

# Talbot and S. Desert

City Plan Commission — June 18, 2025 (REVISED)

REZONING



**CASE NUMBER:** PZRZ24-00021  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** Sangiovese, LLC  
**REPRESENTATIVE:** Conde, Inc.  
**LOCATION:** Generally North of Talbot Ave. and West of S. Desert Blvd. (District 1)  
**PROPERTY AREA:** 29.42 Acres  
**REQUEST:** Rezone from R-F (Ranch and Farm) to G-MU (General Mixed Use)  
**RELATED APPLICATIONS:** SUSU25-00018 Boardwalk at the Outlet  
**PUBLIC INPUT:** A phone call and an email of inquiry received as of June 17, 2025

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to G-MU (General Mixed Use) and approval of a Master Zoning Plan to allow for a residential and commercial mixed-use development.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request and master zoning plan. The proposed development is in character with other uses in its proximity and is in keeping with the policies of the G-4, Suburban (Walkable) Land Use Designation of *Plan El Paso*, and the City's adopted Comprehensive Plan. The recommended conditions are the following:

1. That a ten-foot (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 line abutting residential 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.
2. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
  - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
  - b. Providing outdoor amplified sound.
3. A six-foot (6') high masonry wall shall be erected along the western property line abutting Talbot Place Unit 2 Subdivision.



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the 26.38-acre subject property from R-F (Ranch and Farm) to G-MU (General Mixed Use) and approval of a Master Zoning Plan to allow for a mixed-use development. The development proposes twelve (12) commercial buildings and seven (7) attached townhouse buildings with height ranging from eighteen feet (18') to sixty-five (65'). Open space is distributed throughout the development. The development is providing adequate parking to meet the needs of this development. This development is compliant with required vehicular and bicycle parking and landscaping. Access is provided from La Mesa Street and Talbot Avenue via a private access easement in the development area.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed mixed-use development is in character with the surrounding neighborhood. Properties to the north are zoned R-F (Ranch and Farm) with property located within El Paso's 5-Mile Extraterritorial Jurisdiction (ETJ) consisting of vacant and single-family dwellings. To the east, the property is zoned C-4 (Commercial) consisting of a shopping mall. To the south is zoned R-F (Ranch and Farm) consisting of a vacant lot. The property to the west is within El Paso's 5-Mile ETJ consisting of single-family dwellings, elementary and middle schools. The closest school is Alderete Middle School within 0.34 miles and the closest park is Westside Sports Complex Park within 1.2 miles.

<b>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:</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><u>G-4, Suburban (Walkable):</u></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 G-MU (General Mixed Use) zone district is compatible with the future land use map designation and will allow the subject property to be developed to provide a mix of uses on the property.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b><u>G-MU (General Mixed Use):</u></b> The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.</p>	<p>Yes. The proposed zoning district is compatible with the nearby C-4 (Commercial) zoning district and residential in the extraterritorial jurisdiction (ETJ), which consist of shopping mall and a mix of commercial and residential uses in the area.</p>

<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 La Mesa Street classified as a proposed collector as per the City's Major Thoroughfare Plan (MTP). The property is adjacent to Talbot Avenue to the south which is designated as minor arterial.
<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.	The subject property is not located within any historic districts nor any other special designation areas.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	There are no anticipated effects to the natural environment.
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable with no rezonings in the proximity having happened within the last ten (10) years.
<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 consistent with the current development in the area. The established neighborhood is comprised of a residential and commercial development. The R-F (Ranch and Farm) zoning designation is no longer suitable for the property.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The proposed development will have access to La Mesa Street which is designated as a proposed collector in the City's Major Thoroughfare Plan. In addition, it is close to Talbot Avenue to the south which is designated as minor arterial per the City's Master Thoroughfare Plan (MTP). Vehicular access to the subject property is also proposed from Talbot Avenue via the private access easement throughout the existing development area. While sidewalks are non-existent along La Mesa Street and connect to Talbot Avenue throughout the subject property, they will be required to be installed during the construction of the property. There are no bus stops within walkable distance (0.25 mile) of the subject property. The nearest bus stop is located 1.48 miles from the subject property on Northwestern Drive and Hoover Avenue.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** There are no adverse comments from reviewing departments.

