

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

**DEPARTMENT:**

**AGENDA DATE:**

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:**

**PHONE NUMBER:**

**2nd CONTACT PERSON NAME:**

**PHONE NUMBER:**

**DISTRICT(S) AFFECTED:**

**STRATEGIC GOAL:**

**SUBGOAL:**

**SUBJECT:**

**BACKGROUND / DISCUSSION:**

**COMMUNITY AND STAKEHOLDER OUTREACH:**

**PRIOR COUNCIL ACTION:**

**AMOUNT AND SOURCE OF FUNDING:**

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

NAME	AMOUNT (\$)

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

**DEPARTMENT HEAD:** Philip Tiwa

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

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

**AN ORDINANCE RELEASING ALL CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 9332 WHICH CHANGED THE ZONING OF LOT 1, BLOCK 1, RIVER RUN SUBDIVISION UNIT ONE, 1071 COUNTRY CLUB ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the zoning of the property described as *LOT 1, BLOCK 1, RIVER RUN SUBDIVISION UNIT ONE, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 9332 approved by City Council on MARCH 29, 1988; and,

**WHEREAS**, the rezoning was subject to certain zoning conditions, and

**WHEREAS**, placement of such conditions were necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

**WHEREAS**, the owner (applicant) submitted an application requesting the removal all of the conditions because these conditions have been satisfied or are current requirement of the City Code; and,

**WHEREAS**, a public hearing regarding removal of the conditions was held before the City Plan Commission, and the Commission recommended approval of the release of all conditions; and,

**WHEREAS**, the City Council of the City of El Paso has determined that the release of certain conditions will protect the best interest, health, safety, and welfare of the public in general.

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

1. That all of the zoning conditions imposed by Ordinance No. 9332 approved by City Council on *MARCH 29, 1988*, on the portion of land identified in Exhibit "A" be released because the conditions have been satisfied and are no longer necessary, or are current requirements of the City Code.

*Conditions as follows:*

*AS A SPECIAL PROTECTIVE CONDITION WHICH WILL MINIMIZE ANY POTENTIAL ADVERSE IMPACT, AND TO ENSURE THE APPROPRIATNESS OF THIS LAND USE, ALL LOTS MUST BE DEVELOPED TO A MINIMUM LOT SIZE OF 13,500 SQUARE FEET.*

*(All signatures following page)*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**THE CITY OF EL PASO**

\_\_\_\_\_  
**Renard U. Johnson**  
Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

*Russel T. Abeln*  
\_\_\_\_\_  
**Russell T. Abeln**  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*  
\_\_\_\_\_  
**Philip F. Etiwe, Director**  
Planning and Inspections Department

**009332**

AN ORDINANCE CHANGING THE ZONING OF  
TRACTS 41C, 41C1, 42C, 42C1 AND 42C2,  
NELLIE D. MUNDY SURVEY NO. 241; TRACT 59A,  
NELLIE D. MUNDY SURVEY NO. 241; TRACT 1B,  
MANUEL GONZALEZ SURVEY NO. 186;  
TRACTS 1C AND 1D, BLOCK 10, UPPER  
VALLEY SURVEYS; TRACT 7B13, BLOCK 9, UPPER  
VALLEY SURVEYS; TRACTS 6D AND 6F, BLOCK 9,  
UPPER VALLEY SURVEYS; ALL OF LOT 1,  
BLOCK 1, AND LOT 1, BLOCK 2, RIVER RUN UNIT ONE;  
AND ALL OF TRACTS 7A, 15A AND 16, BLOCK 7,  
UPPER VALLEY SURVEYS.  
THE PENALTY BEING AS PROVIDED IN  
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following parcels be changed within  
the meaning of the Zoning Ordinance of the City of El Paso and  
that the Zoning Map of the City of El Paso be revised  
accordingly:

1. Parcel No. 1, more particularly described as all of  
Tracts 41C, 41C1, 42C, 42C1, and 42C2, Nellie D. Mundy  
Survey No. 241, shall be changed from R-3 (Residential)  
to C-4 (Commercial).
2. Parcel No. 2, more particularly described as all of  
Tract 59A, Nellie D. Mundy Survey No. 241, shall be  
changed from R-3 (Residential) to C-4 (Commercial).

