



7912 North Loop

City Plan Commission — January 29, 2026



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| 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: | None received as of January 22, 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.

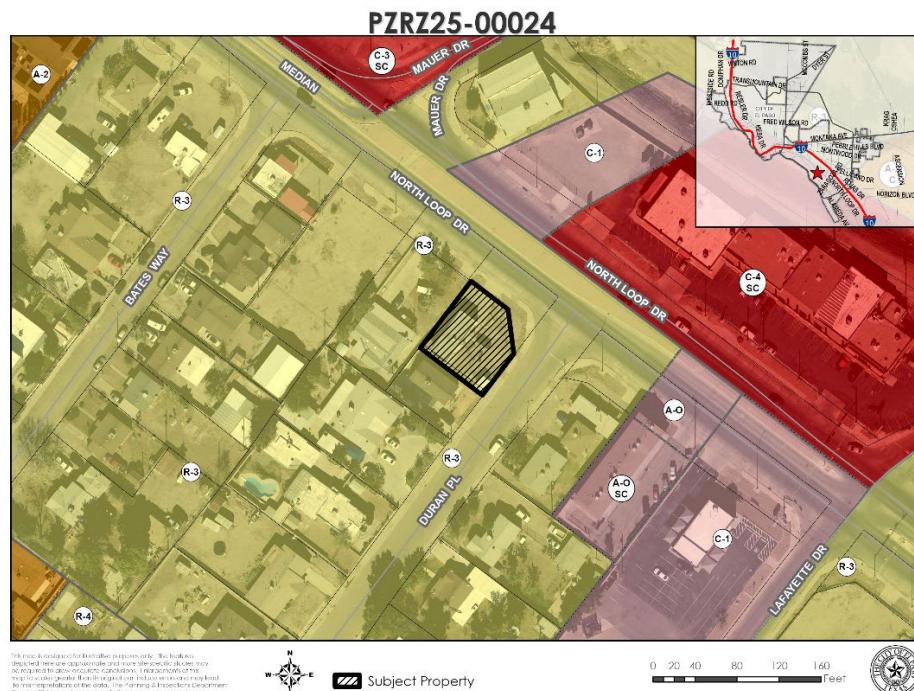


Figure A. Subject Property & Immediate Surroundings

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 <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: | |
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| 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> | 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>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> | 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. |

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| 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. Notification to the Rosedale Farms Neighborhood Association is pending. As of January 22, 2026, the Planning Division has received 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:

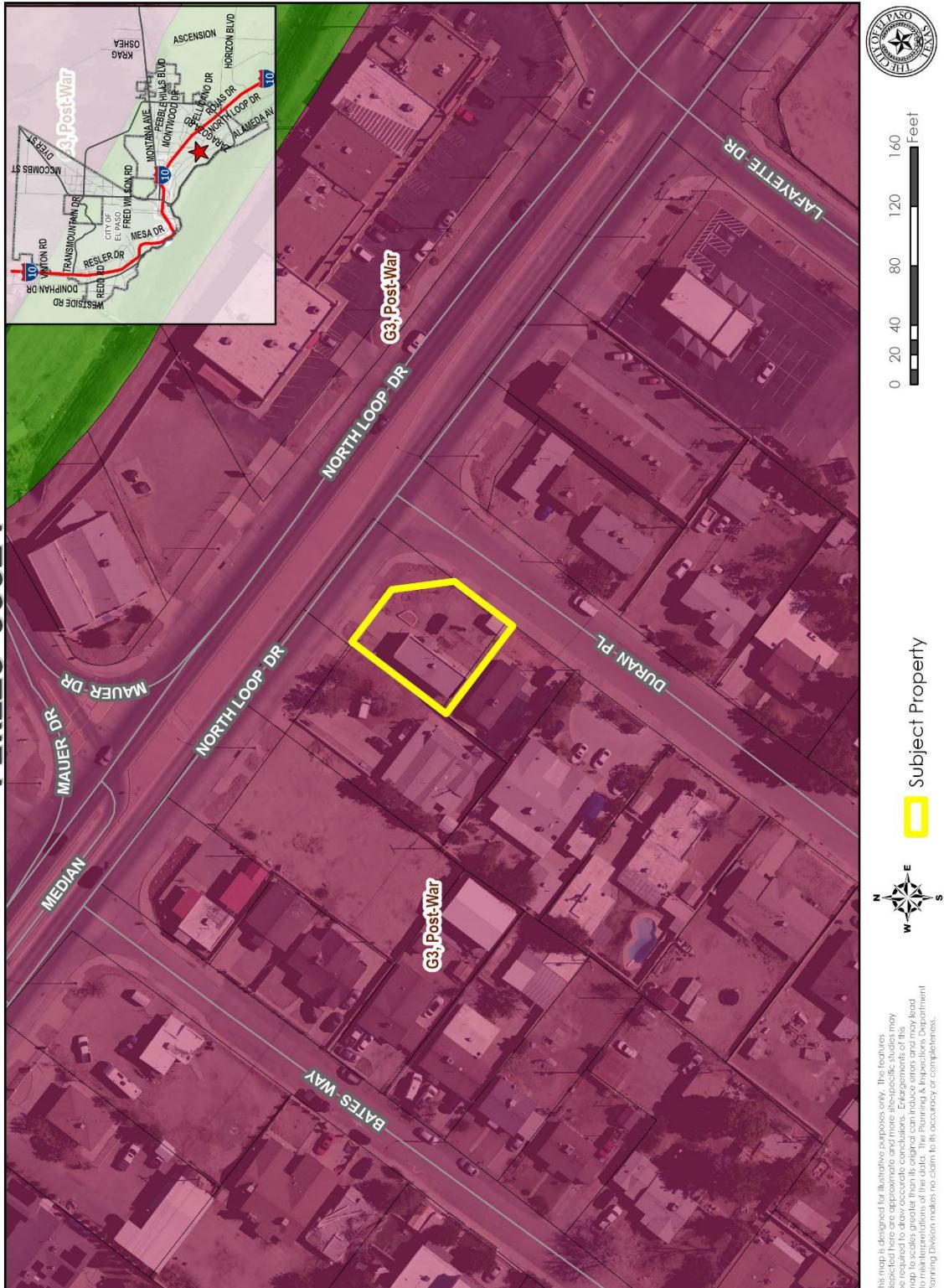
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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

