

# South of Montana Ave. and Northwest of N. Zaragoza Rd.

City Plan Commission — December 18, 2025



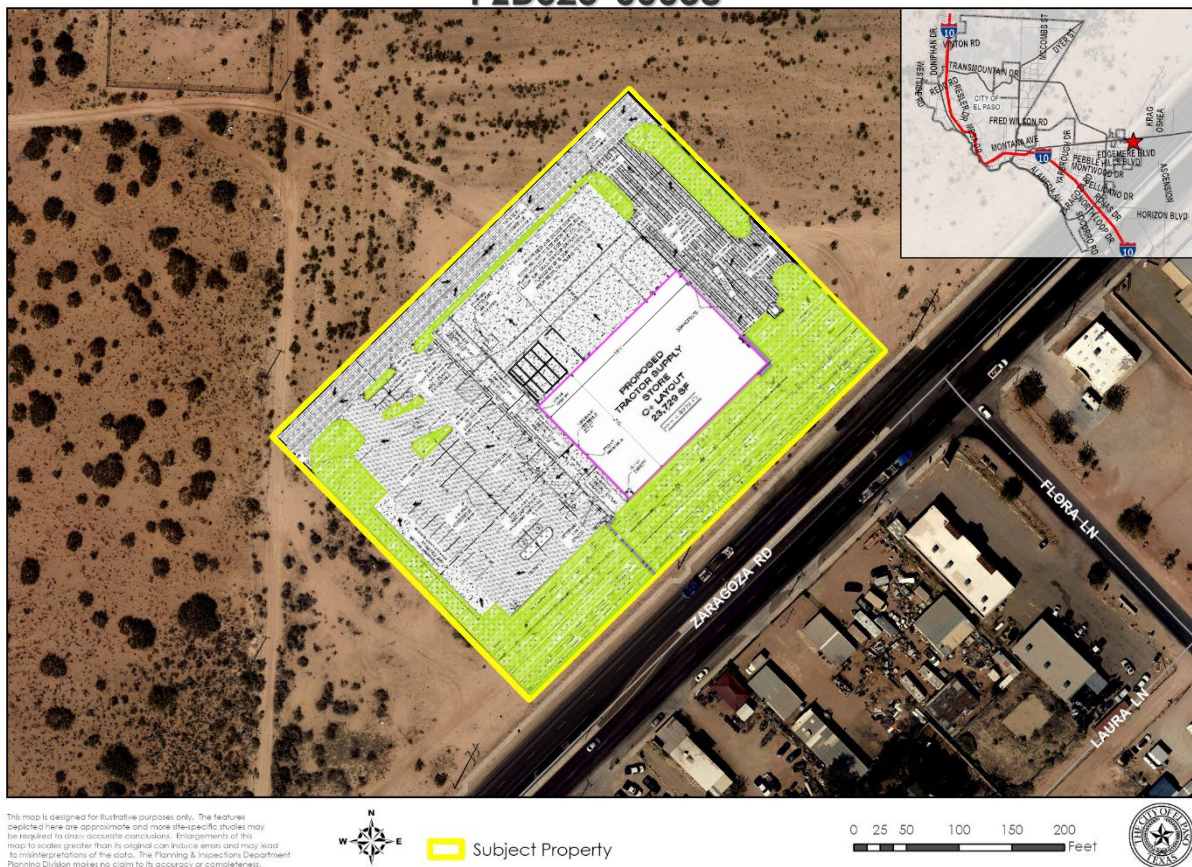
## SITE PLAN

**CASE NUMBER:** PZDS25-00038  
**CASE MANAGER:** Alejandra González, (915) 212-1506, [GonzalezAG@elpasotexas.gov](mailto:GonzalezAG@elpasotexas.gov)  
**PROPERTY OWNER:** Wagner Equipment Co.  
**REPRESENTATIVE:** The Keith Corporation – Wendy Fulton  
**LOCATION:** Generally South of Montana Ave. and Northwest of N. Zaragoza Rd. (District 5)  
**PROPERTY AREA:** 3.78 acres  
**REQUEST:** Detailed Site Development Plan Approval per Ordinance No. 16386  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None

**SUMMARY OF REQUEST:** The applicant is requesting review and approval of Detailed Site Development Plan for proposed development of an other retail establishment use. Per Ordinance No. 16386 review and approval from City Plan Commission is required prior to the issuance of building permits.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-4 (Commercial) zone district. The proposed development meets the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan.

