

Americas and Southside

City Plan Commission — March 27, 2025

REZONING



CASE NUMBER:	PZRZ24-00042
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Mount Carmel Cemetery
REPRESENTATIVE:	Kimley-Horn c/o Bryce Eckeberger
LOCATION:	Generally North of Americas Ave. and West of Southside Dr. (District 7)
PROPERTY AREA:	14.00 acres
REQUEST:	Rezone from R-F (Ranch and Farm) to C-4 (Commercial)
RELATED APPLICATIONS:	PLCP25-00001, Comprehensive Plan Amendment Application
PUBLIC INPUT:	None received as of March 20, 2025

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from R-F (Ranch and Farm) to C-4 (Commercial) for the use of general warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed development's compatibility with commercial uses in the surrounding area. Furthermore, the proposed development meets the intent of the proposed G-7, Industrial and/or Railyard land use designation of *Plan El Paso*, the City's Comprehensive Plan in the Mission Valley Planning area. The conditions are as follows:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts. 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 or certificates of completion. The landscape buffer shall not be counted towards landscaping requirements.*
2. *No building(s) shall be constructed within fifty feet (50') from a property line abutting Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
3. *That automotive uses and recycling collection facility shall be prohibited on the subject property.*
4. *That no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
5. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*

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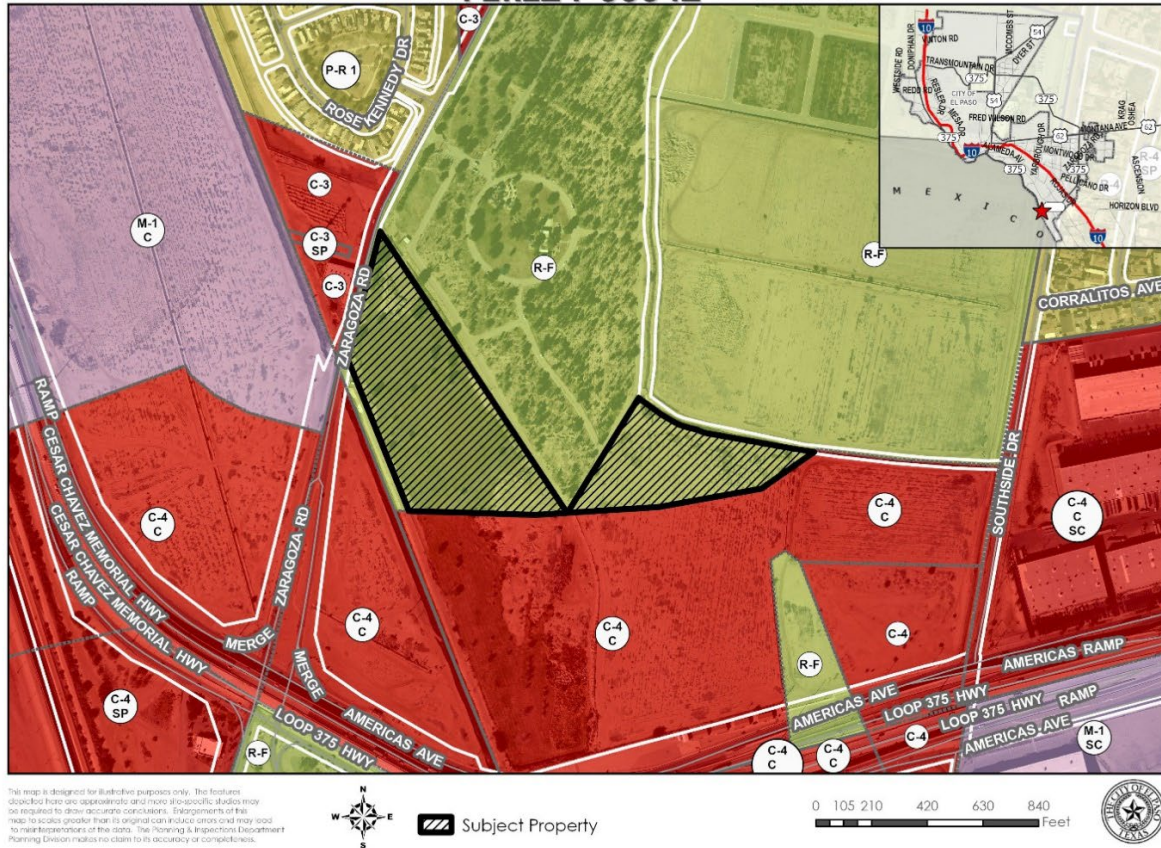


