

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

| NAME | AMOUNT (\$) |
|------|-------------|
| | |

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

DEPARTMENT HEAD: Philip Fiore

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 3-A-3 AND TRACT 5-A-1, BLOCK 7, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS: PARCEL 1 FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL) AND PARCEL 2 FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL), AND IMPOSING CONDITIONS. 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 Tract 3-A-3 and Tract 5-A-1, Block 7, Ysleta Grant, *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: **Parcel 1 from R-F (Ranch and Farm) to C-1 (Commercial) and Parcel 2 from R-F (Ranch and Farm) to C-2 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased intensity generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

- i. *That the Pell Way bridge crossing over the Juan De Herrera Lateral be improved to city standards and constructed in accordance with Title 19 – Subdivisions and Title 18 – Building and Construction.*
- ii. *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 twenty feet (20') 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. No landscape buffer shall be required where adjacent to the P-R-II zoning district.*
- iii. *That commercial truck loading and unloading area shall be located no closer than 20 feet to any residential lots and there shall be no heavy truck ingress or egress from Pell Way to the subject property.*
- iv. *That within twenty feet (20') from the front property line abutting North Loop, no parking or vehicular storage or display shall be allowed.*
- v. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.*

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 _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

A portion of Tract 5-A-1,
Ysleta Grant, Block 7,
(Proposed Lot 2, Block 1, North Goza Sub.)
City of El Paso, El Paso County, Texas

April 02, 2025

METES AND BOUNDS DESCRIPTION

8696 North Loop Drive
Parcel 1
Proposed Zone C-1
Exhibit "B"

FIELD NOTE DESCRIPTION of a portion of Tract 5-A-1, Ysleta Grant, Block 7, 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 ½ inch rebar for corner at the common boundary corner of Tracts 3-A-1 and 3-A-3, Ysleta Grant, Block 7, same being the westerly right-of-way line of North Loop Drive (R.O.W. varies); **THENCE**, leaving said westerly right-of-way line along said common boundary line of Tracts 3-A-1, and 3-A-3, South 62°12'00" West, a distance of 318.69 feet to a found 5/8 inch rebar for corner; **THENCE**, along the common boundary line of Tracts 3-A-3 and 5-C, South 53°39'00" West, a distance of 132.39 feet to a found ½ inch rebar for corner, same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, continuing along said common boundary line of Tracts 5-A-1, 5-B and 5-C, South 36°21'00" East, a distance of 8.00 feet to a found 5/8 inch rebar for corner;

THENCE, along the common boundary line of Tracts 5-A-1 and 5-B, South 53°39'00" West, a distance of 130.90 feet to a found 5/8 rebar for corner;

THENCE, continuing along said common boundary line, South 21°46'00" East, a distance of 114.56 feet to a found ½ inch rebar for corner at the common boundary corner of Tracts 5-A-1 and 5-B and the Juan de Herrera Lateral;

THENCE, along the common boundary line of Tracts 5-A-1 and the Juan de Herrera Lateral, South 55°47'00" West, a distance of 341.70 feet to a point for corner;

THENCE, continuing along said common boundary line, South 08°56'00" West, a distance of 286.80 feet to a found old rod for corner;

THENCE, South 44°50'00" West, a distance of 15.93 feet to a found iron rod for corner at the common boundary corner of Tracts 5-A-1, Pell Road and the Juan de Herrera Lateral;

THENCE, along the common boundary line of Tracts 5-A-1 and Pell Road, North 37°46'00" West, a distance of 165.21 feet to a found ½ inch rebar for corner at the common boundary corner of Tracts 5-A-1 and 12-E and Lot 1, Block 1, Mission Valley Elementary School and Pell Road;

THENCE, along the common boundary line of Tract 5-A-1 and Lot 1, North 02°37'00" West, a distance of 263.80 feet to a found ½ inch rebar for corner;

THENCE, continuing along said common boundary line of Tract 5-A-1 and Lot 1, North 18°15'00" East, a distance of 275.10 feet to a found ½ inch rebar for corner;

THENCE, North 32°09'00" East, a distance of 127.00 feet to a found ½ inch rebar for corner;

THENCE, North 47°54'00" East, a distance of 136.56 feet to a found 1 inch rebar for corner;

THENCE, North 56°51'00" East, a distance of 100.39 feet to a point for corner;