### PZDS25-00038



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original 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 by Ordinance No. 16386, dated June 27, 2006, which requires approval from the City Plan Commission prior to issuance of building permits. The site plan proposes the development of a 3.78-acre lot located generally South of Montana Avenue and Northwest of N. Zaragoza Road for a use of other retail establishment. The project includes one single-story building of 23,729 square feet with a maximum height of thirty feet eight inches (30' 8"). The development is providing seventy-four (74) parking spaces and complies with the vehicular parking requirements in El Paso City Code 20.14. The plan also includes three (3) bicycle spaces and provides pedestrian access from the public sidewalk to the building. Access to the property will be provided through shared access driveways along Zaragoza Road.

**PREVIOUS CASE HISTORY:** Ordinance No. 16386 (Attachment 4), dated June 27, 2006, changed the zoning from R-F (Ranch and Farm) to C-4 (Commercial) with the following applicable condition:

1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits

**Note:** Condition is satisfied through this request.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development aligns with the surrounding commercial uses, maintaining compatibility with similarly zoned properties. To the north and west the properties are vacant and zoned C-4/c (Commercial/conditions). To the south and east the properties are part of the El Paso's 5-Mile Extra-Territorial Jurisdiction (ETJ) and have a shopping center and restaurant respectively. The nearest school, Chester E. Jordan Elementary, is approximately 1.8 miles away, while the closest park, Brisa del Este Park, is located 1.8 miles from the site.

<b>COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<b>El Paso City Code Section 20.04.140 – When Required.</b> 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. Per Ordinance No. 16386 review and approval from City Plan Commission is required due to the development being more than two acres in size. Approval is required prior to the issuance of any building permits for the subject property.
<b>Compatibility with Zoning Regulations:</b> The zoning district permits the proposed use, and all applicable regulations are met <b>C-4 (Commercial) District:</b> 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.	Yes, the proposed use of other retail establishment is permitted by right in the C-4 (Commercial) zone district and complies with all requirements.

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<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.	There are no Historic Districts or Special Designations on the subject property.
<b>Potential Adverse Effects:</b> 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.
<b>Natural Environment:</b> 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 from Zaragoza Road, which is designated as a major arterial per the City of El Paso's Major Thoroughfare Plan (MTP). The existing street is appropriate to serve the proposed development. Access to the property will be provided through shared access driveways along Zaragoza Road. There are no bus stops within walkable distance (0.25 mile) of the subject property at this time. The nearest bus stop is approximately 1.34 miles away, and sidewalks are present along North Zaragoza Road, enhancing pedestrian accessibility.

