

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** May 7, 2024  
**PUBLIC HEARING DATE:** June 4, 2024

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Saul J. G. Pina, (915) 212-1612

**DISTRICT(S) AFFECTED:** District 7

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance changing the zoning of All of Tracts 4C-1 and 4C-1B, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: South of La Morenita Circle and West of Socorro Road  
Applicant: B & B Socorro, LLC., PZRZ23-00028

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract) to allow for a proposed shopping center. City Plan Commission recommended 7-0 to approve the proposed rezoning on January 25, 2024. During the City Plan Commission Hearing on January 25, 2024, one (1) in-person vote of support to the rezoning request was received. As of April 9, 2024, the Planning Division received one (1) phone call in support to the rezoning request. See attached staff report for additional information.

The applicant has noted they have not made any campaign contributions or donations as specified in El Paso City Code 2.92.080.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  X  YES   NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

*Philip Etiwe*

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACTS 4C-1 AND 4C-1B, BLOCK 52, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2/SC (APARTMENT/SPECIAL CONTRACT) AND A-2/H/SC (APARTMENT/HISTORIC/SPECIAL CONTRACT) TO C-1/SC (COMMERCIAL/SPECIAL CONTRACT) AND C-1/H/SC (COMMERCIAL/HISTORIC/SPECIAL CONTRACT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of All of Tracts 4C-1 and 4C-1B, Block 52, Ysleta Grant, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leaser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

*Russell Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

**ORDINANCE NO. \_\_\_\_\_**  
HQ24-2115|Tran#510685|P&I  
S of la Morenita and W of Socorro  
RTA

**Zoning Case No: PZRZ23-00028**

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## EXHIBIT "A"

BEING ALL OF TRACTS 4C1 AND 4C-1B, BLOCK 52,  
YSLETA GRANT  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
DECEMBER 21, 2023

### METES AND BOUNDS

Description of a parcel of land being all of Tracts 4C1 and 4C-1B, Block 52, Ysleta Grant, , City Of El Paso, El Paso County Texas, and being more particularly described by metes and bounds as follows:

**The Point of Beginning being** the common corner of Tract 4A and Tract 4C-1B along the Westerly right-of-way line of Ysleta Socorro Road, of the herein described parcel of land;

**THENCE**, along the Westerly right-of-way line of Ysleta Socorro Road South  $28^{\circ} 31' 00''$  East, a distance of 211.72 feet to a point; said point being the common corner of Tracts 4C-A1 and 4C1.

