

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

AGENDA DATE: November 19, 2024
PUBLIC HEARING DATE: December 17, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Jose Beltran, (915) 212-1603

DISTRICT(S) AFFECTED: District 6

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 of all of Lots 17C169, 17C170, 17C171, 17C172, 17C173 and remainder of Lot 17-C-174, out of Section 8, Block 79, T-3, Texas and Pacific Railway Company Survey (T. & P. RR. CO.), City of El Paso, El Paso County, Texas from R-3 (Residential) to C-4 (Commercial). 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: Vista Del Sol Dr. and Joe Battle Blvd.
Applicant: Lubbock Christian University, PZRZ24-00022

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-3 (Residential) to C-4 (Commercial) for the proposed use of convenience store with gas pumps. City Plan Commission recommended 8-0 to approve the rezoning on November 7, 2024. As of November 14, 2024, the Planning Division has received one (1) phone call in support of the request from the public. 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

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOTS 17C169, 17C170, 17C171, 17C172, 17C173 AND REMAINDER OF LOT 17-C-174, OUT OF SECTION 8, BLOCK 79, T-3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY (T. & P. RR. CO.), CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) 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 All of Lots 17C169, 17C170, 17C171, 17C172, 17C173 and remainder of Lot 17-C-174, out of Section 8, Block 79, T-3, Texas and Pacific Railway Company Survey (T. & P. RR. Co.), *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 from **R-3 (Residential)** 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.

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

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russel T. Abeln

Philip F. Etiwe

Russell T. Abeln
Senior Assistant City Attorney

Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT 'A'

4.345 ACRE TRACT OUT OF
SECTION 8, BLOCK 79, T-3,
T. & P. RR. CO. SURVEY, A-9879
EL PASO COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF EL PASO §

FIELD NOTES DESCRIBING ALL OF LOTS 17C169, 17C170, 17C171, 17C172, 17C173, OUT OF SECTION 8, BLOCK 79, T-3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY (T. & P. RR. CO.), ABSTRACT A-9879, EL PASO COUNTY, TEXAS; AS DESCRIBED BY WARRANTY DEED IN DOCUMENT NUMBER 20230075477, OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS; OWNED BY LUBBOCK CHRISTIAN UNIVERSITY; DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED CORNER FOR THE SOUTHEAST CORNER OF SAID SECTION 8, AND BEING THE COMMON CORNER OF SECTIONS 9 AND 16, OF SAID BLOCK 79, AND SECTION 311, O.A. DANIELSON SURVEY;

THENCE N 02°22'53" E, WITH THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 304.29 FEET AND N 87°37'07" W, A DISTANCE OF 197.36 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE **POINT-OF-BEGINNING** (N: 10646302.88, E: 452481.21) ON THE WEST RIGHT-OF-WAY OF LOOP 375 (VARIABLE WIDTH R.O.W);

THENCE S 49°18'24" W, ALONG THE NORTH RIGHT-OF-WAY FLARE OF VISTA DEL SOL, A DISTANCE OF 102.56 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR AN ANGLE CORNER, AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 1,320.00 FEET, A CENTRAL ANGLE OF 12°05'35", A TANGENT OF 139.82 FEET, AND A CHORD BEARING OF S 86°24'18" W;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF VISTA DEL SOL (120' R.O.W.), IN A WESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT A DISTANCE OF 278.60 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR AN ANGLE CORNER;

THENCE N 87°03'55" W, A DISTANCE OF 37.00 FEET TO A POINT FOR AN ANGLE CORNER, WHENCE A FOUND 1 1/2-INCH IRON PIPE BEARS N 08°31'49" W, A DISTANCE OF 2.77 FEET, AND WHENCE A FOUND 1/2-INCH IRON ROD BEARS N 22°45'05" E, A DISTANCE OF 2.89 FEET;

THENCE N 02°18'23" E, A DISTANCE OF 550.40 FEET TO A POINT FOR THE NORTHWEST CORNER, WHENCE A FOUND 2-INCH IRON PIPE WITH 5/8-INCH IRON ROD BEARS N 58°49'57" W, A DISTANCE OF 5.12 FEET;

THENCE S 75°04'42" E, A DISTANCE OF 410.62 FEET TO A FOUND 5/8 IRON ROD FOR THE NORTHEAST CORNER;

THENCE S 04°13'04" W, ALONG THE WEST RIGHT-OF-WAY OF LOOP 375, A DISTANCE OF 362.79 FEET TO THE **POINT-OF-BEGINNING**.

THE ABOVE DESCRIBED TRACT CONTAINS 189,268.49 SQUARE FEET OR 4.345 ACRES, MORE OR LESS.

ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (US SURVEY FOOT). ALL COORDINATES, DISTANCES, AND ACREAGES ARE REPRESENTED IN GRID VALUES. SURFACE VALUES CAN BE ESTABLISHED BY APPLYING A SCALE ADJUSTMENT FACTOR OF 1.0001817.

