

**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 Fiore

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 11B AND TRACT 12E, BLOCK 7, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-4 (RESIDENTIAL), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Tract 11B and Tract 12E, Block 7, Ysleta Grant, *located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to **R-4 (Residential)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

That the Pell Way bridge crossing over the Juan De Herrera Lateral be improved to city standards and constructed in accordance with Title 19 – Subdivisions and Title 18 – Building and Construction.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

HQ25-4654|Tran#606586|P&I
Pell Way Ordinance
JQ

Zoning Case No: PZRZ24-00013

Exhibit "A"

BEING ALL OF TRACT 12E, BLOCK 7,
YSLETA GRANT,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
SEPTEMBER 19 , 2024

METES AND BOUNDS

Description of a parcel of land being all of Tract 12E, Block 7, Ysleta Grant, City Of El Paso, El Paso County Texas, and being more particularly described by metes and bounds as follows:

THE POINT OF BEGINNING being the most northerly corner of said Tract 12E, Block 7, Ysleta Grant of the herein described parcel of land;

THENCE, South 24° 41' 00" East, a distance of 577.50 feet to a point;

THENCE, South 73° 08' 00" East, a distance of 632.20 feet to a point;

THENCE, South 37° 46' 00" East, a distance of 166.20 feet to a point;

THENCE, South 55° 37' 00" West, a distance of 121.00 feet to a point;

THENCE, South 65° 12' 00" West, a distance of 90.60 feet to a point;

THENCE, South 82° 18' 00" West, a distance of 160.00 feet to a point;

THENCE, North 76° 41' 00" West, a distance of 120.80 feet to a point;

THENCE, North 64° 44' 00" West, a distance of 138.20 feet to a point;

THENCE, North 45° 01' 00" West, a distance of 487.80 feet to a point;

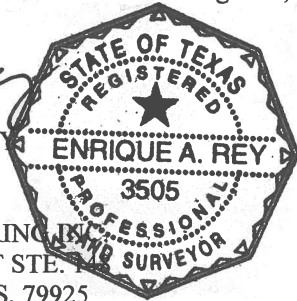
THENCE, North 28° 55' 00" West, a distance of 328.60 feet to a point;

THENCE, North 62° 26' 00" West, a distance of 40.80 feet to a point;

THENCE, North 37° 19' 00" East, a distance of 288.50 feet to the **POINT OF BEGINNING** of the herein described parcel of land and containing 321,006 square feet or 7.37 acres of land more or less.



ENRIQUE A. REY
R.P.L.S.
TX. 3505
REY ENGINEERING, INC.
9434 VISCOUNT STE.
EL PASO TEXAS, 79925
(915) 633-8070



BEING ALL OF TRACT 11B, BLOCK 7,
YSLETA GRANT,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
SEPTEMBER 19 , 2024

METES AND BOUNDS

Description of a parcel of land being all of Tract 11B, Block 7, Ysleta Grant, City Of El Paso, El Paso County Texas, and being more particularly described by metes and bounds as follows:

THE POINT OF BEGINNING being the southwesterly corner of said Tract 11B, Block 7, Ysleta Grant of the herein described parcel of land;

THENCE, North 52° 25' 03" East, a distance of 252.71 feet to a point;

THENCE, South 41° 24' 00" West, a distance of 196.10 feet to a point;

THENCE, South 10° 29' 00" West, a distance of 103.10 feet to a point;

THENCE, North 73° 08' 00" West, a distance of 325.18 feet to the **POINT OF BEGINNING** of the herein described parcel of land and containing 41,382 square feet or 0.95 acres of land more or less.


ENRIQUE A. REY

R.P.L.S.

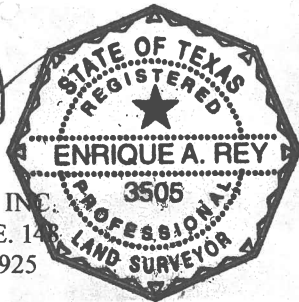
TX. 3505

REY ENGINEERING INC.

