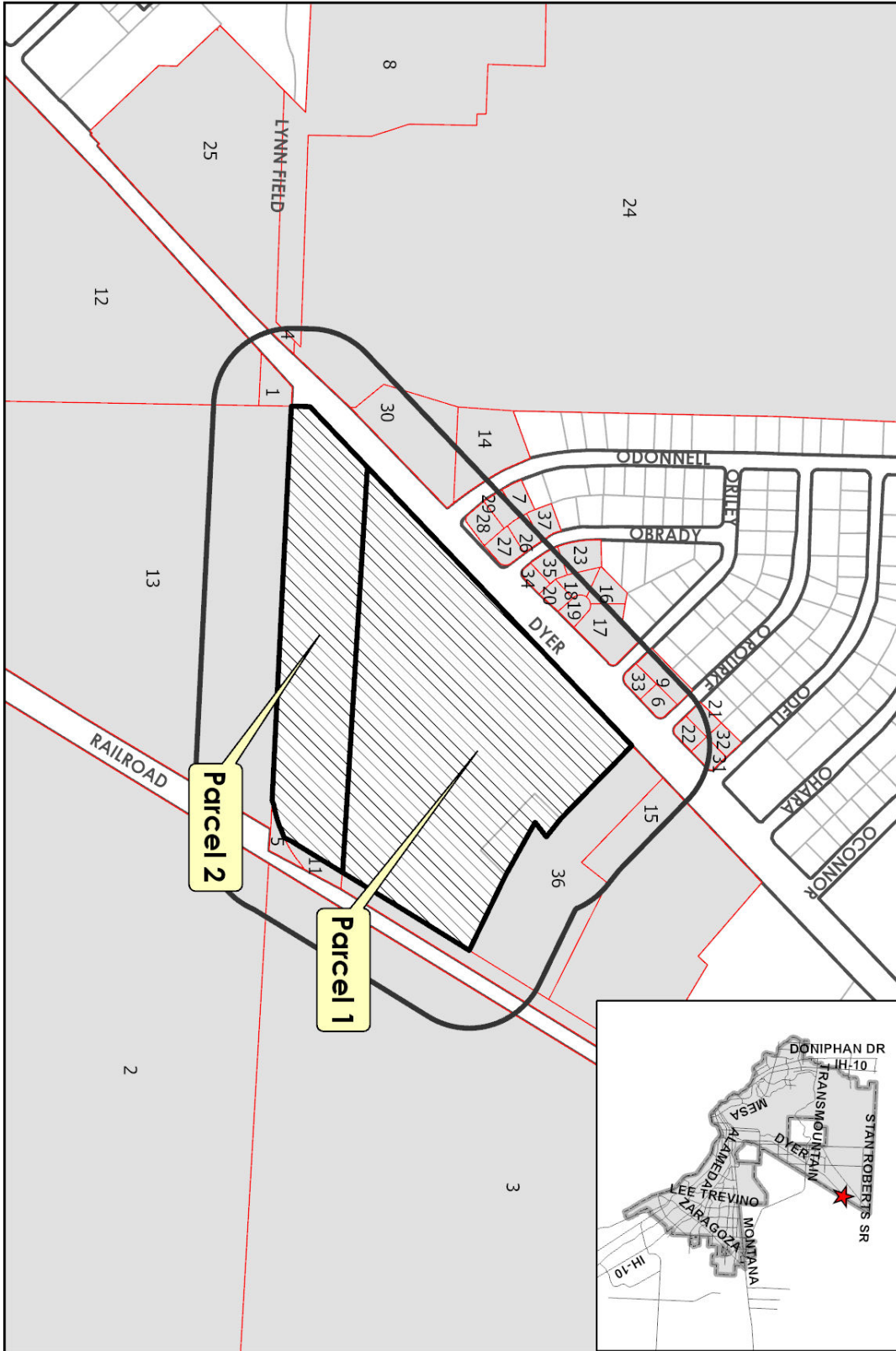


Subject Property



# ATTACHMENT 2

PZRZ21-00016



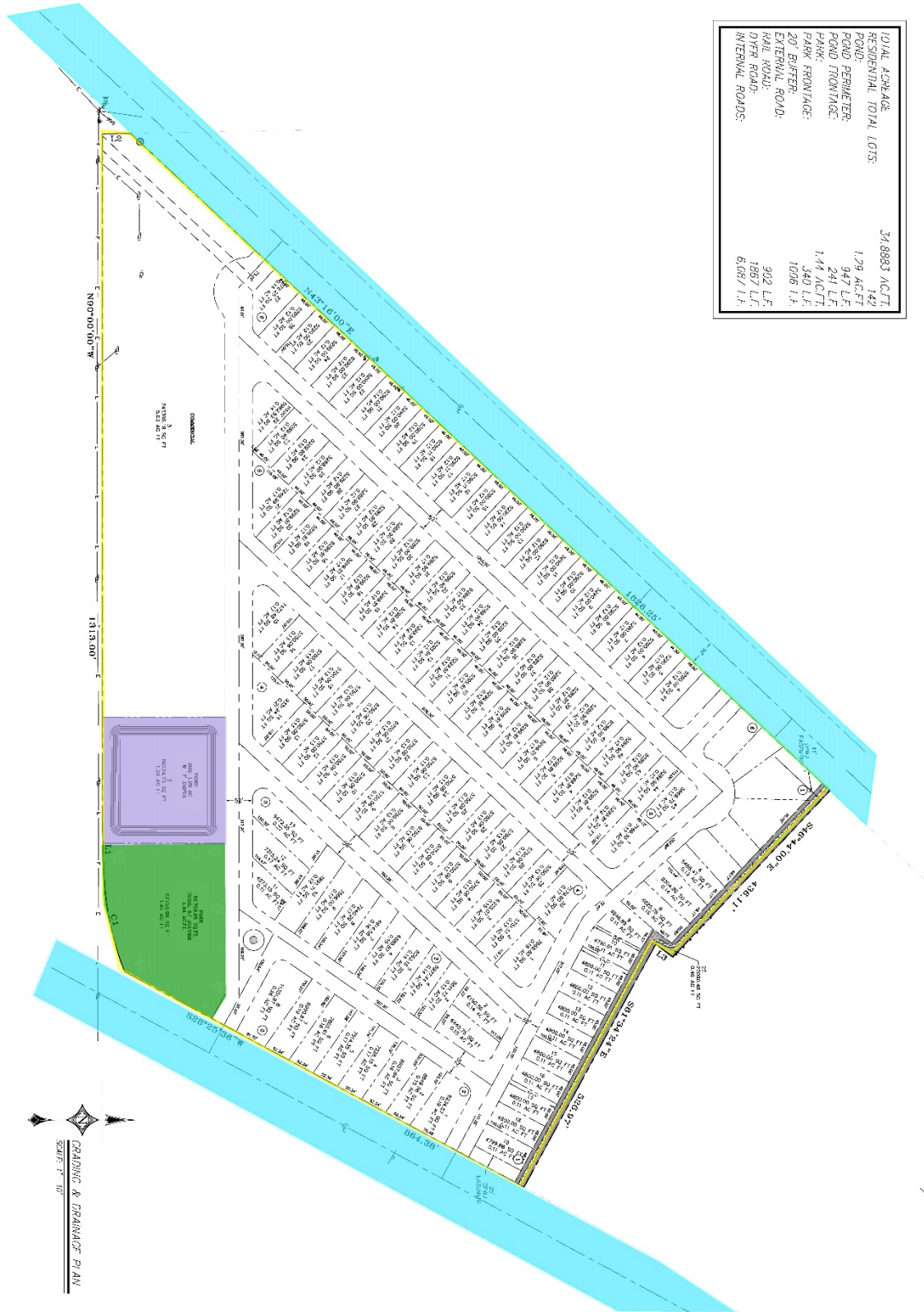
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Subject Property



# ATTACHMENT 3



TOTAL ACRES:	34.8983 AC/TE
RESIDENTIAL TOTAL LOTS:	142
POUD PERMETER:	1,295 AC/FT
POUD FRONTAGE:	947 L.F.
PARK FRONTAGE:	241 L.F.
PARK PERMETER:	1,441 AC/TE
20' BUFFER:	1,096 L.F.
EXTERNAL ROAD:	902 L.F.
RAIL ROAD:	1,897 L.F.
DYER ROAD:	6,081 L.F.
INTERNAL ROADS:	



