

4600 Edna

City Plan Commission — August 28, 2025

REZONING



CASE NUMBER:	PZRZ25-00018
CASE MANAGER:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	4600 Edna Ave. (District 2)
PROPERTY AREA:	3.74 acres
REQUEST:	Rezone from M-1 (Light Manufacturing) to R-5 (Residential)
RELATED APPLICATIONS:	SUSU25-00064 - Modesto Gomez Park
PUBLIC INPUT:	None received as of August 21, 2025

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from M-1 (Light Manufacturing) to R-5 (Residential). The proposed rezoning will serve to consolidate property under the same zoning district to allow the existing use of public park.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with Plan *El Paso*, the City's adopted Comprehensive Plan and the O-1, Preserve future land use designation.

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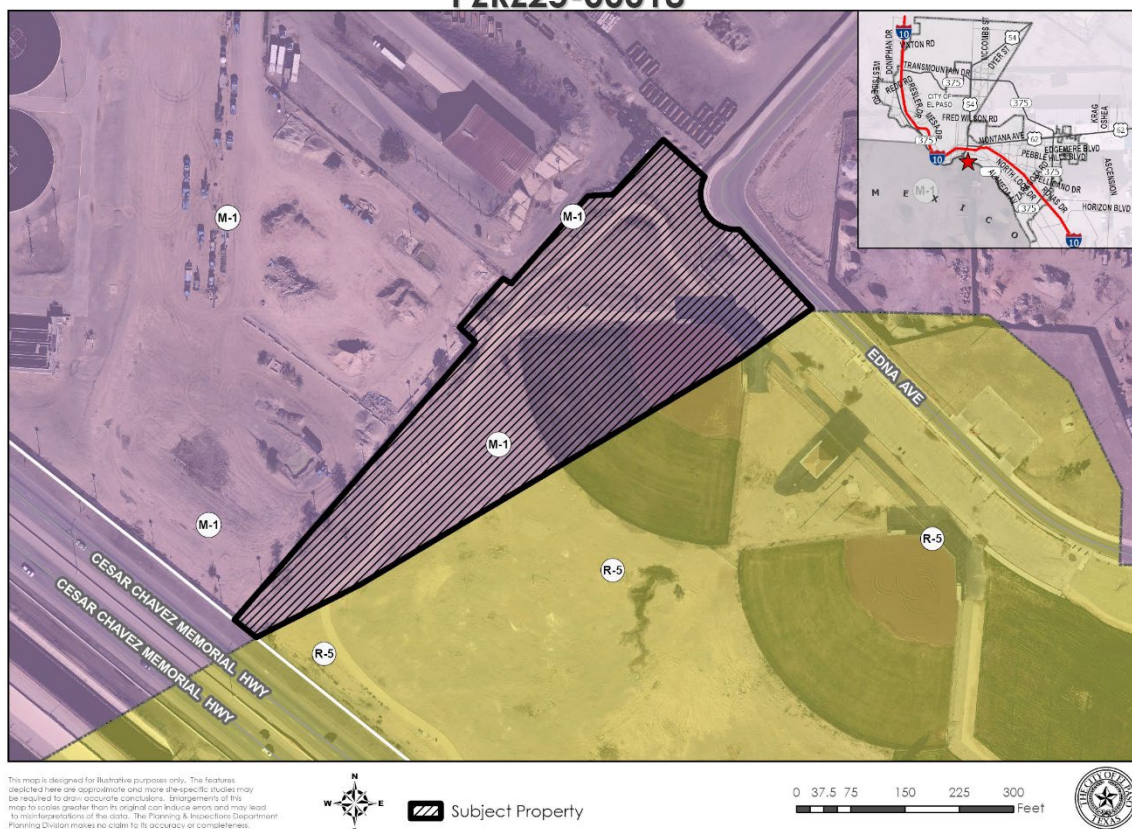


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) to R-5 (Residential). The proposed rezoning will serve to consolidate property under the same zoning district to allow the existing use of the Modesto Gomez Park. The subject property is approximately 3.74 acres in size. The conceptual site plan shows the existing public park. The conceptual plan is not under review for zoning requirements and is not binding. Main access to the property is proposed from Edna Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The public park and the R-5 (Residential) zoning are compatible with the existing park use and the character of the surrounding area. The surrounding properties include part of the existing public park zoned R-5 (Residential) to the southeast. Properties to the north, east, and west include a sanitary landfill and a water and wastewater facility zoned M-1 (Light Manufacturing). The property has sidewalks on the surrounding streets. The nearest school, Father Yermo School, is approximately 0.9 mile and the closest park, Delta Park, is located about 0.5 mile.