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EL PASO TEXAS, 79925

(915) 633-8070

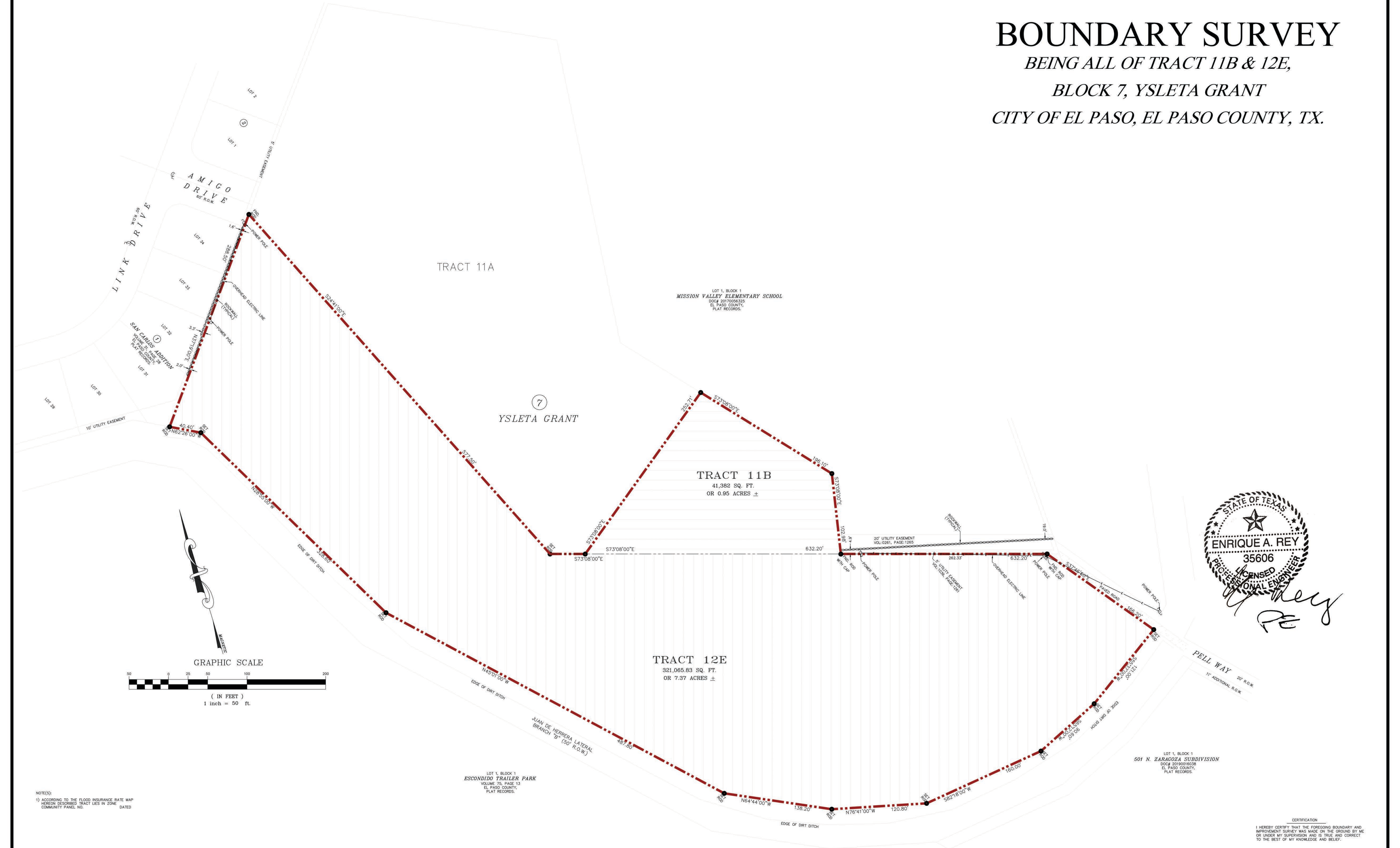


BOUNDARY SURVEY

BEING ALL OF TRACT 11B & 12E,

BLOCK 7, YSLETA GRANT

CITY OF EL PASO, EL PASO COUNTY, TX.



