

1100 Pendale

City Plan Commission — May 21, 2026

SITE PLAN

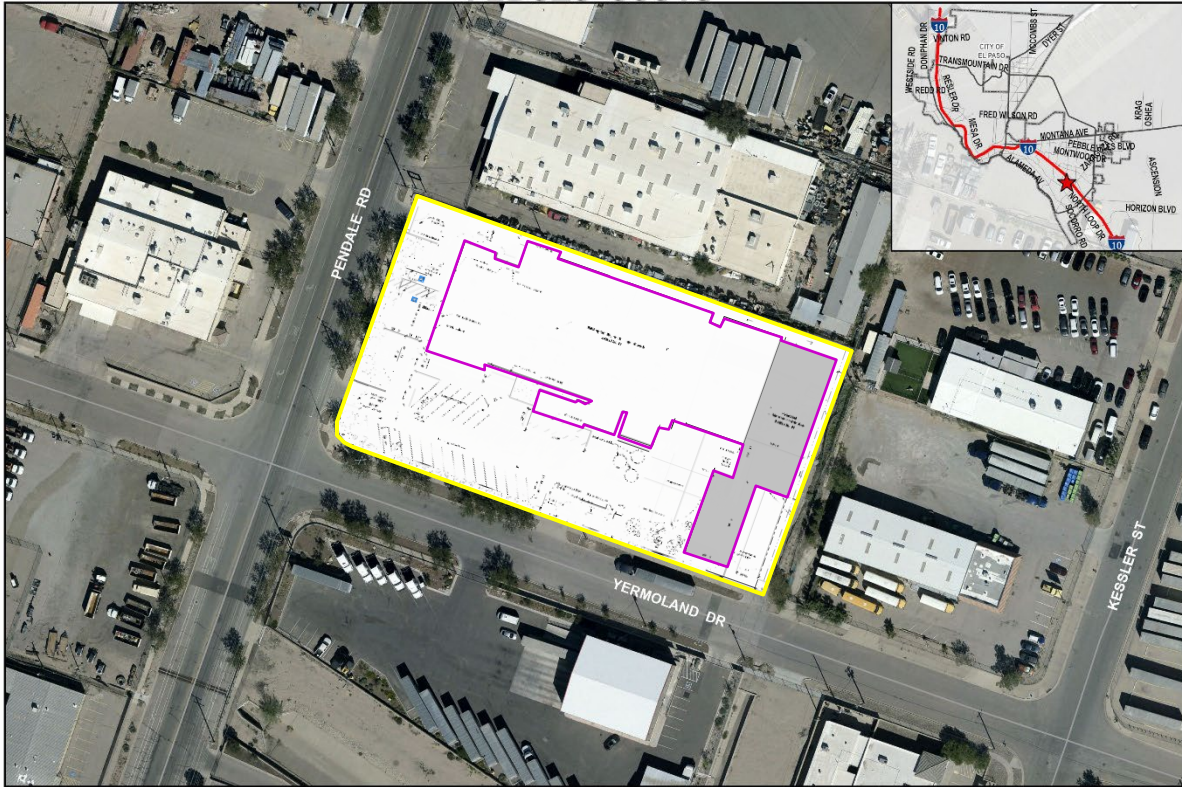


CASE NUMBER: PZDS25-00018
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: Monarca Enterprises, LLC
REPRESENTATIVE: LoyaWilke Architects
LOCATION: 1100 Pendale Rd. (District 7)
PROPERTY AREA: 2.19 acres
REQUEST: Detailed Site Development Plan Approval per P-I (Planned Industrial) Zone District
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan, as required per the P-I (Planned Industrial) zone district. The applicant proposes to expand the existing food manufacturing warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible through the approval of a Detailed Site Development Plan. The proposed development meets requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00018



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific details may be required to draw accurate conclusions. Enlargement of this map to scales greater than 1:10,000 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.



Subject Property

0 25 50 100 150 200 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan, as required per the P-I (Planned Industrial) zone district. The proposed site plan involves further development of a 2.19-acre property located at 1100 Pendale Road for the expansion of an existing food manufacturing warehouse. The proposal includes a single-story addition totaling 10,085 square feet to the existing 29,820 square-foot building. The development complies with off-street parking requirements and provides thirty-four (34) vehicular parking spaces, three (3) bicycle parking spaces, and one (1) truck parking space. Vehicular and pedestrian access to the site is proposed from both Pendale Road and Yermoland Drive.

