

7321 North Loop

City Plan Commission — March 26, 2026

REZONING



CASE NUMBER:	PZRZ25-00012
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Farmers Select LLC
REPRESENTATIVE:	CAD Consulting Co.
LOCATION:	7321 North Loop Dr. (District 3)
PROPERTY AREA:	13.10 acres
REQUEST:	Rezone from R-F (Ranch and Farm) to C-2 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Two (2) phone calls of inquiry received as of March 19, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-2 (Commercial) to allow for the use of office warehouses.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation. The conditions are as follows:

1. *That a ten-foot (10') landscaped buffer with large or medium 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 property lines adjacent to Ranch and Farm zone districts.*
2. *That a detailed site development plan shall be approved per City of El Paso Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the Detailed Site Development Plan review, an approved Traffic Impact Analysis (TIA) may be required by the Traffic Engineer.*
3. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - *Providing outdoor amplified sound.*

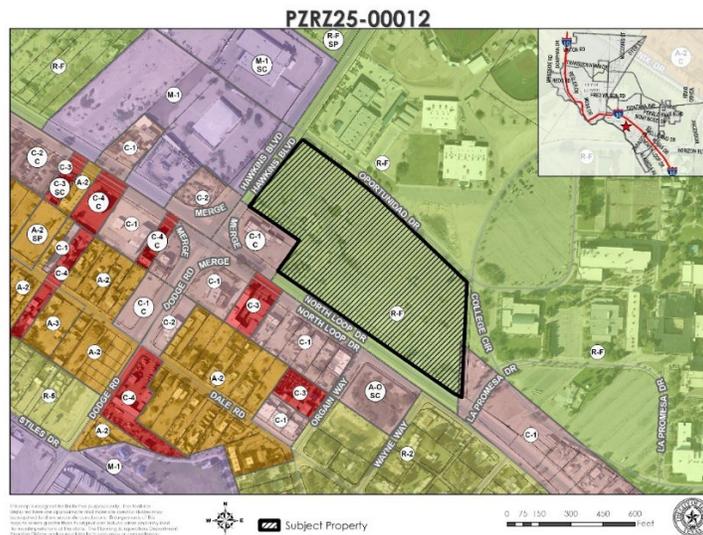


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-2 (Commercial) to allow for the use of office warehouses. The subject property is approximately 13.10 acres in size and is currently vacant. The conceptual site plan shows the proposed structures and parking areas. The site plan is not being reviewed for compliance under Title 20 of the El Paso City Code and is non-binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with adjacent commercial uses and zoning districts in the area. Properties to the west and across Hawkins Boulevard consist of a convenience store with gas pumps, a contractor’s yard, and a professional office zoned C-1/c (Commercial/conditions), C-2 (Commercial) and M-1 (Light Manufacturing). To the north and east is the El Paso Community College – Valle Verde Campus that is zoned R-F (Ranch and Farm) as well as a vacant lot zoned C-1 (Commercial). To the south across North Loop Drive are properties zoned C-1 (Commercial), C-3 (Commercial), and A-O/sc (Apartment/Office/special contract), consisting of a restaurant, retail, a vacant lot, single-family dwellings, and an automotive repair garage. The proposed zoning district will maintain compatibility with existing surrounding zoning districts that are of similar intensity. The nearest school is the Valle Verde Early College High School which is 0.1 miles away and the closest park is Stiles Park located 0.35 miles away.

COMPLIANCE WITH PLAN EL PASO/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>G4, Suburban (Walkable): 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 subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation as it will provide additional commercial uses to serve the surrounding area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-2 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and services which are used in support of the community’s trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>The proposed C-2 (Commercial) zoning district with proposed conditions will integrate with adjacent C-1 (Commercial) zone districts, and nearby C-2 (Commercial), A-O/sc (Apartment/Office/special contract), and C-3 (Commercial) zoning districts in the surrounding area. The proposed zoning district will be compatible with the area by integrating with higher and lower intensity zoning districts and serving as a transitional buffer from higher intensity industrial uses to the west with lower intensity residential uses to the south.</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>The subject property is abutting North Loop Drive and Hawkins Boulevard which are classified as major arterials, respectively, in the City of El Paso’s Major Thoroughfare Plan (MTP). The rezoning of the property will allow for the integration of new commercial uses, making them more accessible to nearby residential areas.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
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 subject property is not located within any Historical Districts or Study Area Plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts to the surrounding area. The rezoning will introduce additional commercial uses to serve the surrounding areas. Prior to the approval of a detailed site development plan, the Traffic Engineer will evaluate the site and may require the review and approval of a Traffic Impact Analysis (TIA).
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment. The subject property is currently inactive farmland and vacant open land.
Stability: Whether the area is stable or in transition.	The area is stable, with no rezonings in the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The current R-F (Ranch and Farm) zoning district is no longer suitable given that the surrounding area is mainly comprised of higher intensity, non-agricultural land uses.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from North Loop Drive and Hawkins Boulevard, which are roadways classified as major arterials in the City of El Paso’s Major Thoroughfare Plan (MTP) and are appropriate for commercial development. In addition, sidewalks are currently present along North Loop Drive and Hawkins Boulevard. There are currently three (3) bus stops located within walking distance (0.25 miles) with the closest bus stop located 0.1 miles away on North Loop Drive.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: The proposed conditions are being incorporated to ensure compatibility with commercial uses and safeguard neighboring properties from possible negative impacts.