THENCE, leaving said common boundary line, South 36°18'55" East, a distance of 288.14 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 217,043.45 square feet or 4.9826 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. # 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
(915) 633-6422
I:\M&B\2025\25-0588_8696 N. Loop (2)



EXHIBIT "A"

A portion of Tracts 3-A-3 and 5-A-1,
Ysleta Grant, Block 7,
(Proposed Lot 1, Block 1, North Goza Sub.)
City of El Paso, El Paso County, Texas

April 02, 2025

METES AND BOUNDS DESCRIPTION

8696 North Loop Drive

Parcel 2

Proposed Zone C-2

Exhibit "A"

FIELD NOTE DESCRIPTION of a portion of Tracts 3-A-3 and 5-A-1, Ysleta Grant, Block 7, 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 ½ inch rebar for corner at the common boundary corner of Tracts 3-A-1 and 3-A-3, Ysleta Grant, Block 7, same being the westerly right-of-way line of North Loop Drive (R.O.W. varies) and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said westerly right-of-way line along said common boundary line of Tracts 3-A-1 and 3-A-3, South 62°12'00" West, a distance of 318.69 feet to a found 5/8 inch rebar for corner;

THENCE, along the common boundary line of Tracts 3-A-3 and 5-c, South 53°39'00" West, a distance of 132.39 feet to a found ½ inch rebar for corner;

THENCE, leaving said common boundary line, North 36°18'55" West, a distance of 288.14 feet to a point for corner along the common boundary line of Tracts 4-C-1 and 5-A-1;

THENCE, along the common boundary line of Tracts 4-C-1 and 5-A-1, North 56°51'00" East, a distance of 35.77 feet to a point for corner at the common boundary corner of Tracts 4-C, 4-C-1 and 5-A-1;

THENCE, along the common boundary line Tracts 4-C and 5-A-1, North 71°12'00" East, a distance of 166.60 feet to a found ½ inch rebar for corner;

THENCE, continuing along said common boundary line, North 83°57'00" East, a distance of 96.00 feet to a found ½ inch rebar for corner at the common boundary corner of Tracts 4-C, 5-A and 5-A-1;

THENCE, South 33°22'41" East, a distance of 117.74 feet to a found ½ inch rebar for corner at the common boundary corner of Tracts 3-A and 3-A-3;

THENCE, North 54°31'00" East, a distance of 177.78 feet to a ½ inch rebar for corner at the common boundary corner of Tracts 3-A and 3-A-3, same being the westerly right-of-way line of North Loop Drive;

THENCE, along the westerly right-of-way line of North Loop Drive, South 35°29'00" East, a distance of 114.60 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 88,138.12 square feet or 2.0233 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. # 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
(915) 633-6422
I:\M&B\2025\25-0588_8696 N. Loop (1)