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to rezone the subject property from R-F (Ranch and Farm) to C-4 (Commercial) to allow for general warehouses. The proposed rezoning will serve to consolidate property under the same zoning district. The subject property is approximately 14.00 acres in size. The conceptual site plan shows the proposed general warehouses development. Access to the subject property will be from Zaragoza Drive, Americas Avenue, and Southside Road.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with adjacent commercial uses in the area. Properties to the west consist of vacant lots and retail zoned C-4/c (Commercial/conditions), C-3 (Commercial) and M-1/c (Light manufacturing/conditions). To the south, the property is zoned C-4/c (Commercial/conditions) consisting of vacant lots. Properties to the east are zoned C-4/c (Commercial/conditions), C-4 (Commercial), and R-F (Ranch and Farm) consisting of vacant lots. Properties to the north are zoned R-F (Ranch and Farm) and consist of vacant lots and a cemetery. The nearest school is Capistrano Elementary School which is 1.10 miles away and the closest park is Ysleta City Park located 0.68 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><u>G-7, Industrial and/or Railyard:</u> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the subject property and the proposed development meet the intent of the proposed G-7 - Industrial, Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to other commercial and manufacturing zone districts.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>C-4 (Commercial) District:</u> The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. The proposed C-4 (Commercial) zoning district will provide for the integration of general warehouses with existing adjacent C-4 (Commercial) zoning districts.</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 will have access to Americas Avenue, Zaragoza Road, and Southside Road which are designated as freeway, a minor arterial, and collector, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP). The classification of these roads is appropriate as they connect to other manufacturing and commercial establishments.</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 be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>None. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The rezoning request will serve to consolidate the property under the same zoning district as a significant portion of the abutting properties are zoned for higher commercial and industrial uses. The proposed conditions and proposed layout will assist in respecting the abutting cemetery.</p>

Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment. The subject property is currently inactive farmland and vacant open land. The existing irrigation canals and drainage laterals adjacent to the development will not be modified.
Stability: Whether the area is stable or in transition.	The surrounding area is in transition from farmland to commercial and industrial uses.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Agricultural uses have been inactive for the subject property. There are increased commercial and industrial developments in the area. The southern portion of this property was rezoned from R-F (Ranch and Farm) to C-4 (Commercial) in 1992. On March 18, 2025, City Council approved the proposed rezoning to C-4 (Commercial) of the small R-F (Ranch and Farm) portion of the property along Americas Avenue to the south. The R-F (Ranch and Farm) zoning designation is no longer suitable for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Americas Avenue, Zaragoza Road, and Southside Road which are designated as a freeway, minor arterial, and collector, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP) and are appropriate for commercial development. There are five (5) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Americas Avenue, which is located 0.01 miles from the subject property.

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

PUBLIC COMMENT: The subject property lies within two (2) neighborhood associations including the Mission Valley Civic Association and Corridor 20 Civic Association, which were notified of the rezoning by the applicant. Public notices were mailed to property owners within 300 feet on March 14, 2025. As of March 20, 2025, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: A Comprehensive Plan Amendment application (PLCP25-00001) is running concurrently with this rezoning to adjust the Future Land Use designation from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards.

