

8612, 8614, 8616, and 8618 Neptune

City Plan Commission — January 29, 2026



CASE NUMBER:	PZRZ25-00025
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Rosa Escalante
REPRESENTATIVE:	Jessica Escalante
LOCATION:	8612, 8614, 8616, and 8618 Neptune St. (District 2)
PROPERTY AREA:	0.94 acres
REQUEST:	Rezone from R-4 (Residential) to A-2 (Apartment)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of January 22, 2026

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the use of multifamily.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the request as the proposed zoning district is compatible with residential uses in the surrounding area and is in keeping with the policies of the G-3, Post-War Future Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The conditions are as follows:

1. *That a ten-foot (10') landscaped buffer with large or medium 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 northerly property line where abutting residential zone districts or uses. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*

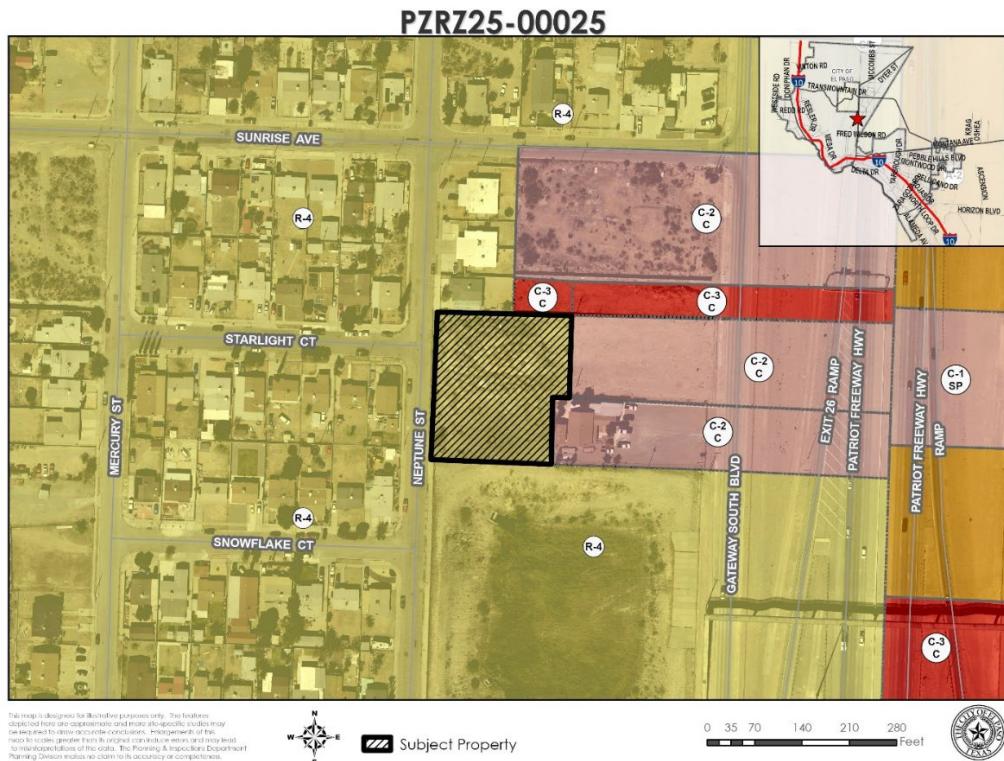


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-4 (Residential) to A-2 (Apartment) to allow for the proposed use of multifamily. The property is approximately 0.94 acres in size and is currently vacant. The conceptual site plan shows one (1) proposed multifamily structure and parking areas. Primary access to the property is proposed from Neptune Street. The conceptual site plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is compatible with the existing surrounding development. Properties to the north are zoned R-4 (Residential), C-2/c (Commercial/conditions), and C-3/c (Commercial/conditions) and consist of single-family dwellings and vacant lots. Properties to the east are zoned C-2/c (Commercial/conditions) and comprise of a vacant lot and a professional office. To the south is a pending site zoned R-4 (Residential) and to the west are single-family dwellings zoned R-4 (Residential). The nearest school, Edgar Park Elementary, is located 0.65 miles away while the nearest park, Sunrise Park, is located 0.35 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>	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> . The proposed development will provide additional housing stock to supplement and integrate with the surrounding area.
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-2 (Apartment) District: The purpose of the district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	Yes. The proposed A-2 (Apartment) zoning district will provide for a transition between lower-density R-4 (Residential) zoning districts to the west and adjacent C-2 (Commercial) and C-3 (Commercial) zoning districts located to the east of the subject property along Gateway Boulevard South.