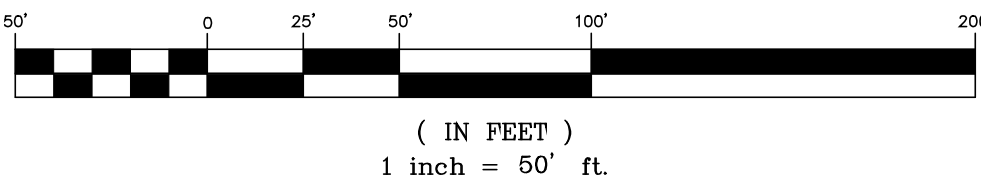
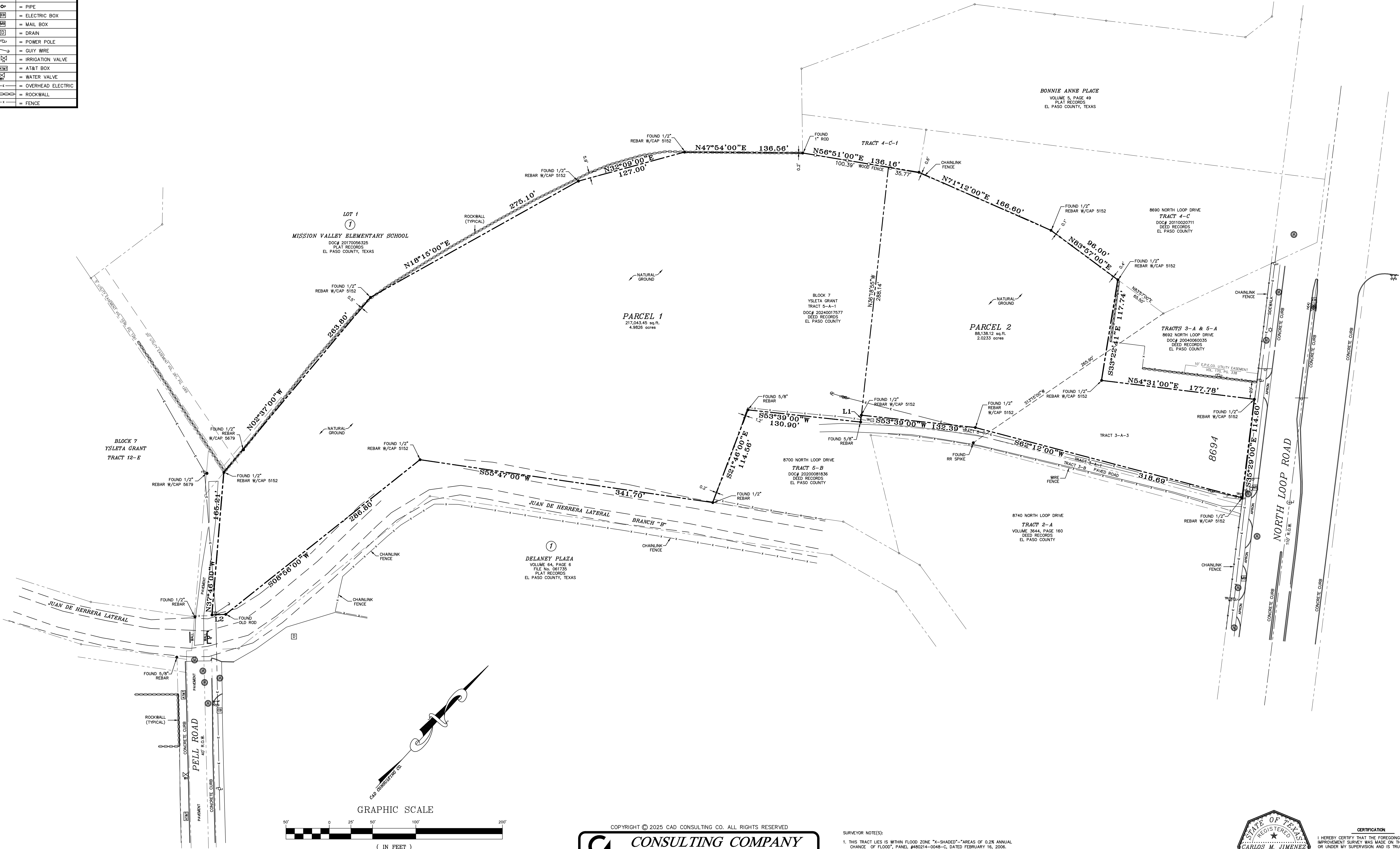
| LEGEND | |
|--------|---------------------|
| ☆ | = LIGHT POLE |
| ⊙ | = WATER METER |
| ⊕ | = MANHOLE |
| ⊗ | = FIRE HYDRANT |
| ⊖ | = SIGN |
| ⊞ | = TEL. RISER |
| ⊠ | = PIPE |
| ⊡ | = ELECTRIC BOX |
| ⊢ | = MAIL BOX |
| ⊣ | = DRAIN |
| ⊤ | = POWER POLE |
| ⊥ | = GUY WIRE |
| ⊦ | = IRRIGATION VALVE |
| ⊧ | = AT&T BOX |
| ⊨ | = WATER VALVE |
| ⊩ | = OVERHEAD ELECTRIC |
| ⊪ | = ROCKWALL |
| ⊫ | = FENCE |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 8.00 | S36°21'00"E |
| L2 | 15.93 | S44°50'00"W |

EXHIBIT "A"