I, CLINTON E. MCADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE.

CE McAdams
CLINTON E. MCADAMS, R.P.L.S.
TEXAS REGISTRATION NO. 6695

7/16/24
DATE

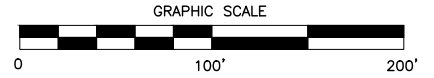
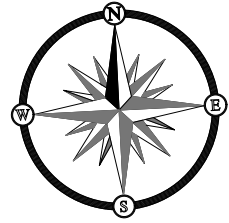


LJA Surveying, Inc.

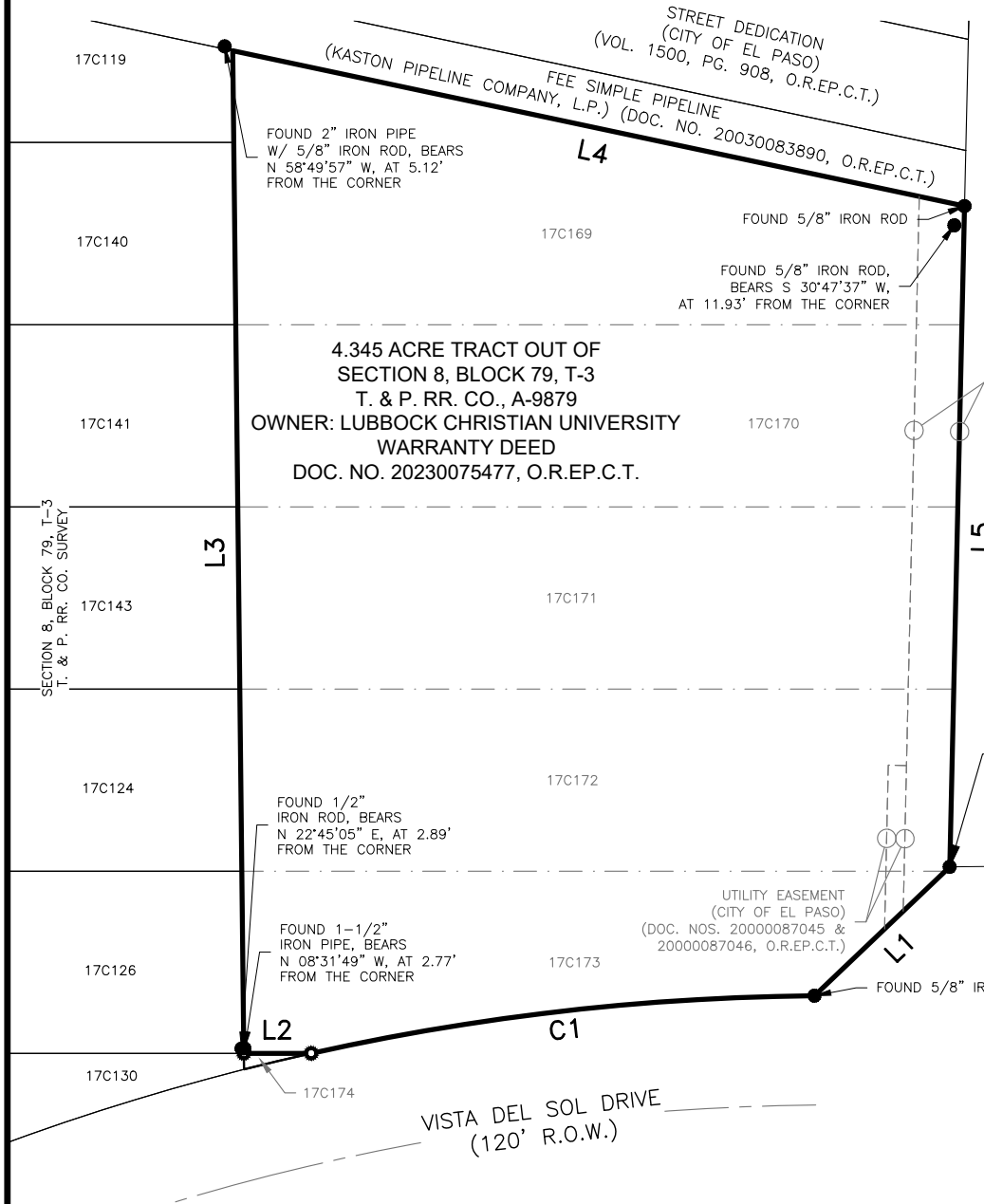


6 Desta Drive, Suite 1800 Phone 432.789.2880
Midland, Texas 79705 cmcadams@ljasurvey.com
TBPELS Firm Reg. 10194382 TBPELS Firm Reg. F-19613