PUBLIC COMMENT: The subject property lies within the boundaries of the Rosedale Neighborhood Association, the Mission Valley Civic Association, and the Corridor 20 Civic Association. Public notices were sent to properties within 300 feet of the subject property on March 13, 2026. As of March 19, 2026, the Planning Division has received two (2) phone calls of inquiry to the request.

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:

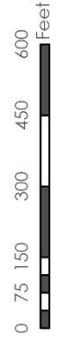
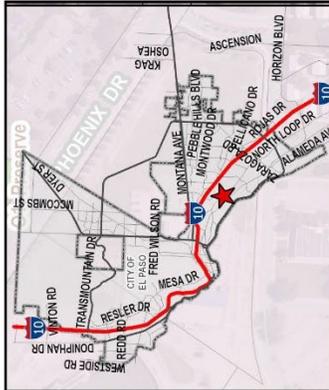
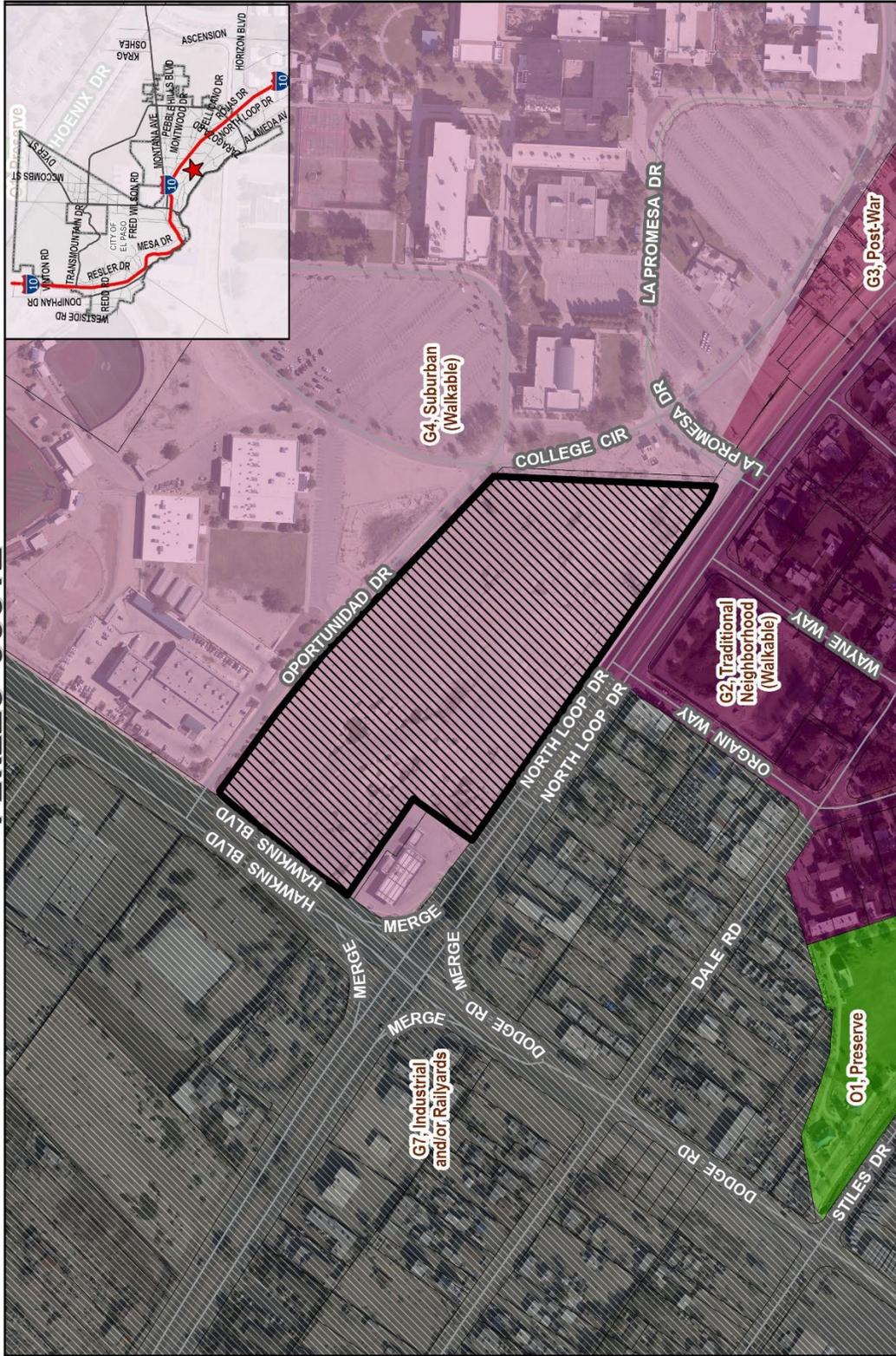
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