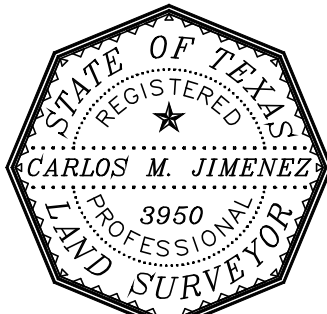
BOUNDARY SURVEY

TRACTS 3-A-3, TRACT 5-A-1, BLOCK 7, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TX.
CONTAINING:
305,181.58 SQ. FT. OR 7.0060 ACRES ±



CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

- SURVEYOR NOTE(S):
1. THIS TRACT LIES IN WITHIN FLOOD ZONE "X-SHADED"-"AREAS OF 0.2% ANNUAL CHANCE OF FLOOD", PANEL #480214-0048-C, DATED FEBRUARY 16, 2006.
 2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
 3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM# 10098300

Zaragoza and North Loop

City Plan Commission — January 30, 2025 REVISED

REZONING



CASE NUMBER: PZRZ24-00009
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: North Goza LLC
REPRESENTATIVE: CAD Consulting Co.
LOCATION: Northwest of Zaragoza Rd. and West of North Loop Dr. (District 7)
PROPERTY AREA: 7.01 acres
REQUEST: Rezone Parcel 1 from R-F (Ranch and Farm) to C-1 (Commercial) and Parcel 2 from R-F (Ranch and Farm) to C-2 (Commercial)
RELATED APPLICATIONS: None
PUBLIC INPUT: Two (2) phone calls of inquiry and one (1) letter via email in support as of January 29, 2025

SUMMARY OF REQUEST: The applicant is proposing to rezone the Parcel 1 from R-F (Ranch and Farm) to C-1 (Commercial) and Parcel 2 from R-F (Ranch and Farm) to C-2 (Commercial) to allow for the use of self-storage and commercial retail space.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** 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-3, Post-War Future Land Use designation. The conditions are as follows:

- i. That the Pell Way bridge crossing over the Juan De Herrera Lateral be improved to city standards and constructed in accordance with Title 19 – Subdivisions and Title 18 – Building and Construction.
- ii. 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 twenty feet (20') 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. No landscape buffer shall be required where adjacent to the P-R-II zoning district.
- iii. That commercial truck loading and unloading area shall be located no closer than 20 feet to any residential lots.
- iv. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.

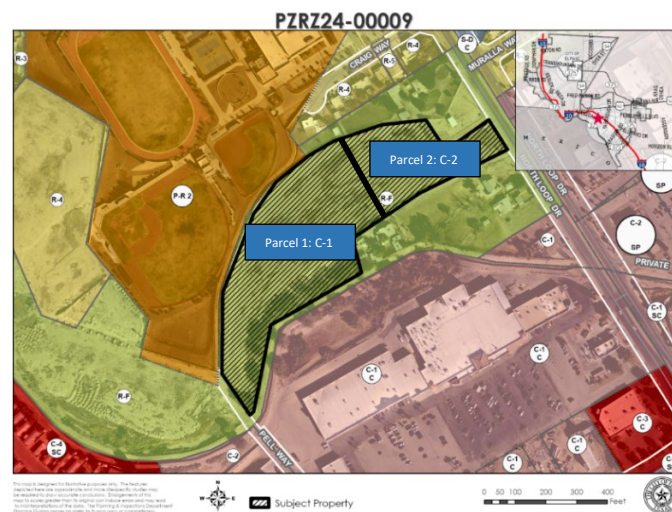


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone Parcel 1 from R-F (Ranch and Farm) to C-1 (Commercial) and Parcel 2 from R-F (Ranch and Farm) to C-2 (Commercial) to allow for the proposed use of self-storage and commercial retail space. The subject property is approximately 7.01 acres in size. The conceptual site plan shows the proposed split of each zoning district as well as the proposed self-storage and office warehouse. Access to the property is proposed from North Loop Drive and Pell Way.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent commercial uses in the area. Properties to the north are zoned R-F (Ranch and Farm) and P-R-II (Planned Residential II) and consist of single-family dwellings, a school, and a pet cemetery. Properties to the south are zoned R-F (Ranch and Farm) C-1 (Commercial) and consist of a shopping center. Properties to the east are zoned R-F (Ranch and Farm) and C-2 (Commercial) and consists of single-family homes and a shopping center. Properties to the west are zoned P-R-II (Planned Residential II) and R-F (Ranch and Farm) and consist of a vacant lot. The closest school is Mission Valley Elementary located 0.18 miles away and the closest park is Blackie Chesher Park located 0.78 miles away.

| COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors: | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria | Does the Request Comply? |
| <p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p> | <p>Yes. The subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of <i>Plan El Paso</i>.</p> |
| <p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of this district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p> <p>C-2 (Commercial) District: The purpose of the district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p> | <p>Yes. The proposed C-1 (Commercial) and C-2 (Commercial) zoning districts will provide for the integration of commercial uses with adjacent C-1 (Commercial), C-2 (Commercial), P-R II (Planned Residential II) and R-F (Ranch and Farm) zoning districts in the surrounding area.</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</p> | <p>Yes. The subject property is located along North Loop Drive and Pell Way which is designated as a major arterial and local street, respectively in the City's Major Thoroughfare Plan (MTP). The classification of these</p> |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use. | roadways is appropriate for the proposed development. |
| THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS: | |
| Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans. | None. The proposed development is not within any historic districts or study area plan boundaries. |
| Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning. | The proposed development is not anticipated to pose any adverse effects on the community. |
| Natural Environment: Anticipated effects on the natural environment. | The subject property does not involve green field or environmentally sensitive land or arroyo disturbance. |
| Stability: Whether the area is stable or in transition. | This area is stable with no rezonings in the last 10 years, however the adjacent parcel to the west of the subject property that is zoned R-F (Ranch and Farm) is proposed to be rezoned to R-4 (Residential). |
| Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | The subject property is located in an area comprised mostly of commercial properties along North Loop Drive. |

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access from North Loop Drive and Pell Way which is designated as a major arterial and local street, respectively, on the City's Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Sidewalks are currently present along North Loop Drive.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: The Planning Division requests a condition to improve the access point to Pell Way via a new bridge to better connect to the proposed development.

PUBLIC COMMENT: The subject property lies within four (4) neighborhood associations including the Mission Valley Civic Association, Corridor 20 Civic Association, Penrose Neighborhood Associations and Save the Valley 21. Public notices were sent to property owners within 300 feet on January 17, 2025. As of January 29, 2025, the Planning Division has received one (1) phone call of inquiry and one (1) letter via email in support 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:

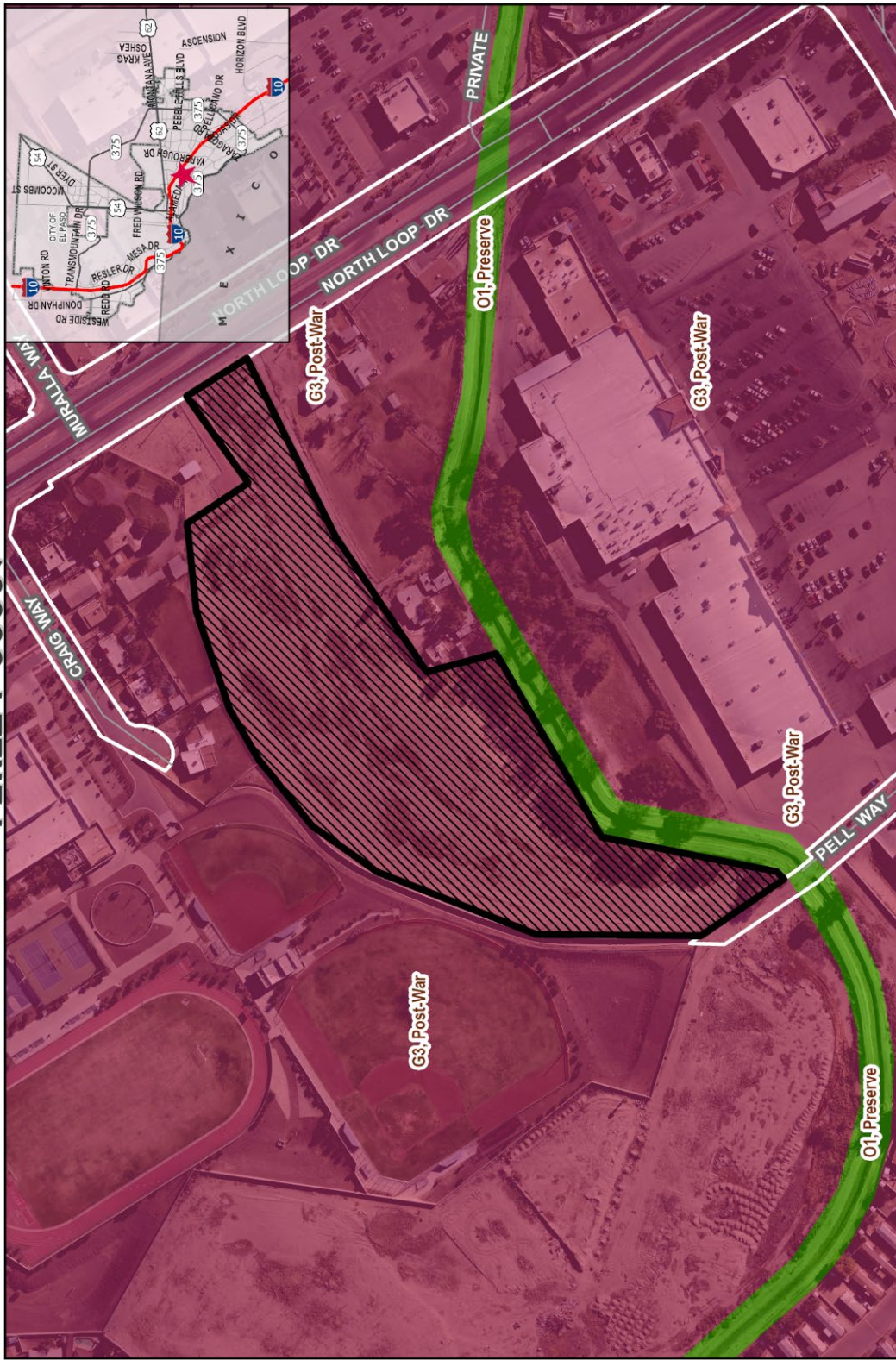
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

