

8172 Lowd

City Plan Commission — July 3, 2025

REZONING



CASE NUMBER:	PZRZ25-00017
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Armando and Leticia Urenda
REPRESENTATIVE:	Luis Urenda
LOCATION:	8172 Lowd Ave. (District 7)
PROPERTY AREA:	0.38 acres
REQUEST:	Rezone from R-F (Ranch and Farm) to R-2 (Residential)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2 (Residential) for the proposed use of a single-family dwelling.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the current 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.

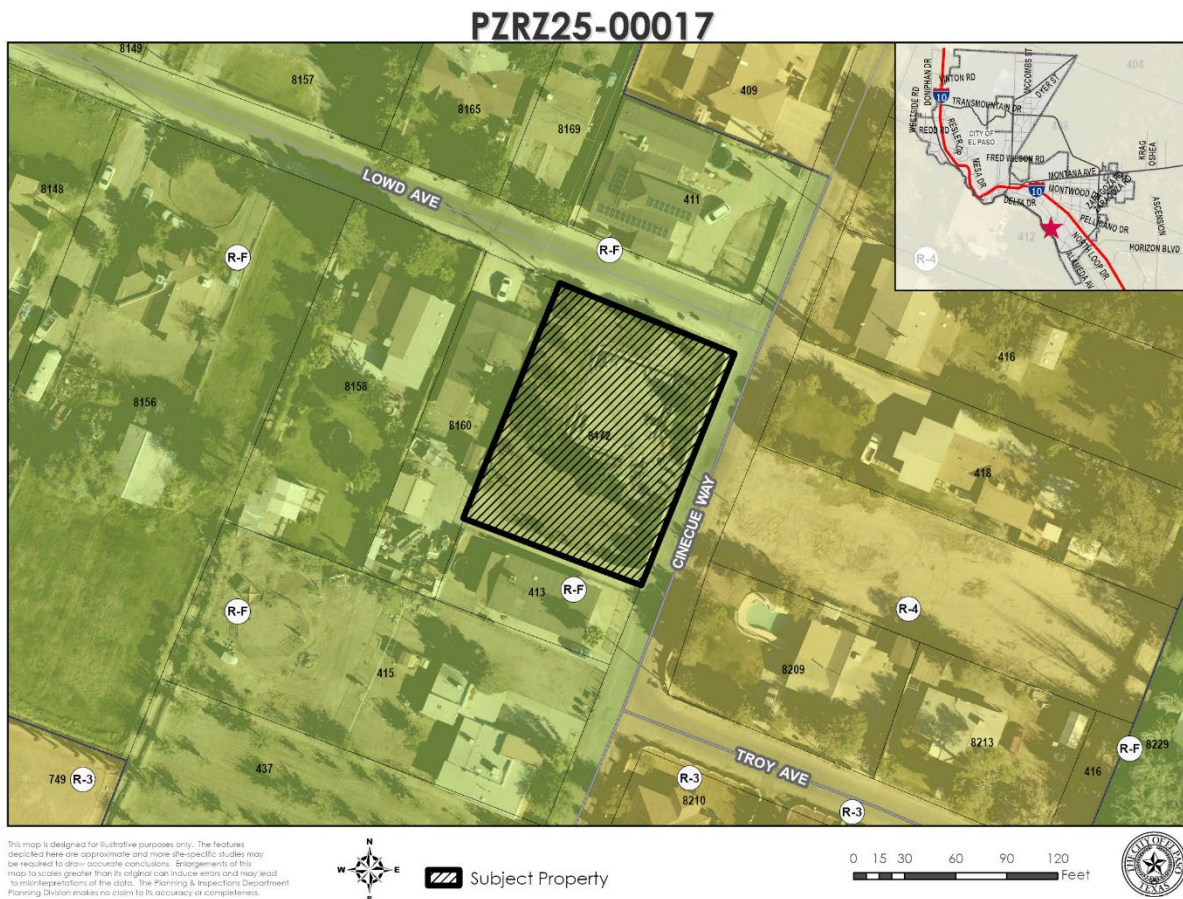


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2 (Residential) for the proposed use of a single-family dwelling. The 0.38-acre property is currently vacant. The conceptual site plan proposes a 3,680-square-foot single-family residence with access provided from Lowd Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed single-family dwelling and the requested R-2 (Residential) zoning are compatible with the existing character of the area. The surrounding properties include single-family dwellings zoned R-F (Ranch and Farm) to the north, west, and south, and single-family dwellings zoned R-4 (Residential) to the east. The nearest school, Thrive Academy Alternative School, is approximately 0.3 miles away, and the closest park, Shawver Park, is located about 1.0 mile from the subject property.