SHEET: <b>RE-D107</b> DATE: <b>03/10/21</b> BY: <b>ME</b>	DESIGNED BY: <b>SM</b> DRAWN BY: <b>ME</b> CHECKED BY:  	<b>SUBDIVISION CONCEPT B</b> <b>12100 DYER</b> <b>34 ACRES</b> <b>CITY OF EL PASO, EL PASO COUNTY, TEXAS</b>	 <b>Del Rio Engineering, Inc.</b> 2501 W. 29th St. Suite 200 El Paso, Texas 79912 TEL: 915.733.1111 FAX: 915.733.1112 WWW.DRE-INC.COM	THIS DOCUMENT IS THE PROPERTY OF DEL RIO ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEL RIO ENGINEERING, INC.	PROJECT NUMBER:  SHEET NUMBER:  
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# **ATTACHMENT 4**

## **Planning and Inspections Department – Planning**

Recommend approval.

## **Planning and Inspections Department – Plan Review and Landscaping**

Recommend approval.

## **Planning and Inspections Department – Land Development**

1. Coordination with TXDOT for access and drainage requirements will be required at time of development.
2. Clarify 41' EPWU easement dimension because it is skewed.
3. Label what the NE boundary feature is i.e. hike and bike trail, drainage structure, etc.
4. The retention of all storm-water runoff discharge volumes is required within this subdivision's limits and shall comply with all provisions of Muni-Code 19.19.10A, DSC Panel 1-4C-J, and DDM Section 11.1.

## **El Paso Water**

We have reviewed the request described above and provide the following comments:

Existing PSB easement is to be shown on the plans.

The subject property is located within the City of El Paso Northeast Impact Fee service area. Impact fees are due at the time that El Paso Water receives an application for water and sewer services.

### **Water:**

There is an existing 12-inch diameter water main that extends along the east side of Dyer Street. No water services from this main are allowed since the main is exclusively dedicated to provide service to the McGregor Range site.

There is an existing 12-inch diameter water main that extends along Railroad Drive. This line ends approximately 1,000-feet south of the subject property. A 12-inch water main extension from this main along the entire frontage of Railroad Dr. will be necessary to provide water service to the subject property.

A 16-inch diameter water main that will be located parallel to Dyer Street and within a 40-foot PSB easement in the southwest corner of the subject property. Design is completed and the start of construction is estimated to be within EPWater fiscal year 21-22. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations but this main will be available for main extensions.

Proposed 41-foot PSB easement within Lot 2 Block 1 is not necessary. Proposed 25-foot easement east of Lot 19 Block 1 is not necessary.

### **Sanitary Sewer**

There is no sanitary sewer mains in the vicinity of the subject property at this time. The 36-inch diameter Northeast Dyer/Railroad Drive Interceptor design is completed and construction is estimated to start within EPWater fiscal year 21-22. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations but this main will be available for main extensions. This sewer main will be located parallel to Dyer Street and within a 40-foot PSB easement in the southwest corner of the subject property.

## **General**

In addition to the water main extensions described above, water and sanitary sewer main extensions within the subdivision and covering the frontage will be required. The owner is responsible for the costs of on-site and off-site water and sanitary sewer main extensions.

Dyer Street is Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street requires permission from TxDOT.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> floor. 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.

**EP Water-SW** reviewed the property described above and provide the following comments:

1. EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.
2. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

## **Texas Department of Transportation**

Our Access Management Committee will meet on 10/1/2021 and might have comments at that time.

## **Streets and Maintenance Department**

Please address comments provided in the email sent 09/13/21 regarding the submitted TIA.

\*This will be deferred to the Subdivision stage, based on peak hour trip calculations and in accordance with El Paso City Code Section 19.18.010.B(4) - Planning

## **El Paso County Water Improvement District #1**

Not within the boundaries of EPCWID1

## **Fire Department**

Recommend approval.

## **Sun Metro**

Recommend approval – no objections.



