

Saint Dominic

City Plan Commission — April 23, 2026



REZONING

CASE NUMBER:	PZRZ26-00005
CASE MANAGER:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER:	Hammeum, LLC
REPRESENTATIVE:	Bratislav Velimirovic
LOCATION:	Generally North of Vista del Sol Dr. and West of Joe Battle Blvd. (District 6)
PROPERTY AREA:	0.87 acres
REQUEST:	Rezone from R-3 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of April 16, 2026

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from R-3 (Residential) to C-1 (Commercial) to allow for a proposed medical office.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-4, Suburban (Walkable) Future Land Use Map Designation. The condition is the following:

- *That ten feet (10') landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along property lines adjacent to residential zone 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.*

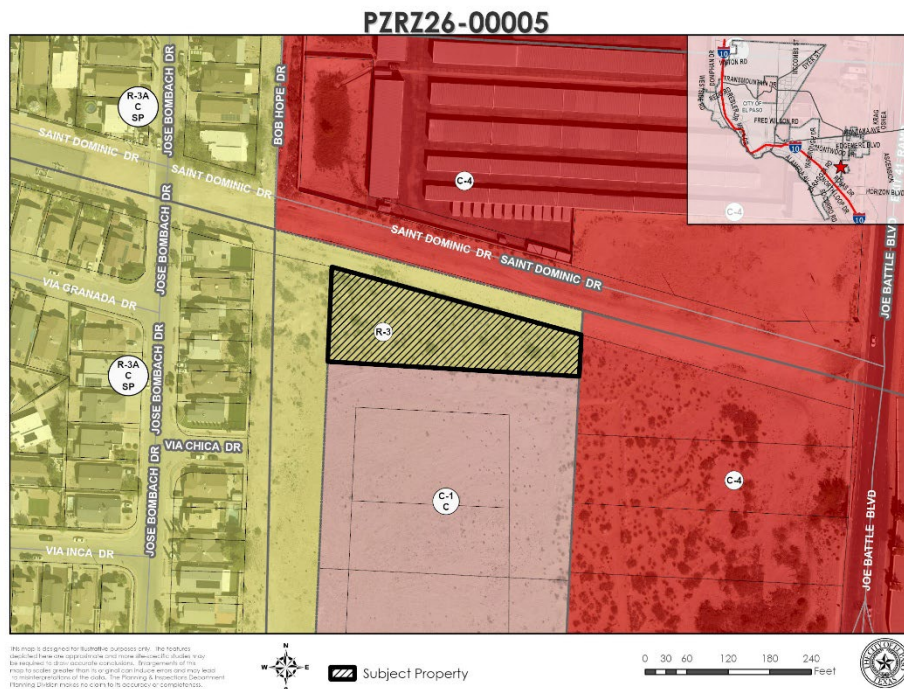


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to rezone the subject property from R-3 (Residential) to C-1 (Commercial) to allow for a proposed medical office. The subject property is 0.87 acres in size and is vacant. The conceptual site plan shows the proposed layout which includes two (2) medical office buildings, ponding and parking. Future access is proposed through Joe Battle Boulevard from Saint Dominic Drive. The conceptual plan is not being reviewed for compliance with zoning requirements and is not binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent zoning districts and commercial uses in the area. Properties adjacent to the subject property are zoned C-4 (Commercial) to the north and east and include a self-storage warehouse and lots currently under development; C-1/c (Commercial/condition) to the south that include vacant lots and R-3 (Residential) to the west that include single-family dwellings. The nearest park is Walter Clarke Park (0.6 mile) and the nearest school is Capt. Walter E. Clarke Middle School (0.9 mile). The proposed rezoning will serve to consolidate property under the same zoning district as immediate adjacent properties and the conditions are recommended to safeguard single-family uses allowed in the proximity.