ATTACHMENT 1

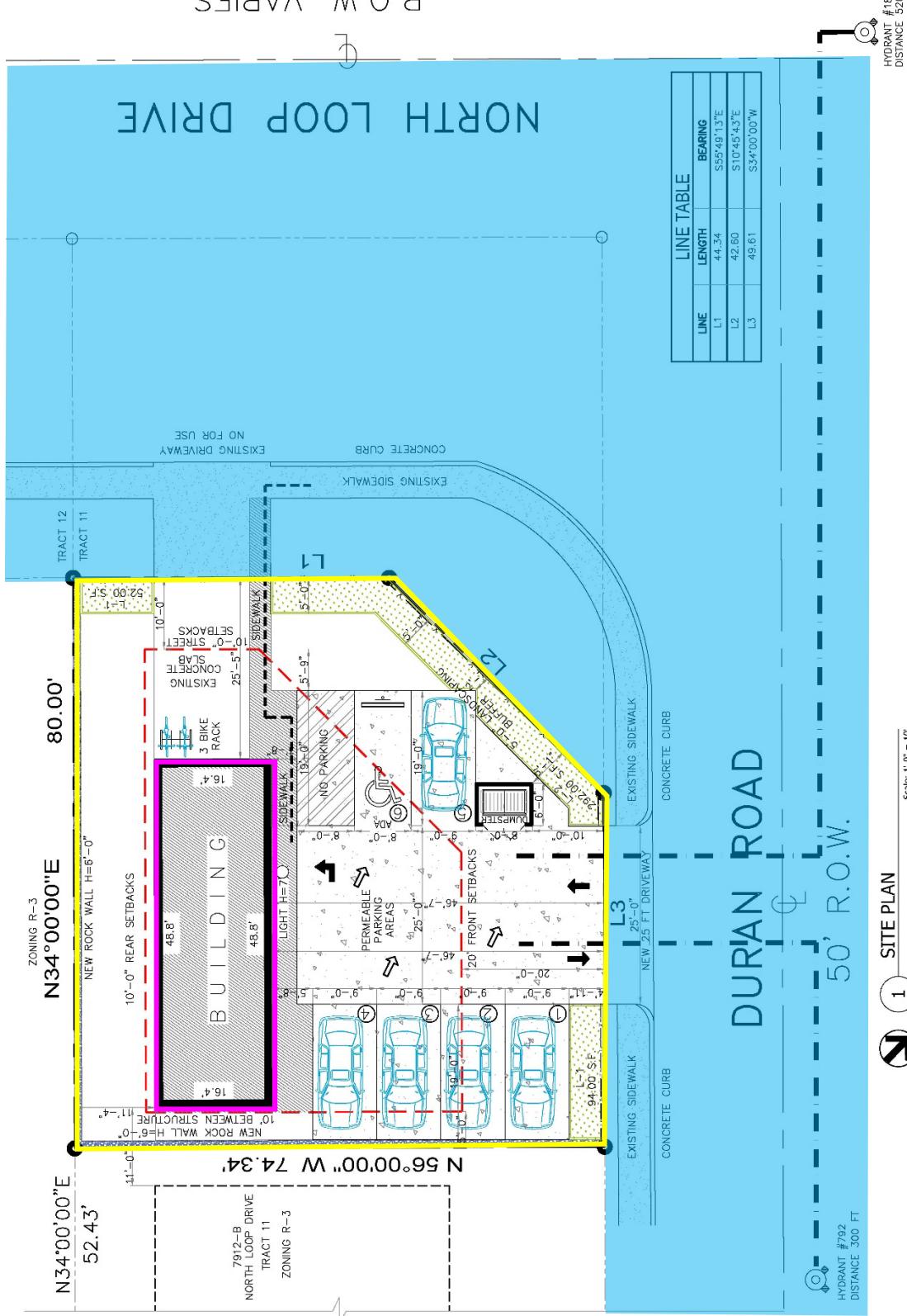
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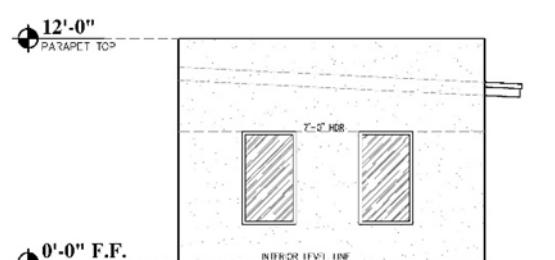