<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>	Yes. The subject property is located along Neptune Street, which is classified as a local street under the City of El Paso's Major Thoroughfare Plan (MTP). Access to Gateway Boulevard South is located 0.09 miles away through Sunrise Avenue to the north of the subject property and is appropriate to support the proposed development. The subject property is located on the

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:	
	same block as other properties zoned C-2 (Commercial) and C-3 (Commercial) that abut Gateway Boulevard South.
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.	The subject property is not located within any historical 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. The reviewing departments did not have any adverse comments.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is in transition, with multiple rezonings in the last 10 years. Properties to the east of the subject property and abutting Gateway Boulevard South have undergone rezonings from R-4 (Residential) zoning districts to C-2 (Commercial) and C-3 (Commercial) zoning districts.
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 in close proximity to U.S. 54 – Patriot Freeway, which makes it more suitable for denser and more intense zoning districts that can act as a buffer between the freeway and the single-family dwellings in the area.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located on Neptune Street, which is classified as a local street in the City's Major Thoroughfare Plan (MTP) and will have access via Sunrise Avenue to Gateway Boulevard South, which is classified as a major arterial in the City's Major Thoroughfare Plan (MTP). Sidewalks are currently present along Neptune Street in the area surrounding the proposed development. There is currently (1) bus stop located within 0.25 miles (5-minute walking distance), that is approximately 0.24 miles away from the subject property on Leo Street.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Staff recommends the included conditions to ensure compatibility with the existing surrounding developments.

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Neighborhood Association which was notified of the request by the applicant. Public notices were sent to property owners within 300 feet on January 16, 2026. As of January 22, 2026, the Planning Division has not received any communication in support or opposition of the request from the public.

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.