As a special protective condition which will minimize  
any potential adverse impact, and to ensure the  
appropriateness of this land use, the property owners  
shall be required to dedicate ten feet (10') of  
additional right-of-way for the widening of Artcraft  
Road.

3. Parcel No. 3, more particularly described as all of  
Tract 1B, Manuel Gonzalez Survey No. 186, shall be  
changed from R-3 (Residential) to C-4 (Commercial).

**009332**

As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, the property owners shall be required to dedicate ten feet (10') of additional right-of-way for the widening of Artcraft Road.

4. Parcel No. 6, more particularly described as all of Tracts 1C and 1D, Block 10, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-F (Ranch/Farm).
5. Parcel No. 7, more particularly described as all of Tract 7B13, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).
6. Parcel No. 8, more particularly described as all of Tracts 6D and 6F, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).
7. L-Shaped Parcel, more particularly described as all of Lot 1, Block 1, and Lot 1, Block 2, River Run Unit One Subdivision, and all of Tracts 7A, 15A and 16, Block 7, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

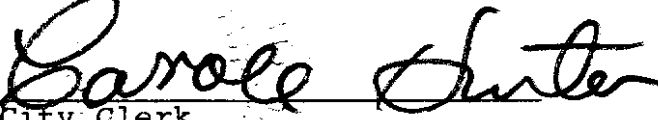
As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.

PASSED AND APPROVED this 29<sup>th</sup> day of March,

1988.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

SIGNATURES CONTINUED ON NEXT PAGE

APPROVED AS TO FORM:

C. Geronio  
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray A. Lynd  
Department of Planning,  
Research and Development

ZNG6:5356.88

# 1071 Country Club

City Plan Commission — April 10, 2025



**CASE NUMBER:** PZCR25-00001  
**CASE MANAGER:** Blanca Perez, (915) 212-156, [PerezBM@elpasotexas.gov](mailto:PerezBM@elpasotexas.gov)  
**PROPERTY OWNER:** Upper Valley Investment Corporation  
**REPRESENTATIVE:** Aaron Barraza  
**LOCATION:** 1071 Country Club Rd. (District 1)  
**PROPERTY AREA:** 1.18 acres  
**REQUEST:** Release condition imposed by Ordinance No. 9332  
**RELATED APPLICATIONS:** PZR25-00007 – Rezoning Application  
**PUBLIC INPUT:** Four (4) calls in inquiry and one (1) phone call in support received as of April 3, 2025.

**SUMMARY OF REQUEST:** The applicant is requesting to release the condition imposed by Ordinance No. 9332, dated March 29, 1988 on the subject property.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. This recommendation would allow for future development on the property consistent with the intent of the policies of G-4, Suburban (Walkable) future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

