

8021 North Loop

City Plan Commission — April 24, 2025

SITE PLAN



CASE NUMBER:	PZDS25-00002
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Jorge G. Rivera
REPRESENTATIVE:	Vanessa Duran
LOCATION:	8021 North Loop Dr. (District 3)
PROPERTY AREA:	0.37 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 016540
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. 016540, dated January 16, 2007, requiring approval from City Plan Commission prior to issuance of building permits. The applicant proposes to develop the subject property as automobile (sale, service, storage, and rental).

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the use of automobile (sale, service, storage, and rental) 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 G-3, Post-War future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZDS25-00002



This map is designed for illustrative purposes only. The features depicted herein are to give a general idea of the specific location and are not intended to show accurate construction. The placement of this map is to be used as a guide only and does not constitute a warranty or representation of the state. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 15 30 60 90 120 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting City Plan Commission approval of a Detailed Site Development Plan as required per Ordinance No. 016540, dated January 16, 2007. The detailed site development plan shows an existing 1,326 square-foot office along with the existing garage building for automobile (sale, service, storage, and rental). The applicant is providing nine (9) parking spaces and three (3) bicycle spaces. Access to the subject property is proposed from North Loop Drive.

PREVIOUS CASE HISTORY: On January 16, 2007, the subject property was rezoned from C-1 (Commercial) to C-3/c (Commercial/condition). At the time of rezoning, the following conditions were imposed via Ordinance No.016540 (Attachment 4) and summarized as follows:

That a detailed site development plan be reviewed and approved by the City Plan Commission prior to issuance of building permits.

Note: Condition being satisfied by this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is compatible with similarly-zoned, abutting commercial and multi-family dwelling developments. The adjacent properties to the north, south, and east are zoned R-3 (Residential) and includes single-family and multi-family dwellings, while the adjacent property to the west is zoned C-4/c (Commercial/condition) consisting a small contractor’s yard. The nearest park is Lafayette Park (0.68 miles). The nearest school is North Loop Elementary School (0.38 miles). Access to the subject property is proposed from North Loop Drive.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. 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. 016540, dated January 16, 2007, the property owner must obtain detailed site development plan approval by the City Plan Commission prior to an issuance of any building permits for the subject property.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-3 (Commercial) District: The purpose of this 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 districts 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.	Yes. The proposed use of automobile (sale, service, storage, and rental) is permitted in the C-3 (Commercial) zone district. The proposed Detailed Site Development Plan is in keeping with the applicable regulations and spirit of the C-3 (Commercial) zone district.
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	There are no Historic Districts or Special designations on the subject property.

that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the proposed development is from North Loop Drive, which is designated as a major arterial 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 0.2 mile from the subject property located on North Loop Drive. Sidewalks are present along North Loop 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:

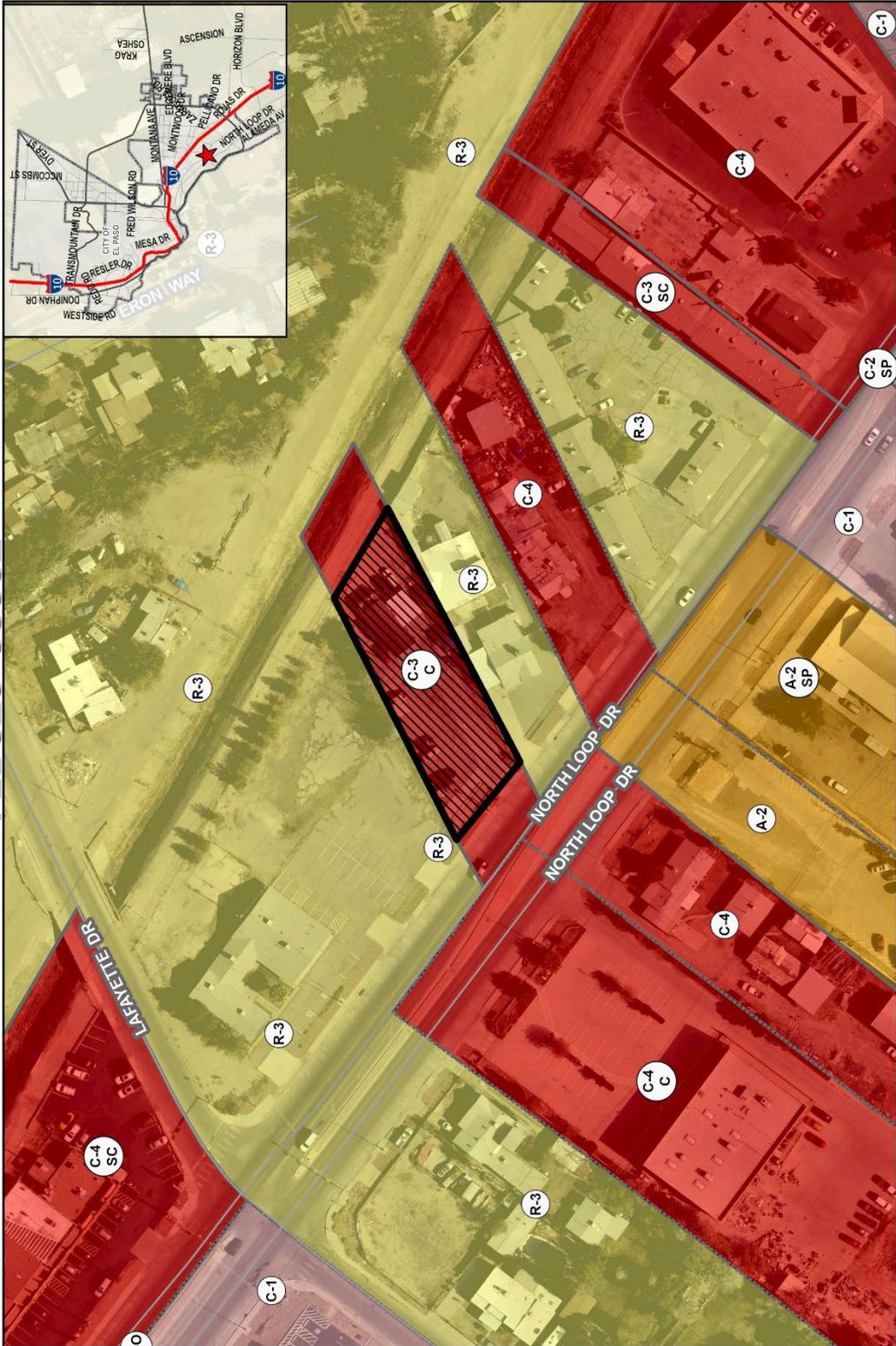
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(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. 8929
5. Department Comments