**THENCE**, leaving said right-of-way line, North  $81^{\circ} 00' 00''$  West, a distance of 218.97 feet to a point;

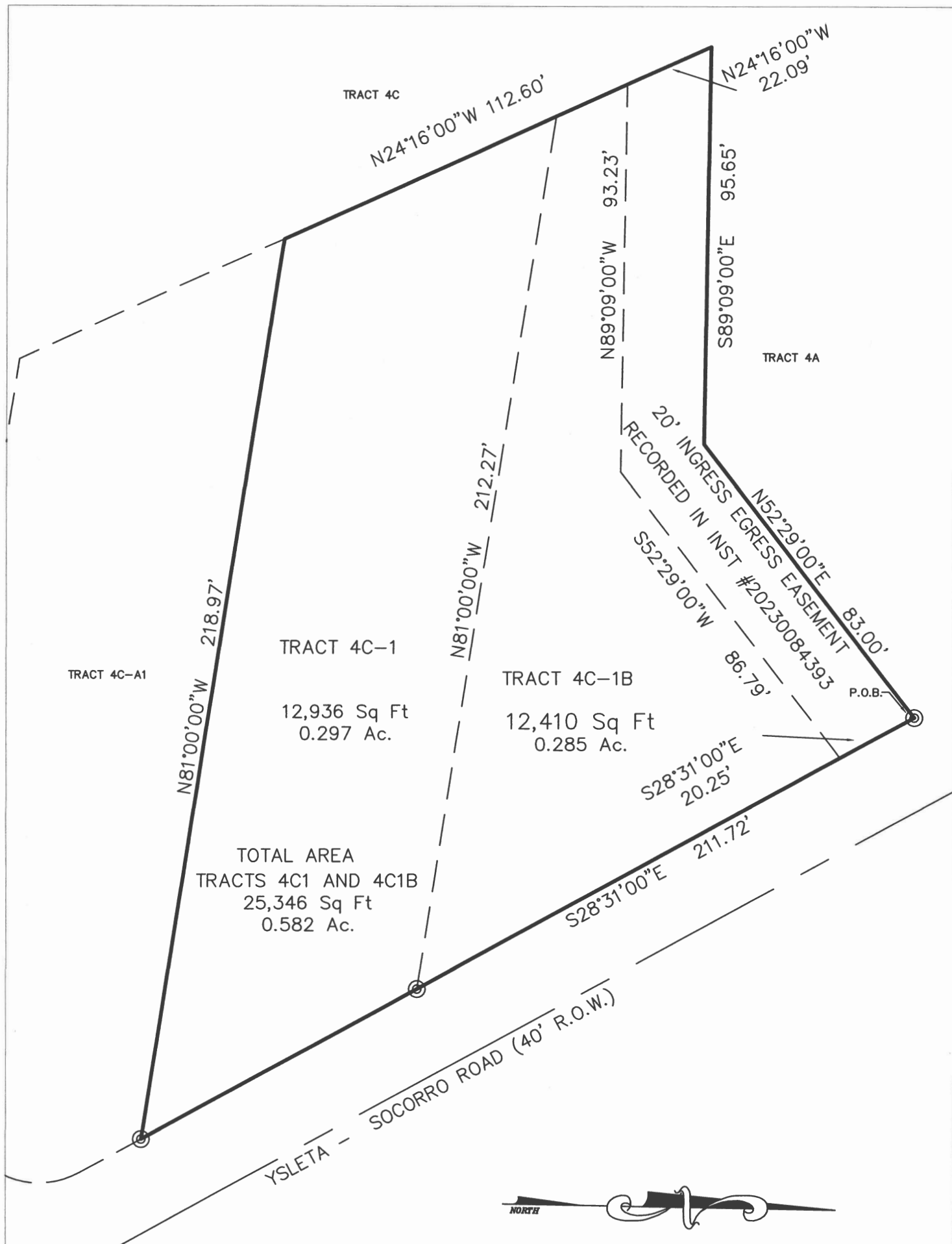
**THENCE**, North  $24^{\circ} 16' 00''$  West, a distance of 112.60 feet to a point, said point being on the common boundary line of Tract 4A and Tract 4C1B;

**THENCE**, along said common boundary line South  $89^{\circ} 09' 00''$  East, a distance of 95.65 feet to a point;

**THENCE**, North  $52^{\circ} 29' 00''$  East, a distance of 83.00 feet to the **POINT OF BEGINNING** of the herein described parcel of land and containing 25,346 square feet or 0.582 acres of land more or less.



ENRIQUE A. REY  
R.P.L.S.  
TX. 3505  
REY ENGINEERING INC.  
9434 VISCOUNT STE. 148  
EL PASO TEXAS, 79925  
(915) 633-8070



PLAT OF SURVEY BEING  
ALL OF TRACTS 4C1 AND 4C-1B, BLOCK 52  
YSLETA GRANT  
EL PASO COUNTY, TEXAS  
EL PASO COUNTY RECORDS

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY  
AND IMPROVEMENT SURVEY WAS MADE ON THE  
GROUND BY ME OR UNDER MY SUPERVISION AND IS  
TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

NOTE:  
THIS PROPERTY LIES IN ZONE C, AS DESIGNATED BY THE  
F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL  
NO.480212 0236B, DATED, SEPTEMBER 04, 1991 EL PASO  
COUNTY, TEXAS

D.M.	JULY 20, 2023
JOB NO. 2023-	BERT BORSBERRY

**REY ENGINEERING INC.**  
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING  
9434 VISCOUNT DR. SUITE 148 EL PASO TEXAS, 79925  
PH. (915)309-1889 FAX (915) 633-8060  
TEXAS FIRM REGISTRATION F-3368

ENRIQUE A. REY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 3505



# South of La Morenita and West of Socorro

City Plan Commission — January 25, 2024

REZONING



**CASE NUMBER:** PZR23-00028 **REVISED**  
**CASE MANAGER:** Saul J. G. Pina, (915) 212-1612, [PinaSJ@elpasotexas.gov](mailto:PinaSJ@elpasotexas.gov)  
**PROPERTY OWNER:** B&B Socorro, LLC  
**REPRESENTATIVE:** Xilin Esther Chen  
**LOCATION:** South of La Morenita Cir. and West of Socorro Rd. (District 7)  
**PROPERTY AREA:** 0.6 acres  
**REQUEST:** Rezone from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract)  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** One (1) phone call in support as of January 25, 2024

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract) to allow for a shopping center.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-3, Post-War future land use designation.