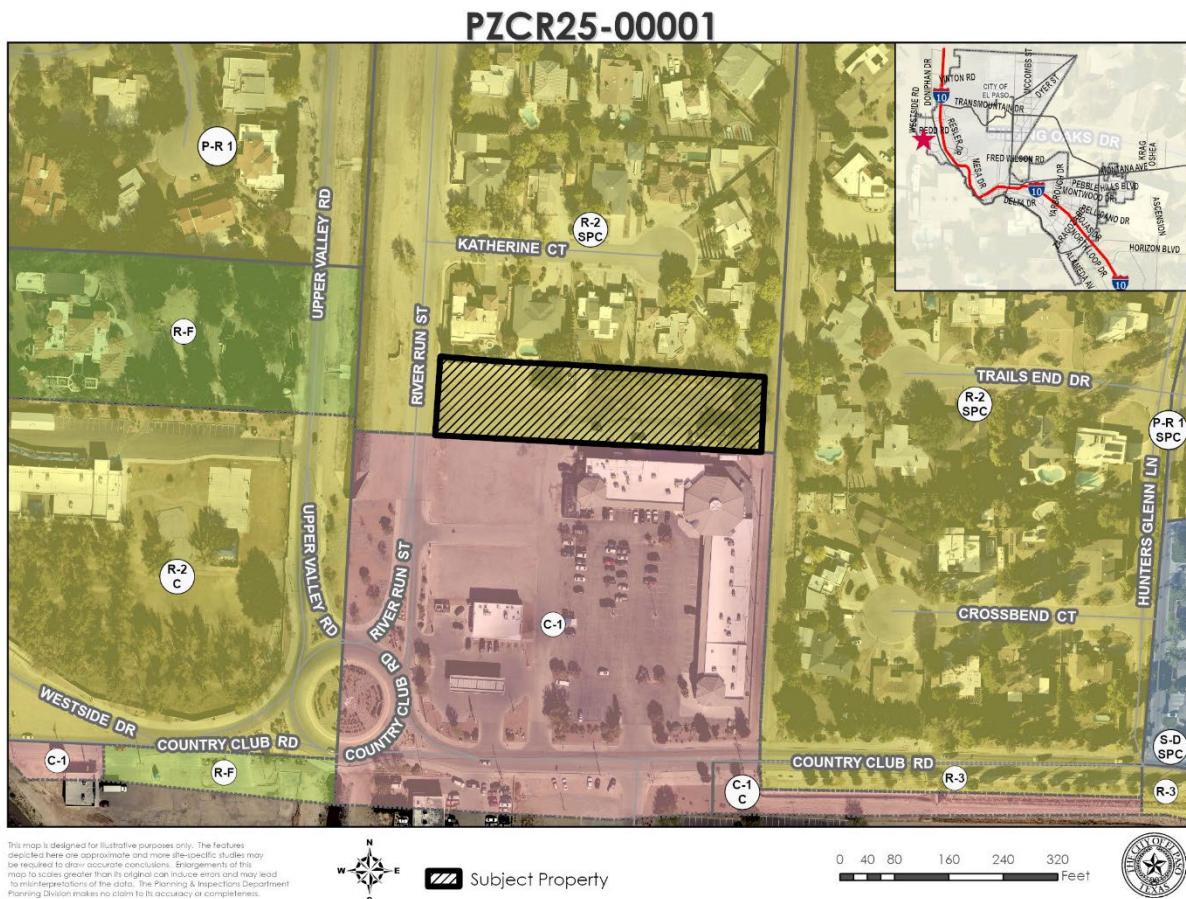


Figure A. Subject Property & Immediate Surroundings



**DESCRIPTION OF REQUEST:** The applicant is requesting the release of the condition imposed by Ordinance No. 9332, dated March 29, 1988, as it would no longer be applicable upon rezoning the subject property to match the zoning of the existing commercial development. The subject property is part of a larger commercial development and currently functions as an on-site ponding area. The conceptual site plan shows an existing retail building on the site, with primary access from River Run Street and Country Club Road.

**PREVIOUS CASE HISTORY:** On March 29, 1988, City Council approved of the rezoning of the subject property from R-3 (Residential) to R-2 (Residential) for an L-shaped parcel with the following condition imposed by ordinance 9332:

*As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.*

**STAFF ANALYSIS:** The applicant is requesting the release of the condition, as it would no longer be applicable upon rezoning of the subject property. The condition was originally imposed to prevent higher density residential development in the area. However, the subject property was never developed in conjunction with the residential subdivision to the north and instead forms part of a larger, existing commercial development.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The existing retail establishment and the C-1 (Commercial) zoning district are compatible with the surrounding land uses and zoning. To the south, the property is adjacent to other C-1 (Commercial) zoned land, which includes the remainder of the existing retail establishment. To the east and south, the property borders R-2/spc (Residential/special protective conditions) zones that are developed with single-family homes. To the west, across River Run Street, the land is zoned R-F (Ranch and Farm) and includes a single-family home, as well as R-2/c (Residential/conditions) zoning that contains a school. The nearest school, The Linguistic Academy of El Paso, is approximately 0.3 miles away, and the nearest public park, Mary Frances Keisling Park, is about 1.5 miles from the site.

