

# 210 Lee

City Plan Commission — February 12, 2026

REZONING

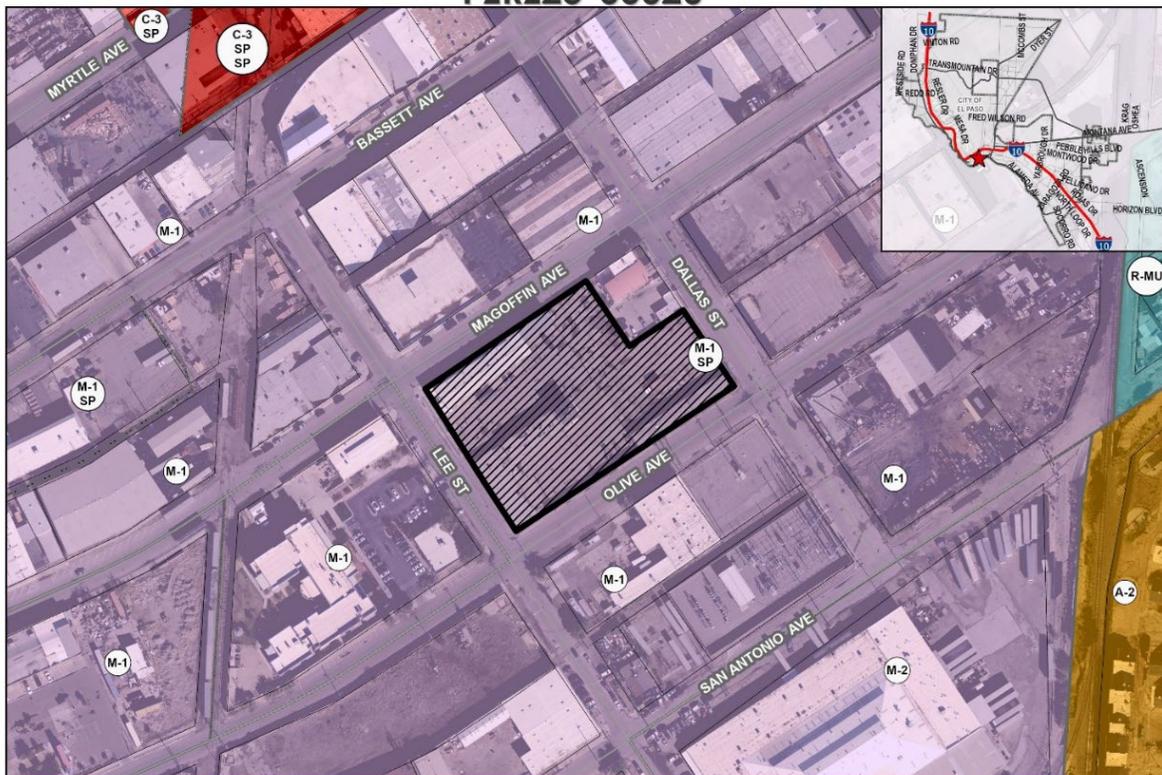


<b>CASE NUMBER:</b>	<b>PZRZ25-00020</b>
<b>CASE MANAGER:</b>	Jose Beltran, (915) 212-1607, <a href="mailto:BeltranJV@elpasotexas.gov">BeltranJV@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Rescue Mission of El Paso Inc.
<b>REPRESENTATIVE:</b>	Jorge Garcia
<b>LOCATION:</b>	210 N. Lee St. (District 8)
<b>PROPERTY AREA:</b>	2.11 acres
<b>REQUEST:</b>	Rezone from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	Two (2) phone calls of inquiry received as of February 5, 2026

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial) to allow for the use of a group residential facility.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with existing surrounding uses and is in keeping with the policies of the G-7, Industrial and/or Railyards, Land Use designation of *Plan El Paso, the City's adopted Comprehensive Plan*.

