

**CITY OF EL PASO, TEXAS
AGENDA SUMMARY FORM**



DEPARTMENT / COUNCIL OFFICE:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

AGENDA ITEM:

ISSUE STATEMENT:

BACKGROUND:

COUNCIL OPTIONS:

COMMITTEE REVIEW AND/OR RECOMMENDATION:

COMMUNITY AND STAKEHOLDER OUTREACH (if applicable, as an attachment) – please include:

RELATED CITY POLICIES:

PRIOR COUNCIL ACTION:

LEGAL REVIEW:

Legal counsel reviewed as a part of Council packet

Legal counsel reviewed in advance of packet as an individual item

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

ATTACHMENTS:

FOR MORE INFORMATION:

*****REQUIRED AUTHORIZATION*****

SIGNATURE:

Philip Tiwa

(If Agenda Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS A PORTION OF TRACT 11, THE DURAN AND RIVAS RESUBDIVISION, 7912 NORTH LOOP DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, IMPOSING A CONDITION, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR A RESTAURANT USE AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, JAVIER LLAMAS, (Owner) has applied for a rezoning of property from **R-3 (Residential)** to **S-D (Special Development)** per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for a restaurant use, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

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

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *a portion of Tract 11, The Duran and Rivas Resubdivision, 7912 North Loop Drive, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A"*, be changed from **R-3 (Residential)** to **S-D/C (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.
2. That the property described above be subject to the following condition which is necessitated by and attributable to the increased density 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 five-foot (5') 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 North Loop Drive and Duran Road. Such buffer shall also include provision of thirty (30) shrubs. 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. No landscaping buffer shall be required on existing or proposed paved areas for vehicular or pedestrian access.*

2. *The following uses are restricted: Automotive service station, motor vehicle repair minor, commercial fueling station, convenience store with gas pumps.*

3. *No outdoor amplified sound shall be permitted.*

4. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow a restaurant use as permitted under the **S-D (Special Development)** district regulations of 20.04.150 and 20.10.360.

5. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference for all purposes.

6. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

7. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

8. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit "B" within four (4) years from the date hereof.

9. The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2026.

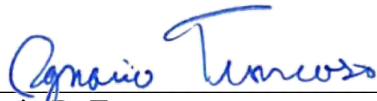
THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Ignacio R. Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

By execution hereof, JAVIER LLAMAS ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the S-D (Special Development) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 16 day of April, 2026.

OWNER: JAVIER LLAMAS
By: [Signature]
Owner.
(Print name & Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 16 day of April, 2026, by Javier Llamas, in his legal capacity on behalf of Owner.

[Signature]
Notary Public, State of Texas

My Commission Expires:
10/21/2029

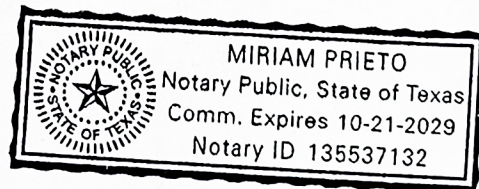


EXHIBIT "A"

A portion of Tract 11,
The Duran and Rivas Resubdivision,
City of El Paso, El Paso County, Texas

September 24, 2025

METES AND BOUNDS DESCRIPTION

7912 North Loop Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of a portion of Tract 11, The Duran and Rivas Resubdivision, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a point located the common boundary corner of Tracts 10 and 11, same being the westerly right-of-way line of Duran Road (50' R.O.W.); **THENCE**, leaving said common boundary corner and along the westerly right-of-way line of Duran Road, North 34°00'00" East, a distance of 52.43 feet to a set chiseled "V" for corner at the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said westerly right-of-way line of Duran Road, North 56°00'00" West, a distance of 74.34 feet to a set iron rod for corner at the common boundary line of Tracts 11 and 12;

THENCE, along the common boundary line of Tracts 11 and 12, North 34°00'00" East, a distance of 80.00 feet to a found iron rod for corner at the southerly right-of-way line of North Loop Drive;

THENCE, leaving said common boundary line of Tracts 11 and 12 and along the southerly right-of-way line of North Loop Drive, South 55°49'13" East, a distance of 44.34 feet to a found TXDOT Disk for corner;

THENCE, leaving said southerly right-of-way line of North Loop Drive, South 10°45'43" East, a distance of 42.60 feet to a found TXDOT Disk for corner at the westerly right-of-way line of Duran Road;

THENCE, along the westerly right-of-way line of Duran Road, South 34°00'00" West, a distance of 49.61 feet to the **POINT OF BEGINNING** of the herein described tract and containing 5,486.18 square feet or 0.1259 Acres of land more or less.