NOTE(S):
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP
HEREON DESCRIBED TRACT LIES IN ZONE
COMMUNITY PANEL NO. DATED

8700 Pell Way

City Plan Commission — January 30, 2025 REVISED

REZONING



CASE NUMBER: PZRZ24-00013
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Hector Saucedo and Rene Saucedo
REPRESENTATIVE: Rey Engineering
LOCATION: North of Zaragoza Rd. and West of North Loop Dr. (District 7)
PROPERTY AREA: 7.01 acres
REQUEST: Rezone from R-F (Ranch and Farm) to R-4 (Residential)
RELATED APPLICATIONS: None
PUBLIC INPUT: Received one (1) phone call of inquiry as of January 23, 2025

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from R-F (Ranch and Farm) to R-4 (Residential) to allow for the use of single-family dwellings.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the request. This recommendation is based on the proposed zoning district's compatibility with surrounding uses and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-3, Post-War future land use designation. The condition is as follows:

That the Pell Way bridge crossing over the Juan De Herrera Lateral be improved to city standards and constructed in accordance with Title 19 – Subdivisions and Title 18 – Building and Construction.

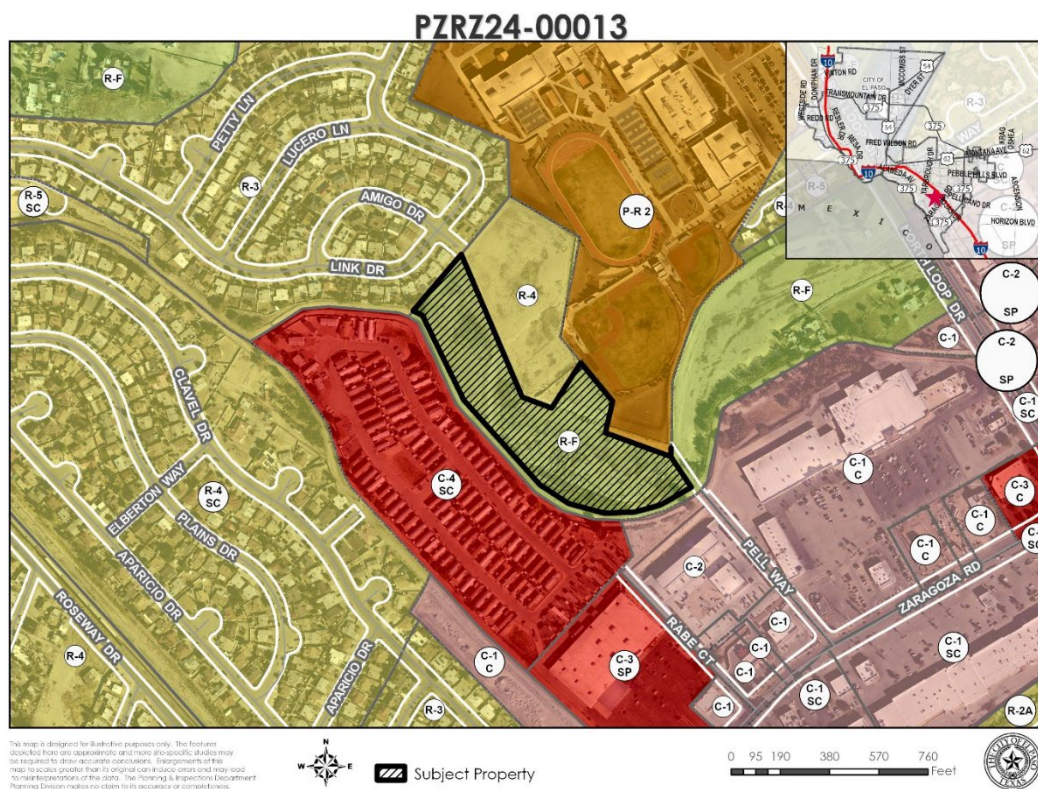


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-4 (Commercial) to allow for a proposed use of single-family detached dwellings. The subject property is approximately 7.01 acres in size and is currently vacant. The conceptual site plan shows proposed lots for the single-family dwellings. Access to the subject property is proposed from Pell Way and Amigo Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent uses in the area. Properties to the north are zoned R-3 (Residential), R-4 (Residential) and P-R-II (Planned Residential II) and consist of single-family dwellings and a school. Properties to the west are zoned C-4 (Commercial) and R-4 (Residential) and consist of a mobile-home park and single-family dwellings. Properties to the south are zoned C-2 (Commercial) and consist of a shopping center. Properties to the east are zoned R-F (Ranch and Farm) and consist of a vacant land. The closest school is Mission Valley Elementary located 0.18 miles away and the closest park is Blackie Cheshier park located 0.78 miles away.