**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:

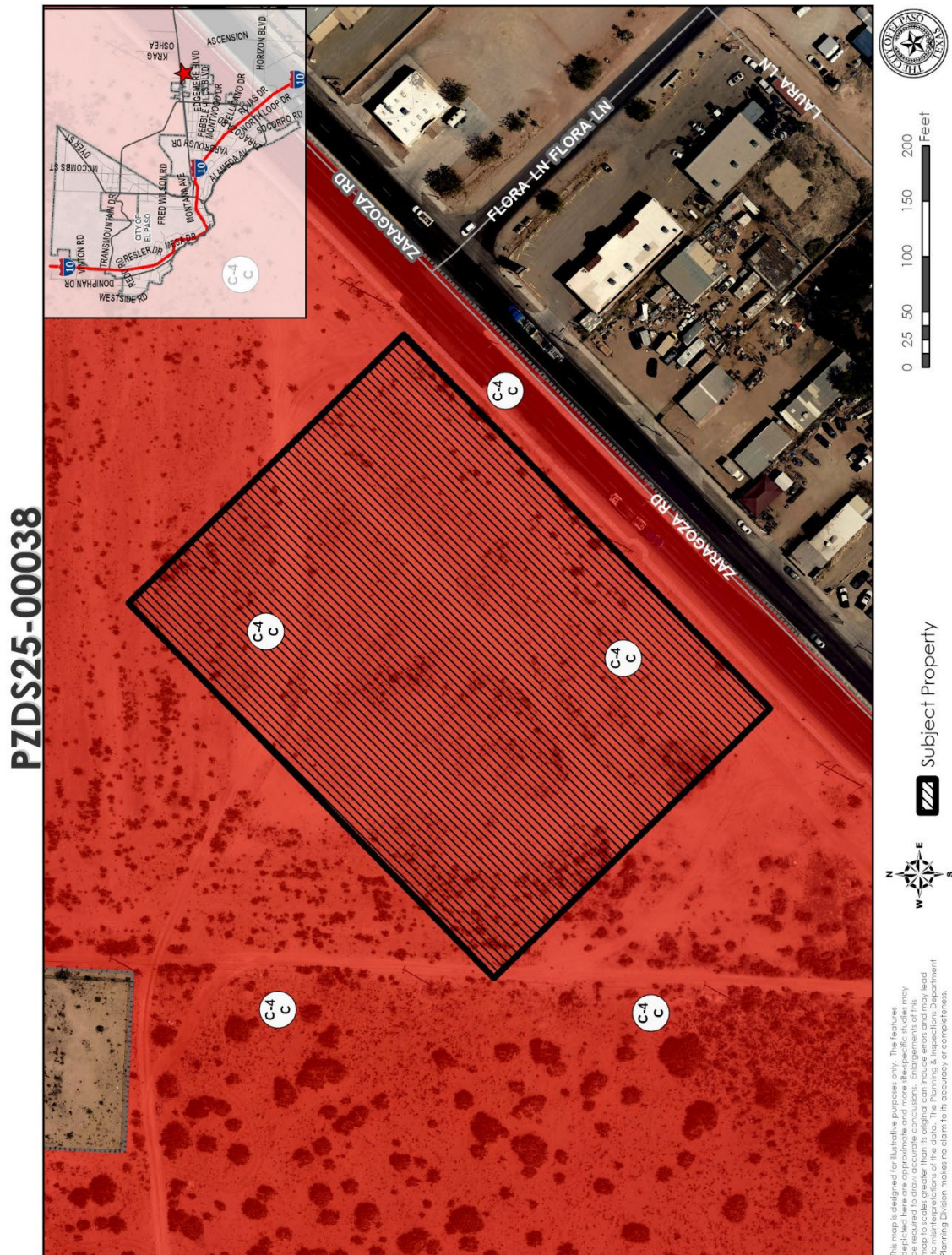
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(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. Ordinance No. 16386
5. Department Comments



