

# 11409 Cedar Oak

City Plan Commission — May 8, 2025

## SITE PLAN



**CASE NUMBER:** PZDS24-00031  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** AMPTX Properties, Inc.  
**REPRESENTATIVE:** SiteWork Engineering, LLC  
**LOCATION:** 11409 Cedar Oak Dr. (District 7)  
**PROPERTY AREA:** 1.18 acres  
**REQUEST:** Detailed Site Development Plan Approval per Ordinance No. 14649  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None

**SUMMARY OF REQUEST:** The applicant is requesting approval of a Detailed Site Development Plan review as required per Ordinance No. 14649, dated October 10, 2000, requiring approval from both City Plan Commission and City Council prior to issuance of building permits. The applicant proposes to develop the subject property as office warehouses.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request as the use of office warehouse is consistent with adjacent commercial uses and meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan. Furthermore, the development complies with the G7, Industrial and/or Railyards future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

### PZDS24-00031



Figure A. Site Plan Superimposed on Aerial Imagery

**DESCRIPTION OF REQUEST:** The applicant is requesting City Plan Commission and City Council approval of a Detailed Site Development Plan as required per Ordinance No. 14649, dated October 10, 2000. The detailed site development plan shows a new 5,250 square-foot warehouse building along with the existing 12,500 square-foot office warehouse building. The applicant is providing eleven (11) parking spaces and three (3) bicycle spaces. Access to the subject property is proposed from Cedar Oak Drive and Bessemer Drive.

**PREVIOUS CASE HISTORY:** On May 3, 2016, City Council approved of the detailed site development plan to allow for office warehouse for a portion of the development for the existing building. At this time, the applicant is requesting approval of a detailed site development plan for the entire development property.

On October 10, 2000, the subject property was rezoned from P-I (Planned Industrial) to C-4/c (Commercial/condition). At the time of rezoning, the following condition was imposed via Ordinance No. 14649 (Attachment 4):

*Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy.*

**Note:** Condition being satisfied by this request.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is compatible with similarly-zoned, abutting commercial and industrial developments. The adjacent property to the north is zoned R-3 (Residential) consisting single-family dwellings and private utility easement. To the south is zoned C-4/c (Commercial/conditions) consisting a general warehouse. To the east and west are zoned P-I (Planned Industrial) consisting a general warehouse and office warehouse, respectively. The nearest school is Desert View Middle School (0.82 miles). The nearest school is Mary Robbins Park (1.10 miles).

<b>COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<b>El Paso City Code Section 20.04.140 – When Required.</b> Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Per Ordinance No. 14649, dated October 10, 2000, the property owner must obtain detailed site development plan approval by the City Plan Commission and City Council prior to an issuance of any building permits for the subject property.

<p><b>Compatibility with Zoning Regulations:</b> The zoning district permits the proposed use, and all applicable regulations are met</p> <p><b>C-4 (Commercial) District:</b> The purpose of these districts 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.</p>	<p>Yes. The proposed use of office warehouse is permitted in the C-4 (Commercial) zone district. The proposed Detailed Site Development Plan is in keeping with the applicable regulations and spirit of the C-4 (Commercial) zone district.</p>
<p><b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b></p>	
<p><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.</p>	<p>There are no Historic Districts or Special designations on the subject property.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the special permit.</p>	<p>There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>None. The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the proposed development is from Cedar Oak Drive and Bessemer Drive, which are designated as a local street per the City of El Paso's Major Thoroughfare Plan (MTP). The roadway is appropriate to serve the proposed development. The nearest bus stop is located 0.25 miles from the subject property at the intersection of Pellicano Drive and Lionel Drive. Sidewalks are present along Cedar Oak Drive and Bessemer Drive.

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

**PUBLIC COMMENT:** Notices are not required per El Paso City Code Section 20.04.150.

**OTHER CONSIDERATIONS:** 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 (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. **Approve/Recommend Approval** of the Detailed Site Development Plan, 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. **Approve/Recommend Approval of the Detailed Site Development Plan 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. **Deny/Recommend Denial** of the Detailed Site Development Plan, 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.