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed condition release is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-4 – Suburban (Walkable):</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The condition release is necessary, as the subject property is being rezoned to align with the existing commercial development, rendering the condition no longer applicable. Additionally, the proposed zoning is consistent with the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i> and complies with the Upper Valley Plan.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-1 (Commercial) District:</b> The purpose of the district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the district will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The proposed C-1 (Commercial) zoning district will provide for the integration of light commercial uses with adjacent R-2 (Residential) and C-1 (Commercial) zoning districts.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only</p>	<p>Yes. The release of the condition will allow the subject property to be developed in a manner consistent with the adjacent commercial development, as it is proposed to be rezoned under application PZR25-00007.</p>

property on the block with an alternative zoning district, density, use and/or land use.	
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	Yes. The property is located within the Upper Valley Plan and there will be no effects created by releasing the condition.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated by the condition release of the subject property.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area has been stable within the last 10 years. Rezoning application running concurrently with this application.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders River Run Street and Country Club Road which are designated as a local street and major arterial, respectively, under the City's Major Thoroughfare Plan (MTP). Access is proposed from River Run Street. The classification of this street is appropriate for the proposed development. Existing infrastructure and services are adequate to serve the proposed development. There is one (1) bus stop within walkable distance (0.25 miles) of the subject property, located near Country Club Road at a 0.13-mile distance from the subject property.

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

**PUBLIC COMMENT:** The subject property lies within two (2) neighborhood associations, including Mary Francis Neighborhood Association and Upper Valley Neighborhood Association, which were notified of the rezoning and condition release by the applicant. The applicant conducted direct outreach to the abutting residential property owners along Katherine Court and obtained five (5) signatures in support of the proposed rezoning. Public notices were mailed to property owners within 300 feet on March 28, 2025. As of April 3, 2025, the planning division has received four (4) calls of inquiry and one (1) phone call in support of the rezoning and condition release request.

**RELATED APPLICATIONS:** Rezoning application PZRZ25-00007 is running concurrently with this application. The rezoning application request is to rezone from R-2 (Residential) to C-1 (Commercial) to allow for a proposed retail development.

**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 condition release 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 condition release 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 condition release 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. Conceptual Site Plan
3. Ordinance No. 9332
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZR25-00007 & PZR25-00001