## PZRZ25-00020



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. Measurements of the map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 40 80 160 240 320 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/sp (Light Manufacturing/special permit) to C-4 (Commercial) to allow for the use of a group residential facility. The subject property is 2.11 acres in size and currently vacant. The conceptual site plan shows three (3) proposed structures to be used as a group residential facility. The conceptual site plan is not being reviewed under Title 20 requirements of the El Paso City Code and is non-binding.

**PREVIOUS CASE HISTORY:** On June 27, 1989, the City Council granted approval a special permit to allow for a forty foot (40') high microwave receiving tower under Special Permit No. 89-15. The use of the antenna has since been abandoned on the property.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed C-4 (Commercial) zoning district is compatible with adjacent zoning districts. To the north, west and south are properties are zoned M-1 (Light Manufacturing) and consist of a homeless shelter, general warehouses, a fire station, and a contractor's yard. To the east are properties zoned M-1 (Light Manufacturing), R-MU (Residential Mixed Use) and A-2 (Apartment) consisting of general warehouses, single-family dwellings and multifamily housing. The proposed zoning district will permit higher intensity commercial uses that can serve the surrounding residential districts and maintain compatibility with surrounding light manufacturing zoning districts. The nearest park is the Chamizal Community Center located 0.55 miles away and the nearest school is Douglass Elementary School, located 0.36 miles away.

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-7, Industrial and/or Railyards:</b> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use development of the site. This sector also includes existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes. The proposed development will integrate with existing surrounding light industrial uses. The previous light industrial use will transition to a mixed-use facility that will provide services to the surrounding area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-4 (Commercial) District:</b> The purpose of the district is to accommodate establishments providing goods and 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 zoning district is compatible with adjacent light manufacturing and residential zone districts as it will permit additional commercial uses that can serve the surrounding area and maintain similar intensity to existing uses.</p>
<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</p>	<p>Yes. The subject property is located along Magoffin Avenue, Olive Avenue, Lee Street and Dallas Street, which are designated as a minor arterial, a collector, and local roads, respectively, in the City's Major</p>

<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>	
property on the block with an alternative zoning district, density, use and/or land use.	Thoroughfare Plan (MTP) and are suitable for the proposed development.
<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 historical districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. No adverse effects are anticipated.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The surrounding area is stable with no rezonings in the past 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.	None. The proposed development is within an older, stable area of the city. The neighborhood consists of light industrial uses, a homeless shelter, single-family dwellings and multifamily housing.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property has frontage along Magoffin Avenue, Olive Avenue, Lee Street, and Dallas Street, which are roadways designated as a minor arterial, a collector, and local roads, respectively, in the City’s Major Thoroughfare Plan (MTP) and are suitable for the proposed development. Sidewalks are currently existing surrounding the subject property. There is currently one (1) bus stop located within walking distance (0.25 miles) of the subject property.

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

**PUBLIC COMMENT:** The subject property lies within the boundaries of the El Paso Central Business Association, Familias Unidas de Chamizal, the Sunrise Civic Group and the Magoffin Historical Neighborhood Association which were notified of the request by the applicant. Notices were sent to property owners within 300 feet of the subject property on January 30, 2026. As of February 5, 2026, the Planning Division has received two (2) phone calls of inquiry from the public, with no communication in support or opposition to the request.

