

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

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

**AGENDA DATE:** April 13, 2021

**PUBLIC HEARING DATE:** May 11, 2021

**CONTACT PERSON NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Andrew Salloum, (915) 212-1603

**DISTRICT(S) AFFECTED:** 8

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

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance changing the zoning of Lot 27, Block 1, Alto Mesa Unit 5, 6700 N. Mesa Street, City of El Paso, El Paso County, Texas from P-C (Planned Commercial) to C-2 (Commercial). The penalty being as provided 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: 6700 N. Mesa Street  
Applicants: Weststar Bank  
PZRZ21-00002

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from P-C (Planned Commercial) to C-2 (Commercial) to allow for a commercial development. City Plan Commission recommended 6-0 to approve the proposed rezoning on March 11, 2021. As of April 2, 2021, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

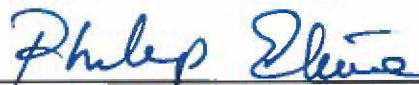
**AMOUNT AND SOURCE OF FUNDING:**

N/A

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

**DEPARTMENT HEAD:**



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Philip F. Etiwe – Planning and Inspections Director

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

**AN ORDINANCE CHANGING THE ZONING OF LOT 27, BLOCK 1, ALTO MESA UNIT 5, 6700 N. MESA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM P-C (PLANNED COMMERCIAL) TO C-2 (COMMERCIAL). 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, the zoning of **Lot 27, Block 1, Alto Mesa Unit 5, 6700 N. Mesa Street** located in the City of El Paso, El Paso County, Texas, be changed from **P-C (Planned Commercial)** to **C-2 (Commercial)**, 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 \_\_\_\_\_, 2021.

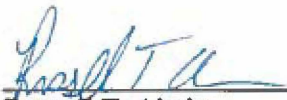
**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