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>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>	<p>Yes. The subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-4 (Commercial) District: The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes. The proposed R-4 (Residential) zoning district will provide for the integration of residential and commercial uses with adjacent R-4 (Residential), P-R-II (Planned Residential), C-2 (Commercial) and R-3 (Residential) zoning districts in the surrounding area.</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 will have access via Pell Way (a local road) to Zaragoza Road, which is classified as a major arterial under the City's Major Thoroughfare Plan (MTP).</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>

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.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	This area has been stable over the last 5-10 years with no rezonings, however the adjacent parcel also zoned R-F (Ranch and Farm) is proposed to be rezoned to C-1 (Commercial) and C-2 (Commercial).
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The neighborhood is comprised of commercial retail and single-family residential dwellings.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is proposed from Pell Way which is classified as a local road on the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for the residential development. Additionally, Pell Way connects to Zaragoza Road to the south designated as a major arterial located 0.14 miles. Sidewalks are currently present along a portion of Pell Way. The nearest bust stop is located 0.30 on Zaragoza Road. Additionally, the existing bridge on Pell Way is substandard and will need to be brought up to City Code standards.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: The Planning Division requests a condition to improve the access point to Pell Way via a new bridge to better connect to the proposed development.

PUBLIC COMMENT: The subject property lies within four (4) neighborhood associations including the Mission Valley Civic Association, Corridor 20 Civic Association, Penrose Neighborhood Associations and Save the Valley 21. Public notices were sent to property owners within 300 feet on January 17, 2025. As of January 23, 2025, the Planning Division has received one (1) phone call of inquiry to the request.

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:

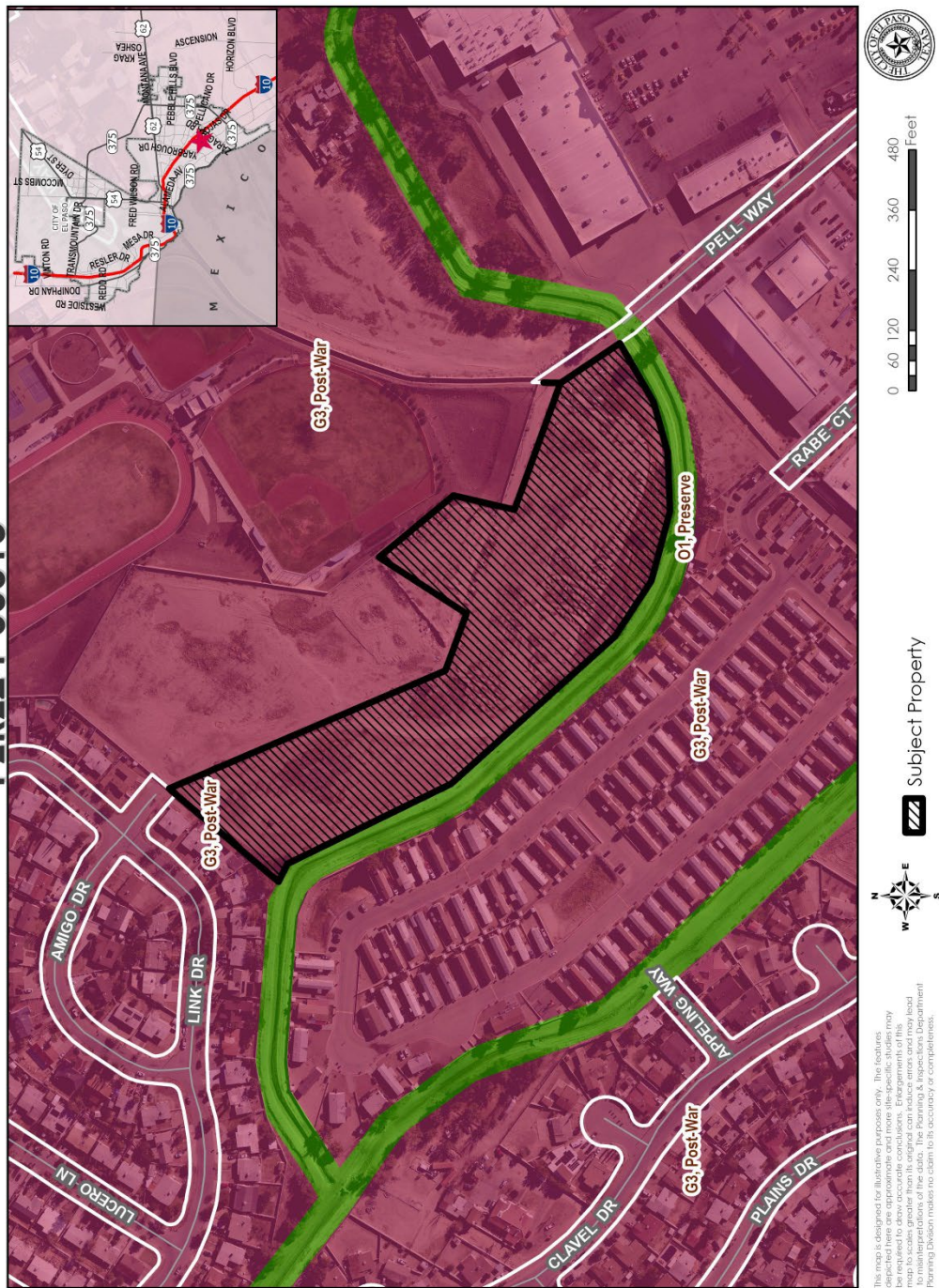
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

