

1600 N. Mesa

City Plan Commission — July 3, 2025

SITE PLAN



CASE NUMBER: PZDS25-00014
CASE MANAGER: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER: Gastroenterology Institute of El Paso
REPRESENTATIVE: EP Heritage Development
LOCATION: 1600 N. Mesa St. (District 8)
PROPERTY AREA: 0.36 acres
REQUEST: Detailed Site Development Plan Approval per condition imposed by Ordinance No. 6541
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting review and approval of a new detailed site development plan for a proposed private parking lot. Per the S-D (Special Development) zoning district and the condition imposed by Ordinance No. 6541, review and approval from City Plan Commission is required prior to the issuance of building permits and certificates of completion.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the detailed site development plan request. The proposed development integrates with surrounding uses and meets the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan.

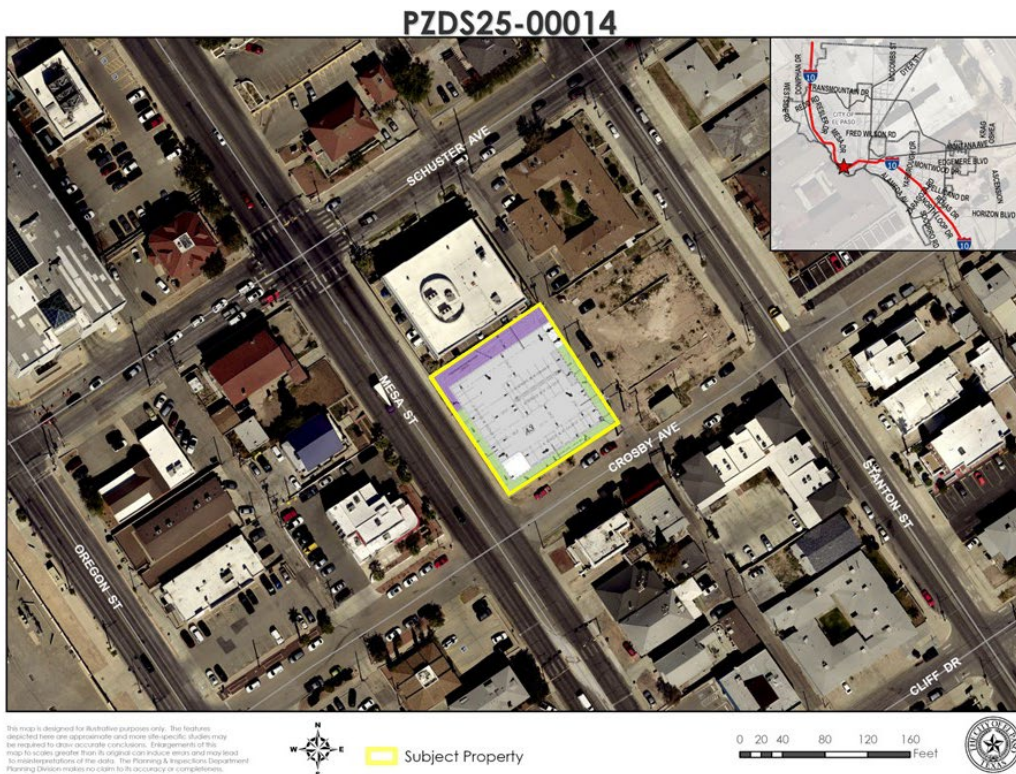


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a new Detailed Site Development Plan for a 0.36-acre private parking lot. Thirty (30) parking spaces are to be proposed, with additional ponding and landscape areas on site. Three (3) bicycle parking spaces are to be included. Access is provided from an alleyway connecting to E. Crosby Avenue. The proposed site plan complies with parking, landscape, and drainage requirements per City Code.