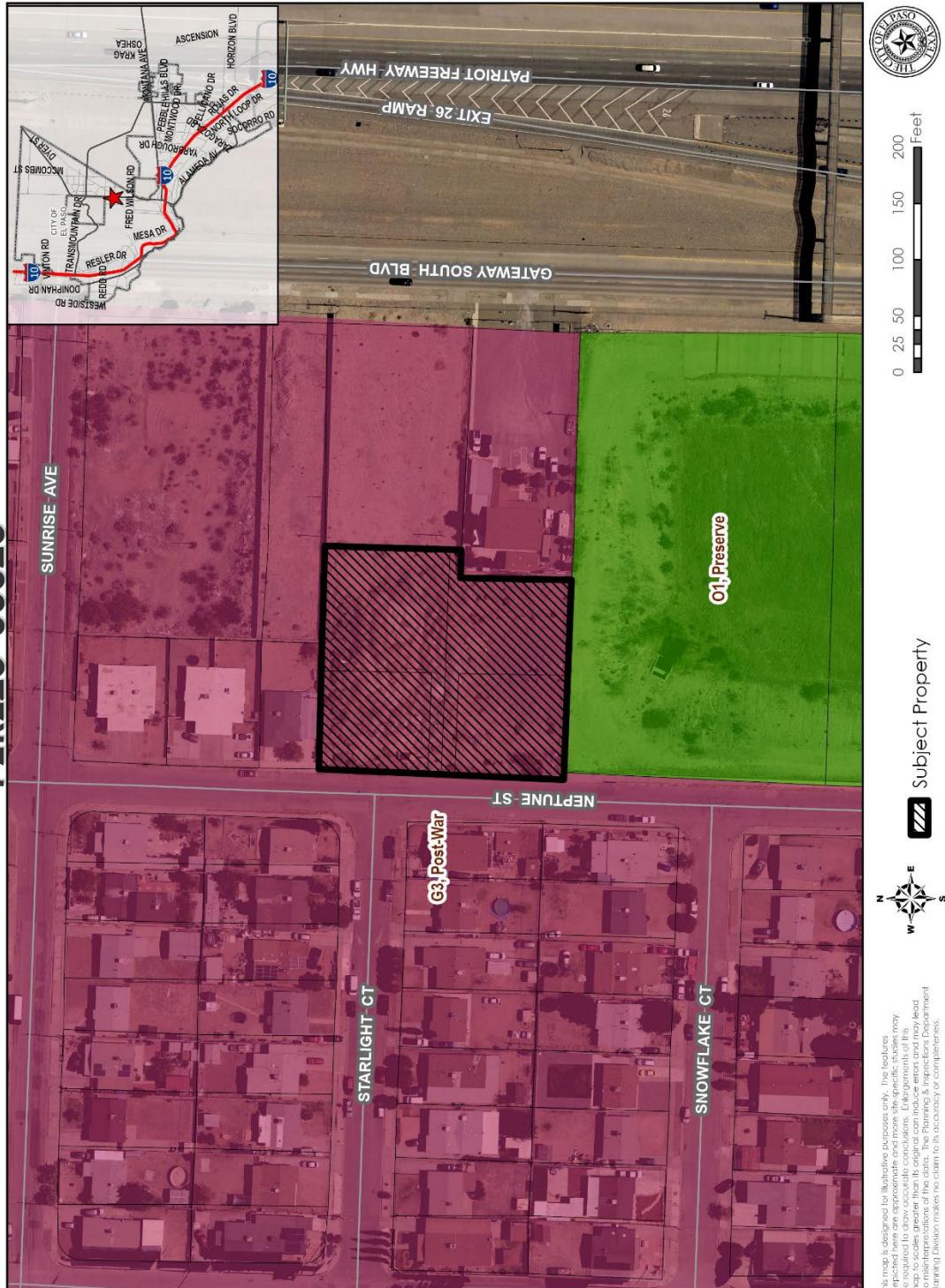
2. **Recommend Approval of the rezoning request With Modification** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** 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. Department Comments
4. Neighborhood Notification Boundary Map