ATTACHMENT 1

PZRZ25-00012



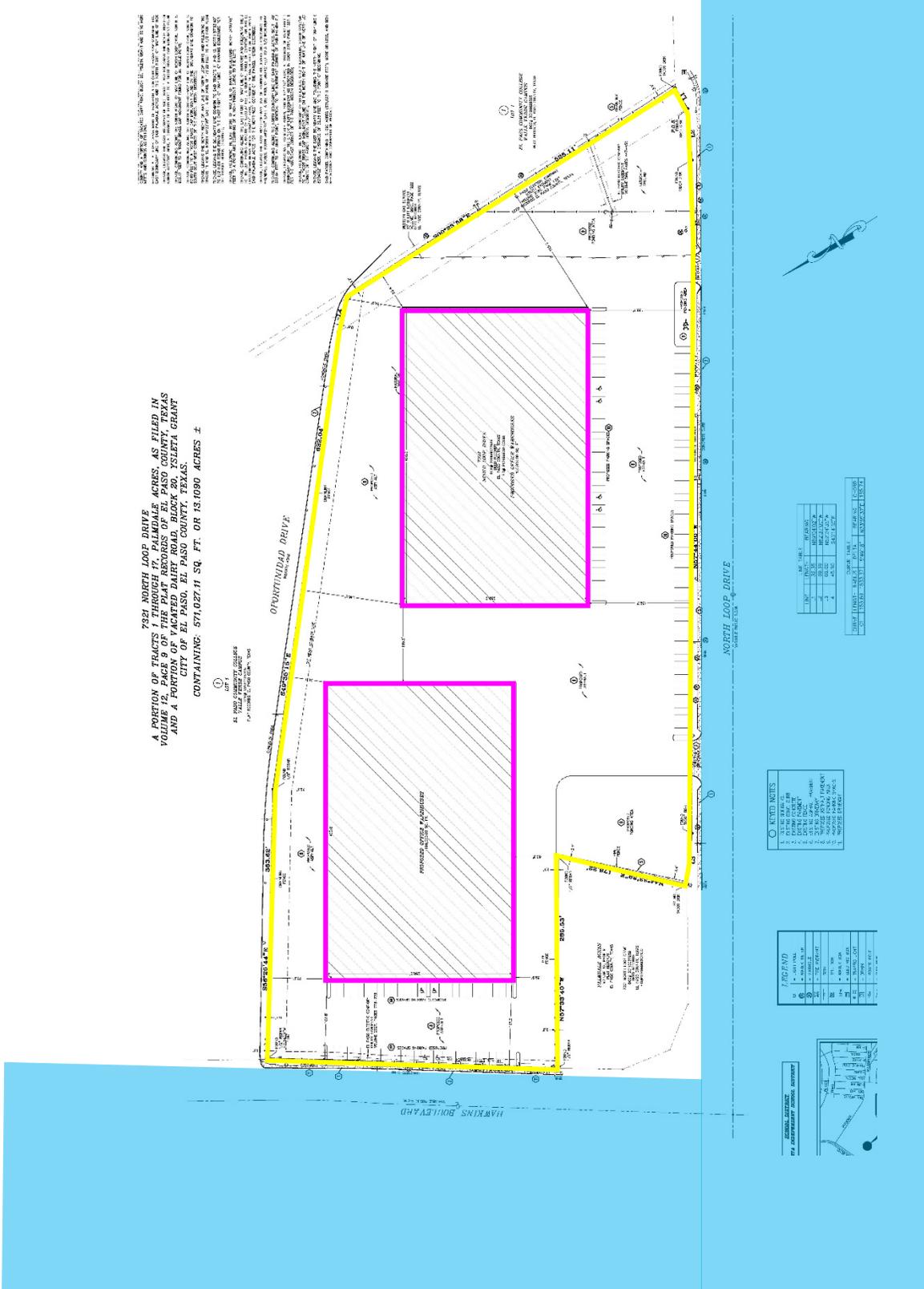
 Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to incorrect conclusions. The City of El Paso Planning Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2