# ATTACHMENT 1







**1 ELEVATION 1**  
Scale: 1/8" = 1'-0"

**2 ELEVATION 2**  
Scale: 1/8" = 1'-0"

**Annotations for Elevation 1:**

- 1" x 4" x 8" x 12" x 16" x 20" x 24" x 30" x 36" x 42" x 48" x 54" x 60" x 66" x 72" x 78" x 84" x 90" x 96" x 102" x 108" x 114" x 120" x 126" x 132" x 138" x 144" x 150" x 156" x 162" x 168" x 174" x 180" x 186" x 192" x 198" x 204" x 210" x 216" x 222" x 228" x 234" x 240" x 246" x 252" x 258" x 264" x 270" x 276" x 282" x 288" x 294" x 300" x 306" x 312" x 318" x 324" x 330" x 336" x 342" x 348" x 354" x 360" x 366" x 372" x 378" x 384" x 390" x 396" x 402" x 408" x 414" x 420" x 426" x 432" x 438" x 444" x 450" x 456" x 462" x 468" x 474" x 480" x 486" x 492" x 498" x 504" x 510" x 516" x 522" x 528" x 534" x 540" x 546" x 552" x 558" x 564" x 570" x 576" x 582" x 588" x 594" x 600" x 606" x 612" x 618" x 624" x 630" x 636" x 642" x 648" x 654" x 660" x 666" x 672" x 678" x 684" x 690" x 696" x 702" x 708" x 714" x 720" x 726" x 732" x 738" x 744" x 750" x 756" x 762" x 768" x 774" x 780" x 786" x 792" x 798" x 804" x 810" x 816" x 822" x 828" x 834" x 840" x 846" x 852" x 858" x 864" x 870" x 876" x 882" x 888" x 894" x 900" x 906" x 912" x 918" x 924" x 930" x 936" x 942" x 948" x 954" x 960" x 966" x 972" x 978" x 984" x 990" x 996" x 1002" x 1008" x 1014" x 1020" x 1026" x 1032" x 1038" x 1044" x 1050" x 1056" x 1062" x 1068" x 1074" x 1080" x 1086" x 1092" x 1098" x 1104" x 1110" x 1116" x 1122" x 1128" x 1134" x 1140" x 1146" x 1152" x 1158" x 1164" x 1170" x 1176" x 1182" x 1188" x 1194" x 1200" x 1206" x 1212" x 1218" x 1224" x 1230" x 1236" x 1242" x 1248" x 1254" x 1260" x 1266" x 1272" x 1278" x 1284" x 1290" x 1296" x 1302" x 1308" x 1314" x 1320" x 1326" x 1332" x 1338" x 1344" x 1350" x 1356" x 1362" x 1368" x 1374" x 1380" x 1386" x 1392" x 1398" x 1404" x 1410" x 1416" x 1422" x 1428" x 1434" x 1440" x 1446" x 1452" x 1458" x 1464" x 1470" x 1476" x 1482" x 1488" x 1494" x 1500" x 1506" x 1512" x 1518" x 1524" x 1530" x 1536" x 1542" x 1548" x 1554" x 1560" x 1566" x 1572" x 1578" x 1584" x 1590" x 1596" x 1602" x 1608" x 1614" x 1620" x 1626" x 1632" x 1638" x 1644" x 1650" x 1656" x 1662" x 1668" x 1674" x 1680" x 1686" x 1692" x 1698" x 1704" x 1710" x 1716" x 1722" x 1728" x 1734" x 1740" x 1746" x 1752" x 1758" x 1764" x 1770" x 1776" x 1782" x 1788" x 1794" x 1800" x 1806" x 1812" x 1818" x 1824" x 1830" x 1836" x 1842" x 1848" x 1854" x 1860" x 1866" x 1872" x 1878" x 1884" x 1890" x 1896" x 1902" x 1908" x 1914" x 1920" x 1926" x 1932" x 1938" x 1944" x 1950" x 1956" x 1962" x 1968" x 1974" x 1980" x 1986" x 1992" x 1998" x 2004" x 2010" x 2016" x 2022" x 2028" x 2034" x 2040" x 2046" x 2052" x 2058" x 2064" x 2070" x 2076" x 2082" x 2088" x 2094" x 2100" x 2106" x 2112" x 2118" x 2124" x 2130" x 2136" x 2142" x 2148" x 2154" x 2160" x 2166" x 2172" x 2178" x 2184" x 2190" x 2196" x 2202" x 2208" x 2214" x 2220" x 2226" x 2232" x 2238" x 2244" x 2250" x 2256" x 2262" x 2268" x 2274" x 2280" x 2286" x 2292" x 2298" x 2304" x 2310" x 2316" x 2322" x 2328" x 2334" x 2340" x 2346" x 2352" x 2358" x 2364" x 2370" x 2376" x 2382" x 2388" x 2394" x 2400" x 2406" x 2412" x 2418" x 2424" x 2430" x 2436" x 2442" x 2448" x 2454" x 2460" x 2466" x 2472" x 2478" x 2484" x 2490" x 2496" x 2502" x 2508" x 2514" x 2520" x 2526" x 2532" x 2538" x 2544" x 2550" x 2556" x 2562" x 2568" x 2574" x 2580" x 2586" x 2592" x 2598" x 2604" x 2610" x 2616" x 2622" x 2628" x 2634" x 2640" x 2646" x 2652" x 2658" x 2664" x 2670" x 2676" x 2682" x 2688" x 2694" x 2700" x 2706" x 2712" x 2718" x 2724" x 2730" x 2736" x 2742" x 2748" x 2754" x 2760" x 2766" x 2772" x 2778" x 2784" x 2790" x 2796" x 2802" x 2808" x 2814" x 2820" x 2826" x 2832" x 2838" x 2844" x 2850" x 2856" x 2862" x 2868" x 2874" x 2880" x 2886" x 2892" x 2898" x 2904" x 2910" x 2916" x 2922" x 2928" x 2934" x 2940" x 2946" x 2952" x 2958" x 2964" x 2970" x 2976" x 2982" x 2988" x 2994" x 3000" x 3006" x 3012" x 3018" x 3024" x 3030" x 3036" x 3042" x 3048" x 3054" x 3060" x 3066" x 3072" x 3078" x 3084" x 3090" x 3096" x 3102" x 3108" x 3114" x 3120" x 3126" x 3132" x 3138" x 3144" x 3150" x 3156" x 3162" x 3168" x 3174" x 3180" x 3186" x 3192" x 3198" x 3204" x 3210" x 3216" x 3222" x 3228" x 3234" x 3240" x 3246" x 3252" x 3258" x 3264" x 3270" x 3276" x 3282" x 3288" x 3294" x 3300" x 3306" x 3312" x 3318" x 3324" x 3330" x 3336" x 3342" x 3348" x 3354" x 3360" x 3366" x 3372" x 3378" x 3384" x 3390" x 3396" x 3402" x 3408" x 3414" x 3420" x 3426" x 3432" x 3438" x 3444" x 3450" x 3456" x 3462" x 3468" x 3474" x 3480" x 3486" x