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>R-2 (Residential) District: The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes. The proposed R-2 (Residential) zoning is compatible with the surrounding R-F (Ranch and Farm), R-3, and R-4 (Residential) districts and uses, which are developed with single-family dwellings.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property has access to Lowd Avenue, which is designated as a local street in the City's Major Thoroughfare Plan (MTP). It is also adjacent to Cinecue Way, another local street that connects to Yarbrough Drive, a major arterial. The classification of these roadways is appropriate to serve the proposed development.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may</p>	<p>The subject property is not located within historic districts nor any other special designation areas.</p>

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 requested rezoning.	There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been stable with no rezonings within the last 10 years.
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 currently vacant and undersized for the existing R-F (Ranch and Farm) zoning, which makes it unsuitable for development under its current designation. Rezoning to R-2 (Residential) will allow for appropriate development consistent with the surrounding single-family residential neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property is located at the intersection of Lowd Avenue and Cinecue Way. Access to the subject property will be provided from Lowd Avenue, which is designated as a local street in the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable to serve the proposed development. Two bus stops are located within walking distance (0.25 mile) of the property, with the nearest bus stop approximately 0.12 miles away along Yarbrough Drive.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the Mission Valley Civic Association, Corridor 20 Civic Association, and Save the Valley 21, all of which were notified of the rezoning application by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on June 20, 2025. As of June 26, 2025, the Planning Division has not received any 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:

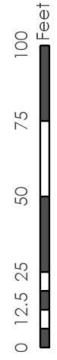
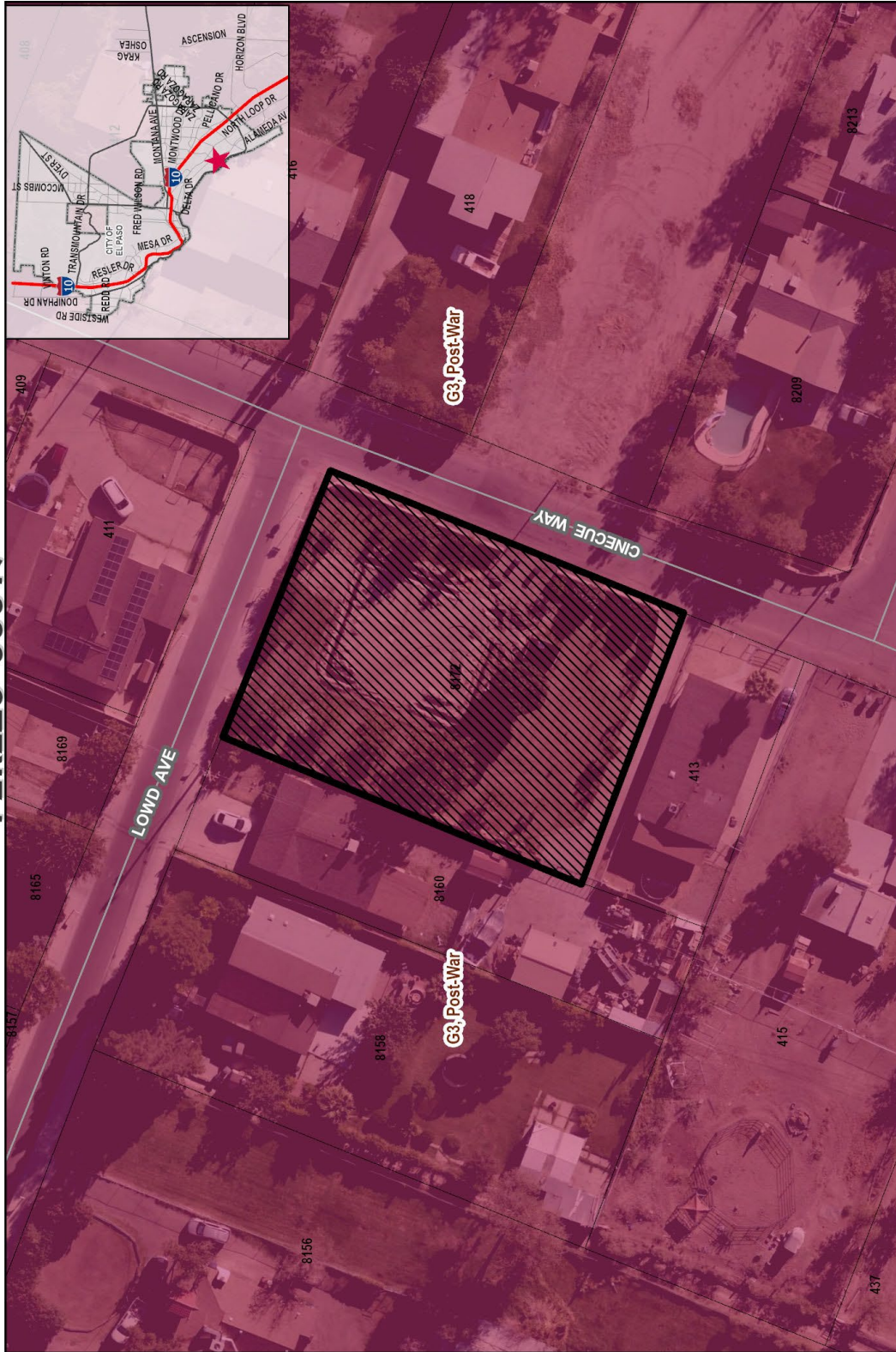
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