EXHIBIT 'A'
 4.345 ACRE TRACT OUT OF
 SECTION 8, BLOCK 79, T-3,
 T. & P. RR. CO. SURVEY, A-9879
 EL PASO COUNTY, TEXAS



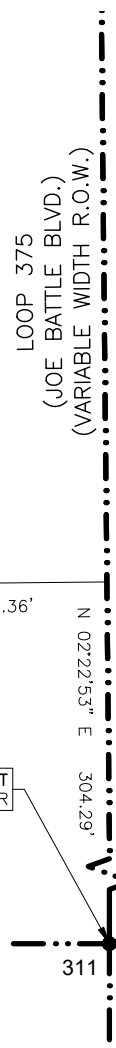
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°18'24" W	102.56'
L2	N 87°03'55" W	37.00'
L3	N 02°18'23" E	550.40'
L4	S 75°04'42" E	410.62'
L5	S 04°13'04" W	362.79'



WATERLINE EASEMENT
 (CITY OF EL PASO)
 (VOL. 2436, PG. 636,
 O.R.EP.C.T.)

P.O.B.
 FOUND 5/8" IRON ROD
 WITH CAP
 N: 10,646,302.88
 E: 452,481.21

COMMENCING POINT
 CALCULATED CORNER



CURVE TABLE						
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)	CHORD BEARING (CB)	CHORD LENGTH (CL)
C1	1,320.00'	278.60'	12°05'35"	139.82'	S 86°24'18" W	278.09'

I, CLINTON E. MCADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE.

CE McAdams
 CLINTON E. MCADAMS, R.P.L.S.
 TEXAS REGISTRATION NO. 6695

7/16/24
 DATE



LEGEND:

	PROPERTY LINE
	CORNER FOUND (AS NOTED)
	SET 5/8" IRON ROD W/ CAP
	P.O.B.
	INTERIOR LOT LINE
	SECTION LINE
	EXISTING EASEMENT
	D.R.EP.C.T.
	O.R.EP.C.T.
	DEED RECORDS OF EL PASO COUNTY, TEXAS
	OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS

- NOTES:**
- HORIZONTAL DATA IS BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE (US SURVEY FOOT). ALL COORDINATES, DISTANCES AND ACREAGES ARE REPRESENTED IN GRID VALUES. SURFACE VALUES CAN BE ESTABLISHED BY APPLYING A SCALE ADJUSTMENT FACTOR OF 1.0001817.
 - THIS IS AN EASEMENT DRAWING AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY, WITH TITLE RESEARCH PERFORMED BY OTHERS.
 - TEMPORARY WORKSPACE LIES ADJACENT AND CONTINUOUS TO THE SURFACE SITE EASEMENT UNLESS OTHERWISE NOTED. THE SIDE LINES OF SAID EASEMENT LENGTHEN OR SHORTEN TO INTERSECT PROPERTY LINES, FOREIGN PIPELINES, WATER BODIES AND OTHER FEATURES THAT ARE NOT PERPENDICULAR TO THE BASELINE.

LJA Surveying, Inc.

6 Desta Drive, Suite 1800 Phone 432.789.2880
 Midland, Texas 79705 cmcadams@ljasurvey.com
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EXHIBIT 'A'

REMAINDER OF LOT 17-C-174 OUT OF
SECTION 8, BLOCK 79, T-3,
T. & P. RR. CO. SURVEY, A-9879
EL PASO COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF EL PASO §

FIELD NOTES DESCRIBING THE REMAINDER OF LOT 17-C-174, LYING WITHIN AND PART OF SECTION 8, BLOCK 79, T-3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY (T. & P. RR. CO.), ABSTRACT A-9879, EL PASO COUNTY, TEXAS; AS DESCRIBED BY WARRANTY DEED IN VOLUME 2174, PAGE 967, DEED RECORDS OF EL PASO COUNTY, TEXAS; OWNED BY JAMES A. CARDWELL, JR.; DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED CORNER FOR THE SOUTHEAST CORNER OF SAID SECTION 8, AND BEING THE COMMON CORNER OF SECTIONS 9 AND 16, OF SAID BLOCK 79, AND SECTION 311, O.A. DANIELSON SURVEY;

THENCE N 02°22'53" E, WITH THE EAST LINE OF SAID SECTION 8 AND NEAR THE CENTERLINE OF LOOP 375 (VARIABLE WIDTH R.O.W.), A DISTANCE OF 205.30 FEET AND N 87°37'07" W, A DISTANCE OF 548.85 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR THE **POINT-OF-BEGINNING** (N: 10,646,218.57, E: 452,125.91) AND BEING THE NORTHEAST CORNER, AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 1,320.00 FEET, A CENTRAL ANGLE OF 01°38'48", A TANGENT OF 18.97 FEET, AND A CHORD BEARING OF S 79°32'06" W;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF VISTA DEL SOL, (120' R.O.W.), IN A WESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT A DISTANCE OF 37.93 FEET TO A POINT FOR THE SOUTHEAST CORNER, WHENCE A FOUND 1/2-INCH IRON ROD BEARS S 77°27'00" W, A DISTANCE OF 1.38 FEET, WHENCE A FOUND 1/2-INCH IRON ROD BEARS S 77°35'57" W, A DISTANCE OF 2.05 FEET, AND WHENCE A FOUND 1/2-INCH IRON ROD BEARS S 77°17'20" W, A DISTANCE OF 2.84 FEET;