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

# 6700 N. Mesa Street

City Plan Commission — March 11, 2021

REZONING

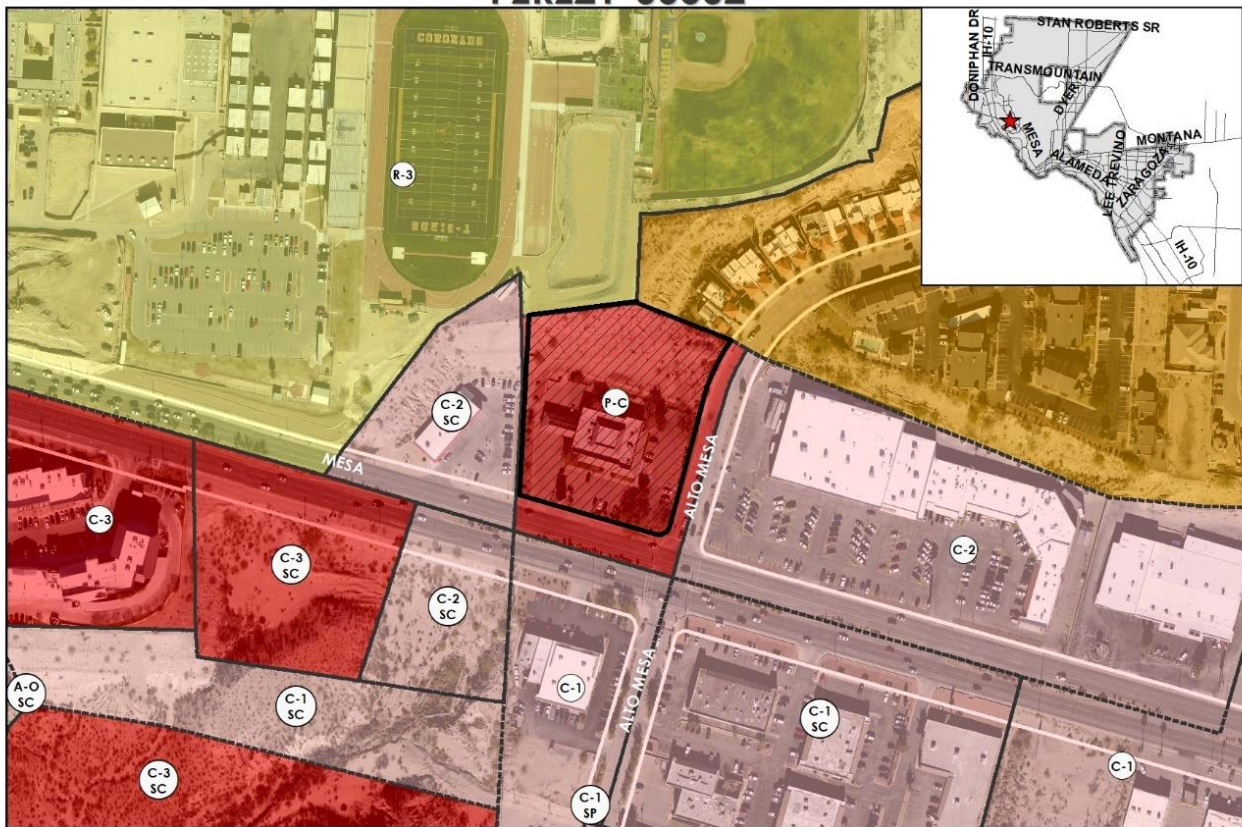


<b>CASE NUMBER:</b>	<b>PZRZ21-00002</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Weststar Bank
<b>REPRESENTATIVE:</b>	H2O Terra
<b>LOCATION:</b>	6700 N. Mesa Street (District 8)
<b>PROPERTY AREA:</b>	2.52 acres
<b>REQUEST:</b>	Rezone from P-C (Planned Commercial) to C-2 (Commercial)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None

**SUMMARY OF REQUEST:** The applicant is requesting to rezone from P-C (Planned Commercial) to C-2 (Commercial) to allow for a commercial development.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The recommendation is based on the compatibility of the proposed zoning district with the surrounding residential and light commercial districts in the immediate area. It is also based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan.

## PZRZ21-00002



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Subject Property

0 62.5 125 250 375 500 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from P-C (Planned Commercial) to C-2 (Commercial) to allow for a commercial development. This change will allow for the subject property to have similar zoning and permissibility to existing commercially zoned properties along Mesa Street. No development changes are proposed. The detailed site plan shows the existing bank building. Access to the subject property is provided from N. Mesa Street and Alto Mesa Drive.

**PREVIOUS CASE HISTORY:** On March 3, 2021, Open Space Advisory Board (OSAB) recommended approval of the rezoning request.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed district is consistent with the surrounding community commercial districts in the immediate area, and meet the established character of the neighborhood surrounding the subject property. Furthermore, the proposed development meets the intent of the G-4, Suburban (Walkable) use designation of *Plan El Paso* in the Northwest planning area.

<b>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:</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-4, Suburban (Walkable):</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 subject property and the proposed developments meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The existing development is adjacent to commercial and residential zones and uses, and contributes to the commercial uses provided to surrounding commercial neighborhoods within the area of the existing commercial lot and potentially reduces travel and infrastructure needs.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-2 (Commercial) District:</b> The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes, the proposed commercial development is consistent with residential and light commercial uses in the neighborhood. Commercial uses are common and appropriate in this sector. The surrounding properties are zoned R-3 (residential), and P-R II (Planned Residential II), to the north and C-2 (Commercial) to the east and west of the subject property along N. Mesa Street. On the south side of N. Mesa Street, properties are zoned C-1 (Commercial), C-2 (Commercial) and C-3 (Commercial). The surrounding area uses vary from neighborhood commercial shopping center, medical offices, restaurants, retails and minor motor vehicle repair.</p>
<p><b>Preferred Development Locations:</b> 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 property is located on N. Mesa Street which is classified as a major arterial roadway on the City of El Paso's Major Thoroughfare Plan. The property is mid-block, but is the only property on its block of N. Mesa Street with its present P-C (Planned Commercial Zoning). The requested district is the same as its immediate neighbors to the east and west.</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<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 areas plans, including land-use maps in those plans.	N/A. The proposed development is not within any historic districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> 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. No changes are proposed and the existing development matches development immediately surrounding the subject property.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The proposed rezoning does not involve greenfield/environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with the existing residential, neighborhood commercial and community commercial zoning and uses of the surrounding properties.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within a newer subdivision that is considered stable. The established neighborhood is comprised of a regional shopping center, and minor motor vehicle repair, restaurant, and retail uses. There have been no recent rezoning requests for this area.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders Mesa Street and Alto Mesa Drive, which are designated a major arterial and local respectively as per the City of El Paso’s Major Thoroughfare Plan. Access is proposed from Mesa Street and Alto Mesa Drive. It is adequate to serve the development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No objections to the proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the El Paso Central Business Association and Sunrise Civic Group, both of which were notified prior to submittal of the Rezoning Application. Public notices were mailed to property owners within 300 feet on February 26, 2021. The Planning Division did not receive any communication in support or opposition to the rezoning request. As of March 5, 2021, the Planning Division has not received any communication in support or opposition 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 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.