ATTACHMENT 1

PZRZ24-00009



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 map to scales greater than 1:10,000 can induce error and may lead to incorrect conclusions. The Planning Division makes no claim to its accuracy or completeness.

CONCEPTUAL SITE PLAN
TRACTS 3-A-3 AND 5-A-1, BLOCK 7, TRILETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TX
 CONTAINING:
 395,481.58 SQ. FT. OR 7.0660 ACRES ±

PROPOSED LOTS

| LOT # | PROPOSED LOT # | PROPOSED LOT # |
|-------|----------------|----------------|
| 1 | 1 | 1 |
| 2 | 2 | 2 |
| 3 | 3 | 3 |
| 4 | 4 | 4 |
| 5 | 5 | 5 |
| 6 | 6 | 6 |
| 7 | 7 | 7 |
| 8 | 8 | 8 |
| 9 | 9 | 9 |
| 10 | 10 | 10 |
| 11 | 11 | 11 |
| 12 | 12 | 12 |
| 13 | 13 | 13 |
| 14 | 14 | 14 |
| 15 | 15 | 15 |
| 16 | 16 | 16 |
| 17 | 17 | 17 |
| 18 | 18 | 18 |
| 19 | 19 | 19 |
| 20 | 20 | 20 |
| 21 | 21 | 21 |
| 22 | 22 | 22 |
| 23 | 23 | 23 |
| 24 | 24 | 24 |
| 25 | 25 | 25 |
| 26 | 26 | 26 |
| 27 | 27 | 27 |
| 28 | 28 | 28 |
| 29 | 29 | 29 |
| 30 | 30 | 30 |
| 31 | 31 | 31 |
| 32 | 32 | 32 |
| 33 | 33 | 33 |
| 34 | 34 | 34 |
| 35 | 35 | 35 |
| 36 | 36 | 36 |
| 37 | 37 | 37 |
| 38 | 38 | 38 |
| 39 | 39 | 39 |
| 40 | 40 | 40 |
| 41 | 41 | 41 |
| 42 | 42 | 42 |
| 43 | 43 | 43 |
| 44 | 44 | 44 |
| 45 | 45 | 45 |
| 46 | 46 | 46 |
| 47 | 47 | 47 |
| 48 | 48 | 48 |
| 49 | 49 | 49 |
| 50 | 50 | 50 |
| 51 | 51 | 51 |
| 52 | 52 | 52 |
| 53 | 53 | 53 |
| 54 | 54 | 54 |
| 55 | 55 | 55 |
| 56 | 56 | 56 |
| 57 | 57 | 57 |
| 58 | 58 | 58 |
| 59 | 59 | 59 |
| 60 | 60 | 60 |
| 61 | 61 | 61 |
| 62 | 62 | 62 |
| 63 | 63 | 63 |
| 64 | 64 | 64 |
| 65 | 65 | 65 |
| 66 | 66 | 66 |
| 67 | 67 | 67 |
| 68 | 68 | 68 |
| 69 | 69 | 69 |
| 70 | 70 | 70 |
| 71 | 71 | 71 |
| 72 | 72 | 72 |
| 73 | 73 | 73 |
| 74 | 74 | 74 |
| 75 | 75 | 75 |
| 76 | 76 | 76 |
| 77 | 77 | 77 |
| 78 | 78 | 78 |
| 79 | 79 | 79 |
| 80 | 80 | 80 |
| 81 | 81 | 81 |
| 82 | 82 | 82 |
| 83 | 83 | 83 |
| 84 | 84 | 84 |
| 85 | 85 | 85 |
| 86 | 86 | 86 |
| 87 | 87 | 87 |
| 88 | 88 | 88 |
| 89 | 89 | 89 |
| 90 | 90 | 90 |
| 91 | 91 | 91 |
| 92 | 92 | 92 |
| 93 | 93 | 93 |
| 94 | 94 | 94 |
| 95 | 95 | 95 |
| 96 | 96 | 96 |
| 97 | 97 | 97 |
| 98 | 98 | 98 |
| 99 | 99 | 99 |
| 100 | 100 | 100 |