ATTACHMENT 1

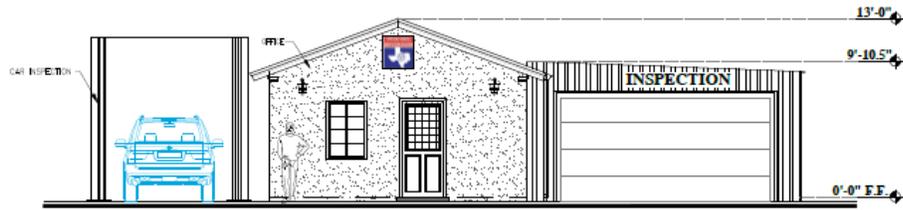
PZDS25-00002



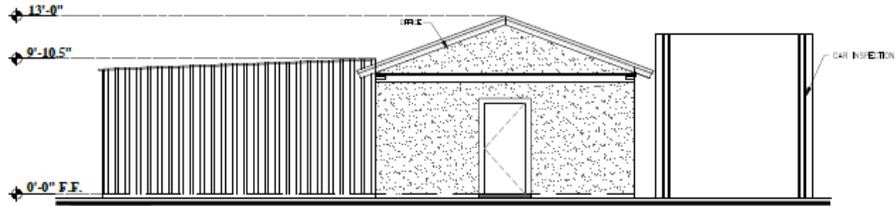
Subject Property

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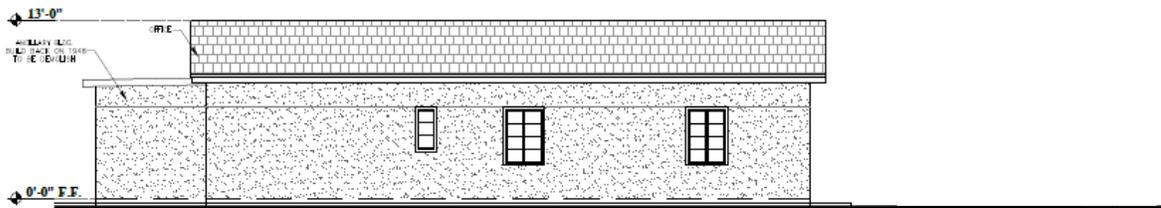
ATTACHMENT 3



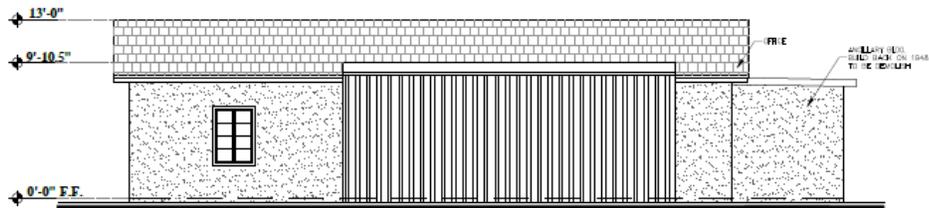
2 FRONT ELEVATION
Scale: 1/4" = 1' - 0"



3 REAR ELEVATION
Scale: 1/4" = 1' - 0"



4 LEFT SIDE ELEVATION
Scale: 1/4" = 1' - 0"



5 LEFT SIDE ELEVATION
Scale: 1/4" = 1' - 0"

ATTACHMENT 4

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ORDINANCE NO. 018540

AN ORDINANCE CHANGING THE ZONING OF LOT 2, BLOCK 9, LAFAYETTE PLACE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO C-3 (COMMERCIAL) AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

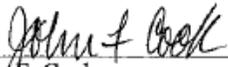
That the zoning of *Lot 2, Block 9, Lafayette Place, City of El Paso, El Paso County, Texas*, be changed from **C-1 (Commercial)** to **C-3 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity of use 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:

That a detailed site development plan be reviewed and approved by the City Plan Commission prior to issuance of building permits.

PASSED AND APPROVED this 11th day of January, 2007.

THE CITY OF EL PASO



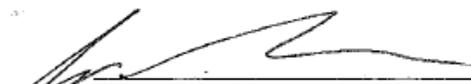
John F. Cook
Mayor

ATTEST:



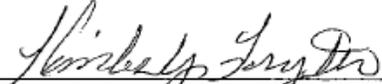
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Kimberly Forsyth, Senior Planner
Development Services Department

Doc#27037/ORD/Rezoning/ZON06-00130/HMCG

ORDINANCE NO. 018540

Zoning Case No: ZON06-00130

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Recommend approval.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval.

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 detailed site development plan.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environmental Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to the application.

Street Lights Department:

does not object to this request.

For the development of a subdivision 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 a project 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 affect to Sun Metro transit service and operations.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along North Loop Dr., located approximately 13-feet south of the north right-of-way line. This main is available for service.

Previous water pressure from fire hydrant #4897, located on Lafayette Dr. approximately 500-feet south of North Loop Dr., has yielded a static pressure of 110 (psi), a residual pressure of 98 (psi), and a discharge of 993 (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 12-inch diameter sanitary sewer main that extends along North Loop Dr., located approximately 23-feet south of the north right-of-way line. This main is available for service.

General:

North Loop Dr. 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 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:

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

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.

Note: Comments will be addressed at the permitting stage.

Texas Department of Transportation

Please have the requestor submit grading and drainage plans to TXDOT for review and approval.

Note: Comments will be addressed at the permitting stage.

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 comments received.

Texas Gas Service

In reference to case PZDS25-00002 - 8021 North Loop Drive, Texas Gas Service has a service line at 8021 North Loop.