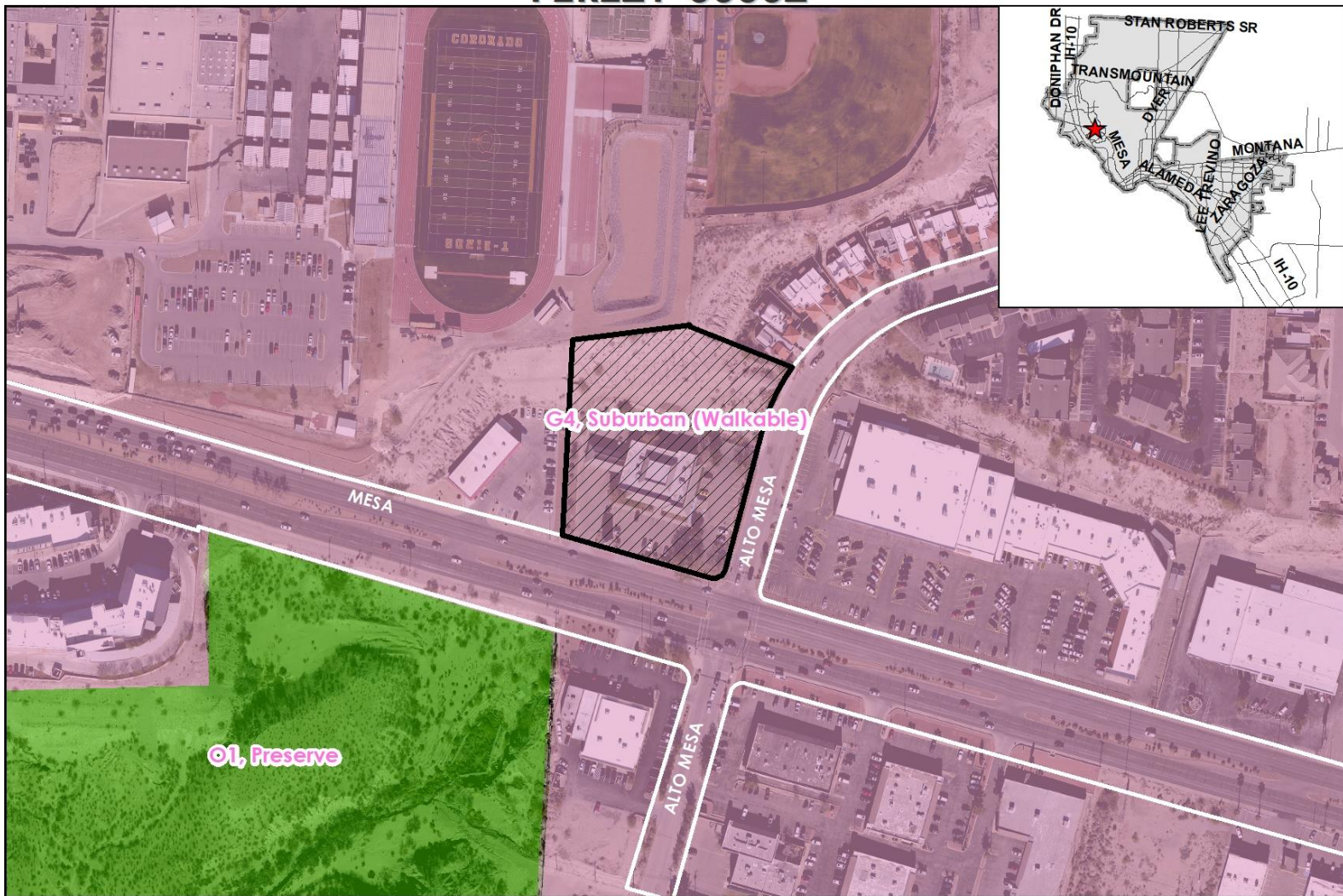
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

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

# ATTACHMENT 1

## PZRZ21-00002



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 Subject Property



# **ATTACHMENT 2**

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

Recommend approval of the rezoning request.

## **Planning and Inspections Department – Plan Review**

Recommend approval.

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

Recommend approval.

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

No objections to the proposed rezoning.

## **Street and Maintenance Department**

No objections & TIA not required.

## **Texas Department of Transportation (TxDOT)**

If requestor is planning to do any new construction for this development, they will need to submit grading and drainage plans to TxDOT for review and a site layout with distance between all existing driveway on adjacent properties or side street and existing driveway to remain (if any) or proposed driveway. Existing driveways do not meet Access Management spacing criteria.

## **Fire Department**

Recommend approval.

## **Sun Metro**

No objections.

## **El Paso Water**

No comments received.

## **El Paso Water – Stormwater Engineering**

EPWater - SW has reviewed the case distribution described above and has no objections to the proposal.

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

The item is not within the boundaries of EPCWID.



# ATTACHMENT 3

## PZRZ21-00002



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 Subject Property  
 Parcels within 300 feet



# ATTACHMENT 4