**PUBLIC COMMENT:** The subject property does not lie within any neighborhood associations. Public notice was sent to all property owners within 300 feet of subject property on June 5, 2025. As of June 17, 2025, the Planning Division has not received any communication in support or opposition to the request but received a phone call and an email of inquiry.

**RELATED APPLICATIONS:** There is a Subdivision application (SUSU25-00018) under Major Final basis for Boardwalk at the Outlet which was conditionally approved by City Plan Commission on March 27, 2025, requiring the proposed rezoning to be approved prior to recording of the final plat.

#### **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.
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. **(Staff Recommendation)**
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.

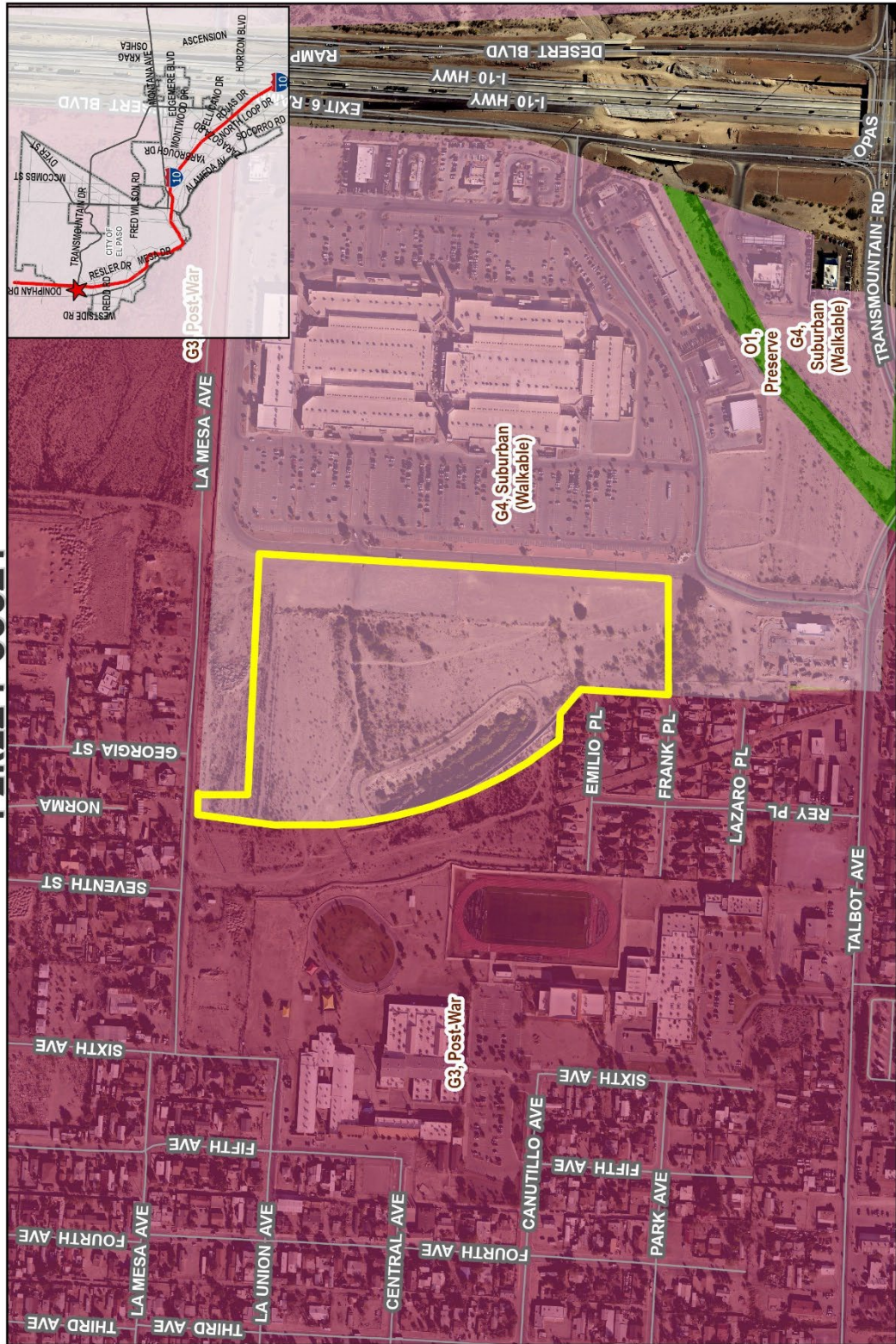
**ATTACHMENTS:**

1. Future Land Use Map
2. Master Zoning Plan
3. Elevations
4. Master Zoning Plan Report
5. Department Comments
6. Neighborhood Notification Boundary Map
7. An Email of Inquiry