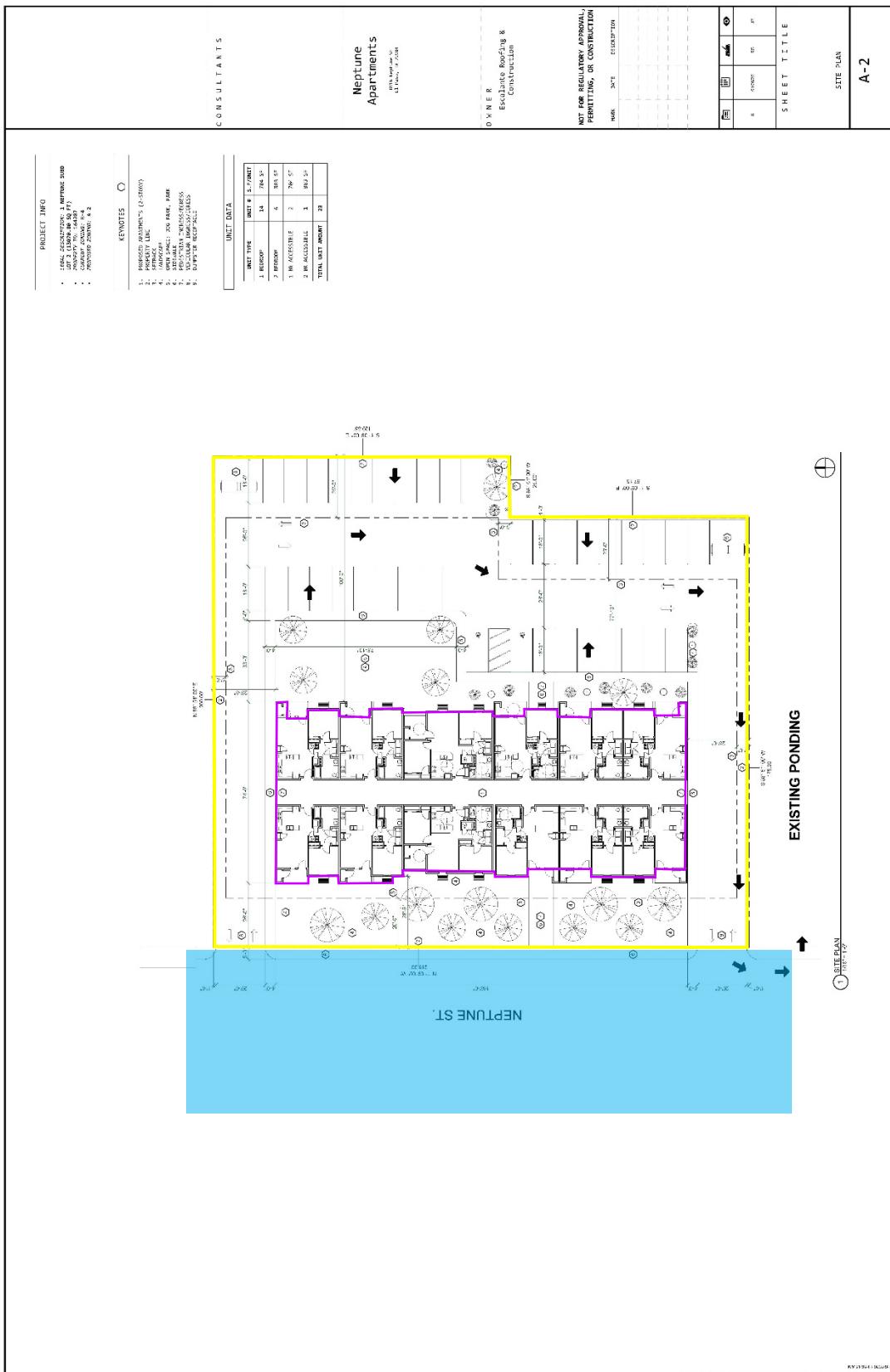
ATTACHMENT 1

PZRZ25-00025



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Extrapolations of this map to scales greater than the original can induce errors and may lead to misinterpretations of the data. The Planning & Zoning Department of the City of El Paso makes no claim to the accuracy or completeness of this map.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH A CONDITION** of the request as the proposed zoning district is compatible with residential uses in the surrounding area and is in keeping with the policies of the G-3, Post-War Future Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The condition is as follows:

1. *That a ten-foot (10') landscaped buffer with large or medium 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 northerly property line where abutting residential zone districts or uses. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*

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 permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Planning and Inspections Department – Land Development

Show proposed drainage flow patterns and identify the discharge location(s) for all storm water runoff. Provide drainage area plan for pond design capacity accounting for proposed area being developed.

The existing public ponding area 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.

Environmental Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to the proposed application.

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 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.

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 opposition to the request. For future development, submit a complete improvement plan for review. Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restored to its original or better condition.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 6-inch diameter water main extending along Neptune St. This water main is located approximately 13.5-feet west of the eastern right-of-way line. This water main is available to provide service.

Previous water pressure from fire hydrant #1761, last tested on 01/28/25, located at the t-section of Neptune St. and Snowflake Ct. has yielded a static pressure of 80 psi, a residual pressure of 70 psi, and a discharge of 822.3 gallons per minute. 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 8-inch diameter sanitary sewer main along Neptune St. This sanitary sewer main is located 20-feet east of the western right-of-way line. This main can be extended to provide service.

General

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:

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.

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. Runoff that drains westward onto Neptune is being collected by a stormwater system and discharged in the Sunrise Basin, to the south of the property.

El Paso County 911 District

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

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Parks and Recreation

As per Chapter 19.20 of the municipal code: Since density is increasing and the property zoning and use are changing, park requirements/fees will be re-assessed based on applicable conditions (residential and non-residential).