COMPLIANCE WITH PLAN EL PASO/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-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 proposed medical office development is compatible with the G-4, Suburban 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 these districts 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>Yes. The proposed C-1 (Commercial) zoning district will provide the integration of commercial uses with C-1 (Commercial), C-4 (Commercial), and R-3 (Residential) zoning districts in the surrounding area. Conditions are recommended to safeguard adjacent residential development.</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 is generally located North of Vista del Sol Drive and West of Joe Battle Boulevard designated as a major street and freeway respectively and is proposed to have future access through Joe Battle Boulevard from Saint Dominic Drive which is classified as a local street in the City's Major Thoroughfare Plan. The proposed rezoning will serve to consolidate property under the same zoning district as immediate adjacent properties and the conditions are recommended to safeguard single-family uses allowed in the proximity.</p>

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.	None. The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is in transition. Properties have been rezoned within the last ten years. On October 30, 2018, adjacent properties to the south were rezoned from R-3 (Residential) to C-1 (Commercial).
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	This established neighborhood comprises commercial developments. In 2018, the properties to the south were rezoned from R-3 (residential) to C-1/C (commercial/condition), and in 2024, the properties to the east were rezoned from R-3 to C-4 (commercial). As the area is in transition, the existing residential zoning is no longer appropriate for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is generally located North of Vista del Sol Drive and West of Joe Battle Boulevard designated as a major street and freeway respectively and is proposed to have future access through Joe Battle Boulevard from Saint Dominic Drive which is classified as a local street in the City's Major Thoroughfare Plan. There are two (2) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Vista del Sol Drive 0.6 miles in proximity to the subject property.

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

PUBLIC COMMENT: There are no registered neighborhood associations applicable to the subject property. Notices were sent to property owners within 300 feet of the subject property on April 9, 2026. As of April 16, 2026, the Planning Division has not received any communication in support or opposition to the rezoning 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:

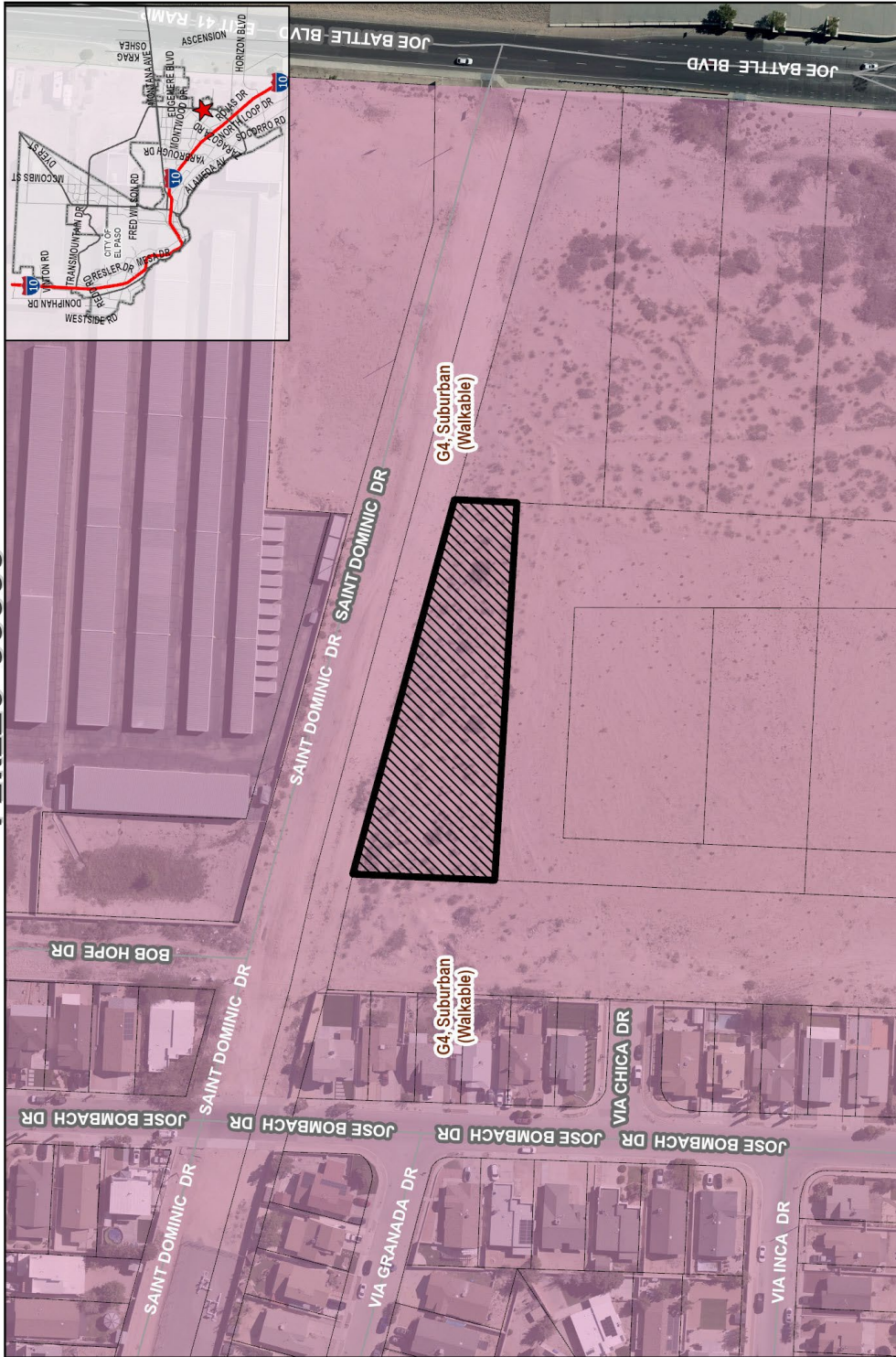
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With 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