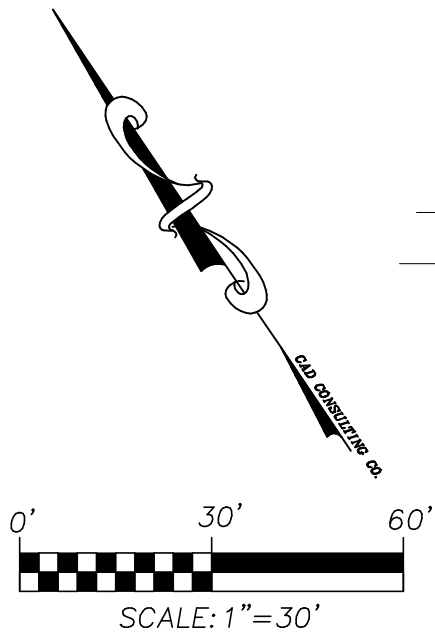
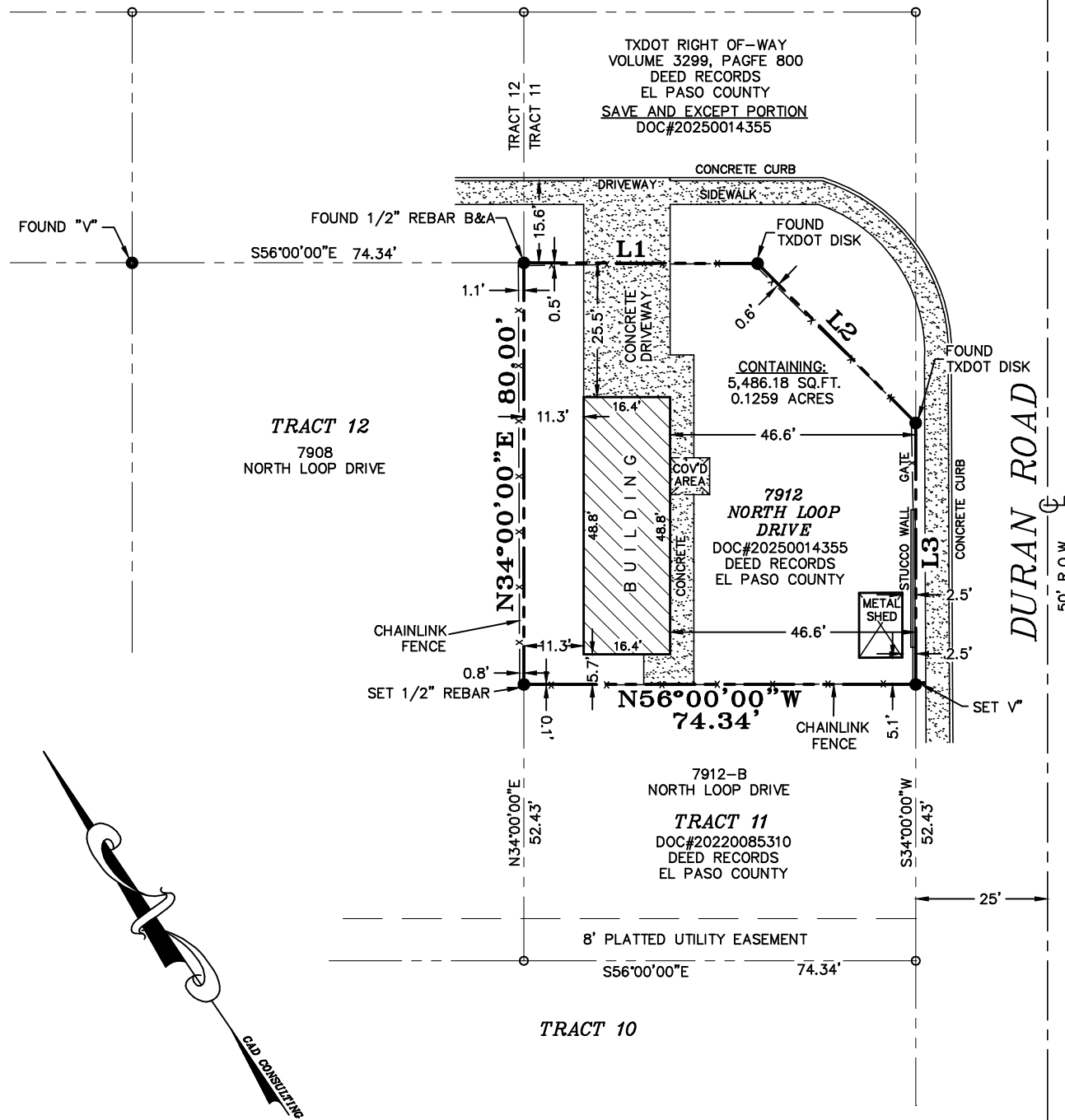
Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 309
El Paso, Texas 79936



NORTH LOOP DRIVE

R.O.W. VARIES



LINE TABLE		
LINE	LENGTH	BEARING
L1	44.34	S55°49'13"E
L2	42.60	S10°45'43"E
L3	49.61	S34°00'00"W

NOTE:
THIS SURVEY WAS
DONE WITHOUT THE
BENEFIT OF A
TITLE COMMITMENT.

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CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCUMBRANCES RECENTLY SHOWN HEREON.

3950

SURVEYOR

CARLOS M. GOMEZ
R.P.L.S. No. 3950

JOB # 25-0732 DATE: 08/09/25 FIELD: JM OFFICE: ML FILE: NET:\ML\2025\25-0732

LOCATED IN ZONE x PANEL # 4802140044C DATED 02/16/2006

RECORDED INVOLUME 9, PAGE 28B, PLAT RECORDS, EL PASO COUNTY, TEXAS.

7912 NORTH LOOP DRIVE (SEE EXHIBITS A & B)
TRACT 11, SAVE AND EXCEPT TWO PORTIONS THEREOF,
THE DURAN AND RIVAS RESUBDIVISION
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
(915) 633-6422

FIRM# 10099300

7912 North Loop

City Plan Commission — January 29, 2026 **REVISED**

REZONING



CASE NUMBER:	PZRZ25-00024
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	Javier Llamas
REPRESENTATIVE:	Vanessa Duran
LOCATION:	7912 North Loop Dr. (District 7)
PROPERTY AREA:	0.11 acres
REQUEST:	Rezone from R-3 (Residential) to S-D (Special Permit) and approval of a Detailed Site Development Plan
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Petition with twelve (12) signatures in support, and a petition with twenty-one (21) signatures in opposition and one (1) email in opposition to the request as of January 29, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) and approval of a Detailed Site Development Plan for a proposed restaurant use.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. The proposed S-D (Special Development) zoning district and proposed restaurant use are in character with the surrounding area and are in keeping with the policies of the G-3, Post-War Future Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The conditions are the following:

1. That a five-foot (5') 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 North Loop Drive and Duran Road. Such buffer shall also include provision of thirty (30) shrubs. 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. No landscaping buffer shall be required on existing or proposed paved areas for vehicular or pedestrian access.
2. The following uses are restricted: Automotive service station, motor vehicle repair minor, commercial fueling station, convenience store with gas pumps.
3. No outdoor amplified sound shall be permitted.