PREVIOUS CASE HISTORY: The following history is applicable to the case:

Ordinance No. 6541, dated, April 24, 1979 (attachment 3), changed the zoning to ARZ (Arterial Redevelopment Zone) and later to S-D/sc (Special Development/special contract) and imposed conditions via a special contract, which was amended, December 11, 1984. Applicable conditions are the following:

- 1) *No building permit shall be issued for construction on the property until complete and detailed architectural and site development plans of the proposed development on the property have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.*
- 2) *No certificates of occupancy and compliance shall be issued for any buildings constructed on the property until First Parties have, at no cost to the City, done the following:*
 - a. *Installed asphalt paving on the entire width of the alley adjacent to Lots 11 through 20, Block 57, Alexander Addition;*
 - b. *No water shall be permitted to drain from the property onto Mesa Street.*

Note: *Conditions are being satisfied through this request or have been previously satisfied.*

Ordinance No. 6544, dated, May 8, 1979 (1979 Zoning Ordinance), replaced the ARZ (Arterial Redevelopment Zone) zoning district with S-D/sc (Special Development/special contract). Conditions remained applicable.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is permitted by right in the S-D (Special Development) zoning district and will serve as a private facility for overflow parking. To the north are apartments zoned A-3 (Apartment); to the south is a medical office zoned A-O (Apartment/office); to the east are apartments zoned R-MU (Residential Mixed Use); and to the west are professional businesses zoned S-D/c/sp (Special Development/conditions/special permit) and A-O (Apartment/office). The nearest school, El Paso High School, is 0.5 miles and the nearest park, Dunn Park, is 0.2 miles in proximity to 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: | |
|--|---|
| 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, a Detailed Site Development Plan (DSDP) is required. This is due to the proposed private parking lot use in an S-D (Special Development) zone, as well as conditions from Ordinance No. 6541. Approval from the City Plan Commission is required before any building permits or certificates of completion are issued. |
| Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met S-D (Special Development): The purpose of this district is to provide an opportunity for mixed-use | Yes. The subject property will have a proposed use of private parking lot, which is permitted in the S-D (Special Development) zone district. The proposed development will align with the existing residential and light-commercial uses in the area. |

| | |
|---|--|
| <p>projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p> | |
| <p>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p> | |
| <p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p> | <p>None. The subject property is not located within any Historic Overlay District nor any other special designation areas.</p> |
| <p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the Detailed Site Development Plan request.</p> | <p>None. There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.</p> |
| <p>Natural Environment: Anticipated effects on the natural environment.</p> | <p>The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.</p> |

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Main access is proposed from an alleyway that connects to E. Crosby Avenue, a local road, classified on the City of El Paso's Major Thoroughfare Plan (MTP). The proposed development is suitable given the mix of residential and light-commercial uses in the area. The proposed development will function as a private parking lot for the adjacent medical office facility and will front N. Mesa Street, a major arterial classified under the same plan.

PUBLIC COMMENT: Notices are not applicable 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:

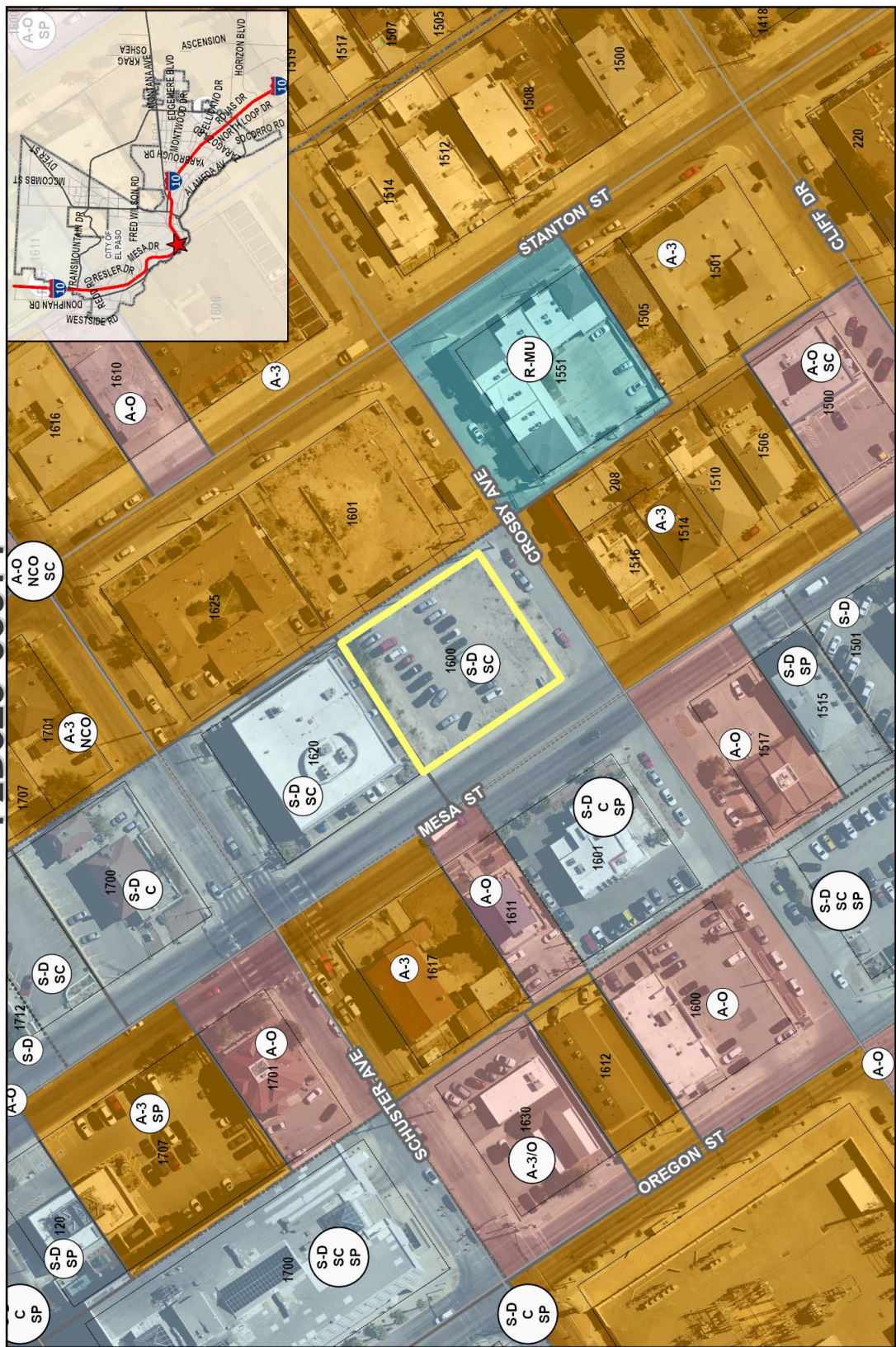
1. **Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **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. **Denial** of the Detailed Site Development Plan 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. Zoning Map
2. Detailed Site Plan (Enlarged)
3. Ordinance No. 9352
4. Department Comments

ATTACHMENT 1

PZDS25-00014



Subject Property



This map is designed for illustrative purposes only. The features depicted on this map are not intended to be used for any purpose other than that for which they were prepared. The Planning & Inspections Department makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3

6541

AN ORDINANCE CHANGING THE ZONING OF
LOTS 11-20, BLOCK 57, ALEXANDER ADDITION,
THE PENALTY BEING AS PROVIDED IN SECTION
25-10 OF THE EL PASO CITY CODE


BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 11-20, Block 57, Alexander Addition,
be changed to ARZ (Arterial Redevelopment Zone) within the meaning
of the zoning ordinance, and the zoning map of the City of El Paso
be revised accordingly.

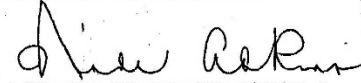
PASSED AND APPROVED this 24th day of April, 1979.

ATTEST:

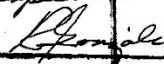

Mayor

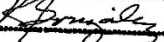

City Clerk

APPROVED AS TO FORM:


City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS

HAVE BEEN REVISED: 4.0.
5-1-79 COUNTER
5-1-79 ORIGINAL
5-1-79 Blk. Inspection
5-1-79 CONTROL 

I certify that the zoning map has been revised to
reflect the amendment of ordinance #6541
By  Date 5-1-79

6541

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DEPARTMENT
OF PLANNING

CONTRACT

THIS CONTRACT, made this 24 day of April, 1979
by and between NAJIB H. HADDAD and wife, JULIA E. HADDAD, First Parties, and the
CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Lots
11-20, Block 57, Alexander Addition, in the City of El Paso, El Paso County,
Texas. In order to remove certain objections to such rezoning, First Parties
covenant that if the property is rezoned to ARZ (Arterial Redevelopment Zone),
within the meaning of the zoning ordinance of the City of El Paso, it shall be
subject to the following restrictions, conditions and covenants:

1. No building permit shall be issued for construction on the
property until complete and detailed architectural and site development plans of
the proposed development on the property have been submitted by First Parties
and approved by the City Plan Commission of the City of El Paso.