**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:

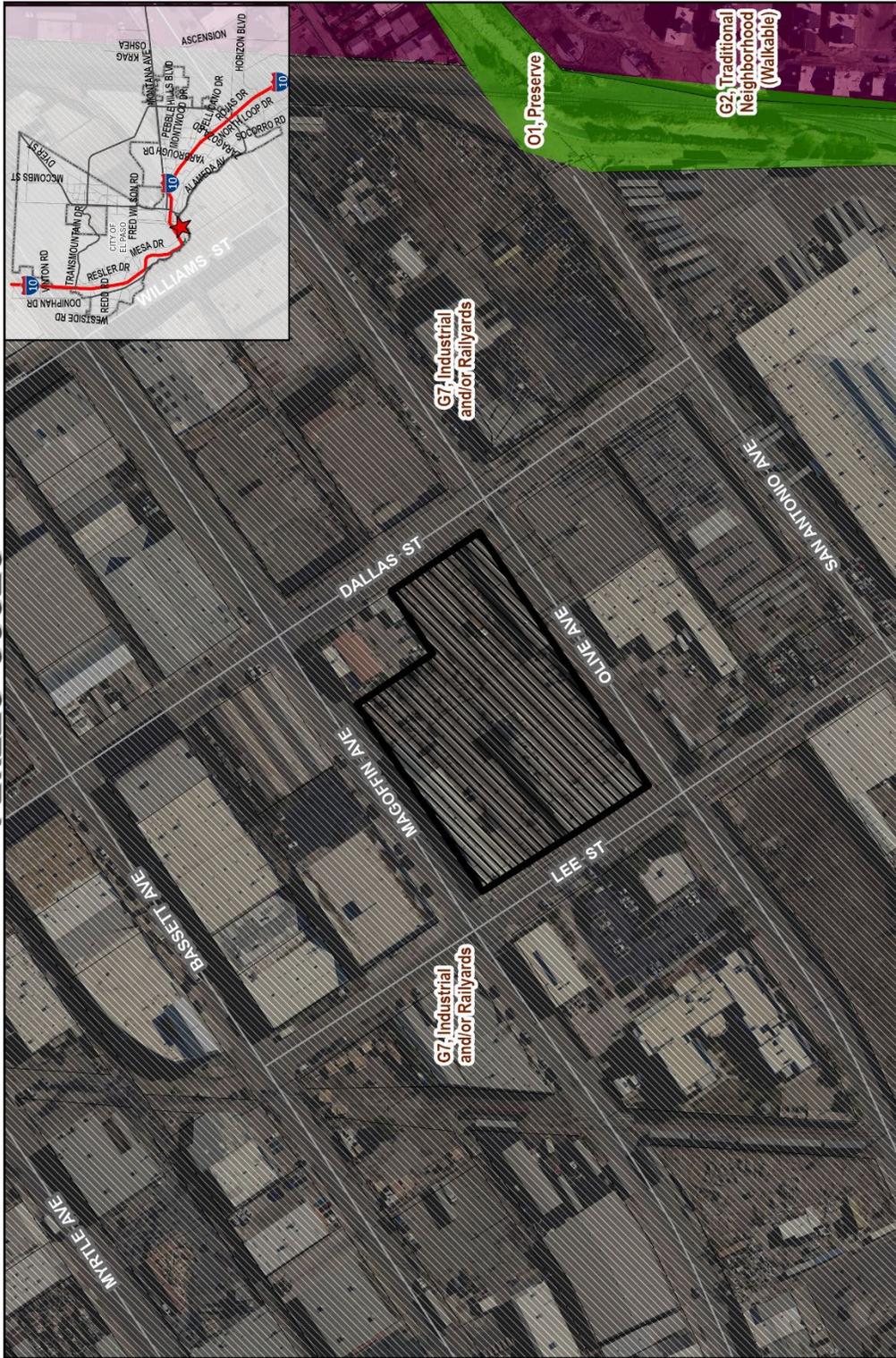
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modification** 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. Special Permit No. 89-15
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZR25-00020