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:	
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>O-1, Preserve: Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries (even if private). These lands will not be developed due to their ownership and current use.</p>	<p>Yes. The proposed use is compatible with the O-1 (Preserve) Land Use Designation of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-5 (Residential) District: The purpose of these districts is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.</p>	<p>Yes. The proposed zoning is compatible with surroundings and will serve to consolidate property under the same zoning district.</p>
<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.</p>	<p>Yes. Access to the subject property is from Edna Avenue, which is designated as a local street per the City of El Paso's Major Thoroughfare Plan (MTP). The classification of the road is appropriate for the existing park development.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>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.</p>	<p>None. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community.</p>

Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been stable with no rezoning within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The property is currently split-zoned M-1 (Light Manufacturing) and R-5 (Residential). The proposed rezoning will serve to consolidate property under the same zoning district.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to Edna Avenue, which is designated as a local street in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the existing park development. Sidewalks are currently present along Edna Avenue. There are two (2) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Comanche Avenue to the northwest, which is located 0.23 miles from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property lies within four (4) neighborhood associations including the Washington-Delta Neighborhood Association, Sunrise Civic Group, El Paso Central Business Association and Val Verde Neighborhood Association which were notified of the rezoning by the applicant. Public notices were mailed to property owners within 300 feet on August 13, 2025. As of August 21, 2025, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: There is a subdivision application (SUSU25-00064) under Major Combination basis for Modesto Gomez Park currently under review.

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. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Generalized plot plan
3. Department Comments
4. Neighborhood Notification Boundary Map

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The site plan illustrates a proposed development project. A yellow-shaded triangular area in the upper left corner is labeled 'EXISTING PAVEMENT' and 'EXISTING ASPHALT'. A blue-shaded area along the left edge is labeled 'EDNA AVE' and 'ASPHALT'. A large grey-shaded area in the center is labeled 'GRASS' and 'GROUND'. Key roads include Edna Ave, Francis St, and Cesar E. Chavez Border Hwy. The plan also shows existing structures, parking areas, and proposed improvements like a new building, parking lot, and walkways. A north arrow is located in the upper right corner.

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the O-1, Preserve future land use designation.

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

No objections to proposed rezoning.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application. No TIA is required.

Streets Lighting

Does not object to this request.

Street Lights Department requires that park projects are to be evaluated for lighting requirements based on the City of El Paso Design and Construction Standards for Park Facilities according to City of El Paso Codes Chapter 18.18.

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 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.

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

No comments.

El Paso Water

EPWater-PSB does not object to this request.

EPWater requests a 30-foot PSB easement dedicated by plat along the southern property line to accommodate the existing 24-inch reclaimed water main as described below.

Water

There is an existing 6-inch diameter water main extending along Edna St. The water main is located 20 feet south of the north property line. This main dead-ends approximately 162-feet west of the eastern right-of-way line of Francis St. This main can be extended to provide service. Previous water pressure from fire hydrant #001009, on the southwest corner of Flower Dr. and Francis St., has yielded a static pressure of 88 (psi), a residual pressure of 86 (psi) and a discharge of 1,162 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main extending along Delta Dr. that is available for service. The sewer main is located approximately 4 feet north of the southern right-of-way line. This main can be extended to provide service.

There is an existing 24-inch diameter force main extending along Delta Dr. The sewer main is located approximately 19 feet north of the southern right-of-way line. No connections are allowed to this main.

There is an existing 12-inch diameter force main extending along Delta Dr. The sewer main is located approximately 15 feet north of the southern right-of-way line. No connections are allowed to this main.

Reclaimed

There is an existing 24-inch diameter reclaimed water main that extends 30-feet north and parallel to Cesar E. Chavez Border Hwy. No connections are allowed to this main.

General

A water and sanitary sewer main extension is required to provide service. Water main shall be extended creating a looped system. The water and sanitary sewer main extension costs are the responsibility of the owner.

EPWater requires a new service application to provide service to the right-of-way. 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 right-of-way and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater

As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water

harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Any proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

Note: Comments to be addressed at subdivision stage.

El Paso County 911 District

No comments/concerns regarding this zoning.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

Texas Gas Service does not have any comments.

El Paso Electric

No comments for 4600 Edna.

ATTACHMENT 4

