

# 5000 Stan Roberts Sr.



City Plan Commission — December 4, 2025

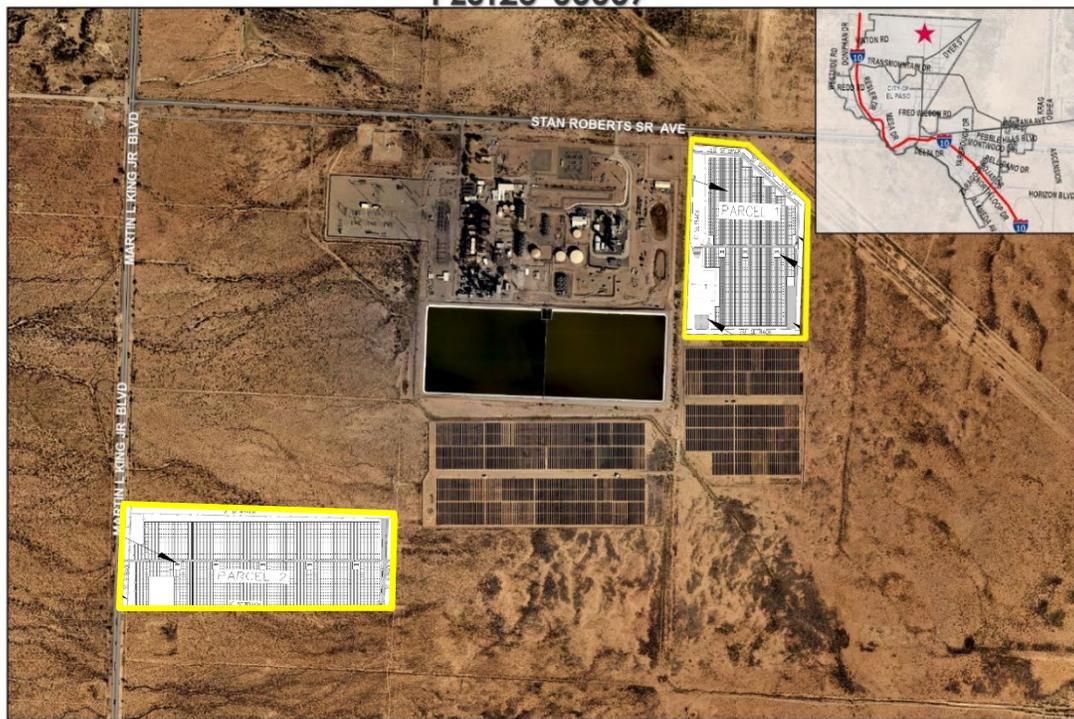
SPECIAL PERMIT

<b>CASE NUMBER:</b>	<b>PZST25-00007 (REVISED)</b>
<b>CASE MANAGER:</b>	Blanca Perez, (915) 212-1561, <a href="mailto:PerezBM@elpasotexas.gov">PerezBM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	City of El Paso – managed by El Paso Water
<b>REPRESENTATIVE:</b>	Georges Halloul, SLI Engineering, Inc.
<b>LOCATION:</b>	5000 Stan Roberts Sr. Avenue (District 4)
<b>PROPERTY AREA:</b>	129.78 acres
<b>EXISTING ZONING:</b>	R-F (Ranch and Farm)
<b>REQUEST:</b>	Special Permit for a solar major utility facility and Detailed Site Development Plan approval
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	Two (2) calls of inquiry but no support or opposition received as of November 26, 2025

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for the extension of a solar major utility facility use in the R-F (Ranch and Farm) zone district in accordance with the El Paso City Code Section 20.04.320-Special Permit.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit and detailed site development plan request for the extension of a solar major utility facility. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Additionally, the proposed development is in accordance with both the O-5 Remote Future Land Use Designation and *Plan El Paso*, the City’s adopted Comprehensive Plan.

## PZST25-00007



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Subject Property

0 250 500 1,000 1,500 2,000 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit for two sites to allow the expansion of an existing solar major utility facility within the R-F (Ranch and Farm) zoning district. The current facility consists of a previously approved solar farm located on the subject property. The proposed expansion includes the development of two additional solar facility areas identified as Parcel 1 (easterly site) and Parcel 2 (westerly site). Parcel 1 is approximately 48 acres in size and is proposed to contain 15,834 solar panels with direct access from Stan Roberts Sr. Avenue. Parcel 2 is approximately 80 acres in size and is proposed to contain 29,562 solar panels with direct access from Martin Luther King Jr. Boulevard. No changes are proposed to the existing facility other than the physical expansion to include the two additional parcels.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan demonstrates compliance with all other applicable standards per the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the O-5 Remote Future Land Use designation. The proposed development will integrate with surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject properties fronts Stan Roberts Sr. Avenue and Martin L. King Jr. Boulevard, two major arterials, as classified on the City of El Paso’s Major Thoroughfare Plan (MTP), and is appropriate for the utility facility.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose risks to existing development.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development does not require landscaping.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development is compatible with existing utility facilities around the area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in scale to surrounding development.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit 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>O-5 Remote:</b> Remote land in the desert and mountains. Except where vested rights are in place, City regulations and policy decisions should not encourage urban development during this planning period, which extends until 2030. It is not known at this time whether O-5 land will be needed for development further in the future.</p>	Yes. The proposed development is consistent with the Future Land Use designation as no new urban development is being proposed.