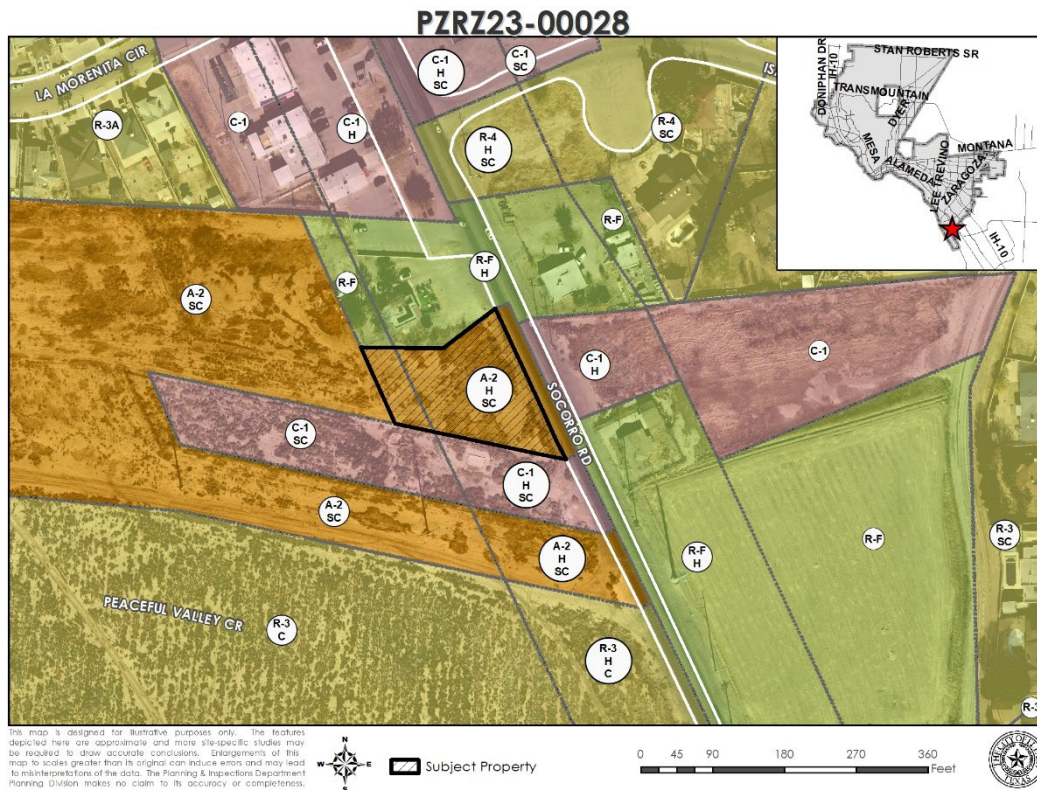


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from A-2/sc (Apartment/special contract) and A-2/H/sc (Apartment/Historic/special contract) to C-1/sc (Commercial/special contract) and C-1/H/sc (Commercial/Historic/special contract) to allow for a proposed shopping center. The property is approximately 0.6 acres in size. The conceptual site plan shows a proposed 5,000 square foot one-story shopping center building with fourteen (14) proposed parking spaces. Main access to the property is proposed from Socorro Road. The conceptual plan is not being reviewed for zoning requirements under Title 20 of El Paso City Code. Drainage, landscaping, and other requirements will be reviewed during the building permit stage.

**PREVIOUS CASE HISTORY:** Ordinance No. 7384, dated November 19, 1981, (attachment 3), and applicable to the subject property, changed the zoning to A-2 (Apartment) with the following special contract conditions:

- 1) No building permits shall be issued for any construction on the property until a subdivision plat of the property has been approved and filed for record.