# ATTACHMENT 1

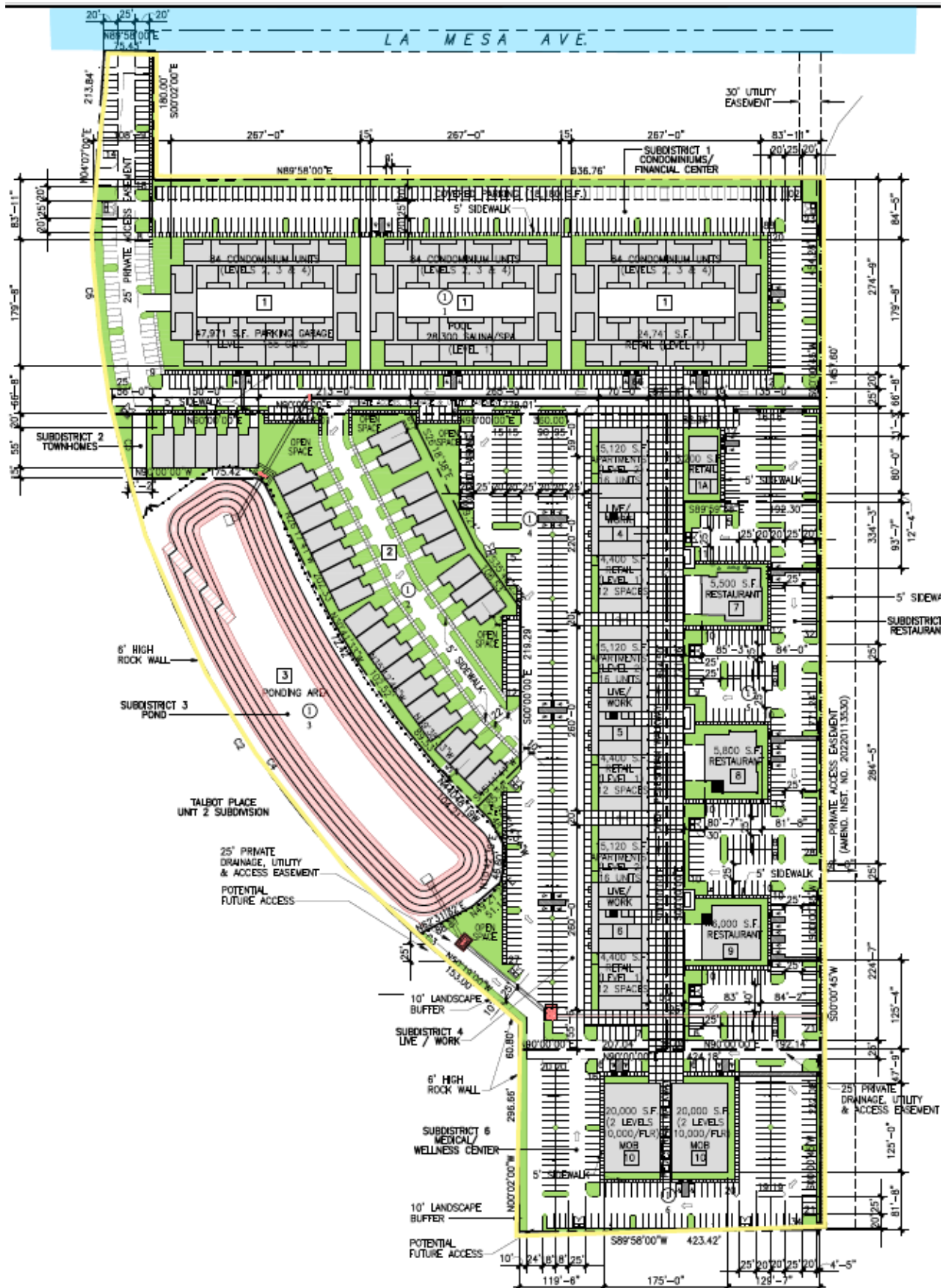
PZR24-00021



This map is designed for illustrative purposes only. The features depicted are approximate and more detailed information may be required for final design. The Planning & Inspections Department makes no claim to its accuracy or completeness.



PZRZ24-00021



# ATTACHMENT 3



**FRONT ELEVATION - MOB**

SCALE: 1/16" = 1'-0"



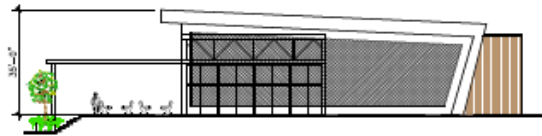
**FRONT ELEVATION  
TOWNHOMES**

SCALE: 1/16" = 1'-0"



**FRONT ELEVATION - FINANCIAL CENTER**

SCALE: 1/16" = 1'-0"



**SIDE ELEVATION - RESTAURANT**

SCALE: 1/16" = 1'-0"



**FRONT ELEVATION - LIVE/WORK**

SCALE: 1/16" = 1'-0"



**FRONT ELEVATION - CONDOMINIUMS**

SCALE: 1/16" = 1'-0"

# ATTACHMENT 4

## MASTER ZONING PLAN FOR THE BOARDWALK AT THE OUTLET

### MASTER ZONING PLAN

June 4, 2025

Boardwalk at the Outlet - Master Zoning Plan Report for a General Mixed-Use District

#### INTRODUCTION

This is a 26.38-acre total planned mixed use development project located within the Sun Valley Factory Shoppes Development and Annexation agreement area known as Phase II. This site abuts Single Family units to the North and West, and the Outlet Mall Phase I and Phase II commercial areas to the South and East.