KEYED NOTES

1. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
2. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
3. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
4. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
5. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
6. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
7. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
8. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
9. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
10. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
11. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
12. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
13. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
14. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
15. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
16. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
17. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
18. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
19. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
20. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
21. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
22. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
23. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
24. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
25. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.
26. ALL LOTS ARE TO BE SUBDIVIDED INTO 1/4 ACRES.

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Planning staff recommends approval with conditions of the rezoning request. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-3, Post-War land use designation of Plan El Paso, the City's Comprehensive Plan. The conditions are as follows:

1. *That the Pell Way bridge crossing over the Juan De Herrera Lateral be improved to city standards and constructed in accordance with Title 19 – Subdivisions and Title 18 – Building and Construction.*
2. *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 twenty feet (20') 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. No landscape buffer shall be required where adjacent to the P-R-II zoning district.*
3. *That commercial truck loading and unloading area shall be located no closer than 20 feet to any residential lots.*
4. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.*

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

1. The proposed ponding area(s) shall have enough capacity to hold all stormwater runoff for a designed 100-yr. storm event.
2. Coordinate and obtain approval from the Water Improvement District #1 for proposed development at time of construction.

Note: comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

The 911 District has no comments regarding this rezoning.

Environment Services

No comments received.

Streets and Maintenance Department

TIA is not required.

Coordinate with TXDOT regarding access.

Sun Metro

No comments submitted.

El Paso Water

There is an existing 12-inch diameter water main that extends along North Loop Dr., located approximately 10-feet north of the south right-of-way line. This main is available for service.

Previous water pressure from fire hydrant #01822, located on the intersection of Muralla Way and North Loop Drive, has yielded a static pressure of 110 (psi), a residual pressure of 96 (psi), and a discharge of 11300 (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.

EPWU-PSB Comments

EPWater-PSB does not object to this request.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along North Loop Dr., located approximately 22-feet north of the southern right-of-way line. This main is available for service.

General

North Loop Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Dr right-of-way requires written permission from TxDOT.

EPWater-PSB 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:

The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

El Paso County 911 District

No comments received.

Texas Department of Transportation

Please have requestor submit plans to TxDot for review and approval.