Subject Property



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# ATTACHMENT 2



OVERFLOW EXPANSION  
RESCUE MISSION OF EL PASO  
210 N LEE ST, EL PASO TX 79901

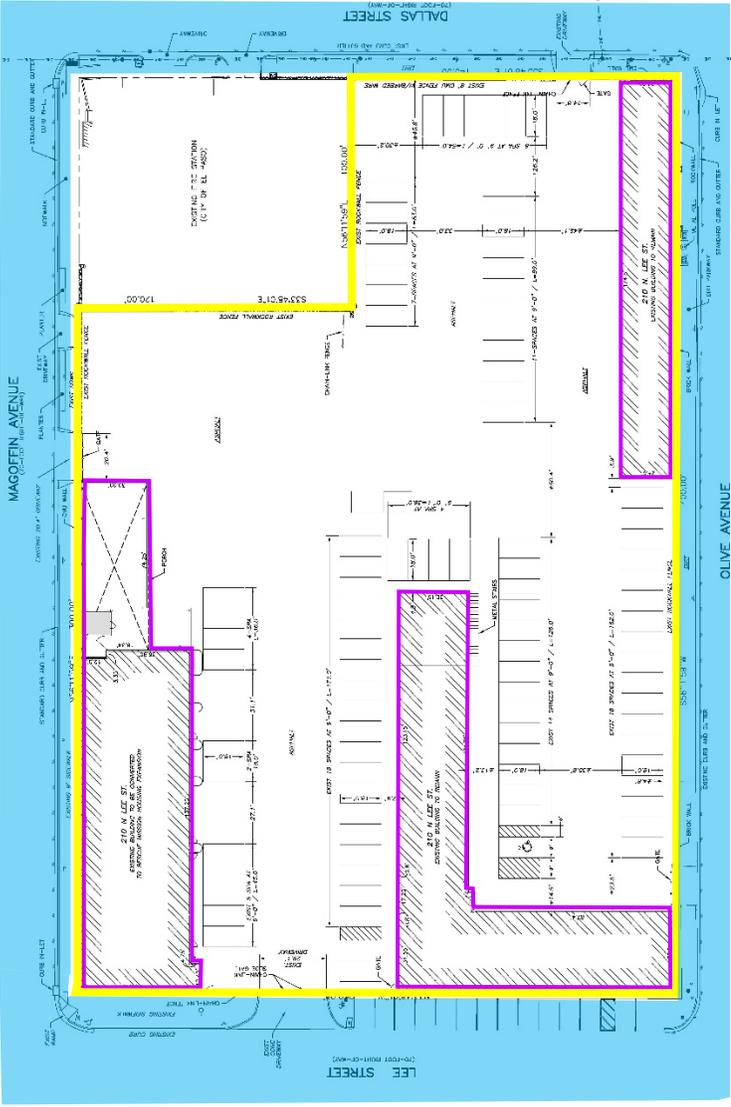
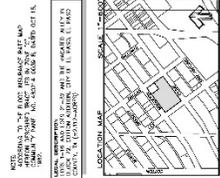


NO SCALE T REVISION

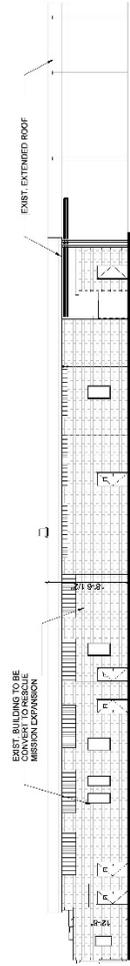
DSDP  
DETAILED SITE

2024-12 OVERFLOW EXPANSION, RESCUE MISSION OF EL PASO, DETAILED SITE DEVELOPMENT PLAN, JUNE 20 2025

PROJECT INFORMATION	
OWNER/CLIENT	RESCUE MISSION OF EL PASO
PROJECT NAME	OVERFLOW EXPANSION
PROJECT ADDRESS	210 N LEE ST, EL PASO, TX 79901
PROJECT TYPE	RESCUE MISSION EXPANSION
DESIGNER	WALTON ARCHITECTS
DATE	JUNE 20, 2025
SCALE	AS SHOWN
PROJECT NUMBER	2025-0020
PROJECT PHASE	DETAILED SITE DEVELOPMENT PLAN
PROJECT STATUS	PENDING APPROVAL
PROJECT LOCATION	210 N LEE ST, EL PASO, TX 79901
PROJECT ZONING	COMMERCIAL
PROJECT PERMITS	PENDING APPROVAL
PROJECT CONTACT	WALTON ARCHITECTS
PROJECT PHONE	972-443-1111
PROJECT FAX	972-443-1112
PROJECT EMAIL	info@waltonarchitects.com
PROJECT WEBSITE	www.waltonarchitects.com
PROJECT SOCIAL MEDIA	www.facebook.com/waltonarchitects
PROJECT GITHUB	www.github.com/waltonarchitects
PROJECT LINKEDIN	www.linkedin.com/company/walton-architects
PROJECT TWITTER	www.twitter.com/waltonarchitects
PROJECT INSTAGRAM	www.instagram.com/waltonarchitects
PROJECT YOUTUBE	www.youtube.com/waltonarchitects
PROJECT TIKTOK	www.tiktok.com/waltonarchitects
PROJECT SNAPCHAT	www.snapchat.com/waltonarchitects
PROJECT OTHER	