# **ATTACHMENT 4**

ORDINANCE NO. 016386

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS: PARCEL 1: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 2: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 3: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 4: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 5: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 6: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 7: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT); PARCEL 8: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 9: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 10: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Doc#22629/Planning/ZON06-00052

016386

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

ZON06-00052

**Parcel 1:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, 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 **R-F (Ranch and Farm)** to **R-5 (Residential)**; and,

**Parcel 2:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-4 (Commercial)**; and,

Further, that the property described as Parcel 2, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 3:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-2 (Commercial)**; and,

Further, that the property described as Parcel 3, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 4:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **R-5 (Residential)**; and,

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**ORDINANCE NO.** 016386

**ZON06-00052**



**Parcel 5:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-F (Ranch and Farm) to C-2 (Commercial)**; and,

Further, that the property described as Parcel 5, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 6:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, from **R-F (Ranch and Farm) to C-2 (Commercial)**; and,

Further, that the property described as Parcel 6, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 7:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "G", incorporated by reference, from **R-F (Ranch and Farm) to A-2 (Apartment)**; and,

**Parcel 8:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "H", incorporated by reference, from **R-F (Ranch and Farm) to R-5 (Residential)**; and,

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016386

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

ZON06-00052

**Parcel 9:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "I", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 9, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if *Mondale* pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

**Parcel 10:** A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "J", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 10, be subject to the following condition, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits"

PASSED AND APPROVED this 27<sup>th</sup> day of June, 2006.

THE CITY OF EL PASO

  
John F. Cook  
Mayor

ATTEST:

  
Richarda Duffy Momsen  
City Clerk

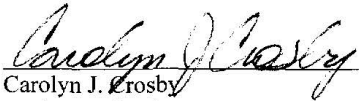
Doc#22629/Planning/ZON06-00052

ORDINANCE NO. 016386

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ZON06-00052

**APPROVED AS TO FORM:**

  
Carolyn J. Crosby  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

Doc#22629/Planning/ZON06-00052

**016386**

5

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

**ZON06-00052**



# **ATTACHMENT 5**

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

Staff recommends approval of the request. The proposed use is permissible by right in the C-4/c (Commercial/conditions) zone district and is compatible with surrounding commercial uses. The proposed development meets the 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 development plan. 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**

1. Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff. Provide drainage area plan for pond design capacity accounting for proposed area being developed. The proposed public ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. Allow and provide for the safe passage of existing stormwater runoff traversing the subject property via drainage and maintenance access easements for abutting lots if needed.

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

## **Fire Department**

No comments received.

## **Police Department**

No comments received.

## **Environment Services**

No comments.

## **Sun Metro**

No comments received.

