

# 1071 Country Club

City Plan Commission — April 10, 2025

REZONING



<b>CASE NUMBER:</b>	<b>PZR25-00007</b>
<b>CASE MANAGER:</b>	Blanca Perez, (915) 212-1561, <a href="mailto:PerezBM@elpasotexas.gov">PerezBM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Upper Valley Investment Corporation
<b>REPRESENTATIVE:</b>	Aaron Barraza
<b>LOCATION:</b>	1071 Country Club Rd. (District 1)
<b>PROPERTY AREA:</b>	1.18 acres
<b>REQUEST:</b>	Rezone from R-2/spc (Residential/special protective condition) to C-1 (Commercial)
<b>RELATED APPLICATIONS:</b>	PZCR25-00001 Condition Release Application
<b>PUBLIC INPUT:</b>	Four (4) call in inquiry and one (1) phone call in support received as of April 3, 2025.

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-2/spc (Residential/special protective condition) to C-1 (Commercial) to allow for an existing retail establishment.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, aligns with the G-4 Suburban (Walkable) for the future land use designation, and complies with the Upper Valley Plan. The recommended condition is the following:

1. *That a ten-foot (10') 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 twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. 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.*

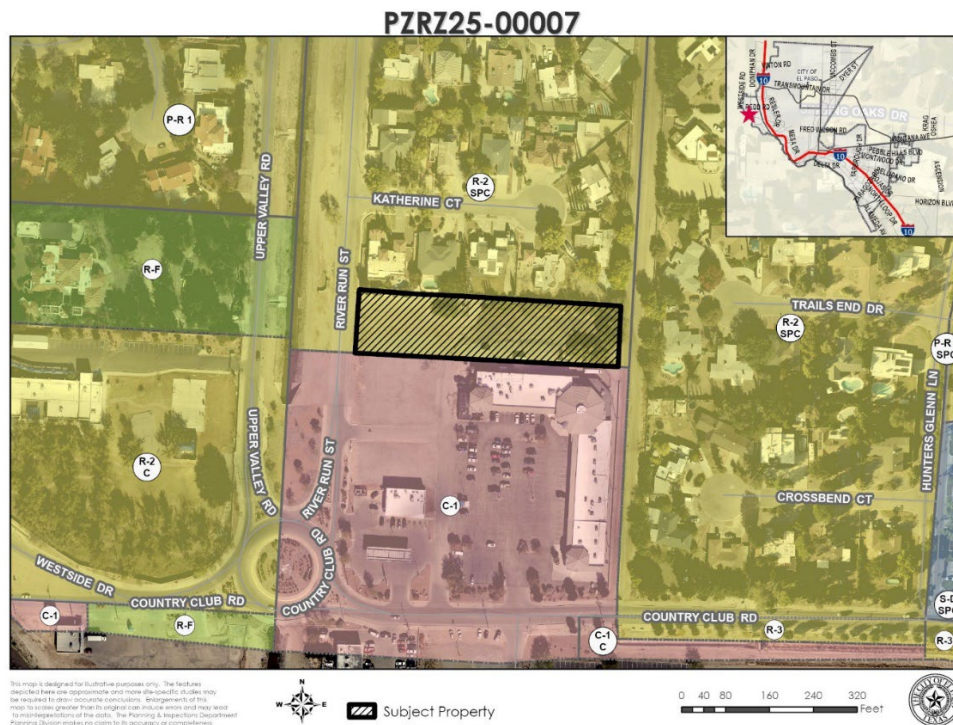


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-2/spc (Residential/special protective conditions) to C-1 (Commercial) to consolidate property under the same zoning district for an existing retail establishment use. The subject property is 1.18 acres in size and is currently vacant. The conceptual site plan shows the existing retail establishment on the adjacent parcel, while the portion proposed for rezoning remains undeveloped and is proposed as on-site ponding. Primary access to the site will be provided via Country Club Road and River Run Street.

**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 No. 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.*

**Note:** The applicable condition is being requested to be released by PZCR25-00001 – Condition Release Application.

**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 Plan El Paso, 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 subject property and the proposed development meet the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>.</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 subject property has access to River Run Street, which is designated as a local street in the City’s Major Thoroughfare Plan. In addition, it is adjacent to Country Club Road which is designated as a major</p>

property on the block with an alternative zoning district, density, use and/or land use.	arterial. The classification of these roads is appropriate for the proposed development.
<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 plan, including land-use maps in those plans.	Yes. The property is located within the Upper Valley Plan and proposed rezoning complies with this plan.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. The proposed development is not anticipated to pose any other special designation areas.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	None. The proposed rezoning 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 with no rezoning within the last 10 years.
<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. The property is currently split-zoned R-4 (Residential) and C-1 (Commercial), despite already having existing commercial development on-site. Rezoning the entire property to C-1 would clean up the zoning inconsistencies and better reflect the current use. A unified commercial designation would also support any future light commercial development opportunities.

**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 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 request.

**RELATED APPLICATIONS:** There is a condition release application (PZRZ25-00001) running concurrently with the current rezoning application to release conditions.

**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. Ordinance No. 9332
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZRZ25-00007 & PZCR25-00001



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 introduce errors and may lead to misinterpretation of the information shown. The Planning Department Planning Division makes no claim to its accuracy or completeness.



# ATTACHMENT 3

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).

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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, 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 *[Signature]*

ATTEST:  
*[Signature]*  
\_\_\_\_\_  
City Clerk

SIGNATURES CONTINUED ON NEXT PAGE

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APPROVED AS TO FORM:

C. Ceteris  
Assistant City Attorney

APPROVED AS TO CONTENT:

Bob Hayward  
Department of Planning,  
Research and Development

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# **ATTACHMENT 4**

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

Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, aligns with the G-4 Suburban (Walkable) for the future land use designation, and complies with the Upper Valley Plan. The recommended condition is the following:

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## **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.

## **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.