DETAILED SITE DEVELOPMENT PLAN  
SCALE: 1/8" = 1'-0"



FRONT BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

ISSUED FOR DETAIL SITEPLAN APPROVAL

# ATTACHMENT 3

RESOLUTION GRANTING SPECIAL PERMIT NO. 89-15,  
FOR A PORTION OF LOT 16, BLOCK 72, COTTON  
ADDITION, PURSUANT TO SECTION 20.46.040  
(ZONING), OF THE EL PASO CITY CODE.

WHEREAS, PARAGON CABLE has applied for a Special Permit under Section 20.46.040.H (Zoning), of the El Paso City Code, to allow for a forty foot (40') high microwave receiving tower; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

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

1. That said property is in an M-1 (Light Manufacturing) District; and

2. That microwave receiving towers are uses authorized by Special Permit in M-1 (Light Manufacturing) districts under Section 20.46.040.H of the El Paso City Code; and

3. That the City Council hereby grants a Special Permit under Section 20.46.040.H of the El Paso City Code, to allow a forty foot (40') high microwave receiving tower on the property located at 135 Dallas Street, and which is described as a portion of Lot 16, Block 72, Cotton Addition, City of El Paso, El Paso County, Texas, more particularly described in the attached Exhibit "A" which is made a part hereof for all intents and purposes; and

4. That this Special Permit is issued subject to the

1

0609

425

development standards in the M-1 (Light Manufacturing) District regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

5. That the Applicant is required to coordinate the final building plans with the El Paso Water Utilities' Engineering Department prior to submittal of building plans.

6. That the Applicant shall sign an Agreement incorporating the requirements of this Resolution. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Resolution, Special Permit No. 89-15 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

ADOPTED THIS 27th DAY OF Jan, 1989.

THE CITY OF EL PASO

Mayor [Signature]

ATTEST:

[Signature]  
City Clerk

SIGNATURES CONTINUE ON NEXT PAGE

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APPROVED AS TO FORM:

C. Antonio  
Assistant City Attorney

APPROVED AS TO CONTENT:

Scott Olson  
Department of Planning,  
Research and Development

**AGREEMENT**

PARAGON CABLE, the Applicant referred to in the above Resolution, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the M-1 (Light Manufacturing) District regulations, and subject to all other requirements set forth in this Resolution.

EXECUTED THIS 23rd DAY OF June, 1989.

PARAGON CABLE

BY: John Neal  
~~Rodney Stage~~ John Neal  
Title: Vice President

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 23 day of June, 1989, by ~~RODNEY STAGE~~ John Neal as Vice President, on behalf of PARAGON CABLE, as Applicant.

Elaine Carrillo  
Notary Public, State of Texas  
Notary's Printed or Typed Name  
ELAINE CARRILLO

My Commission Expires:  
04-08-1992

ZNG4:SP89.15  
5/25/89

423

Being a portion of F. Neve Survey No. 8  
City of El Paso, El Paso County, Texas  
Prepared for: Paragon Cable  
March 9, 1989

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of F. Neve Survey No. 8,  
City of El Paso, El Paso County, Texas and being more particularly  
described by metes and bounds as follows to wit:

Commencing for reference at at Railroad Spike marking the Southwest corner  
of a described 1.19 acre parcel from the City of El Paso to Harvey C.  
Alford recorded in Book 1994, Page 102, dated October 25, 1988.