7321 NORTH LOOP DRIVE
 A PORTION OF TRACTS 1 THROUGH 17, PALMDALE ACRES, AS FILED IN
 BOOK 20, PAGE 10, OF THE PUBLIC RECORDS OF THE COUNTY OF EL PASO,
 AND A PORTION OF VACATED DAIRY ROAD, BLOCK 20, VACATED GRANT
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 CONTAINING: 571,027.11 SQ. FT. OR 13.1090 ACRES ±

EL PASO UNIVERSITY COLLEGE
 7321 NORTH LOOP DRIVE
 EL PASO, TEXAS 79967-1000
 PLANNING DEPARTMENT



KEY NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND

1	EXISTING
2	PROPOSED
3	EXISTING
4	PROPOSED
5	EXISTING
6	PROPOSED
7	EXISTING
8	PROPOSED
9	EXISTING
10	PROPOSED

GENERAL NOTES

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ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation. The conditions are as follows:

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2. *That a detailed site development plan shall be approved per City of El Paso Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the Detailed Site Development Plan review, an approved Traffic Impact Analysis (TIA) may be required by the Traffic Engineer.*
3. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*

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

Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff into on site ponding. Label pond if "Private Pond".

Provide drainage area plan for pond design capacity accounting for proposed area being developed. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

The code encourages the use of nonstructural storm water management such as the preservation of greenspaces, rain water harvesting within landscape areas, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

Streets and Maintenance Traffic engineering approves the request to impose a condition for a TIA to be required at the Detailed Site Development Plan stage.

Streets Lighting:

Street Lights Department does not object to this request.

North Loop Dr. (FM 76) 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 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.

Signs and Markings:

If encroaching on City of El Paso Right-Of-Way:

All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.

Please contact and coordinate with property/ROW-owning entities and all utility companies for any work done within/adjacent to respective ROW/systems infrastructure. North Loop Dr. is a TxDOT ROW.

Contractor is responsible in obtaining all applicable permits not limited to:

1. Building Permit
2. Electrical Permit
3. Paving Cut
4. Traffic Control

Traffic Control Plan (TCP) to include pedestrian detour path.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 12-inch diameter water main that extends along the north side of North Loop Dr. This water main is available to provide service.

There is an existing 8-inch diameter water main that extends along the west side of Hawkins Blvd. This water main is available to provide service.

According to EPWater records, there is currently a 6-inch water service for this property with service address of 7321 North Loop Dr.

Previous water pressure reading from fire hydrant # 9078, last tested on 9/16/25, fronting 7321 North Loop Dr., yielded a static pressure of 98 psi, a residual pressure 95 psi and a discharge of 750 gallons per minute. 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 the north side of North Loop drive approximately 18-feet south of and parallel to the north right of way line. This main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main extending along the west side of Hawkins Blvd. This main is available for service.

General

North Loop Dr. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Dr. right-of-way requires written permission from TxDOT.

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

EP Water-SW reviewed the property described above and provided the following comments:

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. EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

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

El Paso County 911 District

No comments received.

Texas Department of Transportation

Relocate driveways a minimum 305' away from the neighboring access points. The existing driveways will not be allowed to remain as existing, since they do not meet current access spacing minimum requirements as per the table attached on page 3. Please resubmit a revised layout for TXDOT approval.

Note: Comments to be addressed at the detailed site development plan and permitting stage.

El Paso County Water Improvement District #1

EPCWID has no comments or objections.