El Paso County Water Improvement District #1

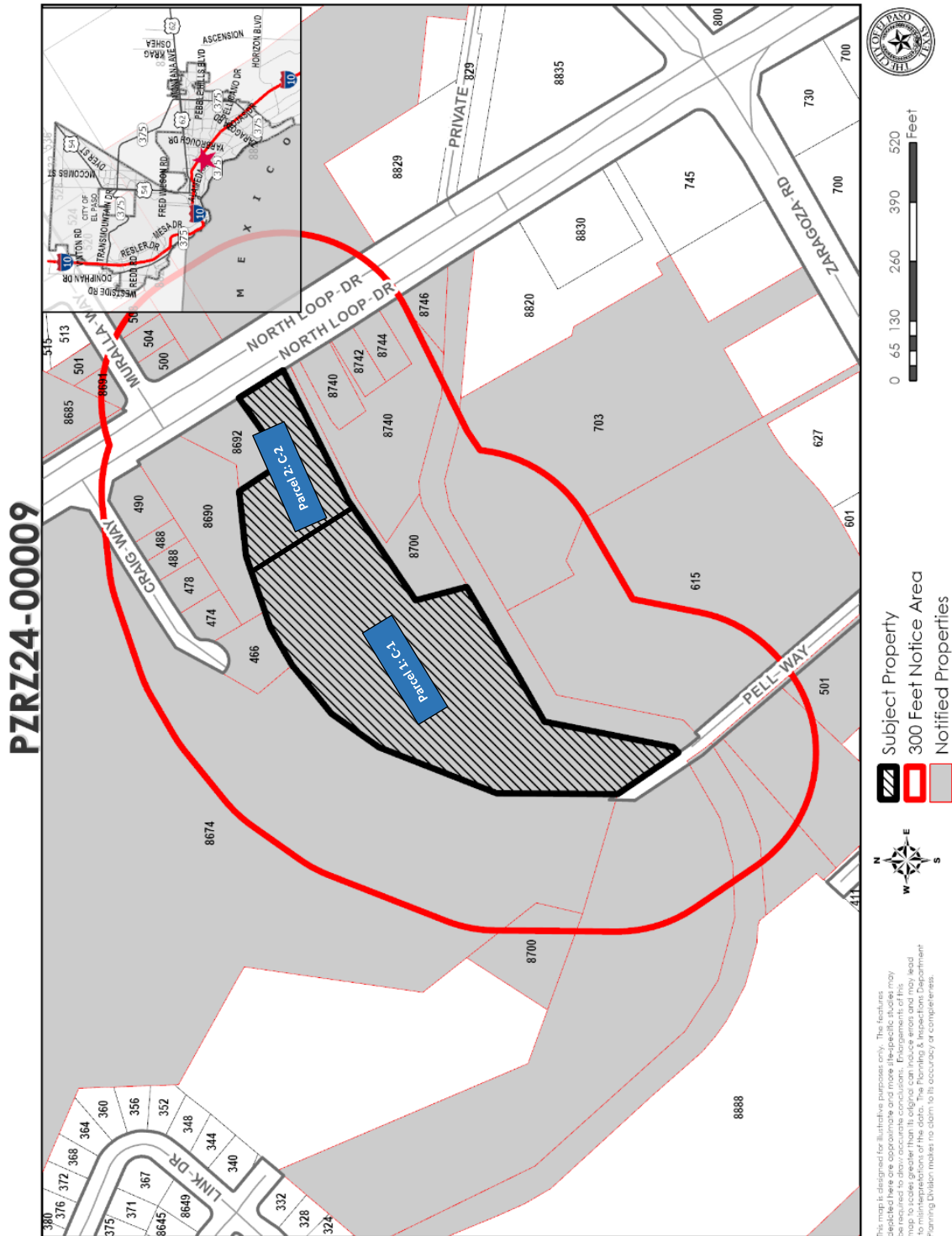
No comments received.

El Paso Electric

Please note the existing facilities within the parcel under consideration for the improvements.



ATTACHMENT 4



ATTACHMENT 5

From: [Sylvia Carreon](#)
To: [Beltran, Jose V.](#)
Subject: PZRZ24-00009
Date: Wednesday, January 29, 2025 12:44:57 PM

You don't often get email from longhorn_1989@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Good afternoon Mr. Beltran, this is Sylvia Carreon, president of the Mission Valley CIVIC Association and wanted you to advise the commission that I have spoken to the Consulting Company and are in agreement as the rezoning from a R-F to a C-1 and C-2 at this location on North Loop Rd. I have seen their final concept of the area, and it does meet with our approval. Their original request back in June was to change to a C-3, but we advised them that the C-3 would not meet with our approval as to danger of heavy commercial liability. Thank you and please attach this to the file.