ATTACHMENT 1

PZR26-00005

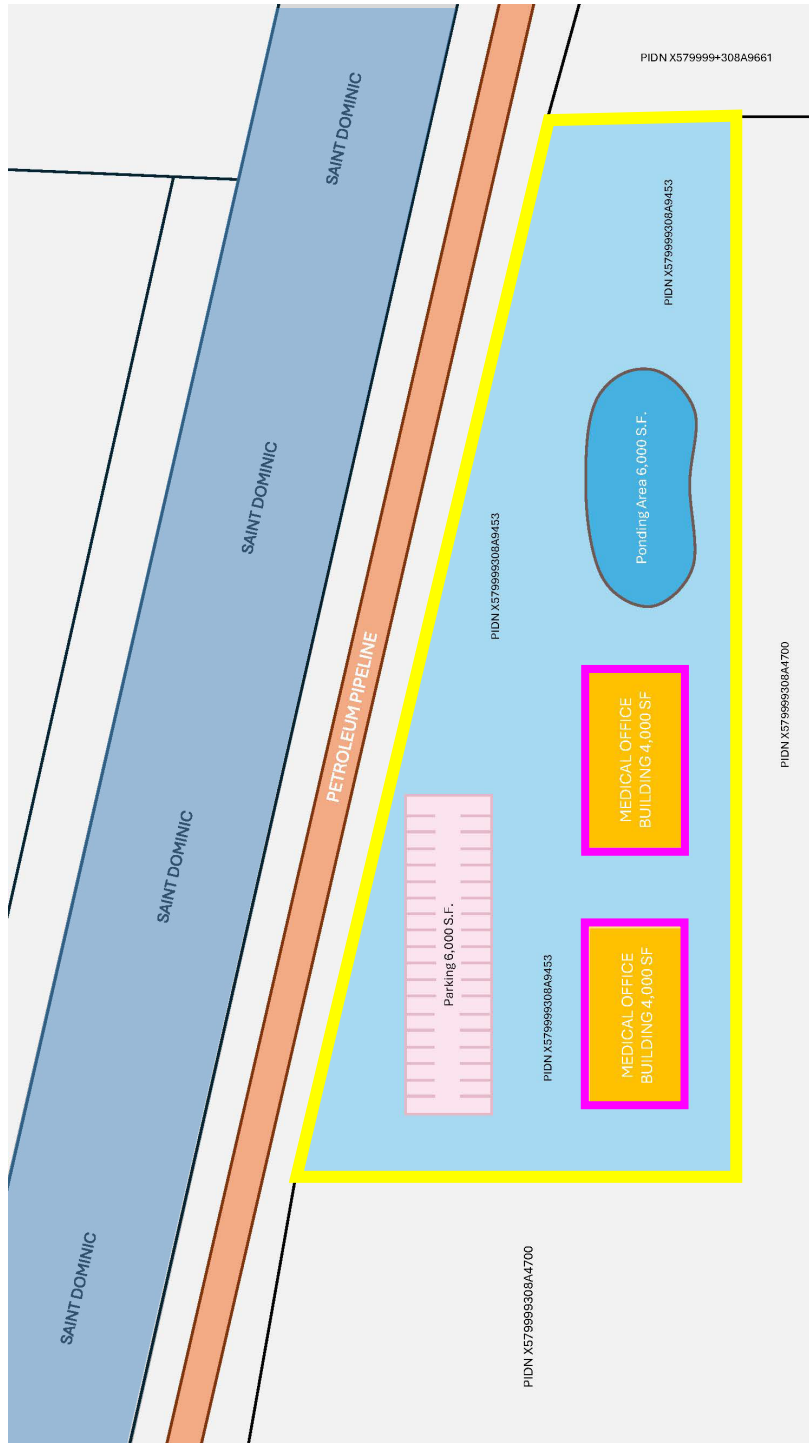


Subject Property



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ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH A CONDITION** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with Plan El Paso, the City's Comprehensive Plan, and the G-4, Suburban (Walkable) Future Land Use Map Designation. The condition is the following:

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Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. Conceptual plan review.

Planning and Inspections Department – Land Development

The proposed ponding area(s) shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objections to application.
- No TIA is required for the proposed use.

Streets Lighting:

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 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.

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:

1. 1.Indicate that any infrastructure located within the city right-of-way or within the city's two-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.
2. For future development, a complete set of plans shall be submitted.
3. Provide detailed information on curbs and gutters, curb ramps, and sidewalks in compliance with DSC standards.
4. Include typical cross-section for proposed streets, showing right-of-way widths and sidewalks.
5. Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.
6. Indicate that for driveways the municipal code chapter 13.12 shall be followed.
7. Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

Note: Comments to be addressed at the platting stage.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 8-inch diameter water main that extends along Via Chica Dr. approximately 18-feet south of the north right-of-way. This main dead-ends approximately 108 feet east of Jose Bombach Dr. This water main can be extended to provide service. Previous water pressure readings from fire hydrant #8745, last tested on 10/5/2022, fronting 1639 Jose Bombach Dr., yielded a static pressure of 46 psi, a residual pressure of 42 psi and a discharge of 855 gallons per minute.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Via Chica Dr. approximately 21-feet north of the south right-of-way and dead-ends approximately 136-feet east of Jose Bombach Dr. This sanitary sewer main can be extended to provide service.