El Paso Electric

Please add a 15' wide utility easement along the property boundary from Hawkins Blvd. and N Loop Dr.

El Paso County 911 District

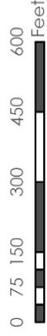
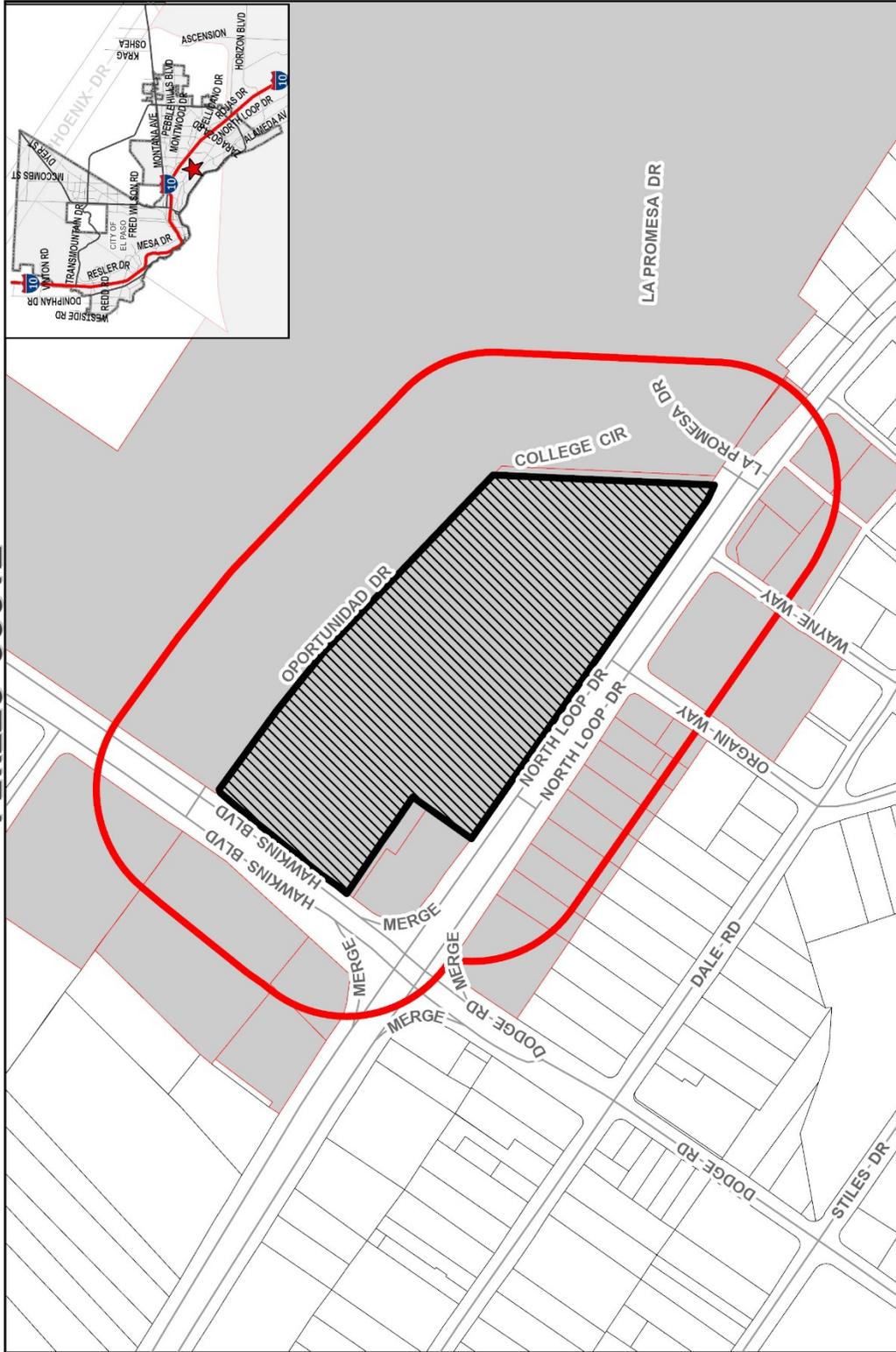
The 911 District has no comments or concerns regarding this rezoning.

Texas Gas Service

Texas Gas Service has an active service line at 7321 North Loop.

ATTACHMENT 4

PZRZ25-00012



 Subject Property
 300 Feet Notice Area
 Notified Properties

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