THENCE N 02°18'23" E, A DISTANCE OF 8.79 FEET TO A POINT FOR THE NORTHWEST CORNER, WHENCE A FOUND 1 1/2-INCH IRON PIPE BEARS N 08°31'49" W, A DISTANCE OF 2.77 FEET, AND WHENCE A FOUND 1/2-INCH IRON ROD BEARS N 22°45'05" W, A DISTANCE OF 2.89 FEET;

THENCE S 87°03'55" E, A DISTANCE OF 37.00 FEET TO THE **POINT-OF-BEGINNING**.

THE ABOVE DESCRIBED TRACT CONTAINS 159 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (US SURVEY FOOT). ALL COORDINATES, DISTANCES, AND ACREAGES ARE REPRESENTED IN GRID VALUES. SURFACE VALUES CAN BE ESTABLISHED BY APPLYING A SCALE ADJUSTMENT FACTOR OF 1.0001817.

I, CLINTON E. MCADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE.

CE McAdams
CLINTON E. MCADAMS, R.P.L.S.
TEXAS REGISTRATION NO. 6695

7/16/24
DATE

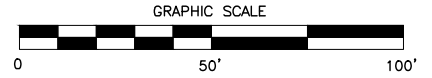
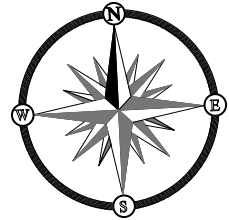


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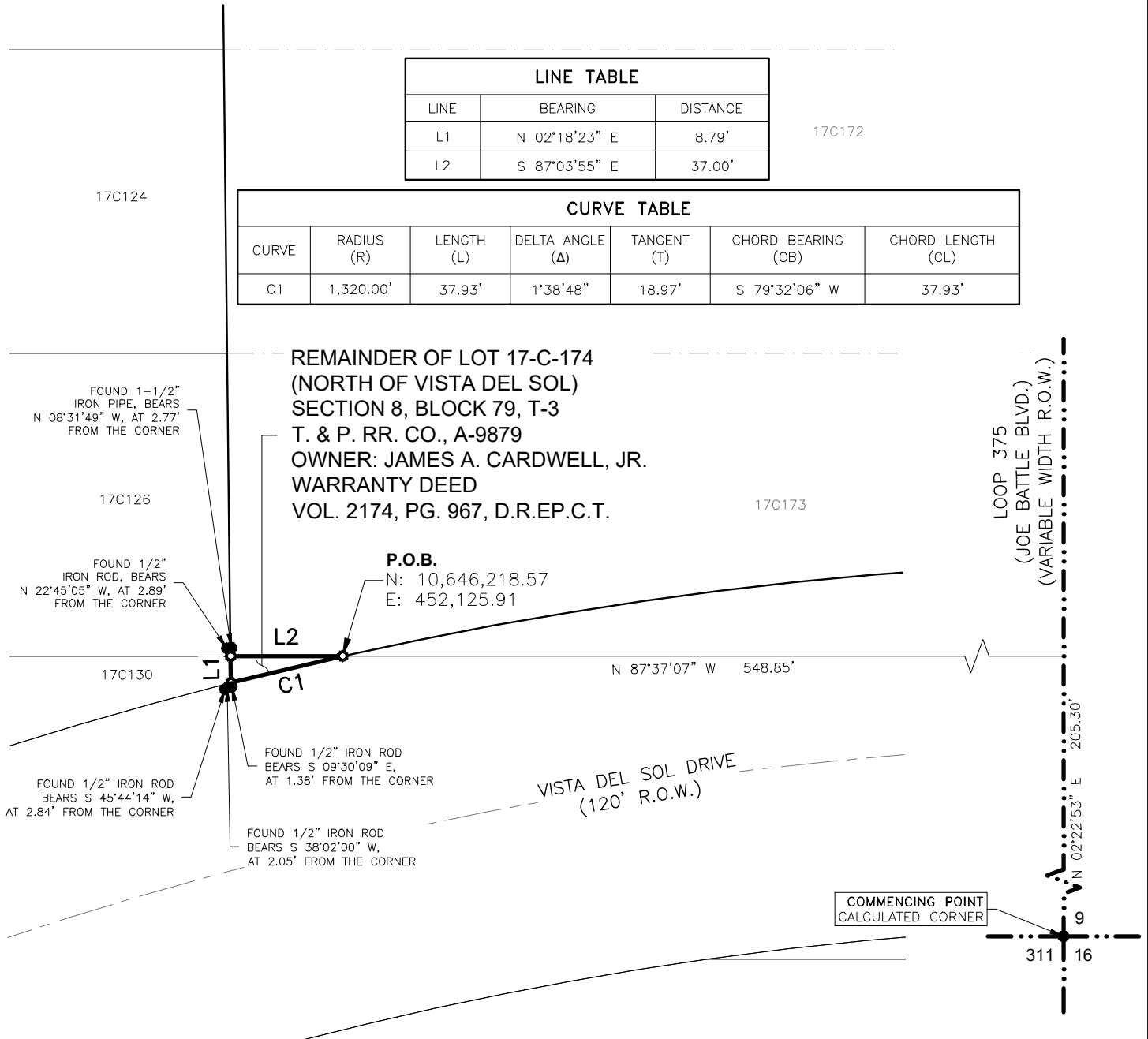
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EXHIBIT 'A'
 REMAINDER OF LOT 17-C-174 OUT OF
 SECTION 8, BLOCK 79, T-3,
 T. & P. RR. CO. SURVEY, A-9879
 EL PASO COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°18'23" E	8.79'
L2	S 87°03'55" E	37.00'