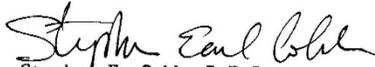
Thence along the Easterly right-of-way of Radford Street (70' wide) South  
00°24'00" West a distance of 646.89 to a point; Thence North 89°38'50"  
East a distance of 141.48 feet to a 5/8" iron rebar and the "POINT OF  
BEGINNING";

Thence North 89°38'50" East a distance of 20.00 feet to a 5/8" iron rebar;

Thence South 00°21'10" East a distance of 10.00 feet to a 5/8" iron rebar;

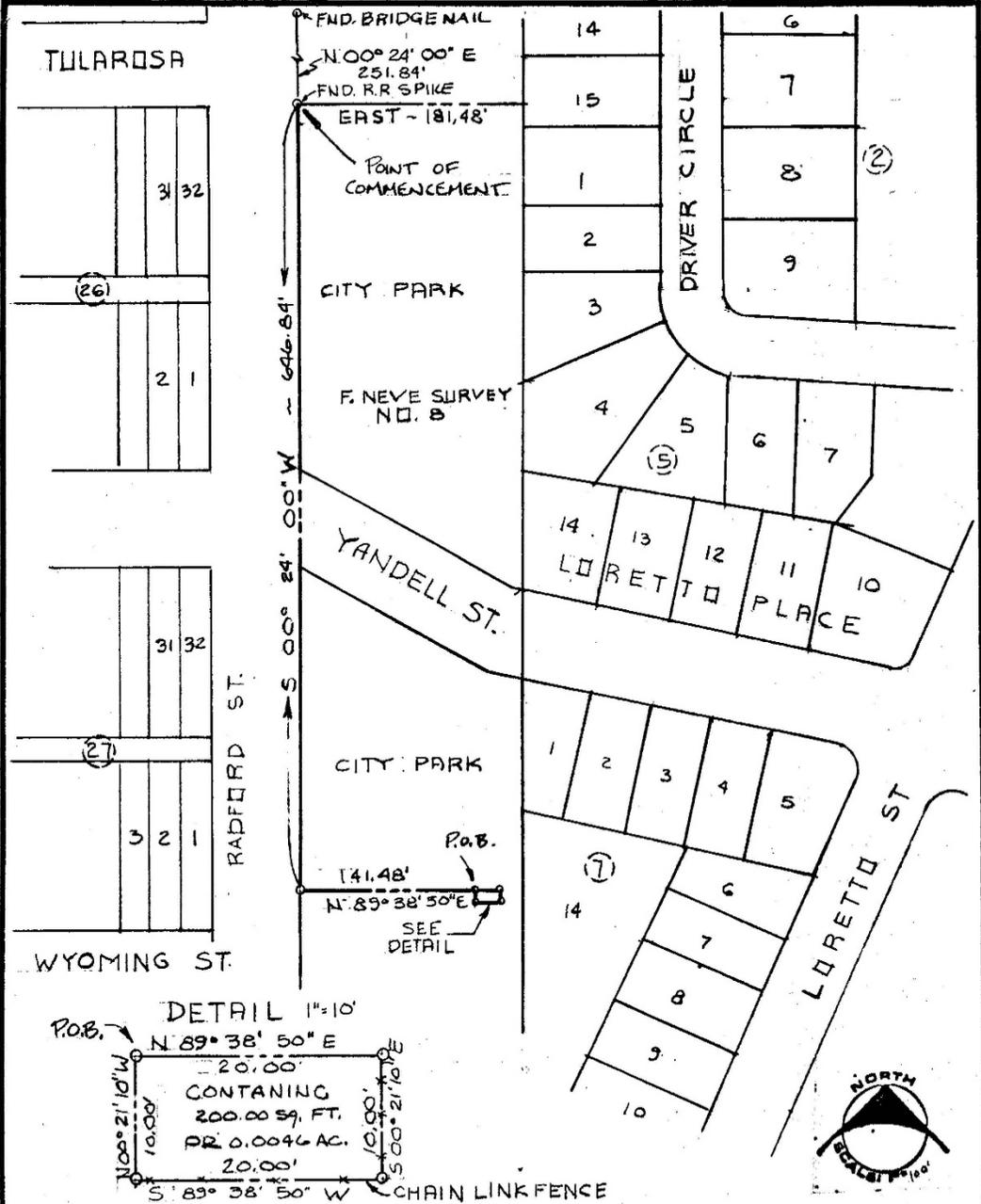
Thence South 89°38'50" West a distance of 20.00 feet to a 5/8" iron rebar;

Thence North 00°21'10" West a distance of 10.00 feet to the "POINT OF  
BEGINNING" and containing in all 200 square feet or 0.0046 acres.