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:

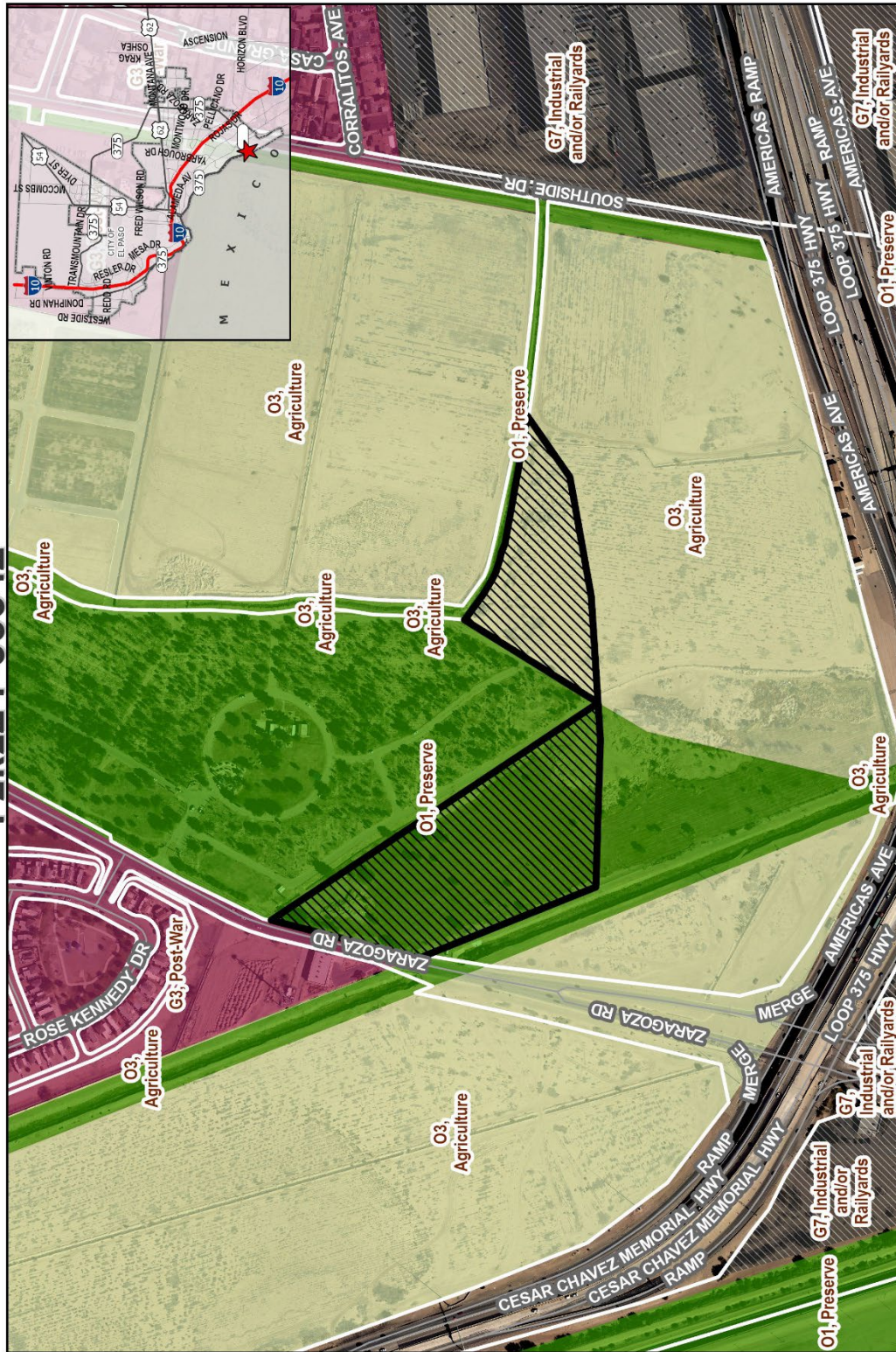
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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
5. Traffic Impact Analysis (TIA) Letter of Deferral

ATTACHMENT 1

PZRZ24-00042



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the exact location and extent of the map to scales greater than its original content and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL WITH CONDITIONS of the request. This recommendation is based on the proposed development's compatibility with commercial uses in the surrounding area. Furthermore, the proposed development meets the intent of the proposed G-7, Industrial and/or Railyard land use designation of Plan El Paso, the City's Comprehensive Plan in the Mission Valley Planning area. The conditions are as follows:

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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 the proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

1. On site ponding within the subject lot is required. Show proposed drainage flow patterns on the site plan showing how all storm-water runoff will flow into proposed pond. Stormwater runoff is not allowed to flow onto TXDOT roads.
2. Coordinate and obtain approval from the Water Improvement District #1 for proposed development crossing and abutting existing irrigation laterals.
3. Comply with FEMA flood zone CLOMR/LOMR requirements for developing in a flood zone. Subject property is within the current FEMA flood zone (add note to site plans).
4. Lot is within Flood zone and structures must be elevated or flood proofed one foot above the Base Flood Elevation.

Note: Comments will be addressed at subdivision platting and building permitting stages.

Fire Department

No adverse comments.

Police Department

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

Environment Services

No comments submitted.

Sun Metro

Rezoning does not affect Sun Metro transit services.

Streets and Maintenance Department**Traffic & Transportation Engineering**

Streets and Maintenance Traffic Engineering has granted the TIA deferral letter.

Note: TIA is deferred to subdivision platting stage.

Streets Lighting:

Street Lights Department does not object to this request.

Loop 375 or Americas Ave. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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:

Indicate that for driveways, the Municipal Code Chapter 13.12 shall be followed.

Indicate that any damaged structure must be restored to same or better condition. This goes for asphalt, concrete, manholes and water valves.

El Paso Water**Water**

EP Water-PSB does not object to this request.

There is an existing 12-inch diameter water main extending along Southside Dr. This water main is located approximately 5-feet west of the east right-of-way line. This main can be extended to provide service.

Previous water pressure from fire hydrant #623 located at the intersection of Casa Grande Pl. and Corralitos Ave. has yield a static pressure of 114 (psi), a residual pressure of 76 (psi), and a discharge of 1,186 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 12-inch diameter sanitary sewer main along an easement located approximately 130-ft south of Corralitos Way. This main has an approximate depth of 19-ft. This main can be extended to provide service.

General

Water and Sanitary sewer main extensions along a 25-foot PSB easement will be required to provide service. Main extensions shall cover the entire frontage. Main extensions and easement acquisition costs will be the responsibility of the owner.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

Southside feeder canal is an El Paso County Water Improvement District No. 1 facility. Permits for installation of water main within the right of way are required. Lot owner is responsible for permit, survey and consideration fees.

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:

EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site. The proposed ponding area 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 submitted.

Texas Department of Transportation

1. Submit layout with driveway dimensions and distances between nearby access points on S Americas Ave.
2. Submit revised layout to TXDOT for review and approval.
3. Submit form 1058 for obtaining a TXDOT permit before any design work is finalized and performed on the ROW.

Note: comments to be addressed at the permitting stage.

El Paso County Water Improvement District #1

Once the plat is ready, please have the applicant for PZRZ24-00042 Americas and Southside submit an application, fee and three irrigable lands to the office located at 13247 Alameda, Clint, TX 79836.

Texas Gas Service

Texas Gas Service does not have any comments.

El Paso Electric

We have no comments for the rezoning request.

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ATTACHMENT 5



March 12, 2025

Mr. Jose N. Hernandez
Traffic Engineer Associate
Streets and Maintenance Department
City of El Paso
801 Texas Avenue
El Paso, Texas 79901

RE: **PZRZ24-0004**
TIA Deferral Request.

Dear Mr. Hernandez,

This letter is to formally request that the submittal of a traffic impact analysis be deferred to the subdivision stage of the development in accordance with the City Ordinance Section 19.18.010. The project meets the following sections of the referenced ordinance:

- a) The property proposed for rezoning has not yet been platted; and
- b) The proposed development generates less than 500 peak hour trips.

Should you have any questions, please feel free to contact me at 972-770-1324 or via email at bryce.eckeberger@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "BTE".

Bryce Eckeberger, P.E.
Project Manager

kimley-horn.com

13455 Noel Road, Galleria Tower 2, Suite 700, Dallas, TX 75069

972 770 1300