CURVE TABLE						
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)	CHORD BEARING (CB)	CHORD LENGTH (CL)
C1	1,320.00'	37.93'	1°38'48"	18.97'	S 79°32'06" W	37.93'



REMAINDER OF LOT 17-C-174
 (NORTH OF VISTA DEL SOL)
 SECTION 8, BLOCK 79, T-3
 T. & P. RR. CO., A-9879
 OWNER: JAMES A. CARDWELL, JR.
 WARRANTY DEED
 VOL. 2174, PG. 967, D.R.E.P.C.T.

P.O.B.
 N: 10,646,218.57
 E: 452,125.91

COMMENCING POINT
 CALCULATED CORNER

I, CLINTON E. MCADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE.

CE McAdams
 CLINTON E. MCADAMS, R.P.L.S.
 TEXAS REGISTRATION NO. 6695

7/16/24
 DATE



LEGEND:	
	PROPERTY LINE
	CORNER FOUND (AS NOTED)
	SET 5/8" IRON ROD W/ CAP
	P.O.B.
	POINT-OF-BEGINNING
	INTERIOR LOT LINE
	SECTION LINE
	EXISTING EASEMENT
	D.R.E.P.C.T.
	O.R.E.P.C.T.
	DEED RECORDS OF EL PASO COUNTY, TEXAS
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- NOTES:**
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Vista Del Sol and Joe Battle

City Plan Commission — November 7, 2024

REZONING



CASE NUMBER:	PZRZ24-00022
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Lubbock Christian University
REPRESENTATIVE:	QTR Corporation
LOCATION:	North of Vista Del Sol Dr. and West of Joe Battle Blvd. (District 6)
PROPERTY AREA:	4.35 acres
REQUEST:	Rezone from R-3 (Residential) to C-4 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of October 31, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial) for the proposed use of convenience store with gas pumps.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) for the future land use designation.