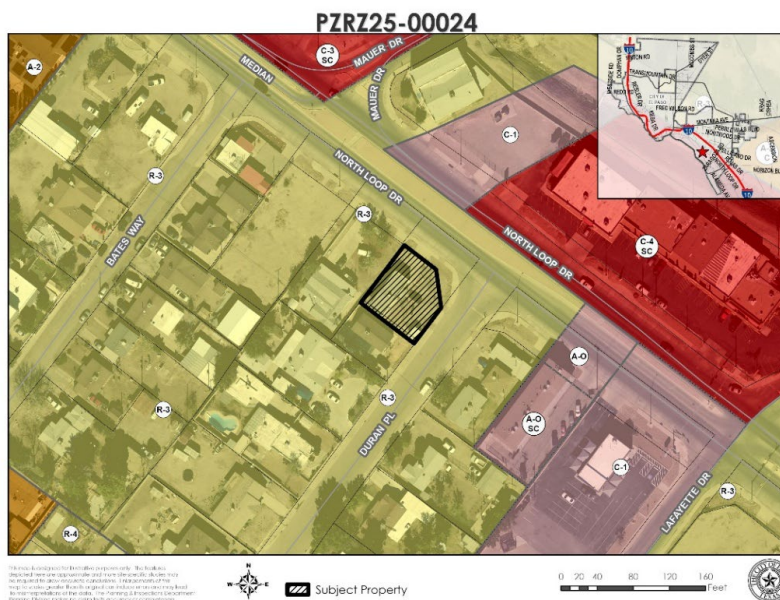


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) and approval of a Detailed Site Development Plan for a proposed restaurant use. The site plan illustrates the existing single-story building of 804 square feet and twelve feet (12') in height to be converted into a restaurant, with six (6) parking spaces and three (3) bicycle spaces. The project also includes a five-foot (5') landscaping buffer along Duran Road and North Loop Drive, with main vehicular access from Duran Road.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: North Loop Drive is State Highway and commercial corridor. The future land use designation in the area calls for strategic suburban retrofits to add missing civic and commercial uses. Furthermore, it is expected that properties along this corridor transition to other commercial uses. The proposed zoning district and proposed restaurant use are compatible with the neighborhood character of the area. Properties to the east are zoned R-3 (Residential), A-O (Apartment/Office), and C-1 (Commercial) consisting of single-family homes, apartments, and an automotive service station. Properties to the south and west are zoned R-3 (Residential), which include single-family dwellings. Property to the north across North Loop Drive is zoned C-1 (Commercial) and C-3 (Commercial) and include a shopping center with a Party Hall and other retail establishments. The closest school is North Loop Elementary School located within 0.25 miles and the closest park is Mesa Drain Linear Trail located within 0.11 miles of the subject property.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 proposed S-D (Special Development) zoning district is compatible with the G-3, Post-War Future Land Use designation of the area with the proposed request supplementing commercial uses in the surroundings.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: The purpose of this district is to provide an opportunity for mixed-use 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>Yes. The proposed S-D (Special Development) zoning district and restaurant use are compatible with R-3 (Residential), C-1 (Commercial), and C-3 (Commercial) zoning districts, as well as compatible with single-family dwellings and other retail establishments in the proximity.</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.	Yes. The subject property is located along North Loop Drive, designated as a major arterial per El Paso Major Thoroughfare Plan (MTP) with vehicular access through Duran Place, designated as a local road per the El Paso MTP. North Loop Drive is a commercial corridor that can support commercial activity. The adjacent roads are appropriate to serve the proposed development.
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.	The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: 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. Conditions are being recommended to safeguard adjacent properties from undesirable uses in close proximity to single-family dwellings.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings taken place in the last ten (10) years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	North Loop is a major arterial roadway and a State Highway managed by the Texas Department of Transportation. The road is better suited for commercial uses to act as a buffer to residential uses.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located along North Loop Drive and Duran Place, a major arterial and a local road respectively, and are appropriate to serve the proposed development. North Loop Drive is a commercial corridor, and is suited for adjacent commercial activities. Sidewalks are present along the property and the surrounding area. A dedicated bicycle lane runs along North Loop Drive to provide more transportation options, and Sun Metro bus stops are located within walkable distance (0.25 mi.) to the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments. The Planning Division recommends imposing conditions to safeguard adjacent single-family developments from permitted intense uses in the S-D (Special Development) zoning district.

PUBLIC COMMENT: The applicant has notified Corridor 20 Civic Association, and the Mission Valley Civic Association of the rezoning request prior to submittal of the application. The applicant also notified the Rosedale Farms Neighborhood Association after submittal of the application. Public notice was sent on January 16, 2026 to all property owners within 300 feet of the subject property. As of January 29, 2026, the Planning Division has received a petition with twelve (12) signatures in support to the rezoning request, and a petition with twenty-one (21) signatures in opposition and one (1) email in opposition to the request citing negative impact to property values and increased traffic and parking in the area.

RELATED APPLICATIONS: None.