# 12100 Dyer St. Rezoning

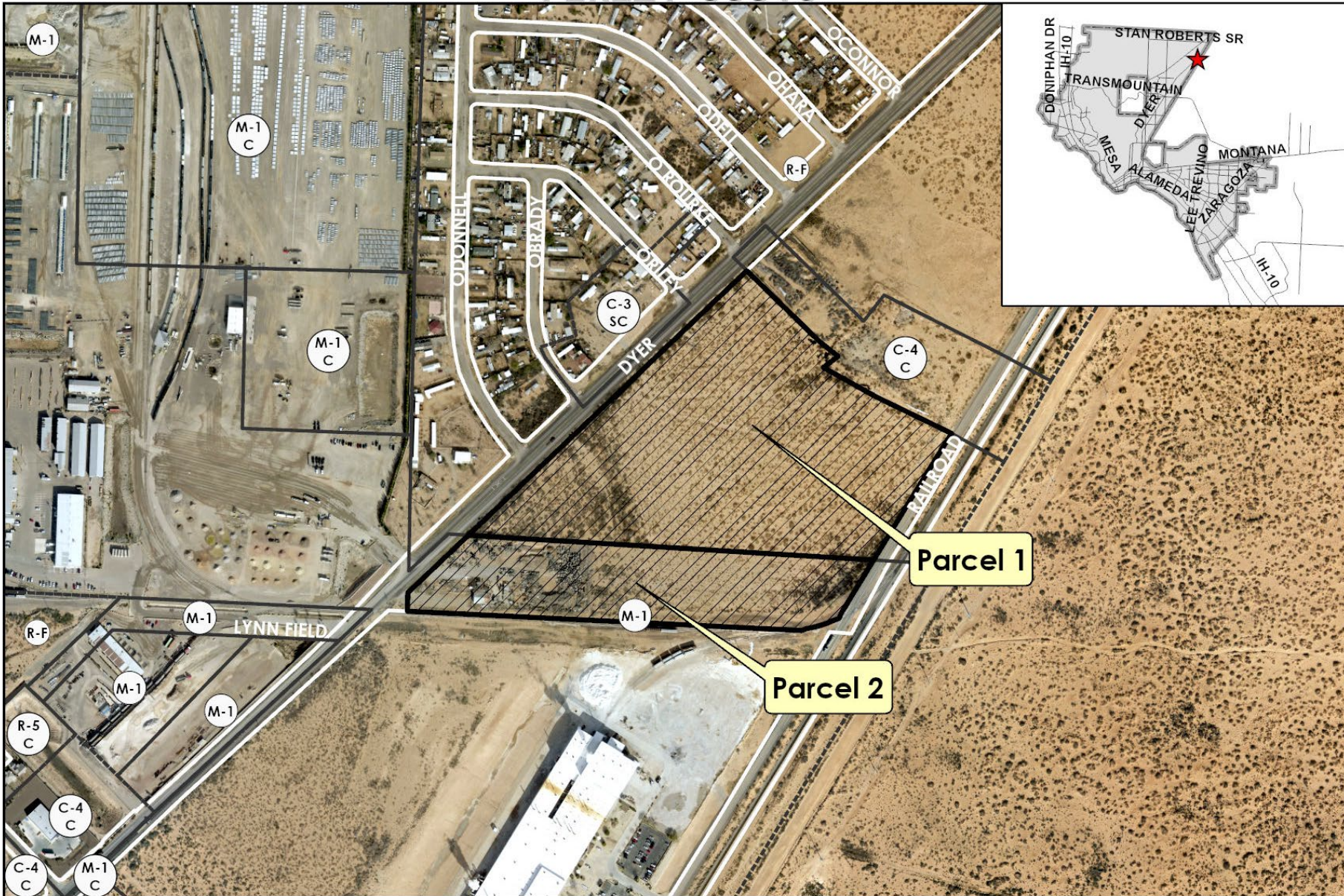
PZRZ21-00016

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# PZRZ21-00016



## Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 150 300 600 900 1,200 Feet