The proposed development includes Other Retail Establishment, Offices, Condominiums, and Townhome Residential uses. The project is designed to create amenities within a walkable distance of the existing neighborhood Residential and Commercial uses.

#### PURPOSE

The purpose of the GMU district is to encourage and promote a mix of uses in a form attractive and harmonious to its surrounding communities.

This development meets the GMU purposes by providing mix of Other Retail Establishment, office, and residential uses that will be well designed while encouraging a walkable and sustainable development.

#### CHARACTERISTICS

This Rezoning Acreage: 26.38

Density-maximum Floor Area ratio (FAR) of less than 55% (634,752 usable building floor area/ 1,149,113 Gross Plot area)

Density – maximum for Residential:

- Condominiums – 252 units
- Townhomes – 31 units
- Apartments – 48 units

Total Number of Units - 331

Maximum proposed total Floor Area: 425,197 net rentable square feet, 472,441 gross square feet

Residential Lot dimension- minimum of 35 feet (width) by minimum of 90 feet (depth)

Commercial Max width of lot: 900 feet

Commercial Max depth of lot: 1,000 feet

All Building setbacks:

- Condominiums
  - Front – required 0' / provided 83'-11"
  - Rear – required 0' / provided 97'-11"
  - Side – required 0' / right side provided 84'-2" – left side provided 66'-8"
  - Side Street – required 0' / provided N/A