PREVIOUS CASE HISTORY: A Detailed Site Development Plan for a food manufacturing warehouse was originally approved on February 17, 2010. Additionally, an administrative modification to the approved site plan for an expansion was granted on March 22, 2017, for the continuation of the same use.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is compatible with the surrounding industrial and commercial uses. To the north, the property is zoned P-I (Planned Industrial) and is developed with a general warehouse. Properties to the south and west are zoned C-4 (Commercial) and C-4/c (Commercial/conditions), and are also developed with general warehouse uses. The property to the east is zoned C-4/sc (Commercial/special contract) and contains an office warehouse. The nearest school, Loma Terrace Elementary School, is located approximately 1.6 miles from the site, while the closest park, Gran Vista Park, is approximately 0.5 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Pursuant to the P-I (Planned Industrial) zoning district regulations, approval of a Detailed Site Development Plan is required prior to the issuance of any building permits for the subject property.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met P-I (Planned Industrial) District: The purpose of this district is to establish an industrial environment for certain types of manufacturing, business or industrial uses which are compatible with any adjacent land use by performance, appearance, and general operating characteristics. The regulations of the district are designed so that all operations and activities, specifically including but not limited to, the storage of materials of all kinds are conducted within a building or appropriately screened.	Yes. The subject property is proposing the expansion of a food manufacturing warehouse use, which is permitted through the approval of a detailed site development plan.
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.	There are no Historic Districts or Special Designations on the subject property.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed via Pendale Road, designated as a minor arterial, and Yermoland Drive, designated as a local street, as identified in the City of El Paso’s Major Thoroughfare Plan (MTP). The existing roadway is adequate to support the proposed development. Although no bus stops are located within a walkable distance (0.25 miles), the nearest transit stop is approximately 0.47 miles from the site. Sidewalks along Pendale Road and Yermoland Drive provide pedestrian connectivity to and from the property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from the reviewing departments.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

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:

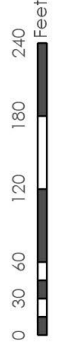
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve/Recommend Approval of the Detailed Site Development Plan 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. **Deny/Recommend Denial** of the Detailed Site Development Plan, 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. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Department Comments

ATTACHMENT 1

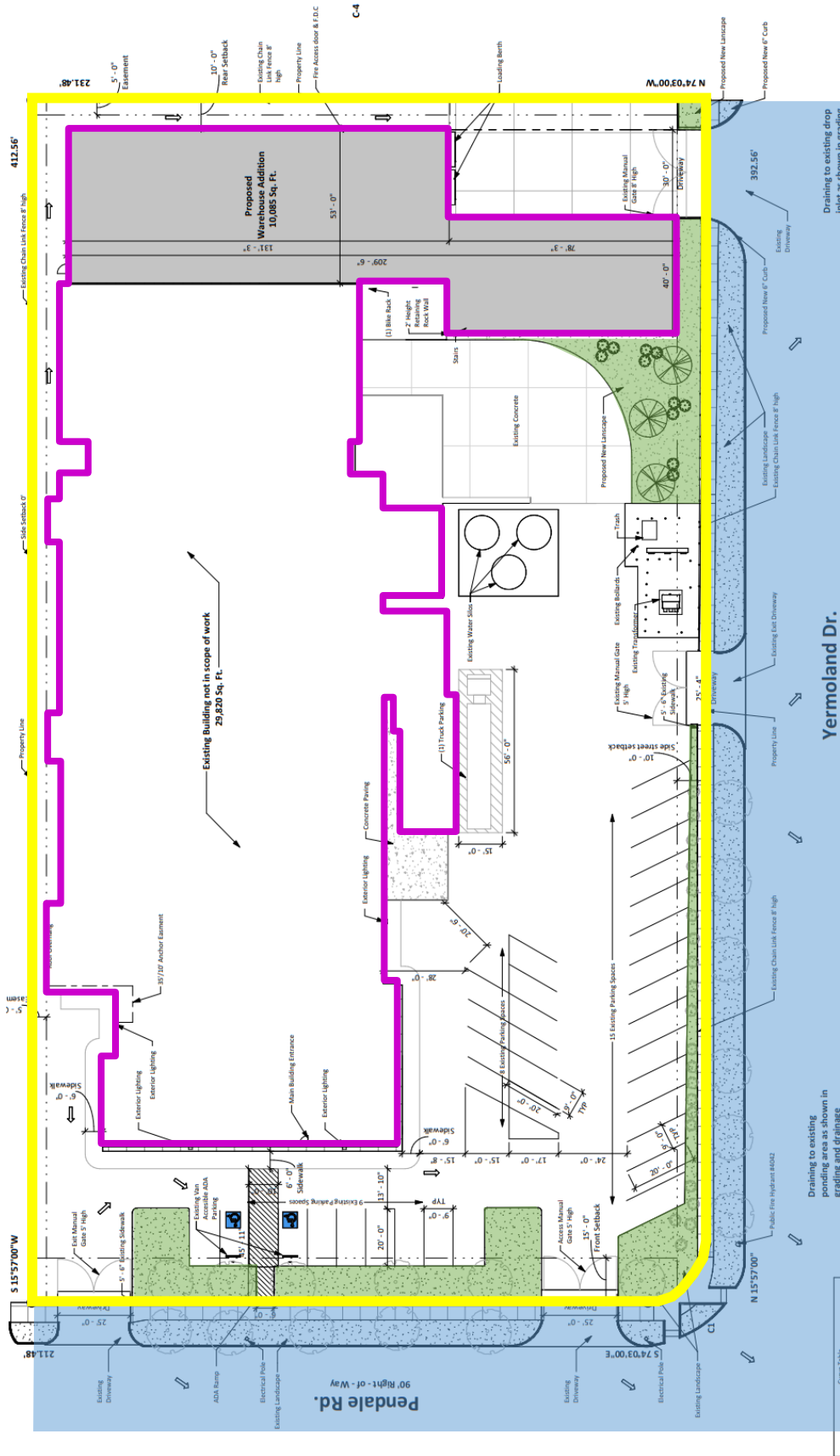
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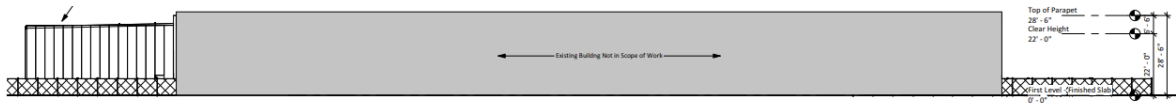
Subject Property