2. No certificates of occupancy and compliance shall be issued for
any buildings constructed on the property until First Parties have, at no cost
to the City, done the following:

(a) Installed asphalt paving on the entire width of the
alley adjacent to Lots 11 through ²⁰~~30~~, Block ⁵⁷~~27~~, Alexander Addition;

(b) No water shall be permitted to drain from the property
onto Mesa Street.

Such drainage and paving shall be constructed in accordance with plans
and specifications to be approved by the City Engineer of the City of El Paso,
and must be inspected and approved by him before certificates of Occupancy and
compliance are issued for any buildings constructed on the property

This contract is a restriction condition and covenant running with
the land and a charge and servitude thereon, and shall bind

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APR 25 1979
DEPARTMENT
OF PLANNING

First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

Najib H. Haddad *Najib H. Haddad*

Julia E. Haddad *Julia E. Haddad*

THE CITY OF EL PASO

By *Amir*
Mayor

ATTEST:

W. Rieger
City Clerk

APPROVED AS TO FORM:

Amir
City Attorney

THE STATE OF TEXAS)

COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared NAJIB H. HADDAD and his wife, JULIA E. HADDAD, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of April, 1979.

My Commission Expires:

June 1, 1979

Amir M. Carls
Notary Public, El Paso County, Texas

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ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **Approval** of the detailed site development plan per El Paso City Code, Section 20.04.150 – Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments or objections to the proposed detailed site plan.

Planning and Inspections Department – Land Development

Recommend Approval:

1. It is recommended harvesting area on the property.
2. TXDOT review and approval are required of the proposed parking for drainage and access requirements at the time of grading permit.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision, including calculations at the time of grading permit.
4. Proposed parking lot area, please see “Cluster Parking” Detail 3-42, Appendix “A” Design Standard for Construction from Street Design Manual.
5. Provide a 5ft sidewalk abutting the property line in all streets.
6. Verify dimensions of the parking area and design, please see 3-42 Cluster Parking, DSC from Street Design Manual.
7. Verify the only one access to the proposed parking lot, the existing alley is substandard.
8. Coordinate with El Paso Electric for the electrical poles in the middle of the existing alley.
9. Verify driveway location in the corner. The 2.5’ min area from the property line. See 6-15A Appendix A in DSC from SDM.

Note: Comments addressed. Further coordination with listed entities will be conducted by the applicant as needed.

Fire Department

Recommend Approval: No adverse comments.

Streets and Maintenance Department

Traffic and Transportation Engineering

No objections to application

Street Lights Department

Does not object to this request.

Mesa St. (SH-20) is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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 Section

1. E. Crosby Avenue appears to be misspelled on the site plan. Please confirm the correct spelling for accuracy.
2. Indicate that any damaged structure must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 8-inch/12-inch diameter water main that extends along Crosby Avenue, located approximately 20-feet south of the property. This main is available to provide service.

There is an existing 4-inch diameter water main that extends along the alley between Mesa Street and Stanton Street, located approximately 5-feet east of the property. This main is available to provide service.

Previous water pressure from fire hydrant #02238, located on the northwest corner between North Mesa Street and Schuster Avenue, has yielded a static pressure of 108 (psi), a residual pressure of 88 (psi), and a discharge of 1,299 (gpm). 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 6-inch diameter sanitary sewer main that extends along the alley between Mesa Street and Stanton Street, located approximately 10-feet east of the property. This main is available to provide service.

General:

EPWater 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.

Water:

There is an existing 8-inch diameter water main that extends within a 20-foot easement. This main is available to provide service.

Previous water pressure reading from fire hydrant #12081, located within in a 20-foot PSB easement within the property, has yielded a static pressure of 72 (psi), a residual pressure of 70 (psi), and a discharge of 1,244 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends within a 10-foot easement. This main is

available to provide service.

General:

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

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, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater 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.

El Paso County 911 District

The 9-1-1 District has no comments or concerns regarding this zoning.

Texas Gas Service

Texas Gas Service has no comments.

El Paso Electric

We have no comments for 1600 N. Mesa

Texas Department of Transportation

After reviewing the plans for 1600 N Mesa, there are no comments.

El Paso County Water Improvement District #1

No comments provided.

Sun Metro

No comments provided.