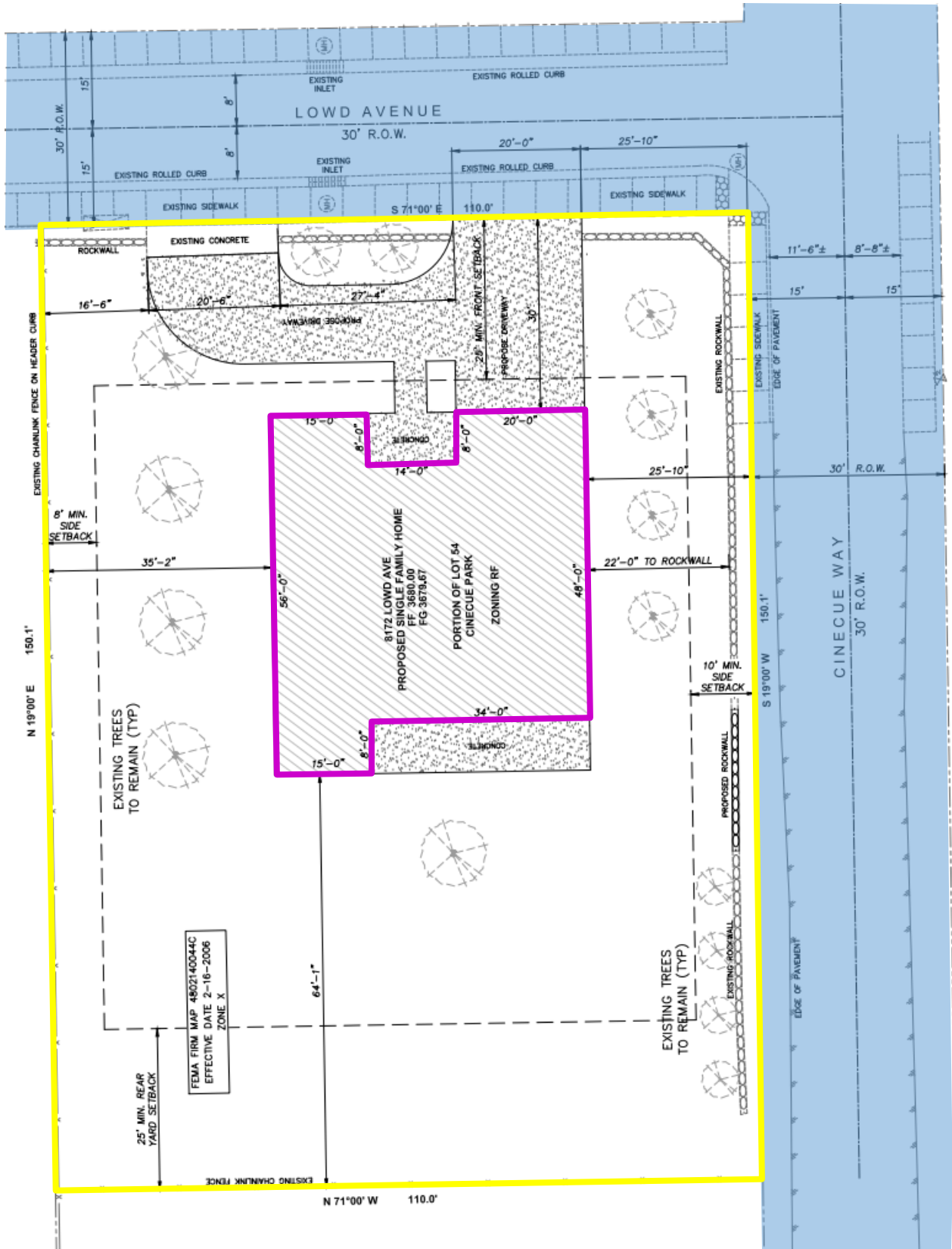
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 Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce 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

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request. The proposed zoning district is compatible with the residential districts in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G3 Post-War future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments provided.