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:

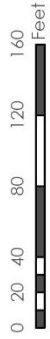
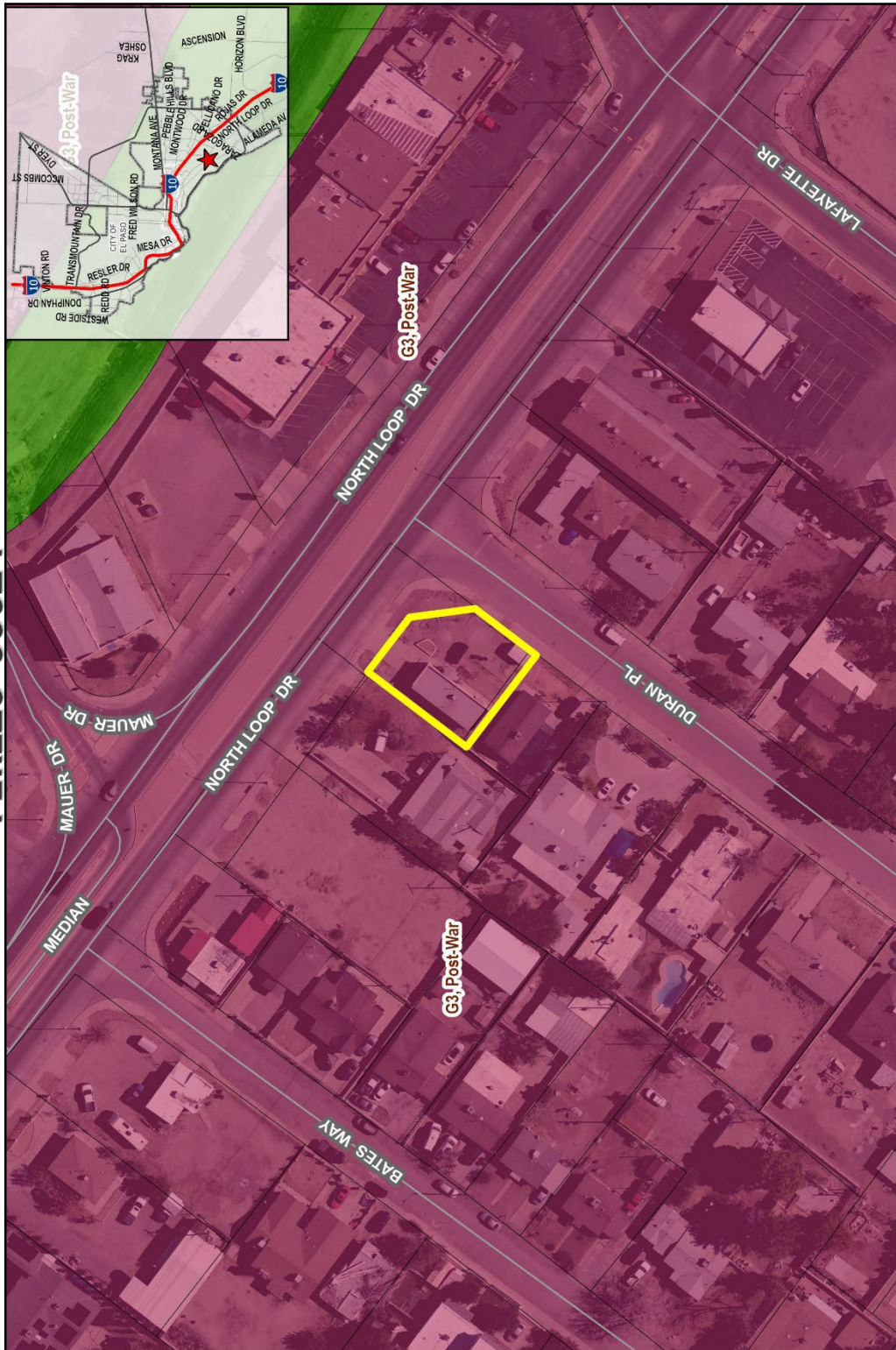
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Detailed Site Development Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Opposition
6. Support