## MASTER ZONING PLAN FOR THE BOARDWALK AT THE OUTLET

- Townhomes
  - Front – required 10' / provided 20'-0"
  - Rear – required 10' / provided 10'-0"
  - Side – required 0' / right side provided 15'-0" – left side provided 15'-0"
  - Side Street – required 0' / provided N/A
- Live / Work
  - Front – required 10' / provided 16'-0"
  - Rear – required 10' / provided 55'-6"
  - Side – required 0' / right side provided 25'-0" – left side provided 100'-0"
  - Side Street – required 10' / provided N/A
- Restaurants
  - Front – required 10' / provided 84'-8"
  - Rear – required 20' / provided 25'-0"
  - Side – required 10' / right side provided 93'-6" – left side provided 125'-3"
  - Side Street – required 10' / provided N/A
- Medical / Wellness Center
  - Front – required 0' / provided 129'-8"
  - Rear – required 0' / provided 119'-6"
  - Side – required 0' / right side provided 93'-6" – left side provided 82'-9"
  - Side Street – required 0' / provided N/A

Lot coverage -75% (please see Master Zoning Plan spreadsheet)

Maximum Building Height:

- Condominiums/Retail – 4 stories (62'-0" height)
- Live / Work – 2 stories (42'-0" height)
- Townhomes – 2 stories (25'-0")
- Medical Office – 2 Stories (35'-0" height)
- Restaurants – 2 stories (35'-0" height)

Buffers – opaque native landscaping

Parking- shared parking

- Subdistrict 1
  - Condominiums – 3 Buildings to include Retail / Office / Swimming Pool / Spa / Financial Center
    - Condominiums – 0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt ; 2/two or more
      - 1 bedroom: 72 units - 108 parking spaces
      - 2 bedroom: 180 units – 360 parking spaces
      - 24 bicycles spaces req'd.
    - Retail /Office– 14,481 s.f. (1/360 GFA min. 1/250 GFA max.)
      - 40 min. spaces req'd.
      - 58 max. spaces req'd.
      - 3 bicycle spaces req'd.
    - Pool – 14,150 s.f. (1/475 GFA min. 1/300 GFA max.)
      - 30 min. spaces req'd.
      - 47 max. spaces req'd.
      - 3 bicycle spaces req'd.
    - Sauna / Exercise Room – 14,150 s.f. (None)

- 0 spaces req'd.
    - Financial Center - 3,200 s.f. (1/288 GFA min. 1/200 GFA max.)
      - 11 min. spaces req'd.
      - 16 max. spaces req'd.
      - 3 bicycle spaces req'd.
    - Total parking spaces provided = 603
  - Subdistrict 2
    - Townhomes - 31 Units (2/dwelling unit)
      - 62 spaces req'd. & provided
  - Subdistrict 3
    - Ponding Area
  - Subdistrict 4
    - Live / Work – 3 Buildings to include Apartments / Retail
      - Apartments - 0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt ; 2/two or more
        - 1 bedroom: 20 units - 30 parking spaces req'd. & provided
        - 2 bedroom: 24 units – 48 parking spaces req'd. & provided
      - Retail – 40,800 s.f. (1/360 GFA min. 1/250 GFA max.)
        - 114 min. spaces req'd.
        - 164 max. spaces req'd.
        - 9 bicycles req'd.
      - Total parking spaces provided = 278
  - Subdistrict 5
    - Restaurants – 17,300 s.f. (1/144 GFA min. 1/100 GFA max.)
      - 120 min. spaces req'd.
      - 173 max. spaces req'd.
      - 9 bicycles req'd.
      - Total parking spaces provided = 243
  - Subdistrict 5
    - Medical Office – 40,000 s.f. (1/288 GFA min. 1/200 GFA max.)
      - 139 min. spaces req'd.
      - 200 max. spaces req'd.
      - 7 bicycles req'd.
      - Total parking spaces provided = 174
- Open spaces – 173,607 SF.: Green areas between structures.