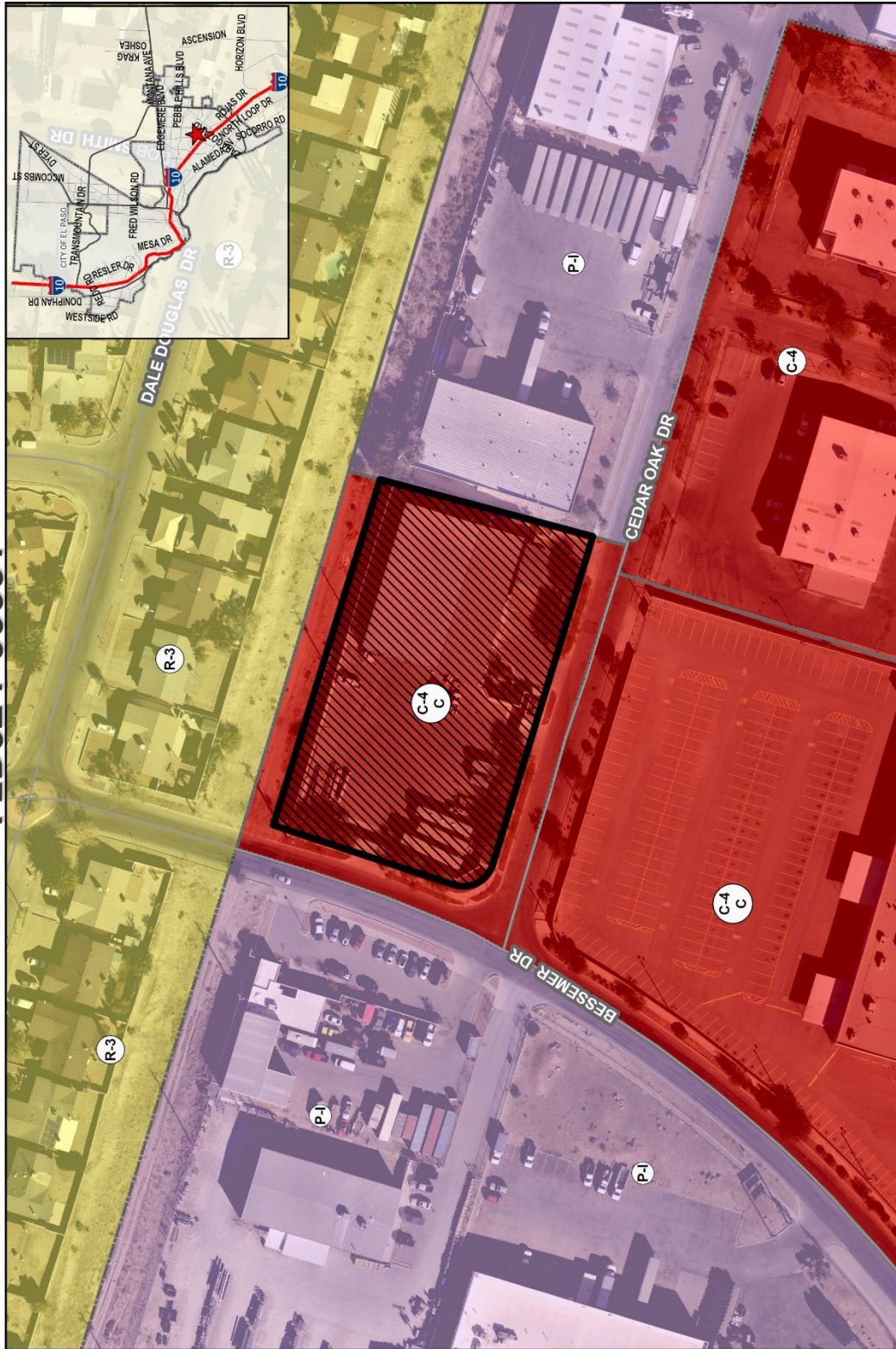
### **ATTACHMENTS:**

1. Zoning Map
2. Detailed Site Development Plan
3. Elevation
4. Ordinance No. 14649
5. Department Comments



# ATTACHMENT 1

PZDS24-00031

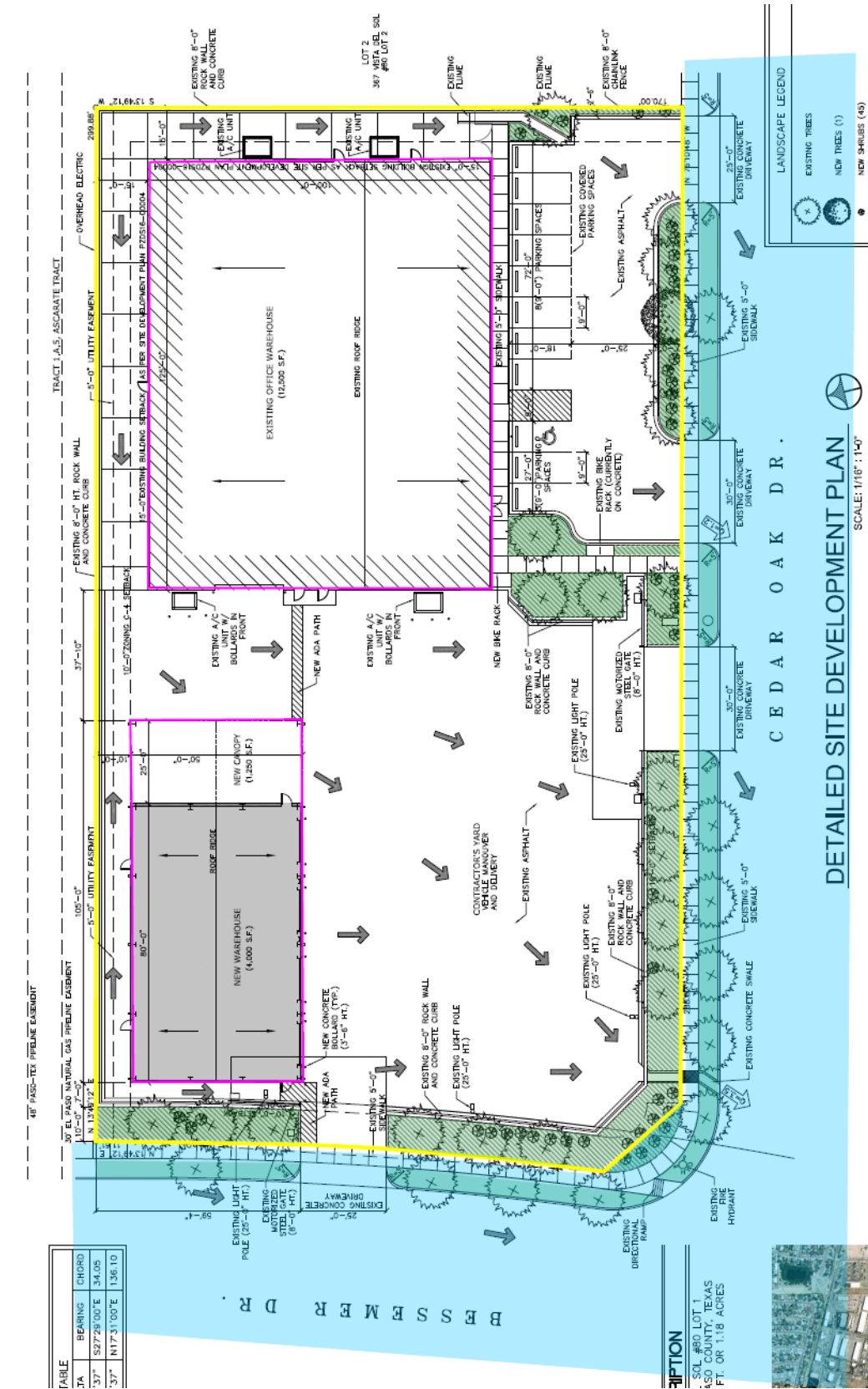


Subject Property