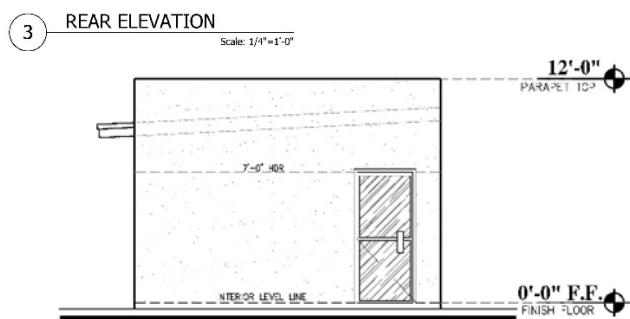
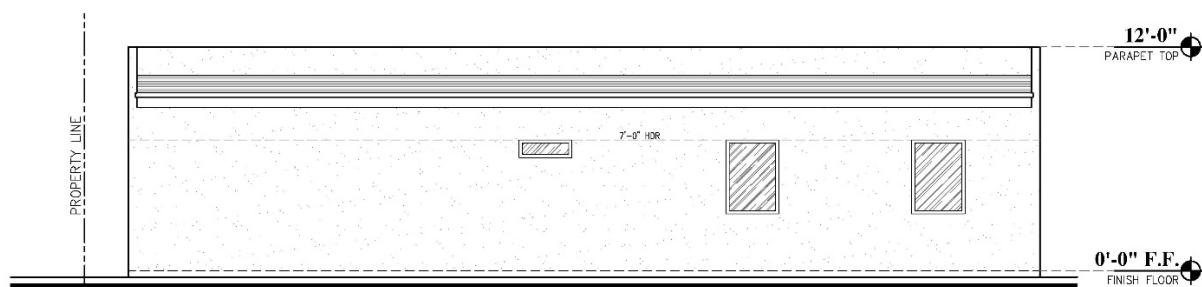
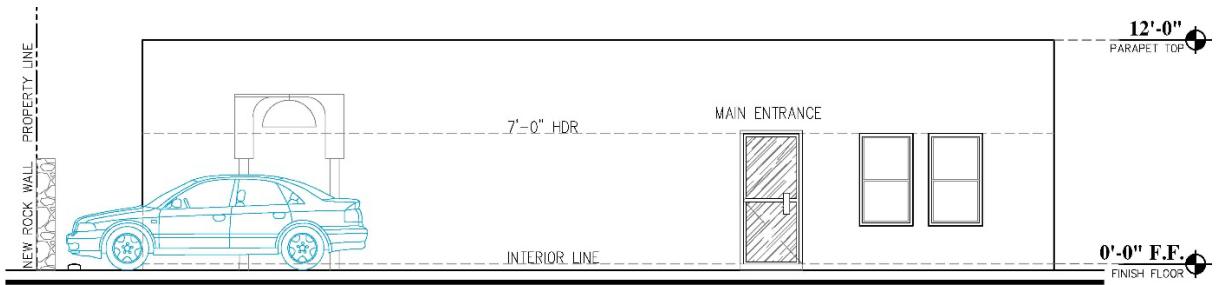