*Note: Condition no. 1 shall be satisfied through subdivision platting stage.*

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed rezoning is consistent with commercial establishments near the area. Properties to the north include single-family dwellings zoned R-F/H (Ranch and Farm/Historic) and R-F (Ranch and Farm); to the south is a vacant lot zoned C-1/H (Commercial/Historic) and C-1/(Commercial); to the east are vacant properties zoned C-1/H (Commercial/Historic) and R-F/H (Ranch and Farm/Historic); and to the west is a vacant property zoned A-2/sc (Apartment/special contract). The nearest school, Socorro High School, is 1.6 miles and the nearest park, Caribe Park, is 1.0 mile in proximity to the site.

<b>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-3, Post-War:</b> 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 proposed development is compatible with the future land use designation as it will add new commercial uses in the area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-1 (Commercial) District:</b> The purpose of this district 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 zoning is compatible with surrounding areas as it will provide neighborhood commercial uses. The use of shopping center will establish commercial activity available to residential areas of medium and high densities.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street</p>	<p>Yes. The subject property has access to Socorro Road, which is designated as a minor arterial in the City's Major Thoroughfare Plan (MTP). The classification of</p>

<b>REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
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.	this road is appropriate for the proposed development and connects to other commercial establishments along Loop 375.
<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 area plans, including land-use maps in those plans.	Yes. A portion of the subject property fronting Socorro Road has been designated as historic. Historic regulations will be applicable at the time of construction.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The general area is in transition due to the shift of development toward commercial. The proposed development will provide neighborhood commercial uses for the area.
<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.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is proposed from Socorro Road, a roadway classified as minor arterial on the City of El Paso’s Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Due to the existing conditions on Socorro Road, sidewalk placement and roadway improvements will be required. Sun Metro’s bus routes 60 and 84 run along Socorro Road to serve the area, with the nearest bus stop located 0.8 miles from the subject property.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were received for the rezoning request from the reviewing departments.

**PUBLIC COMMENT:** The subject property lies within the Corridor 20 Civic Association and Mission Valley Civic Association. Notices were sent to property owners within 300 feet of the subject property on January 12, 2024. As of January 25, 2024, the Planning Division received one (1) phone call in support 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. **(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.