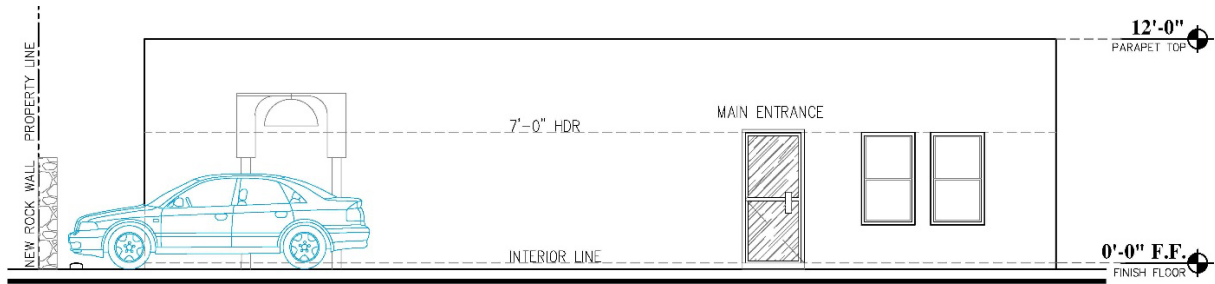
ATTACHMENT 1

PZR25-00024

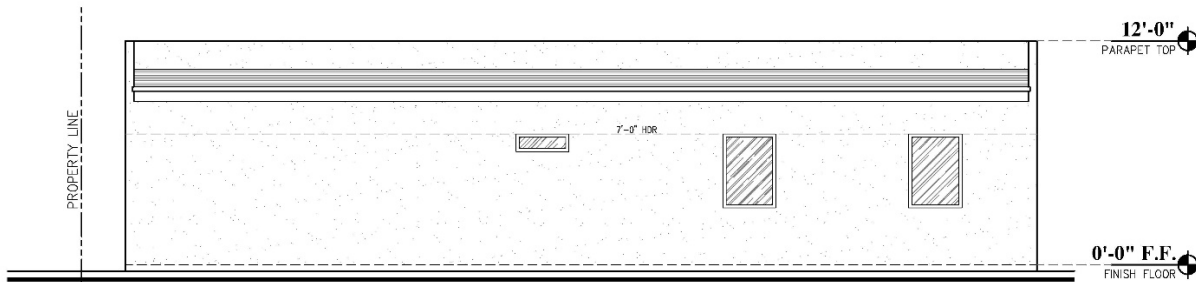


 Subject Property

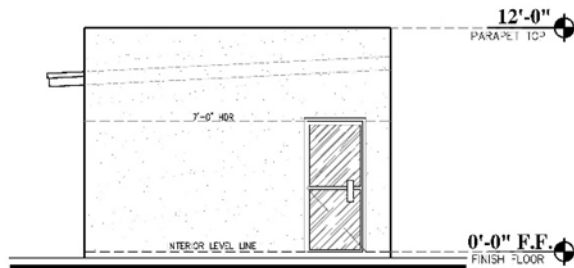
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may map to scales greater than its original can produce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no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



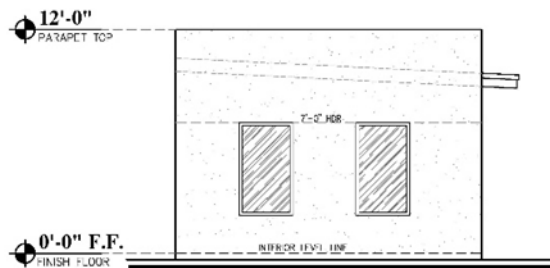
2 FRONT ELEVATION
Scale: 1/4"=1'-0"



3 REAR ELEVATION
Scale: 1/4"=1'-0"



4 LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



5 RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval with conditions of the request. The proposed S-D (Special Development) zoning district and proposed restaurant use are in character with the surrounding area and are in keeping with the policies of the G-3, Post-War Future Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The conditions are the following:

1. That a five-foot (5') 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 North Loop Drive and Duran Road. Such buffer shall also include provision of thirty (30) shrubs. 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. No landscaping buffer shall be required on existing or proposed paved areas for vehicular or pedestrian access.
2. The following uses are restricted: Automotive service station, motor vehicle repair minor, commercial fueling station, convenience store with gas pumps.
3. No outdoor amplified sound shall be permitted.

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 proposed rezoning. 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

According on this area, "The retention of the difference between historic and developed storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)."

Environmental Services

Environmental Services Department had no comments.

Streets and Maintenance Department

Traffic & Transportation Engineering

1. No Traffic Impact Analysis (T.I.A) is required
2. Coordination is required with TXDOT for their right-of-way along North Loop Drive
3. No objection to application

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. Include driveway detail and ensure compliance with applicable standards. (Design Standards for Construction and Municipal Code Chapter 13.12)
3. Indicate that any type of damage sustained to the pavement or surrounding infrastructure during construction must be properly restored.
4. Ensure all transitions to existing roadways are smooth and free of trip hazards.

Street Lights

Street Lights Department does not object to this request.

North Loop Dr. 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 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.

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.

El Paso Water

EPWU-PSB Comments

No comments were received.

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 Section 19.19.010.

Texas Department of Transportation

Please submit grading and drainage plans for approval.

El Paso Electric

We have no comments for 7912 North Loop.

El Paso County 911

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

Fire Department

No comments were received.

Police Department

No comments were received.