This map is designed for illustrative purposes only. The features depicted here are approximate and may be specific to this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department, Planning Division makes no claim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

ATTACHMENT 2

R.O.W. VARIES





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:

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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

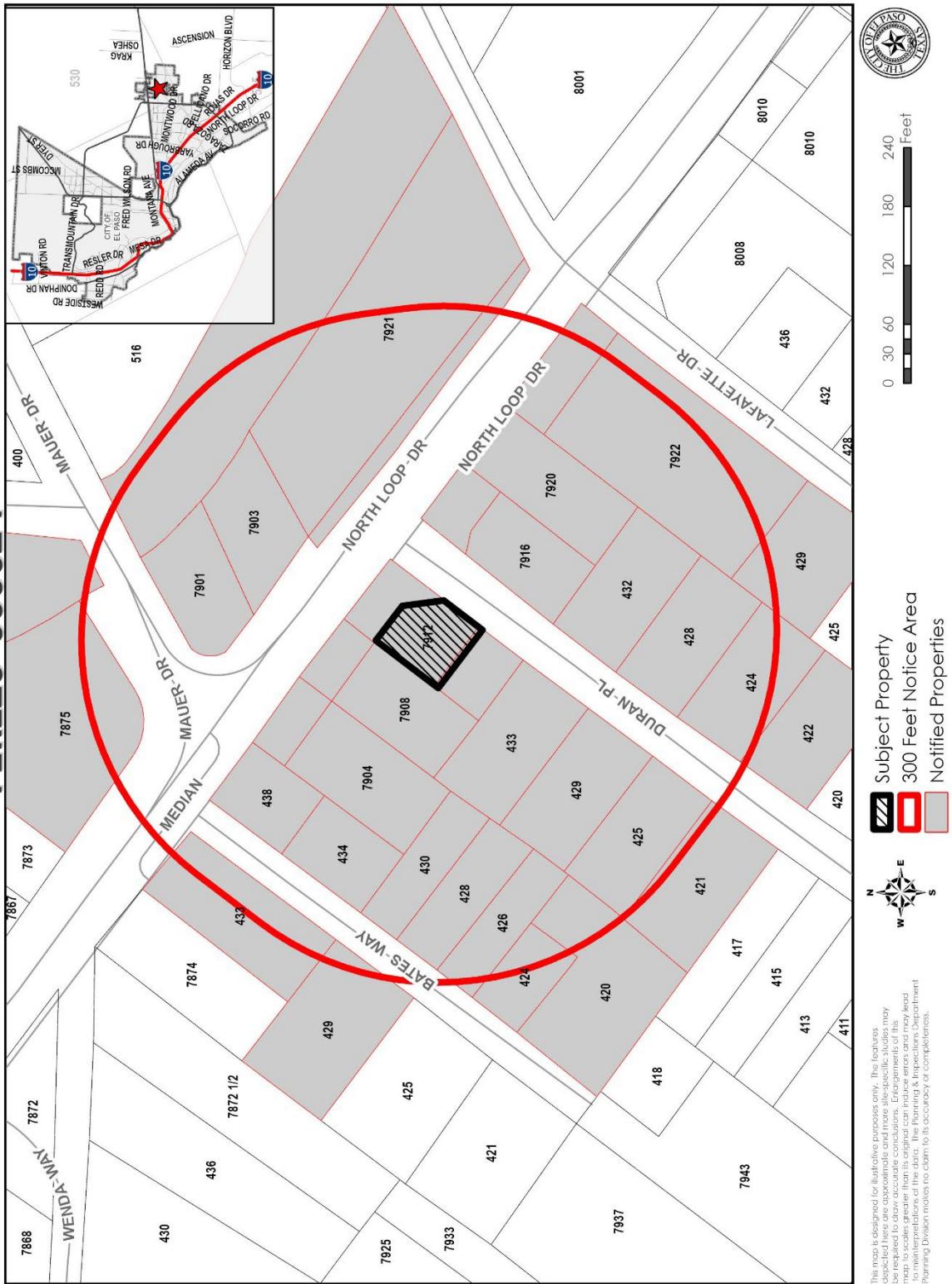
No comments were received.

El Paso County Water Improvement District #1

No comments were received.

ATTACHMENT 4

PZRZ25-000024



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Extrapolations 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.

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