PZRZ24-00022

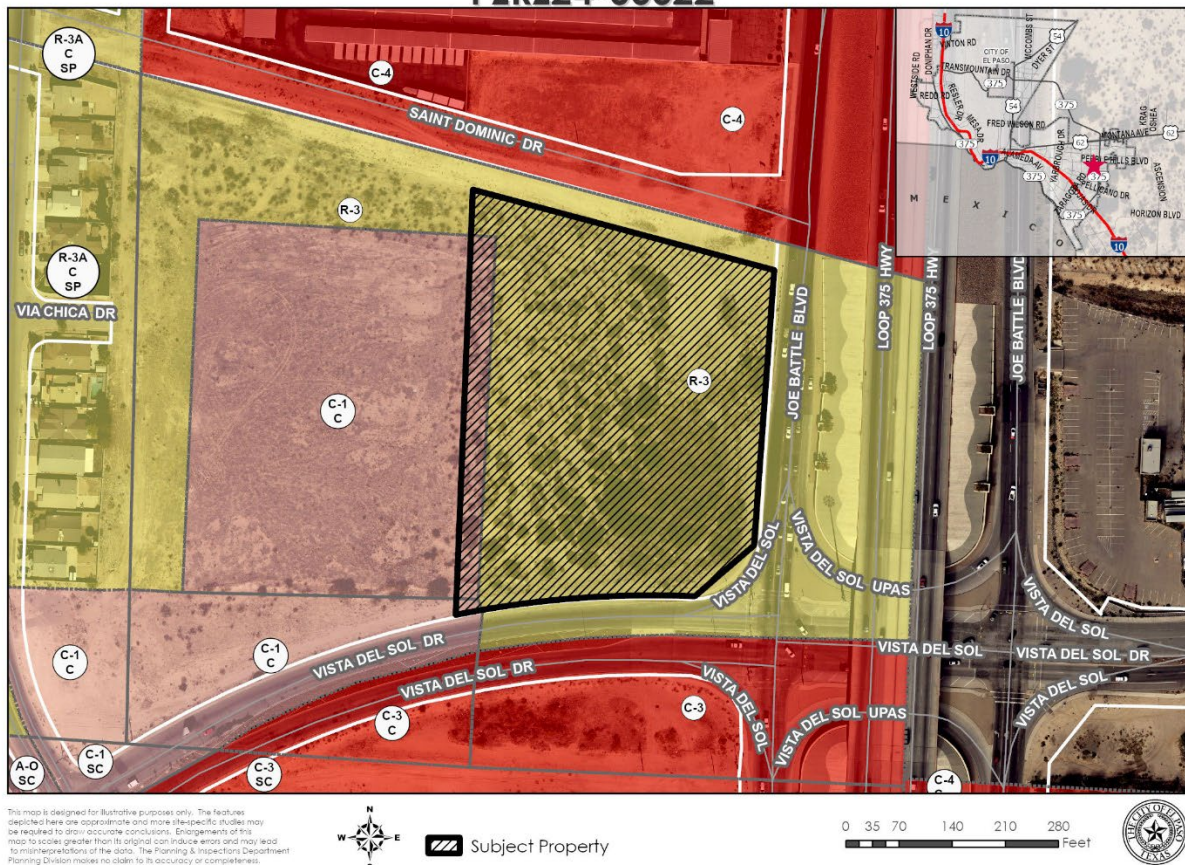


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial) to allow for a proposed convenience store with gas pumps. The subject property is approximately 4.35 acres in size. The conceptual site plan shows a proposed convenience store with gas pumps for vehicles and heavy trucks. Access to the property is proposed from Joe Battle Boulevard and Vista Del Sol Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent commercial uses within the area. The properties to the north are zoned C-4 (Commercial) and C-4/c (Commercial/conditions) consisting of vacant land and self-storage warehouse. Properties to the east across State Highway Loop 375 are part of El Paso’s Extraterritorial Jurisdiction (ETJ) consisting of heavy truck and trailer parking and automobile (sales, service storage, and rental). The properties to the south across Vista del Sol Drive are zoned C-3/sc (Commercial/special contract) consisting of vacant land. The properties to the west are zoned C-1/c (Commercial/condition), R-3 (Residential), and R-3A/c/sp (Residential/condition/special permit) consisting of vacant land and single-family dwellings. The nearest school is Captain Walter E. Clarke Middle School which is 0.45 miles away and the nearest park is Walter Clarke Park which is 0.19 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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-4, Suburban: 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 proposed commercial development is in character with the 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>C-4 (Commercial) District: 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 transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>Yes. The proposed C-4 (Commercial) district will provide for the integration of the proposed convenience store with gas pumps use with adjacent C-4 (Commercial), C-3 (Commercial), and C-1 (Commercial) zoning districts.</p>
<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.</p>	<p>Yes. The subject property is located at the northwest intersection of Vista del Sol Drive and Joe Battle Boulevard, which are designated as a major arterial and freeway respectively in the City of El Paso’s Major Thoroughfare Plan (MTP). The classification of these roads is appropriate for the proposed development.</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

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:	
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 any greenfield/environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition within the last 10 years. Properties located west of the subject property were rezoned from R-3 (Residential) and R-3/c/sp (Residential/conditions/special permit) to C-1/c (Commercial/conditions) in 2014 and 2018. The property to the south of the subject property was rezoned from R-3 (Residential) to C-3 (Commercial) in 2024.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	This area is in transition as more properties along Joe Battle have been rezoned to commercial districts. The R-3 (Residential) zoning designation is no longer suitable for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is proposed from Joe Battle Boulevard and Vista del Sol Drive. Joe Battle Boulevard is classified as a freeway and Vista Del Sol Drive is classified as a major arterial on the City of El Paso’s Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Sidewalks are currently present along Joe Battle Boulevard and Vista del Sol Drive. There are two (2) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Vista Del Sol Drive, which is located 0.15 miles from the subject property.

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

PUBLIC COMMENT: There are no registered neighborhood associations that are applicable to this area. Public notices were mailed to property owners within 300 feet on October 23, 2024. As of October 31, 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:

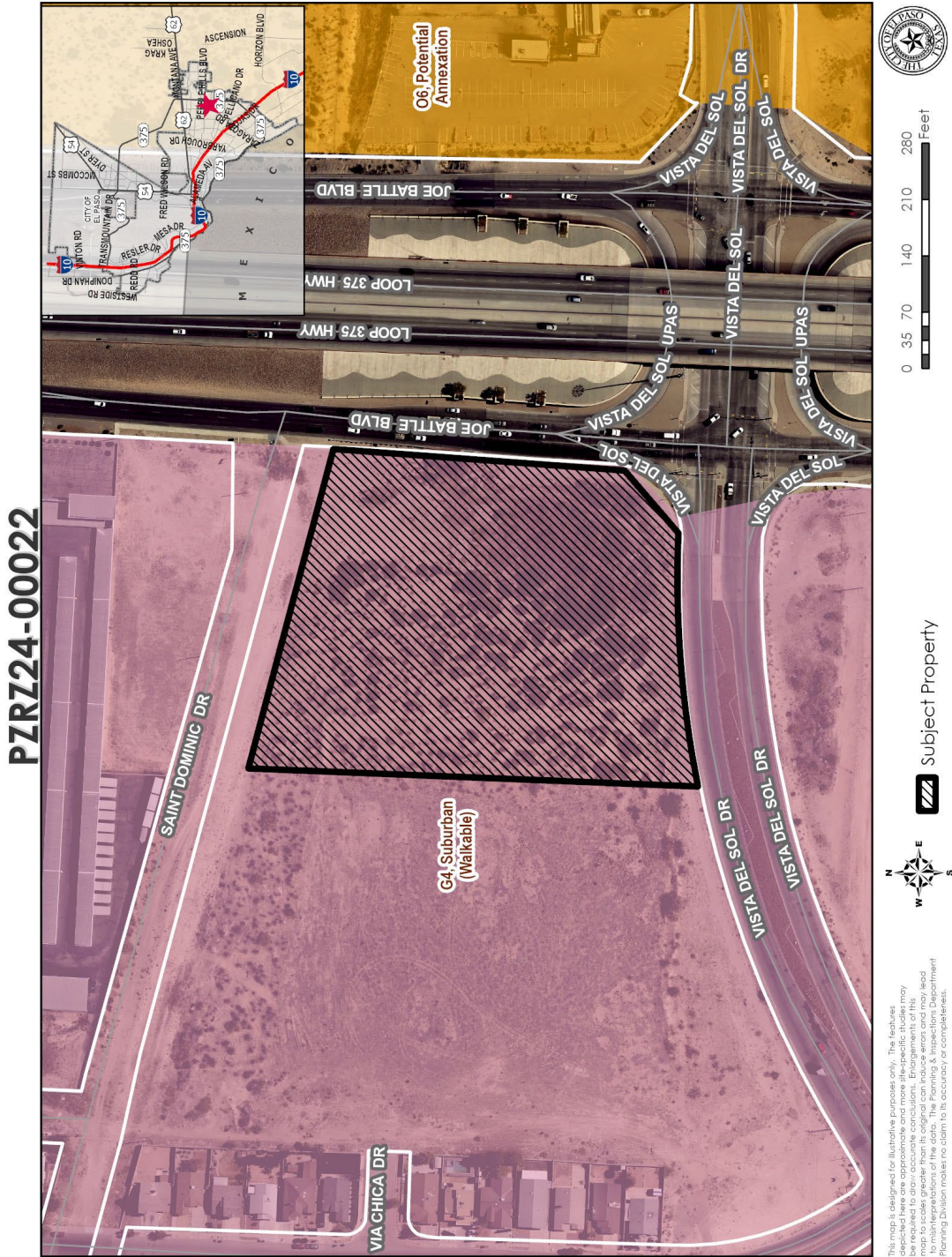
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and no expected negative impacts on adjacent properties.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning.

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

Planning and Inspections Department – Land Development

PZRZ24-00022 – Joe Battle and Vista del Sol – Zoning – Approved

1. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements at the time of grading permit. Two Driveways on the Joe Battle.
2. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision, including calculations
3. Please clarify the dimensions of the proposed driveway (25ft min – 35ft max in the commercial area) and the minimum curb and gutter edge-to-edge spacing between driveways in the North Loop, please see Concrete apron Driveway detail 6-17, Appendix “A” Design Standard for Construction from Street Design Manual.
4. Provide a 5ft sidewalk abutting the property line or a minimum 7ft sidewalk abutting an arterial street at the time of grading permit along Joe Battle and Vista del Sol Dr.
5. 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.
6. Add a general note to both the preliminary and final plat sheets: “The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1).”

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

El Paso County 911 District

The 9-1-1 District has no comments/concerns regarding this zoning.

Environment Services

No comments regarding request.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no issues for the developer to move forward. They will address our comments on the final TIA report.

Street Lights Department does not object to this request.

Plans shall show City of El Paso limit.

Joe Battle Blvd. is a Texas Department of Transportation (TXDoT) right of way (ROW). TXDoT regulations may apply.

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

No comments submitted.

El Paso Water

EPWater does not object to this request.

There is an existing 12-inch diameter water main that extends along the north side of Vista Del Sol Dr., approximately 25-feet south of and parallel to the northern right-of-way line. This main is available for service.

There is an existing 48-inch diameter water main that extends along the east side of a 25-foot easement west of and parallel to Joe Battle Blvd. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch water main that extends along a 25-foot PSB easement west of and parallel to Joe Battle Blvd. This main is available for service.

Previous water pressure reading from fire hydrant # 7575 located at northwest corner of Joe Battle Blvd. and Vista Del Sol Dr., has yielded a static pressure of 42 psi, a residual pressure 40 psi and a discharge of 839 gallons per minute.