Sun Metro

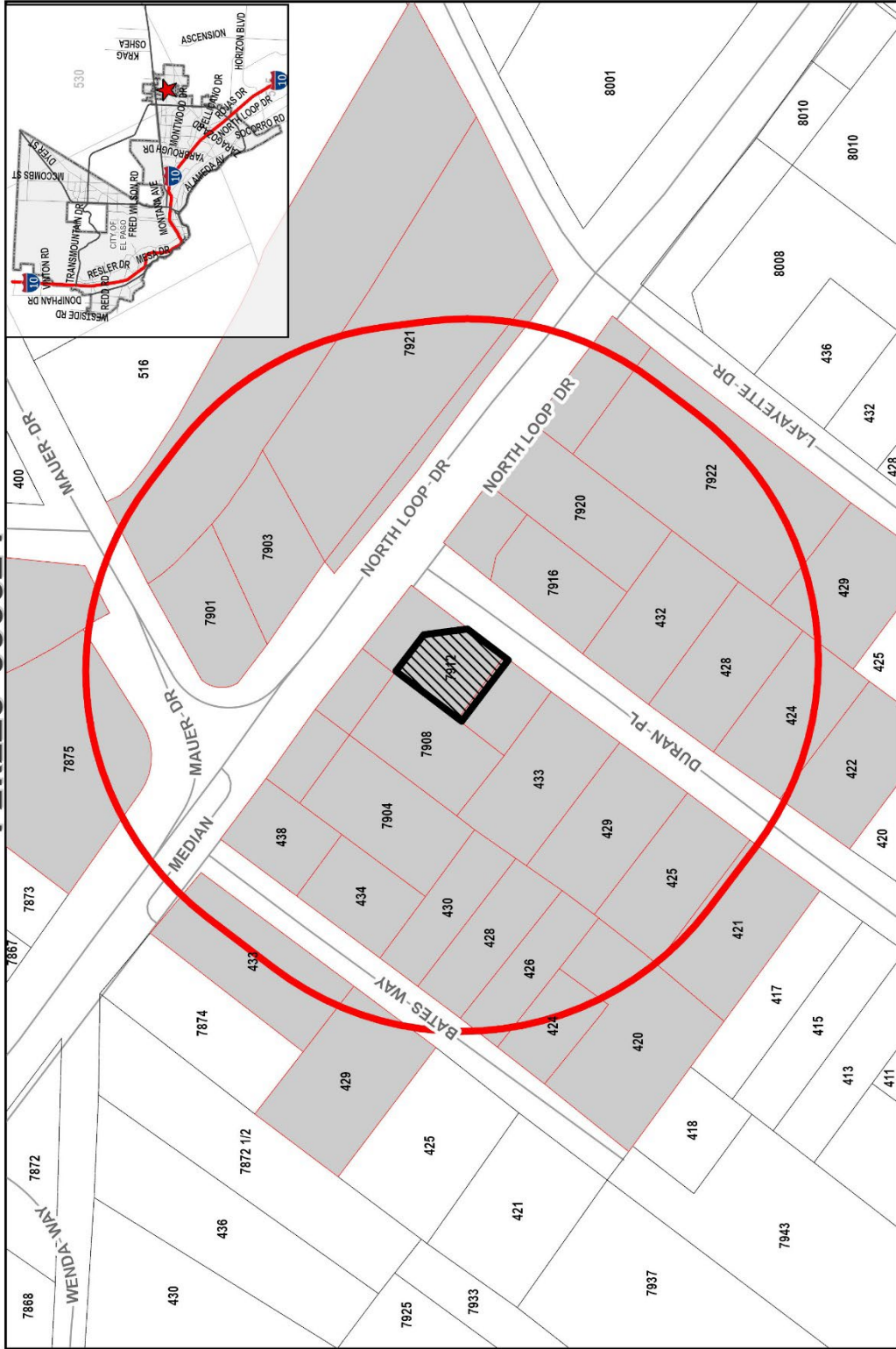
No comments were received.

El Paso County Water Improvement District #1

No comments were received.

ATTACHMENT 4

PZR25-000024





 Subject Property

 300 Feet Notice Area

 Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may reveal features not shown on this map. The Planning & Inspectors Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 5

Zamora, Luis F.

From: Joanna Casillas <cjoanno90@icloud.com>
Sent: Tuesday, January 20, 2026 9:51 PM
To: Zamora, Luis F.
Subject: [External] - Formal Opposition and Request for Denial – Case No. PZRZ25-00024-7912 North Loop

[You don't often get email from cjoanno90@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use Phish Alert or forward to SpamReport@elpasotexas.gov.

Dear Members of the City Plan Commission,

My name is Joanna Casillas, and I am the owner of the residential property located at 7912 N Loop Dr B, El Paso, TX 79915. I submit this letter as a formal objection to Case No. PZRZ25-00024-7912 North Loop, which proposes a zoning change from residential to special development to allow a restaurant use on the property immediately adjacent to my residence.

My property directly abuts the subject parcel and was originally part of the same tract of land prior to subdivision. It continues to share the same address designation, making the proposed zoning change a direct and disproportionate impact on my residence—an impact that has not been adequately considered.

When the property was previously listed for sale, the City inspected the residence and determined it could not be sold or used for commercial purposes. I respectfully request that the Commission review the property's history, including any prior City inspections or determinations, as approval of this request appears inconsistent with prior City findings.

The proposed restaurant use is incompatible with the surrounding residential area and conflicts with the intent of residential zoning to protect established neighborhoods. It would negatively affect property value, quiet enjoyment, and create increased traffic and on-street parking demands that pose legitimate public safety and access concerns.

For these reasons, I respectfully request that the City Plan Commission deny the proposed zoning change, as it does not meet the City's criteria for zoning amendments, including compatibility, consistency with adopted planning policies, and protection of the public health, safety, and welfare.

Thank you for your time and consideration.

Sincerely,
Joanna Casillas
Owner, 7912 N Loop Dr B
El Paso, TX 79915
(915)850-8899

Sent from my iPhone

Received
1/29/2026 2:06pm

I am a resident of the Duran/North Loop neighborhood and am writing to formally express my opposition to the proposed conversion of the residential property located at **7912 N Loop Dr El Paso Tx 79915** into a commercial restaurant.

Our neighborhood is zoned and developed for **residential use**, and introducing a commercial restaurant at this location raises several serious concerns that conflict with the intent of the zoning code and the established character of the area.

Specifically, I am concerned about:

1. Traffic and Safety Impacts

The surrounding streets are narrow and designed for residential traffic only. A restaurant would significantly increase vehicle traffic, delivery trucks, and rideshare activity, creating safety risks for residents, pedestrians, and children.

2. Parking and Congestion

On-site parking is limited, and overflow parking would likely spill onto neighboring streets, blocking driveways and restricting access for emergency vehicles.

3. Noise, Odors, and Pollution

Restaurant operations often involve early-morning deliveries, late-night activity, ventilation systems, and waste removal, all of which are incompatible with a quiet residential setting.

4. Precedent for Further Commercial Encroachment

Approving this request could set a precedent for additional commercial uses within the neighborhood, fundamentally altering its residential nature.

5. Impact on Quality of Life and Property Values

The cumulative effects of traffic, noise, and commercial activity would negatively affect residents' quality of life and potentially reduce nearby property values.

For these reasons, I respectfully request that the Planning Commission / Zoning Board / City Council **deny any rezoning, variance, or conditional use permit** that would allow a commercial restaurant at this location.