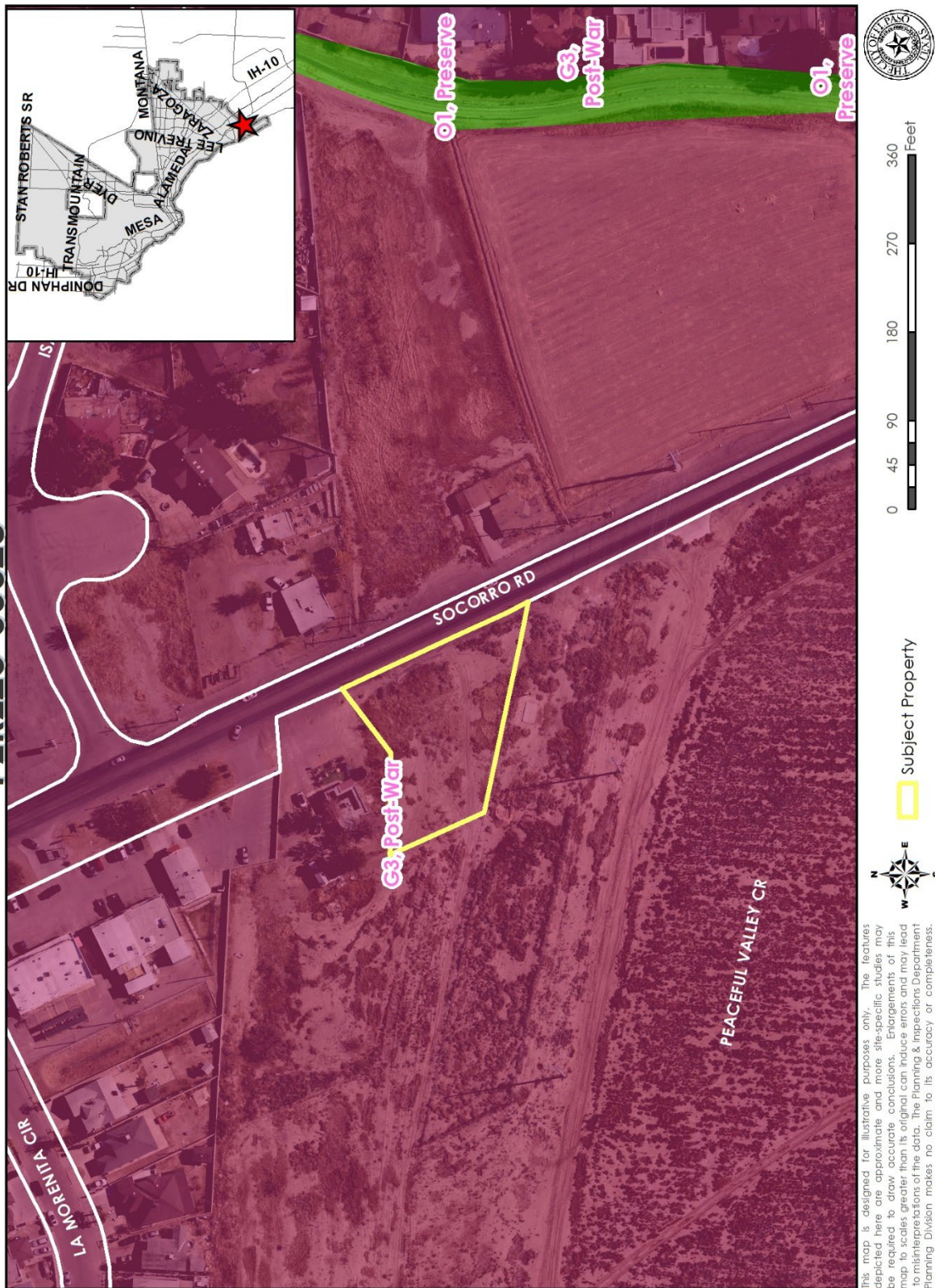
### **ATTACHMENTS:**

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

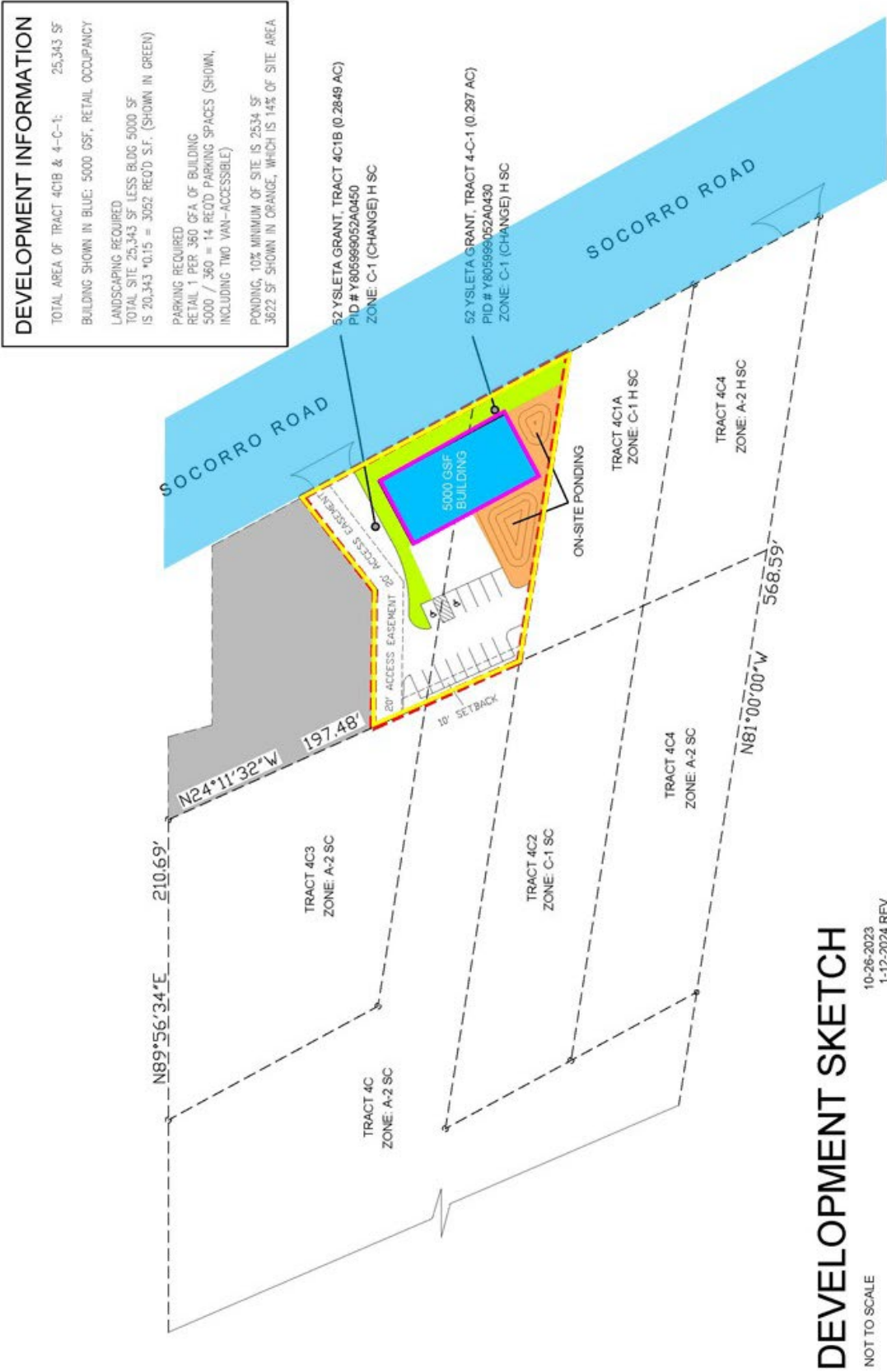


# ATTACHMENT 1

PZRZ23-00028



# ATTACHMENT 2



# **ATTACHMENT 3**

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

Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-3, Post-War future land use designation

## **Planning and Inspections Department – Historic Division**

The rezoning will not remove the “H” overlay so there are no issues with the project.

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

Recommend approval. 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 permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code

## **Planning and Inspections Department – Land Development**

Recommend approval:

1. Provide a 5' concrete sidewalk abutting the property line.
2. Add a general note to both the preliminary and final plat sheets: “The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1).”
3. Provide TxDOT approval at the time of building permit (Driveway)
4. Verify “Mission Trail Historic” in front of the lot area and coordinate with the Historic Preservation Officer.
5. Provide the official address.
6. Verify Tract 4C3 and Track 4C lots (landlocked?)

***Note: Comments to be addressed at building permitting stage.***

## **Fire Department**

No adverse comments for the rezoning. However, additional requirements for different entities. (Historic District, etc.) If the rezoning is approved please address Fire related issues.

## **Police Department**

No comments provided.

## **Environment Services**

No comments provided.