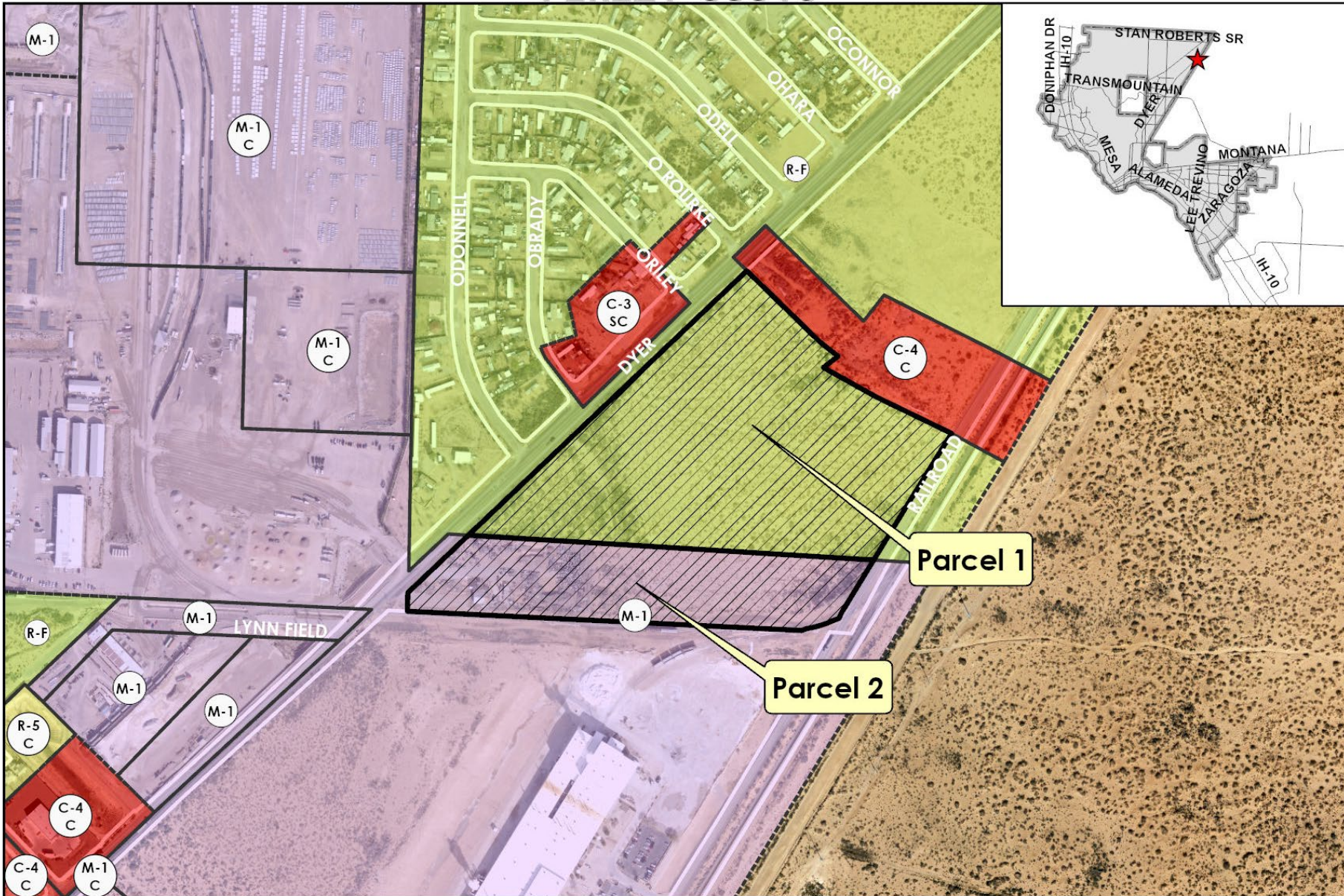




# PZRZ21-00016



## Existing Zoning



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

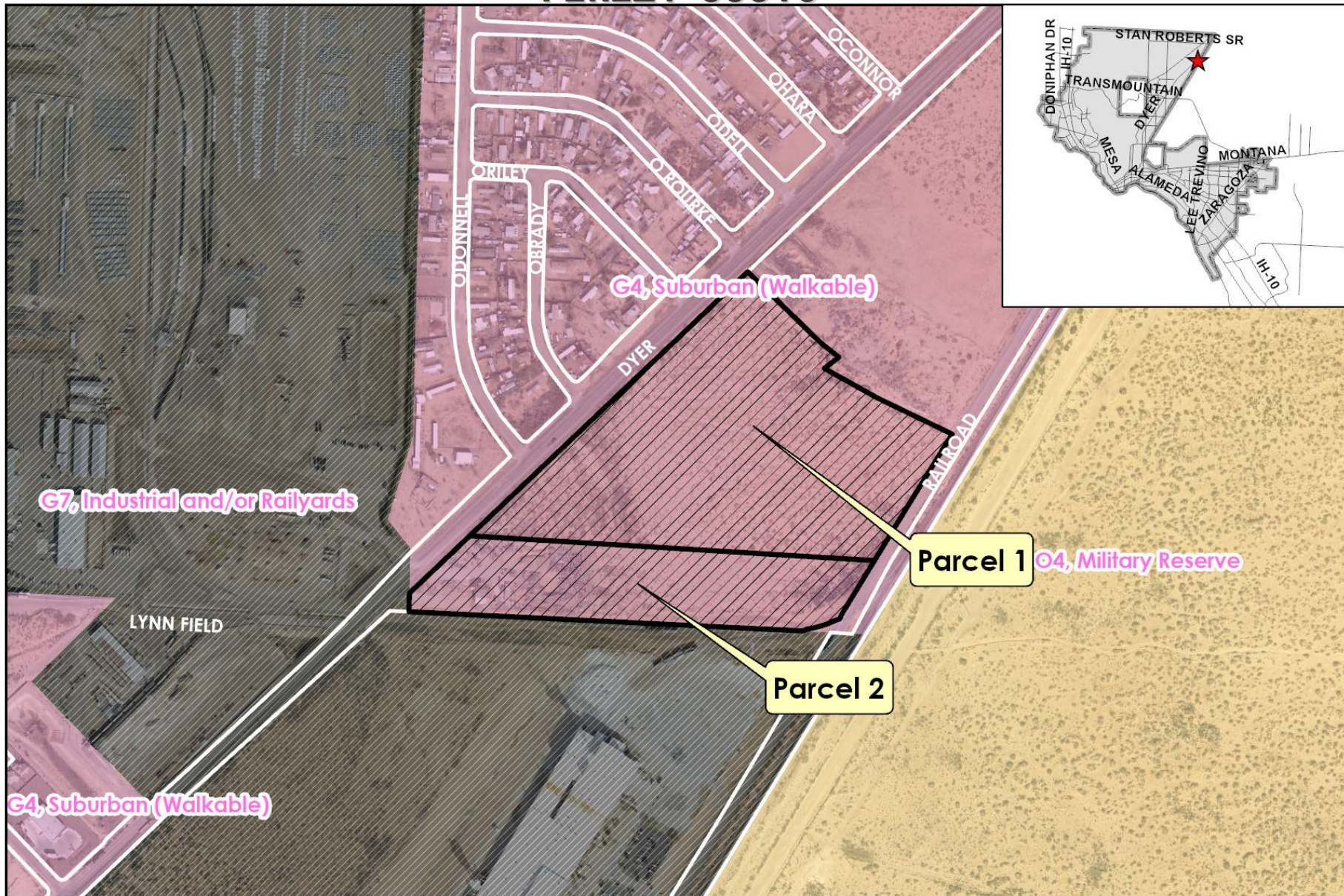


 Subject Property

0 150 300 600 900 1,200 Feet



# Future Land Use



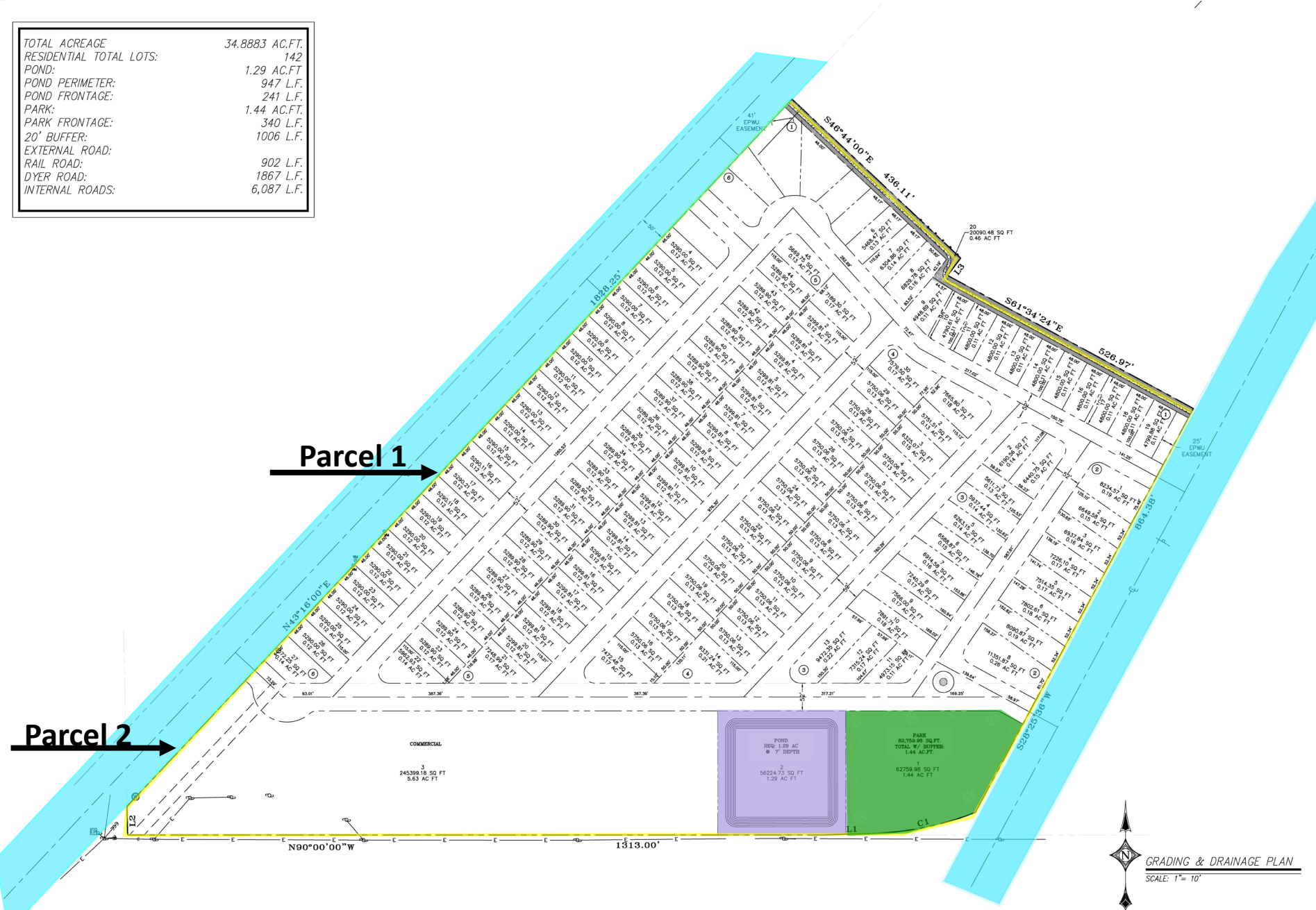
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



TOTAL ACREAGE	34.8883 AC.FT.
RESIDENTIAL TOTAL LOTS:	142
POND:	1.29 AC.FT
POND PERIMETER:	947 L.F.
POND FRONTAGE:	241 L.F.
PARK:	1.44 AC.FT.
PARK FRONTAGE:	340 L.F.
20' BUFFER:	1006 L.F.
EXTERNAL ROAD:	
RAIL ROAD:	902 L.F.
DYER ROAD:	1867 L.F.
INTERNAL ROADS:	6,087 L.F.



Release Dates:  
 Revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 P.O. Box 20254 El Paso, Texas 79913 9158332400 THREE FIRM # F-1093  
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SUBDIVISION CONCEPT B  
**12100 DYER**  
 34 ACRES  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

Project #:	RE-D107
Design By:	SM
Date:	03/10/21
Drawn By:	AME
Scale:	
Sheet:	

**GRADING & DRAINAGE PLAN**  
 SCALE: 1" = 10'

# Conceptual Plan



# Subject Property



# Surrounding Development



W



N



E



S



# Public Input

- Notices were mailed to property owners within 300 feet on October 8, 2021.
- As October 21, 2021 the Planning Division has not received any communications in support nor opposition to the request.





## Recommendation

Staff recommends approval of the rezoning request with the following condition:

- “That a 10’ landscaped buffer with high-profile native or naturalized trees of at least two-inch (2”) caliper and ten feet (10’) in height shall be placed at fifteen feet (15’) on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.”



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People