Thank you for considering the concerns of the residents who live in and invest in this neighborhood. Please include this letter as part of the official record for this application.

Received
1/29/2026 2:06pm

Soy residente del vecindario **Duran/North Loop** y escribo para expresar formalmente mi oposición a la propuesta de convertir la propiedad residencial ubicada en **7912 N Loop Dr, El Paso, TX 79915** en un restaurante comercial.

Nuestro vecindario está zonificado y desarrollado para uso residencial, y la introducción de un restaurante comercial en esta ubicación plantea varias preocupaciones serias que entran en conflicto con la intención del código de zonificación y con el carácter establecido de la zona.

Específicamente, me preocupan los siguientes puntos:

1. Impactos en el tráfico y la seguridad

Las calles circundantes son estrechas y están diseñadas únicamente para el tránsito residencial. Un restaurante incrementaría significativamente el tráfico vehicular, la presencia de camiones de reparto y la actividad de servicios de transporte compartido, creando riesgos de seguridad para los residentes, peatones y niños.

2. Estacionamiento y congestión

El estacionamiento en el lugar es limitado, y el exceso de vehículos probablemente se extendería a las calles vecinas, bloqueando entradas de vehículos y restringiendo el acceso para vehículos de emergencia.

3. Ruido, olores y contaminación

Las operaciones de un restaurante suelen implicar entregas temprano por la mañana, actividad nocturna, sistemas de ventilación y manejo de residuos, todo lo cual es incompatible con un entorno residencial tranquilo.

4. Precedente para una mayor invasión comercial

Aprobar esta solicitud podría sentar un precedente para usos comerciales adicionales dentro del vecindario, alterando fundamentalmente su naturaleza residencial.

5. Impacto en la calidad de vida y el valor de las propiedades

Los efectos acumulativos del tráfico, el ruido y la actividad comercial afectarían negativamente la calidad de vida de los residentes y podrían reducir el valor de las propiedades cercanas.

Por estas razones, solicito respetuosamente que la **Comisión de Planificación / Junta de Zonificación / Concejo Municipal** niegue cualquier cambio de zonificación, variación o permiso de uso condicional que permita la operación de un restaurante comercial en esta ubicación.

Gracias por considerar las preocupaciones de los residentes que viven e invierten en este vecindario. Por favor, incluya esta carta como parte del expediente oficial de esta solicitud

2

Received
1/29/2026 2:06pm

Name: Mili CASILLAS
Address: 433 DURAN El Paso Tex 79915
Signature Mili Mili Casillas

Name: Victoria Martinez
Address: 7908 North Loop El Paso TX 79915
Signature V Martinez

Name: Miriam Ramirez
Address: 438 Bates El Paso TX 79915
Signature Miriam Ramirez

Name: Arany Campos
Address: 428 Bates Way, El Paso Tx 79915
Signature Arany Campos

Name: RAUL, AMAYA
Address: 426-BATES, way 79915
Signature Raul Amaya

Name: Amelia Campos
Address: 425 Bates Way
Signature Amelia Campos

Name: Roberto Lopez ALVARADO
Address: 416 BATES APT. # 6
Signature Roberto L. A.

Name: Jose Campos
Address: 428 Bates way
Signature Jose Campos


Received
1/29/2026 2:06pm

Name: Jessica Waters
Address: 433 Duran Pl El Paso TX 79915

Signature 

Name: Abigail Sandoval

Address: 549 Milton Rd.

Signature 


Name: Felipe Martinez

Address: 7912 North Loop # B

Signature 

Name: Thomas E King II

Address: 478 Duran Pl.

Signature 


Name: Rosa Isela Espinosa

Address: 432 Duran Pl.

Signature 


Name: Carolina Castañeda

Address: 422 Duran Pl

Signature 

Name: Desiree Franco

Address: 429 Duran Pl


Signature 


Name: Cecilio Castillo


Address: 433 Duran Pl


Signature 


Received
1/29/2026 2:06pm

Name: Diana Torres
Address: 429 Bates Way 79915 (915) 777-7175
Signature: 

Name: Jonathan Capilla
Address: 433 Duran PL
Signature: 

Name: Luz M Arriaga
Address: 417 Duran PL
Signature: 

Name: David Alarcos
Address: 415 Duran P.L.
Signature: 