## **Streets and Maintenance Department**

- 5-foot sidewalks along Socorro Rd need to be constructed. Coordinate with TxDOT.
- No TIA required.

***Note: Comments to be addressed at building permitting stage.***

## **Sun Metro**

No comments provided.

## **El Paso Water**

EPWater does not object to this request.

## **Water:**

There is an existing 6-inch diameter water main extending along Socorro Rd. The water main is located approximately 3.5-ft west of the right-of-way center line. This main is available for service.

Previous water pressure readings from fire hydrant # 4430 located at the northeast corner of Isaiah Dr. and Jericho Dr., have yielded a static pressure of 104 pounds per square inch, a residual pressure of 80 pounds per square inch, and a discharge flow of 978 gallons per minute. The lot 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 extending along Socorro Rd. The sanitary sewer main is located approximately 5.8-ft east of the western right-of-way line. This main dead-ends approximately 305 feet south of Isaiah Dr. This main is available for main extension.

**General:**

The sanitary sewer main is required to be extended. Main extension shall cover the frontage. Sanitary sewer main extension costs are the responsibility of the owner.

Socorro Rd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Socorro Rd. 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:**

No comments provided.

**Texas Department of Transportation**

Please submit construction plans and site layout for TxDOT review.

***Note: Comment to be addressed at building permitting stage.***

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

No comments provided.



# ATTACHMENT 4