El Paso Electric

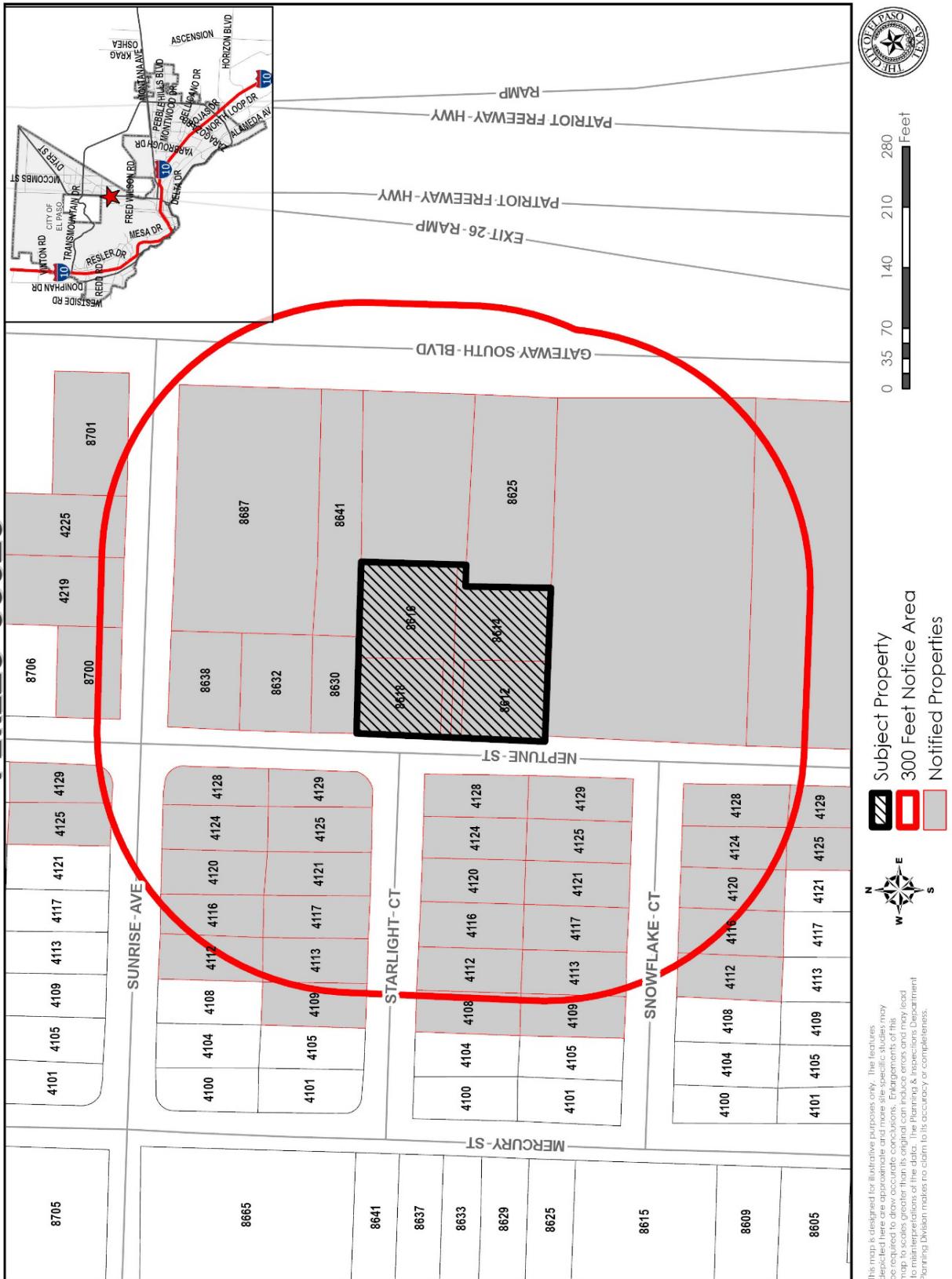
We have no comments for 8612-8618 Neptune.

Texas Gas Service

Texas Gas Service has a service line at 8625 Gateway Boulevard South.

ATTACHMENT 4

PZRZ25-00025



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. Enhancements of this map to scale 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.