  
Stephen E. Cobb, R.P.S.  
TX 4297; NM 10472  
CONDE, INC.

189-13-8  
R.C.

*Special Permit SP-89-15  
Exhibit "A"*



FLOOD INSURANCE RATE MAP INFORMATION  
 HEREON DESCRIBED TRACT LIES IN ZONE C  
 COMMUNITY-PANEL NO. 480214 0034 15  
 DATED OCTOBER 12, 1982

**CERTIFICATION**  
 I hereby certify that the foregoing boundary survey was made by,  
 me or under my supervision, NO RESEARCH DONE, and  
 ANY POSSIBLE CONFLICTING EASEMENTS.

*Stephen Earl Cobb*

STEPHEN EARL COBB-----RPS  
 TEXAS 4297, NEW MEXICO 10472

Special Permit  
 SP. 89-15  
 Exhibit "B"

JOB NO. 189-13-8

BEING A PORTION OF NEVE SURVEY  
 NO. 8  
 CITY OF EL PASO, EL PASO COUNTY TX.  
 FIELD DG OFFICE R.G. DATE 3-83 SCALE 1" = 100'  
**CONDE ENGINEERING INC.**  
 1790 Lee Trevino Dr. Suite 400  
 EL PASO, TEXAS.

# **ATTACHMENT 4**

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

Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with existing surrounding uses and is in keeping with the policies of the G-7, Industrial and/or Railyards, Land Use designation of *Plan El Paso, the City's adopted Comprehensive Plan*.

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

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**

No objections to the proposed rezoning.

## **Fire Department**

No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

## **Sun Metro**

No comments received.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

No objections to the application. No TIA is required.

### **Streets Lighting:**

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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.

**Contract Management:**

No comments received.

**El Paso Water**

EPWater-PSB does not object to this request.

EPWater requests a 20-foot PSB easement to accommodate this sewer main.

**Water**

There is an existing 16-inch diameter water main that extends along Dallas St. and Olive Ave. 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 diameter water main that extends along Dallas St., located approximately 21-feet south of the north right of way line. This main is available to provide service.

There is an existing 12-inch diameter water main that extends along Lee St., located approximately 26-feet south of the north right of way line. This main is available to provide service.

Previous water pressure reading from fire hydrant #01445, located at the intersection of Magoffin Ave. and Dallas St. has yielded a static pressure of 84 psi, a residual pressure of 74 psi, and a discharge of 1,186 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.

EPWater records indicate an existing 1-inch water meter serving with service address of 220 N. Lee St. A ¾-inch Water meter with service address of 210 N. Lee St.

EPWater records indicate an existing ¾-inch yard meter and a 2-inch domestic meter with service address of 47 Dallas St.

**Sanitary Sewer**

There is an existing 8-inch diameter sanitary sewer main that extends along Dallas St. centerline. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Lee St located right-of-way center line. This main is available to provide service.

There is an existing 8-inch sewer man that extends within the property. This main is available to provide service. EPWater requests a 20-foot PSB easement to accommodate this sewer main.

**General**

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

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.

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:**

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

**El Paso County 911 District**

The 911 District has no comments or concerns regarding this rezoning.

**Texas Department of Transportation**

No TXDOT comments as there appears to be no work affecting the R.O.W.

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

No comments received.

**El Paso Electric**

We have no comments for 210 N. Lee St.

**Texas Gas Service**

In reference to case PZRZ25-00020 - 210 Lee St, Texas Gas Service has 2 active services at 209 & 210 Lee St.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