Planning and Inspections Department – Land Development

On-site ponding of all storm-water runoff discharge volumes is required within this lot and shall comply with all provisions of Municipal-Code Section 19.19.010A, SDM panel 1-4C-J, and DDM section 11.1.

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objection. Install 5-foot sidewalk up to property line on Cinecue Way. No TIA is required.

Streets Lighting:

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 provided.

El Paso Water

No comments provided.

Water

No comments provided.

Sanitary Sewer

No comments provided.

General

No comments provided.

Stormwater:

As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, 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.

Cinecue Way was not designed to take in any runoff and Lowd Ave. may have been designed to retain only the street runoff; this property may need to retain its developed runoff on site.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Texas Gas service has a service line at 8172 Lowd Ave.

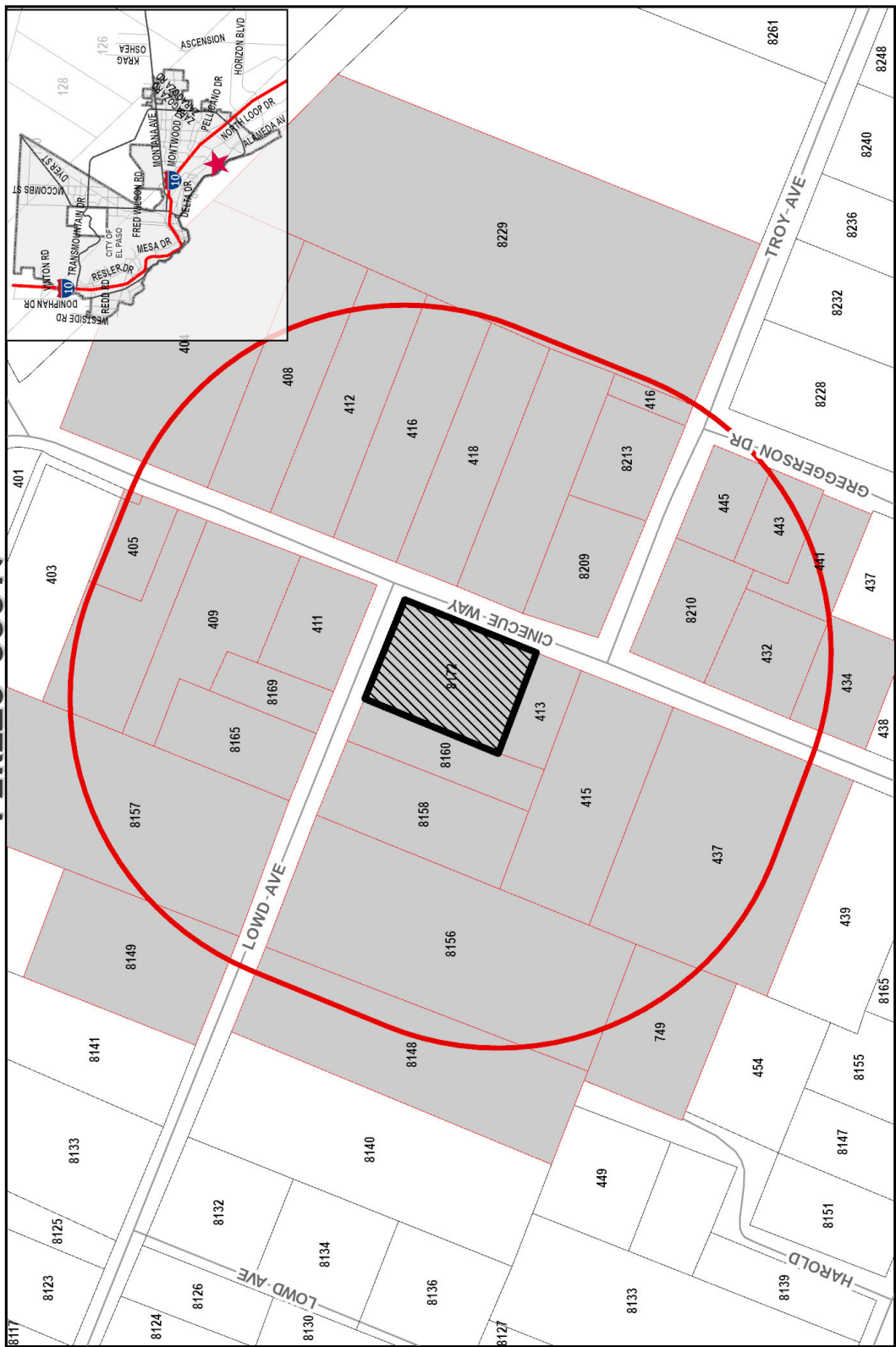
Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

No comments for 8172 Lowd Ave.

ATTACHMENT 4

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Subject Property
300 Feet Notice Area
Notified Properties



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