## **Streets and Maintenance Department**

### **Traffic & Transportation Engineering**

No Objection to Application.

Coordination is required with TXDOT for their right-of-way along North Zaragoza Road and for TXDOT approval of both driveways on its right-of-way.

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

## **Streets Lighting:**

Zaragoza Road is a Texas Department of Transportation (TXDOT) right-of-way (ROW). 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. 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:**

1. For all proposed improvement within the city right-of-way, follow the Design Standards for Construction (DSC) in accordance with the municipal code, and include detailed information.
2. When installing sidewalks, ensure compliance with Municipal Code Chapter 19.21 governing sidewalks and Chapter 13.04.020 specifying sidewalk standards.
3. Indicate that any damaged structure within city right-of-way must be restored to the same or better condition.
4. Ensure that the minimum asphalt repair required after modifying a curve and gutter is at least 2 feet.
5. Confirm that all curbs cut locations and driveway approaches comply with current city spacing and sight distance requirements.
6. Ensure that driveways meet the required slope percentage and comply with Municipal Code Chapter 13.12.

**El Paso Water**

EPWater does not object to this request.

The subject property is located within the City of El Paso Annexation Service Area. Annexation fees will be assessed and collected at the time the El Paso Water receives an application for water and sewer services.

The Owner/Developer will enter into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to install a 12-inch diameter water main and an 8-inch diameter sanitary sewer main to provide service to this property. The Developer's utility contractor will install the required water and sanitary sewer mains which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

**Water**

There is currently no water fronting this property.

**Sanitary Sewer**

There is an existing 15-inch diameter sanitary sewer main along a 30-foot PSB easement north of and parallel to Zaragoza Road. This main is available to provide service.

**General**

Water and sewer main extensions within an easement are required to provide service. Main extension and easement acquisition costs will be responsible by the owner.

EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the proposed PSB easement(s) 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (PSB easements) without EPWater's written consent. The proposed PSB easements shall be improved to EPWater-PSB easement improvement standards.

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:**

EP Water has reviewed this property under Wagner Subdivision and has no objections to this proposal.

**El Paso County 911 District**

No comments or concerns.

**Texas Department of Transportation**

Submit distance between driveways and follow the Zaragoza master plan for driveway locations. Then must submit for TxDOT review and approval for permitting.

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

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

No comments received.

**El Paso Electric**

Please note a 12' wide easement for the existing transmission line along N Zaragoza Rd. We have attached a copy of the ROW Guidelines for the developer.

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

**Texas Gas Service**

Texas Gas Service has a 6" Stl HP Pipe along Zaragoza Rd south bound in private property in a 5' TGS easement (see image below as reference).

Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

The main(s) and/or service line(s) locations depicted on the plans are for reference only. It is the designer responsibility to request line locates to verify existing infrastructure on the field and to notify TGS if the proposed improvements will be in conflict with any of our existing facilities before the construction commencement.

It is also responsibility of the construction contractor to contact Texas811 to locate lines prior to any excavation. In addition, please note that any high-pressure mains require a TGS stand by crew during any and all work within vicinity of the existing high pressure main, and TGS needs to be notified 48 hours prior to any construction and/or ground disturbance within the vicinity of the TGS high pressure mains. If you have any questions regarding the exhibits provided, please let us know.

**Texas Gas Service Data Disclaimer**

While Texas Gas Service makes every effort to maintain and distribute accurate information, it makes no warranties and/or representations of any kind regarding information, data provided, nor are any such warranties to be implied with respect to the information, data furnished herein.

As consideration for providing the attached data, Texas Gas Service requires that the user agree as follows:

- The use of such data shall be at the user's risk. The user acknowledges that it is responsible for assessing the accuracy and reliability of the data or information provided.
- In no event shall Texas Gas Service, its employees, officers or agents become liable or responsible for any use of this data or any consequential damages monetary or otherwise, which may result from the use of this data.
- The user agrees to indemnify, defend, and hold harmless Texas Gas Service, and its employees, officers and agents for any and all liability of any nature arising in connection with it's of the information or data, and any inaccuracies therein.



- The user shall not distribute the information provided to any other person or entity without the prior written consent of Texas Gas Service.