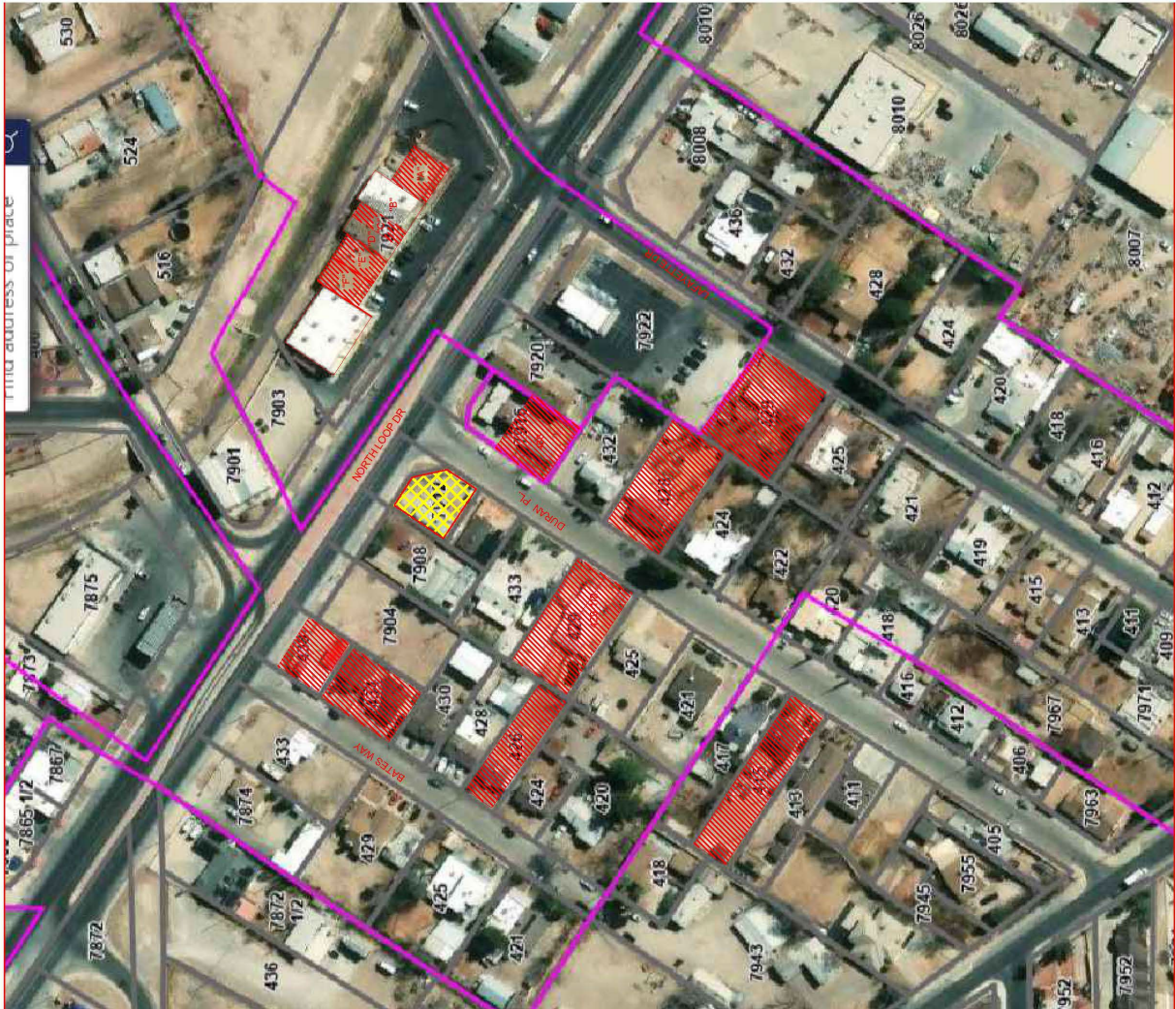
Name: Ricardo Fdez
Address: 424 Duran Place
Signature: 

Name:
Address:
Signature:

Name:
Address:
Signature:

Name:
Address:
Signature:

ATTACHMENT 6



Letter in Support of Rezoning of 7912 NORTH LOOP DR.,
from zoning R-3 to SD

We, the undersigned, have no objection to the rezoning of the 0.11 Acres, from the zoning R-3 to SD, located at 7912 Northloop Dr., El Paso, Tx., 79915, to accommodate a New Restaurant.

Nosotros los abajo firmantes, estamos a favor del tramite de rezonificacion de R-3 a SD; de la propiedad ubicada en 7912 Northloop Dr., El Paso, Tx., 79915, para el uso de Restaurant de comida rapida.

linto2info@gmail.com 915-497-0791

Richard franco 429 DURAN PT

1. NAME/ADDRESS/PHONE or EMAIL

610ed145@gmail.com

LISATHORIN 429 1/2 DURAN PT 915-201-1764

1. NAME/ADDRESS/PHONE or EMAIL

(915) 241-0766

JESUS DAVID ALARCON
415 Duran P.L.
El Paso, Tx 79915

1. NAME/ADDRESS/PHONE or EMAIL

Manuel Guerrero
438 Bates way
915-300-4528

1. NAME/ADDRESS/PHONE or EMAIL

MARY D. GONZALES
409 Lafayette Drive

915-291-1270 mariadgonzales@yahoo.com

1. NAME/ADDRESS/PHONE or EMAIL

Jos Mendez 486 Bate Way 79915
(915) 808-7666

Letter in Support of Rezoning of 7912 NORTH LOOP DR.,
from zoning R-3 to SD

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428 DURAN PL.
JESUS SANTOS 915-401-9496

1.NAME/ADDRESS/PHONE or EMAIL

Jose Villanueva DBA/Desierto Leather
915-591-7911 7921 North Loop *JV*

1.NAME/ADDRESS/PHONE or EMAIL

Sandra D. Rodriguez 915-273-5398
7921 North Loop Suite E saleshouseofflowers@gmail.com

1.NAME/ADDRESS/PHONE or EMAIL

Sandra Rodriguez 915-273-5398
7921 North Loop Suite F lamichoacana mi pupita@gmail.com

1.NAME/ADDRESS/PHONE or EMAIL

Angelique Cruz (915) 630-8876
7921 North loop. suite A guelencia117@yahoo.com

1.NAME/ADDRESS/PHONE or EMAIL

DAVID CUBILLOS
436 DURAN PLACE ELP, TX 79915 (915) 433-6219

Letter in Support of Rezoning of 7912 NORTH LOOP DR.,
from zoning R-3 to SD

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Joel Hurtado / 434 - Profes Way / 915 3424694

1.NAME/ADDRESS/PHONE or EMAIL

1.NAME/ADDRESS/PHONE or EMAIL

1.NAME/ADDRESS/PHONE or EMAIL

1.NAME/ADDRESS/PHONE or EMAIL

1.NAME/ADDRESS/PHONE or EMAIL