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main that extends along an existing 25-foot easement west of Joe Battle Blvd. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the south side of Vista Del Sol Dr., approximately 38-feet north of and parallel to the southern right-of-way line of Vista Del Sol Dr. This main is available for service.

General

Joe Battle Blvd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Joe Battle Blvd. right-of-way requires written 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.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

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:

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

- Vista del Sol Dr. and Joe Battle Blvd. were not designed to receive any outside storm sewer runoff.
- EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.
- The proposed ponding area/s shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond/s as “Private”.

Note: Comments will be addressed at the permitting stage.

Texas Department of Transportation

TXDOT comments are to remove driveways shown on Joe Battle Blvd. as they do not meet Access Management Spacing requirements. Please resubmit layout showing compliant spacing.

Note: Comments will be addressed at the permitting stage.

El Paso County Water Improvement District #1

No comments submitted.

El Paso Electric

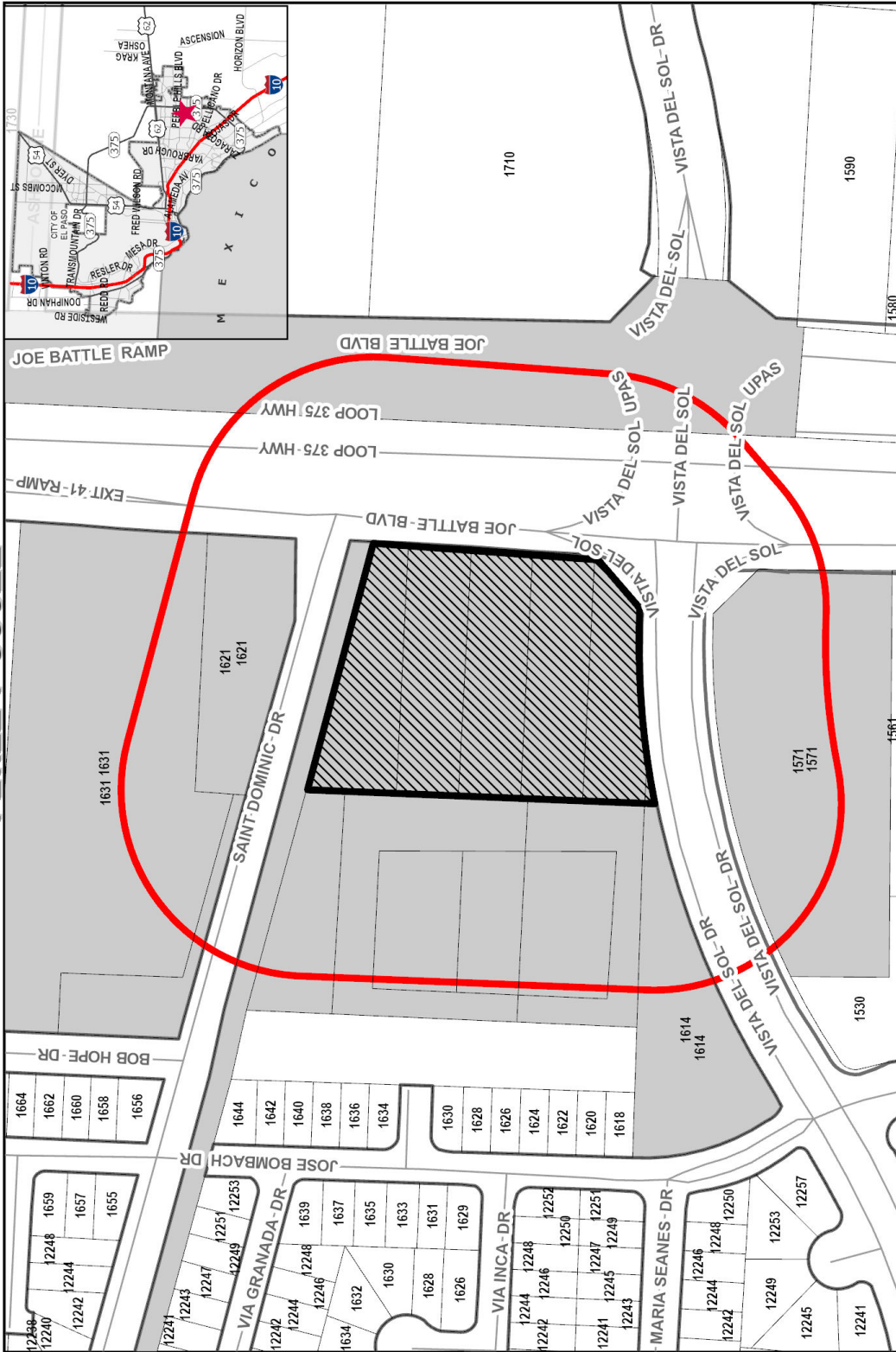
We have no comments for Joe Battle and Vista Del Sol.

Texas Gas Service

Texas Gas Service has no comments.

ATTACHMENT 4

PZRZ24-00022



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required. The Planning & Inspections Department may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.