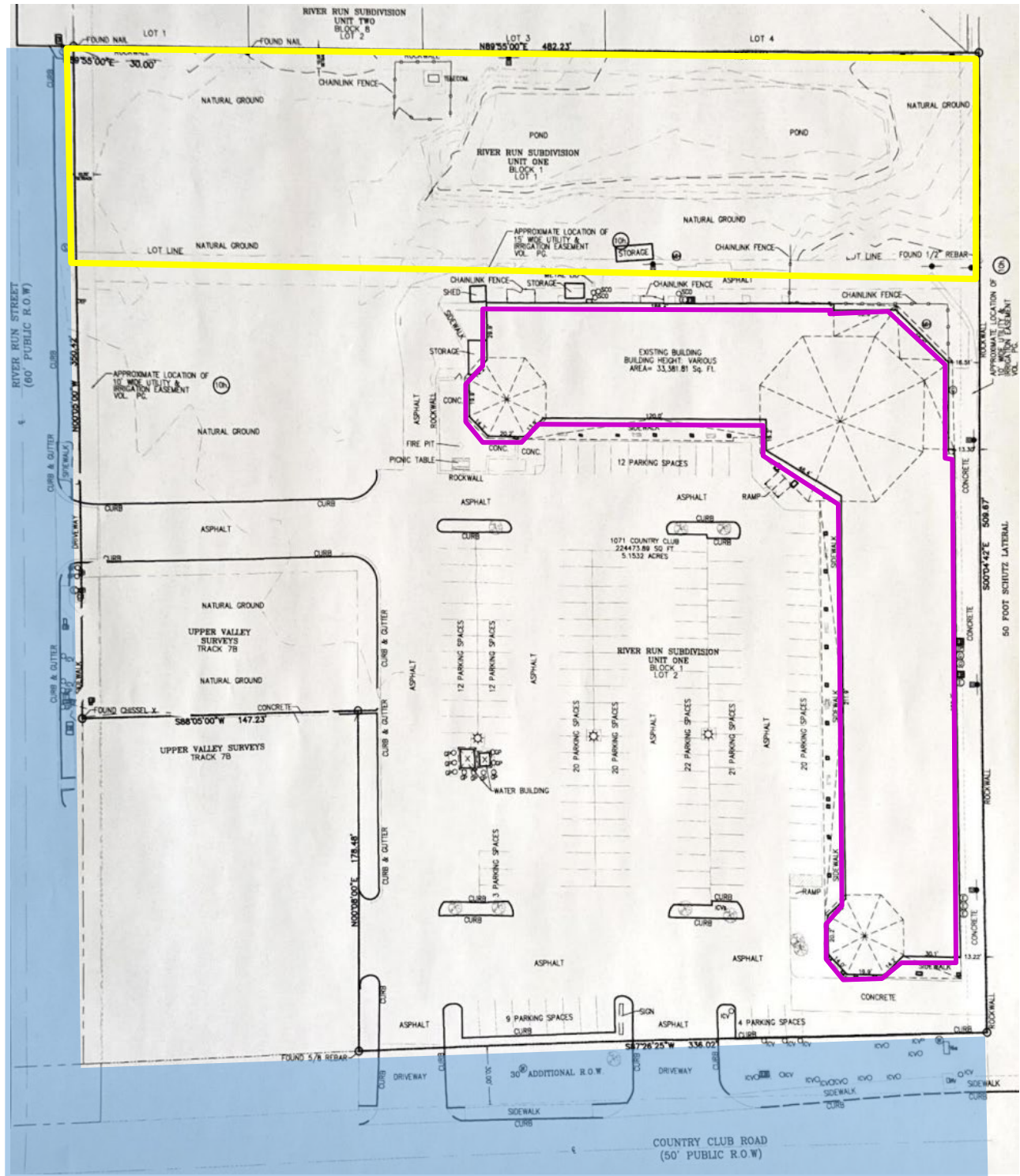
Subject Property



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# ATTACHMENT 2



# ATTACHMENT 3

009332

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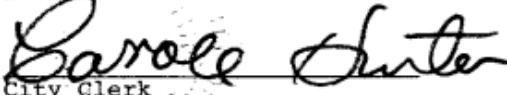
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As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.

PASSED AND APPROVED this 29<sup>th</sup> day of March,  
1988.

Mayor 

ATTEST:

  
City Clerk

SIGNATURES CONTINUED ON NEXT PAGE

APPROVED AS TO FORM:

C. Ceteris  
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray H. Lynd  
Department of Planning,  
Research and Development

ZNG6:5356.88

3

009332

299



# **ATTACHMENT 4**

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

Staff recommends **APPROVAL** of the request. This recommendation would allow for future development on the property consistent with the intent of the policies of G-4, Suburban (Walkable) future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No comments provided.

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

1. On site ponding within the subject lot is required. Show proposed drainage flow patterns on the site plan showing how all storm-water runoff will flow into existing pond on site. Lot historically receives stormwater for all of lot 1071 Country Club Road existing shopping center.
2. Verify proposed ponding area has enough capacity to hold the proposed developed runoff for a designated 100-yr. storm event.

Note: Generalized site plan is not being reviewed for compliance. On-site ponding already existing, no development is being proposed.

## **Fire Department**

No adverse comments.

## **Police Department**

No comments provided.

## **Environment Services**

No comments provided.

## **Streets and Maintenance Department**

No objections to application. No TIA is required.

## **Sun Metro**

Does not affect Sun Metro transit operations or services.

## **El Paso Water**

EPWater-PSB does not object to this request.

There is an existing 8-inch diameter water main that extends along River Run St. This main is available for service.

Previous water pressure reading from fire hydrant #7364, located on the southeast corner of River Run St. and Kathrine Ct., has yielded a static pressure of 74 (psi), a residual pressure of 72 (psi), and a discharge of 0 (gpm).

## **Sanitary Sewer**

There is an existing 8-inch diameter sanitary sewer main that extends along River Run St. This main is available for service.

## **General**

EPWater-PSB 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:**

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 greenspace, 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.

EPWater-SW requires on-site retention of all developed runoff; River Run Dr. is not designed to accept any outside runoff.

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

**Texas Department of Transportation**

No comments provided.

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

No comments provided.

**911 District**

No comments/concerns regarding this zoning.