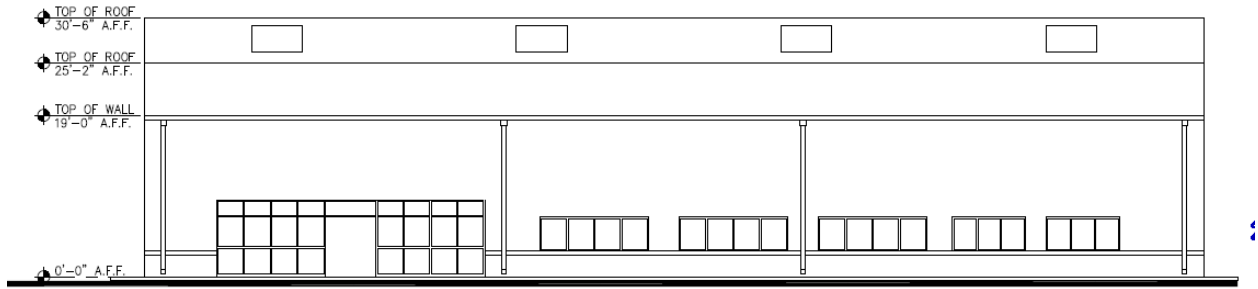


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the exact location and boundaries of the map to scales greater than its original can indicate errors and may lead to misinterpretations of the data.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