Uses-

1.00-Agricultural & related operations

Veterinary treatment center (small animals but overnight boarding is not permitted)

4.00 Office

Bank/ATM/Credit Union/Financial Institution

Offices (Business, Medical, Professional)

Studio (Music/Photography/ Yoga/ Karate/ Jujitsu/ Dance, Ballet and other similar dance studios)

6.00 Medical

Outpatient Surgical Center

Imaging Center

Medical Office

Clinic

Drug Store/Pharmacy

Optical Dispensary

10.00 Personal Services

Barber Shop/ Hairdresser/ Nail Shop

Laundromat (as an accessory use within the residential uses)

Massage Parlor (as an accessory use to a Nail shop and the word "massage" or similar words are not used in the name of the business or advertised prominently)

Shoe Shop Repair

11.00 Recreational

Open Space

Amusement Game (as an accessory use consisting of arcade games in a sports bar as long as such games are not a primary source of their business and no tokens to play multiple games are sold or handed out)

Swimming Pool (as accessory private use within the residential uses)

12.00 Repair Services

Household Goods repair (but not including the sale of used goods)

Personal Goods repair (but not including the sale of used goods)

13.00 Residential (any and all residential uses must be at a "market rate" and no subsidized housing by any governmental authority or otherwise and no subsidized "work force" housing shall be permitted)

Condominiums (5 or more units)

Apartments (5 or more units)

Live Work Flex Unit  
Duplex  
Quadraplex  
Triplex  
Townhome  
Single-family dwelling

14.00 Sales

Bakery  
Book Store  
Boutique  
Delicatessen  
Flower Shop  
Grocery  
Hobby Store  
Ice Cream Parlor  
Music Store  
Nursery (Green House)  
Other Retail Establishment  
Pet Shop  
Print & Copy Shop  
Restaurant (Bar & Grill)  
Snow Cone Stand  
Specialty Shop  
Sporting Goods Store  
Package Liquor Store  
Shopping Center

19.00 Stormwater Retention Pond (public / private)

PHASING:

- First phase will entail development of Condominiums to begin third quarter of 2025.
- Second phase will entail the development of the Commercial Retail to begin first quarter 2026.
- Third phase will entail development of the Multi-Family dwellings to begin mid-to late 2026.
- Fourth phase will include the development of Townhomes to begin late 2026 – beginning of 2027.



**BOARDWALK AT THE OUTLET  
GMU MASTER ZONING PLAN**

**Purpose:**

To encourage the following: a Mixed Use Development that will contain residential, office and commercial retail uses. Provide multi-modal form of transportation (pedestrian friendly) and to provide form and continuity of building and street scapes.