**El Paso Electric**

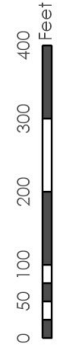
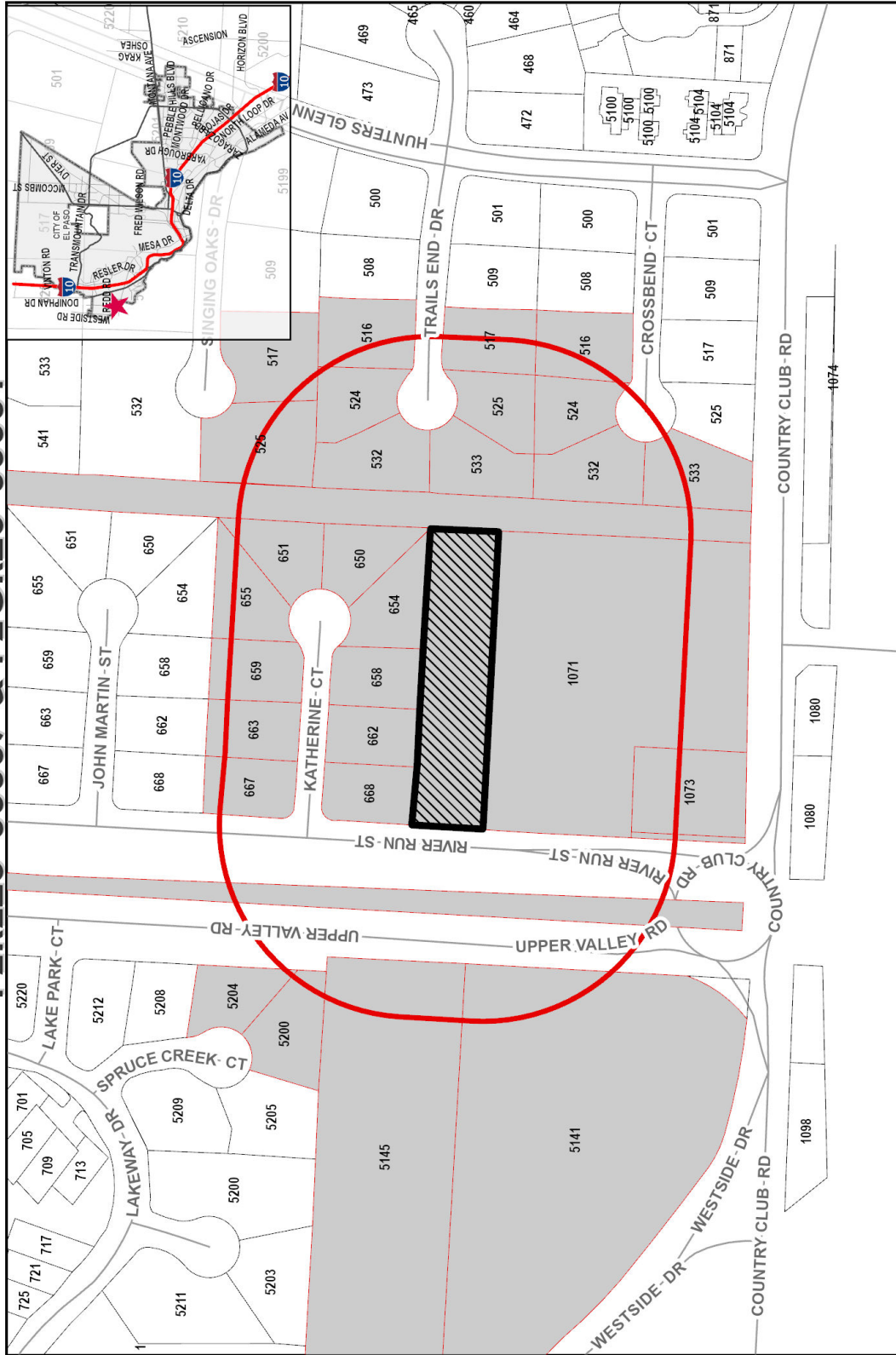
No comments.

**Texas Gas Service**

Texas Gas Service has a main line through the back of the existing building at 1071 Country Club.

# ATTACHMENT 5

PZR25-00007 & PZCR25-00001



 Subject Property  
 300 Feet Notice Area  
 Notified Properties



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