## **ATTACHMENT 2**

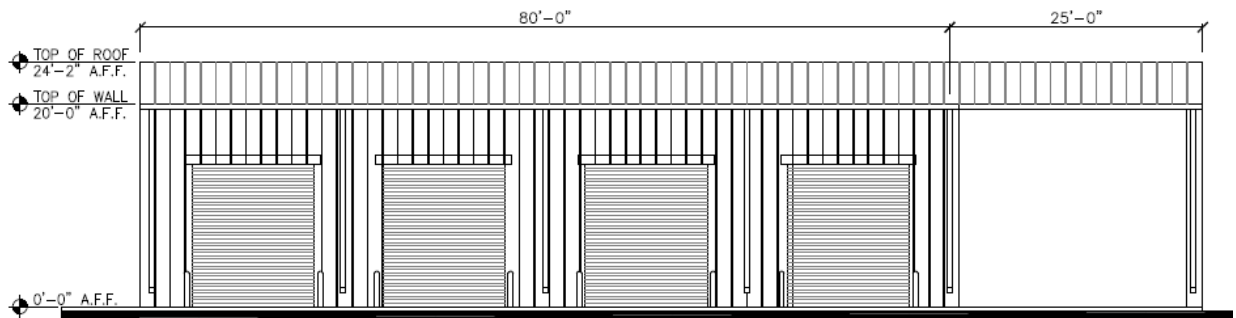


# ATTACHMENT 3



EXISTING BUILDING FRONT ELEVATION

THE FRONT  
APPROX. G.  
SHEET, AU



PROPOSED BUILDING FRONT ELEVATION

# ATTACHMENT 4

19H

014649

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

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 367, VISTA DEL SOL UNIT 80, CITY OF EL PASO, EL PASO COUNTY, TEXAS (11400 BLOCK OF CEDAR OAK DRIVE) FROM P-I (PLANNED INDUSTRIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Lot 1, Block 367, VISTA DEL SOL UNIT 80, City of El Paso, El Paso County, Texas*, be changed from **P-I (Planned Industrial)** to **C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from **P-I (Planned Industrial)** to **C-4 (Commercial)**, in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release

C:\pms\#73045\ZON\PLA\Y6

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

1

8/31/00

Zoning Case No. ZC-00051


120



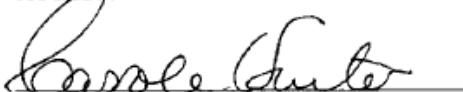
the above condition in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

PASSED AND APPROVED this 10<sup>th</sup> day of October, 2000.

THE CITY OF EL PASO

  
Carlos M. Ramirez, P.E.  
Mayor

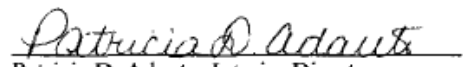
ATTEST:

  
Carole Hunter  
City Clerk

APPROVED AS TO FORM:

  
Carolyn J. Culum  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Patricia D. Adauto, Interim Director  
Dept. of Planning, Research & Development


Acknowledgment

THE STATE OF TEXAS     )  
                                      )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this 10<sup>th</sup> day of October, 2000,  
by CARLOS M. RAMIREZ, P.E. as Mayor of THE CITY OF EL PASO.

My Commission



  
Notary Public, State of Texas  
Notary's Printed or Typed Name:  
Rose G. Aguilar

CJC:pnc/73045/ZON/PLAY6

2

8/31/00

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

Zoning Case No. ZC-00051

119

# **ATTACHMENT 5**

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

Recommend approval.

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

No objections to the proposed detailed site development plan.

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**

No objections to proposed detailed site development plan.

## **Fire Department**

No adverse comments

## **Police Department**

No comments provided.

## **Environmental Services**

No comments provided.

## **Streets and Maintenance Department**

### **Traffic Engineering Department**

No objections to application.

## **Street Lights Department**

Street Lights Department does not object to this request.

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

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

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

## **Sun Metro**

Proposed land use and site does not affect Sun Metro transit operations or services.

**El Paso Water**

EPWater-PSB does not object to this request.

**Water:**

There is an existing 8-inch diameter water main that extends along Cedar Oak Dr., located approximately 20-feet south of the north right-of-way line. This main is available for service.

There is an existing 8-inch diameter water main that extends along Bessemer Dr., located approximately 40-feet west of the east right-of-way line. This main is available for service.

EPWater-PSB records indicate an active 1-inch domestic water meter and a 6-inch fire line serving the subject property. The service address for these meters is 11409 Cedar Oak Dr.

Previous water pressure reading from fire hydrant #4712, located on the northeast corner of Cedar Oak Dr. and Bessemer Dr., has yielded a static pressure of 94 (psi), a residual pressure of 90 (psi), and a discharge of 1,384 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Cedar Oak Dr., located approximately 35-feet south of the north right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along Bessemer Dr., located approximately 25-feet west of the east right-of-way line. This main is available for service.

**General:**

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

**Stormwater:**

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

**Texas Department of Transportation**

No comments provided.

**El Paso 9-1-1 District**

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

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

No comments provided.

**El Paso Electric Company**

No adverse comments.

**Texas Gas Service**

No adverse comments.