**Relationship to Comprehensive Plan:** The 2025 El Paso Comprehensive Plan designates this area as G-4 Suburban.

Zoning Category	Proposed Land Use	% of Site	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers
1.00/ 4.00/ 6.00/	Mix of Commercial/ Office and	100%						
10.00/ 11.00/ 12.00/	Residential							
13.00/ 14.00								
	Veterinary Treatment Center *		n/a	n/a	75%	20' Rear	25' Maximum	Landscape Only
	Bank / ATM/ Credit Union/		n/a	¼ Acre Minimum	75%	20' Rear	25' Maximum	Landscape Only
	Financial Institution		n/a	n/a	75%	n/a	45' Maximum	n/a
	Offices (Business, Medical, Professional)		n/a	n/a	75%	n/a	45' Maximum	n/a
	Studio (Dance/Music/Photography) *		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Clinic		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Drug Store/Pharmacy		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Optical Dispensary		n/a	1 Acre Minimum	50%	20' Front / 10'Side / 20'Rear	45' Maximum	Landscape Only
	Barber Shop/Hairdresser/ Nail Shop		n/a	n/a	75%	n/a	25' Maximum	n/a
	Laundromat *		n/a	n/a	75%	n/a	25' Maximum	n/a
	Massage Parlor *		n/a	n/a	75%	n/a	25' Maximum	n/a
	Shoe Shop Repair		n/a	n/a	75%	n/a	25' Maximum	n/a
	Open Space		n/a	n/a	50%	n/a	n/a	n/a
	Amusement Game *		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Proposed Land Use	% of Site	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers
	Swimming Pool *		n/a	n/a	75%	n/a	45' Maximum	Landscape Only
	Household Goods repair *		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Personal Goods repair *		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Condominiums *	24/ Acre	n/a	n/a	75%	n/a	65' Maximum	n/a
	Live Work Flex Unit *	12/ Acre	n/a	n/a	75%	10' Front / 10' Rear	50' Maximum	n/a
	Duplex *	14/ Acre	n/a	n/a	75%	10' Front / 10' Rear	25' Maximum	n/a
	Quadraplex *	22/ Acre	n/a	n/a	75%	10' Front /10'Side/20'Rear	25' Maximum	Landscape Only
	Triplex *	18/ Acre	n/a	n/a	75%	n/a	25' Maximum	n/a
	Townhomes *	12/ Acre	n/a	n/a	75%	10' Front / 10' Rear	25' Maximum	n/a
	Bakery		n/a	n/a	75%	n/a	25' Maximum	n/a
	Book Store		n/a	n/a	75%	n/a	25' Maximum	n/a
	Boutique		n/a	n/a	75%	n/a	25' Maximum	n/a
	Delicatessen		n/a	n/a	75%	n/a	25' Maximum	n/a
	Hobby Store		n/a	n/a	75%	n/a	35' Maximum	n/a
	Flower Shop		n/a	n/a	75%	n/a	25' Maximum	n/a
	Grocery		n/a	n/a	75%	n/a	25' Maximum	n/a
	Ice Cream Parlor		n/a	n/a	75%	n/a	25' Maximum	n/a
	Music Store		n/a	n/a	75%	n/a	25' Maximum	n/a
	Nursery (Green House)		n/a	½ Acre Minimum	25%	10' Front /10'Side/20'Rear	25' Maximum	Landscape Only
	Other Retail (Low Volume)		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Pet Shop		n/a	n/a	75%	n/a	25' Maximum	Landscape Only
	Print & Copy Shop		n/a	n/a	75%	10' Front /10'Side/20'Rear	25' Maximum	Landscape Only
	Restaurant		n/a	n/a	75%	10' Front /10'Side/20'Rear	35' Maximum	Landscape Only
	Proposed Land Use	% of Site	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers
	Snow Cone Stand		n/a	n/a	75%	n/a	25' Maximum	n/a
	Specialty Shop		n/a	n/a	75%	10' Front /10'Side/20'Rear	25' Maximum	Landscape Only
	Sporting Goods Store		n/a	n/a	75%	10' Front /10'Side/20'Rear	25' Maximum	Landscape Only

# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request and master zoning plan. The proposed development is in character with other uses in its proximity and is in keeping with the policies of the G-4, Suburban (Walkable) Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The recommended conditions are the following:

1. *That a ten-foot (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 line abutting residential 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.*
2. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
  - a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
  - b. *Providing outdoor amplified sound.*
3. *A six-foot (6') high masonry wall shall be erected along the western property line abutting Talbot Place Unit 2 Subdivision.*

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

No objections to the proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

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

Recommended approval.

Note: The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.

## **Fire Department**

No adverse comments.

## **Streets and Maintenance Department**

### **Traffic Engineering:**

As far as master zoning plan attached, SAM Traffic Engineering has no objections

### **Street Light Department:**

Street Lights Department does not object to this request.

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.

US 54 is a Texas Department of Transportation (TXDOT) right of way (ROW).

*Note: Comments will be addressed at the permitting stage.*

**Texas Department of Transportation (TxDOT)**

No comments received.

**Sun Metro**

No comments received.

**El Paso Water**

El Paso Water-PSB (EPWater-Public Service Board) does not object to this request.

The subject property is located within the City of El Paso Westside Annexation Area. Annexation fees will be collected after the El Paso Water processes an application for water and/or sanitary sewer services.

The subject property is located within the Vinton intermediate pressure zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

**Water:**

There is an existing 8-inch diameter water main within a 25-foot/ 40-foot easement east of the subject property. This main is available for service and main extension.