General

Water and sanitary sewer main extensions along a PSB easement will be required to provide service. All costs related to the extension of water and sanitary sewer main and easement acquisition are the responsibility of the owner/developer.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained within the above-referenced EPWater-PSB easement without the prior written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs, or any other structures that interfere with access to the PSB easements, and a minimum five (5) foot setback shall be maintained from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy and shall be improved to accommodate the operation of EPWater maintenance vehicles. EPWater-PSB requires unrestricted access to all proposed water and

sanitary sewer facilities, appurtenances, and meters located within the easement twenty-four (24) hours per day, seven (7) days per week.

EPWater requires a new service application to provide services 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 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

1. 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.
2. Recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.
3. 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

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

Texas Gas Service will need an easement from Jose Bombach Dr. and/or Joe Battle Blvd. to provide gas to the property. Unless you can provide evidence of Saint Dominic Drive being a public right-of-way. Also, we are going to request a letter of non-objection from the Petroleum pipeline to cross their easement.

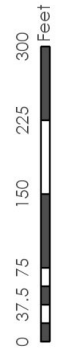
Note: Comments to be addressed at the platting stage.

El Paso Electric

No comments.

ATTACHMENT 4

PZRZ26-00005



 Subject Property
 300 Feet Notice Area
 Notified Properties



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