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ATTACHMENT 2

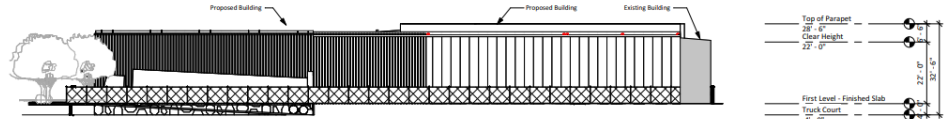


ATTACHMENT 3



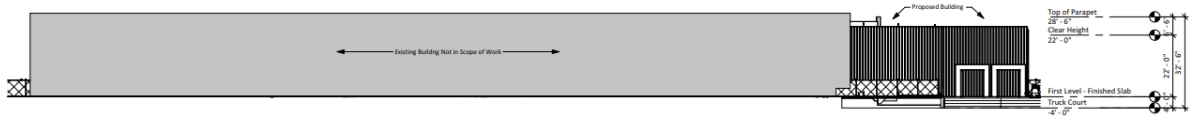
North Elevation

1" = 20'-0" 4



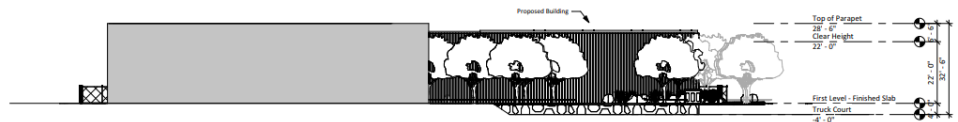
East Elevation

1" = 20'-0" 3



South Elevation

1" = 20'-0" 2



West Elevation

1" = 20'-0" 1

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. The proposed use is permissible by right through the approval of a Detailed Site Development Plan. The proposed development meets requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. 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

Driveway apron radius shall not protrude beyond property line limits onto neighboring lots along respective street ROW.

Note: to be addressed at 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 objections to application.

Streets Lighting:

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 a project 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:

No comments provided.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 12-inch diameter water main that extends along Pendale Road located approximately 21 feet west of the property line. This main is available to provide service.

There is an existing 8-inch diameter water main that extends along Yermoland Drive located approximately 29 feet south of the property line. This main is available to provide service.

Previous water pressure reading from fire hydrant #4024, located at the northeast corner of the intersection of Pendale Road and Yermoland Drive, has yielded a static pressure of 68 psi, a residual pressure of 62 psi, and a discharge flow of 1061 gpm.

EPWater records indicate an active 2-inch water meter serving the subject property. The service address for this meter is 1100 Pendale Road.

Sanitary Sewer

There is an existing 8-inch sanitary sewer main that extends along Pendale Road located approximately 51 feet west of the property. This main is available to provide service.

General

There is an existing 8-inch sanitary sewer main that extends along Pendale Road located approximately 51 feet west of the property. This main is available to provide service.

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.

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.

El Paso Electric

No comments.

Texas Gas Service

Does not have any comments.