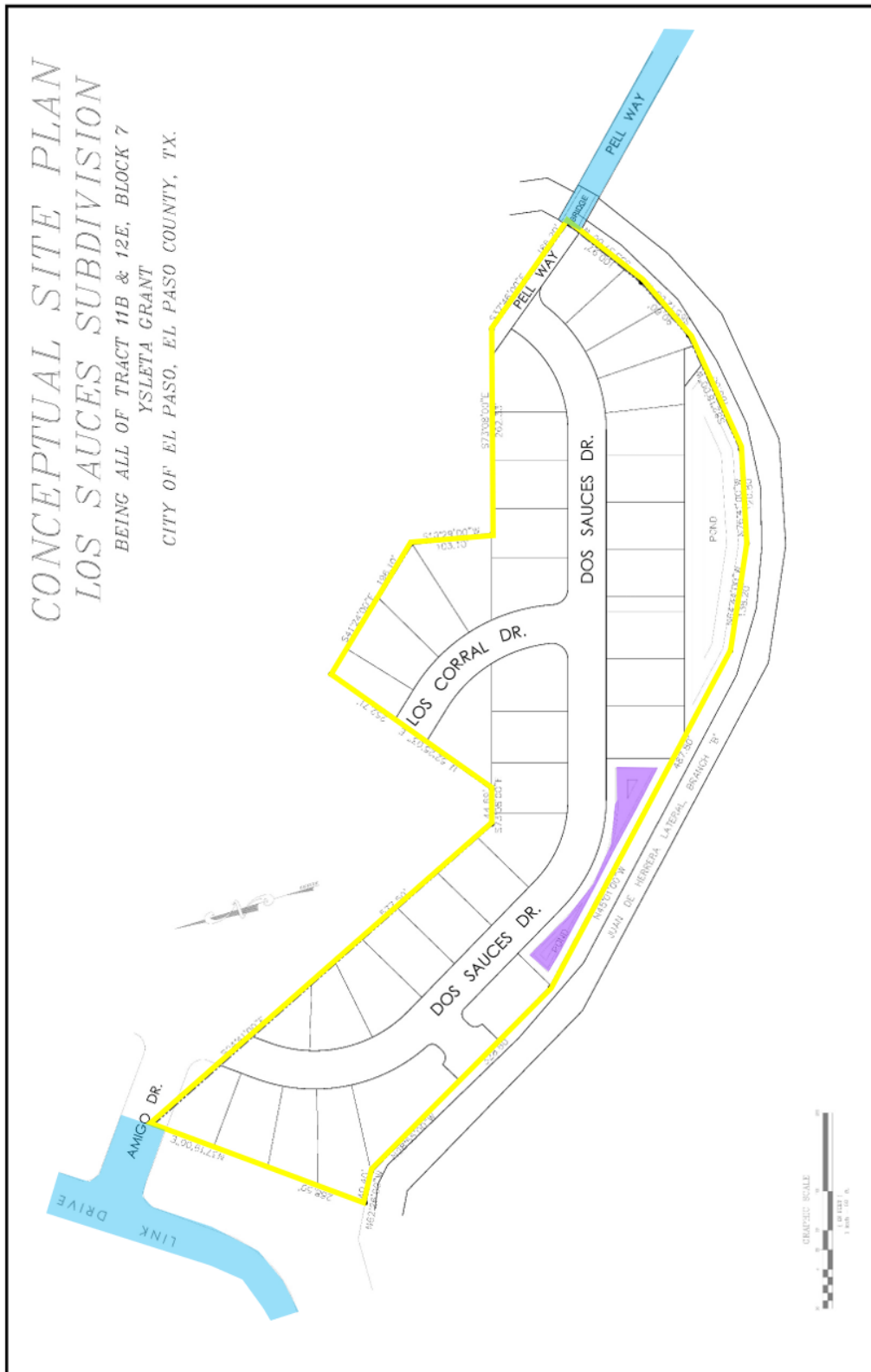
1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR24-00013