There is an existing 8-inch diameter water main that extends along La Mesa St. This main is available for service and main extension.

There is an existing 6-inch diameter water main that extends along Emilio Pl. This main is available for service and main extension.

Previous water pressure from fire hydrant #9877 located within the Retail Outlet Mall adjacent to the subject property, has yielded a static pressure of 82 psi, a residual pressure of 74 psi, and a discharge of 1,061 gallons per minute. 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Emilio Pl. This main is available for service and main extension.

There is an existing 12-inch diameter sanitary sewer main that extends along La Mesa St. This main is available for main extension.

**General:**

Water and sanitary sewer main extensions may be required to provide service. Easements may be required. Owner is responsible for main extension and easement acquisition costs. Water main extension shall be extended creating a looped system.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd 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.

**Stormwater:**

The engineer needs to identify the Water Sheds that are discharging into the existing pond, including the proposed development, and make sure that it has the capacity for the existing and future Water Sheds. The pond should have the capacity to hold the storm water runoff for a designed 100-yr. storm event.

*Note: the comments will be addressed at the permitting stage.*

**El Paso County 911 District**

No comments/concerns regarding this zoning.

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

The item is not within the boundaries of EPCWID1.

**El Paso Electric Company**

We have no comments for the 7051 S. Desert rezoning request.

**Texas Gas Service**

No adverse comments.



## ATTACHMENT 6



# ATTACHMENT 7

**Salloum, Andrew M.**

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**From:** Salloum, Andrew M.  
**Sent:** Tuesday, June 17, 2025 2:37 PM  
**To:** Fernando Saenz  
**Subject:** RE: CASE - PZRZ24 -0021

Good afternoon Mr. Saenz,

Thank you for your email. It will be added to the backup that will be presented to the City Plan Commission.

Cordially,  
**Andrew Salloum | Senior Planner**  
P: 915.212.1603  
A: 801 Texas Ave. El Paso, TX 79901  
E: [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
[ElPasoTexas.gov](http://ElPasoTexas.gov) | [Take Our Survey](#)



Planning & Inspections Department  
City of El Paso

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**From:** Fernando Saenz <[sas1194810@gmail.com](mailto:sas1194810@gmail.com)>  
**Sent:** Tuesday, June 17, 2025 1:35 PM  
**To:** Salloum, Andrew M. <[SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)>  
**Subject:** CASE - PZRZ24 -0021

You don't often get email from [sas1194810@gmail.com](mailto:sas1194810@gmail.com). [Learn why this is important](#)

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**Fernando Saenz**  
837 Emilio Place  
Canutillo, Texas 79835  
[sas1194810@gmail.com](mailto:sas1194810@gmail.com)  
915-301-2781

**Date:** June 17th, 2025

**To:**  
City of El Paso  
Planning and Inspections Department  
Attention: Zoning Case #PZRZ24-0021  
Regarding: Portion of Tract 8, Nellie Mundy Survey No. 239

Talbot and South Desert  
El Paso, Texas

**Subject: Letter of Concern – Potential Property Tax Impact**

To Whom It May Concern,

I am writing to formally express my concern regarding Zoning Case #PZRZ24-0021, which involves a portion of Tract 8, Nellie Mundy Survey No. 239, located near Talbot and South Desert.

As a nearby property owner at 837 Emilio Place in Canutillo, I am concerned that any zoning changes or development approvals related to this case could result in a significant increase in my property taxes. While I understand that development may be part of the city's growth strategy, the financial impact on existing residents—particularly in terms of increased property valuation and taxation—should not be overlooked.

I respectfully request that the City of El Paso fully consider the potential tax implications for surrounding property owners before proceeding with this case. It is important that residents are not unfairly burdened by decisions made without adequate impact analysis and community input.

Please include this letter in the official record for Case #PZRZ24-0021. I also request to be notified of any public hearings or developments related to this case.

Thank you for your attention to this matter.

Sincerely,

Fernando Saenz  
837 Emilio Place  
Canutillo, Texas