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **Approval with a Condition** of the rezoning request. The proposed zoning district is consistent with the surrounding neighborhood. Furthermore, the proposed development meets the intent of the G-3, Post-War land use designation of Plan El Paso, the City's Comprehensive Plan in the Mission Valley Planning area. The condition is recommended to improve the access point to Pell Way via a new bridge to better connect to the proposed development:

That the Pell Way bridge crossing over the Juan De Herrera Lateral be improved to city standards and constructed in accordance with Title 19 – Subdivisions and Title 18 – Building and Construction.

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

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision proposed ponds.
2. Add the current FEMA FIRM flood zone information to general notes.

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments submitted.

Environment Services

No comments submitted.

Streets and Maintenance Department

Traffic & Transportation Engineering

No TIA is required.

Street Lights Department

Do not object to this request.

For the development of this 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.

Street Lights Department requires that all projects that involves a roadway is 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.

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.

Sun Metro

No effect on Sun Metro transit services or operations.

El Paso Water

There is an existing 6-inch diameter water main that extends along Amigo Way, located approximately 18-feet south of the north right-of-way line. This main can be extended to provide service.

There is an existing 8-inch diameter water main that extends along Pell Way, located approximately 20-feet south of the north right-of-way line. This main can be extended to provide service.

Previous water pressure from fire hydrant #06333, located within in an easement at 615 N. Zaragoza Rd., has yielded a static pressure of 100 (psi), a residual pressure of 90 (psi), and a discharge of 1061 (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.

EPWU-PSB Comments

EPWater-PSB does not object to this request.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Pell Way, along the south side of the road. This main can be extended to provide service.

General

Water and sanitary sewer main extensions along dedicated right-of-way shall be required to provide service. Water main extension shall be extended creating a looped system. PSB easement will be required. Owner is responsible for all main extensions and easement acquisition costs.

La Juan Herrera Drain is an El Paso County Improvement District No. 1 facility. Permits for installation of water and sanitary sewer main within the right of way are required. Lot owner is responsible for permit, survey and consideration fees.

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:

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

- We reviewed this property for CPC under the name of Los Sauces, and we had the following comments:
- EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.
- As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order 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.

- The proposed ponding area/s shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

In reference to the existing lot at 8700 Pell Wy, Texas Gas Service does not have any objections.

ATTACHMENT 4

PZRZ24-00013