<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-F (Ranch and Farm) District:</b> The purpose of this district is to provide for primarily fallow or agricultural areas within the city and to protect and conserve these areas within and adjacent to urban development. It is intended that this district afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. The regulations of this district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.</p>	<p>Yes. The solar major utility facility is permitted via approval of a special permit and the use is consistent with nearby R-F (Ranch and Farm), M-2 (Heavy Manufacturing) and GM-U (General Mixed-Use) zoning districts and uses in the area. The surrounding uses vary from vacant lots and an existing water and solar major utility facilities.</p>
<p><b>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b></p>	
<p><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.</p>	<p>The proposed development is not within any historic districts or study area plan boundaries.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed facility is not anticipated to pose any adverse effects on the community.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable, with no rezonings in the area within the last 10 years.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Existing zoning will not be changed. Due to the existing zoning of the proposed development and the extension of a major utility facility, a special permit is required per El Paso City Code.</p>

**ADEQUANCY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject properties are located adjacent to Stan Roberts Sr. Avenue and Martin Luther King Jr. Boulevard, both designated as major arterials under the City of El Paso's Major Thoroughfare Plan (MTP). Parcel 1 will take access from Stan Roberts Sr. Avenue, while Parcel 2 will take access from Martin Luther King Jr. Boulevard. The roadway classifications are appropriate to accommodate the proposed development. There are no bus stops within a quarter-mile walking distance of the site.

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

**PUBLIC COMMENT:** The subject property does not lie within any neighborhood associations. Notices were sent to property owners within 300 feet of the subject property on November 19, 2025. As of November 26, 2025, the Planning Division has received two (2) calls of inquiry but has not received any communication in support or opposition to the special permit and detailed site development plan 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:

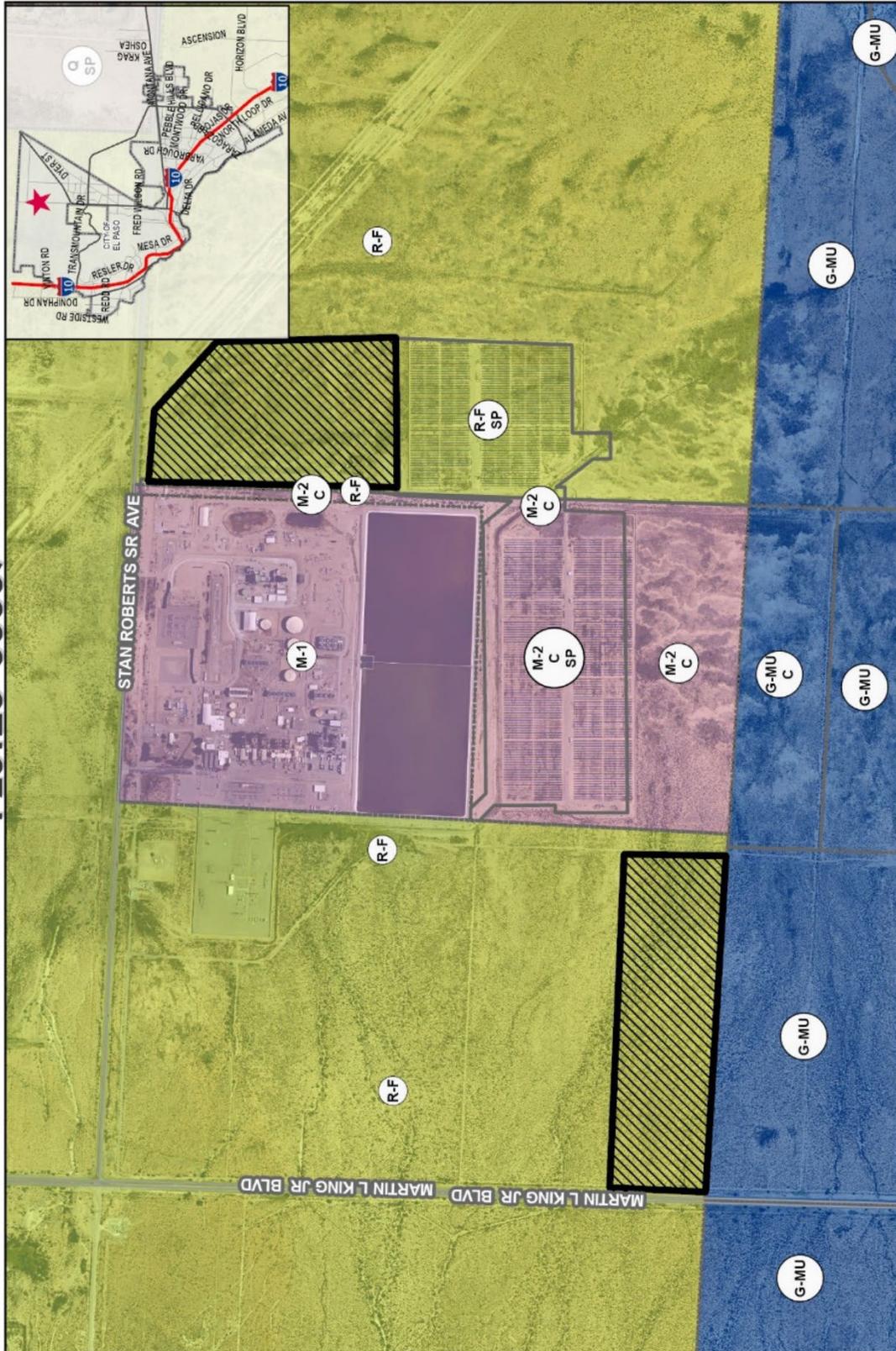
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit 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 special permit 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. Zoning Map
2. Detailed Site Development Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZST25-00007

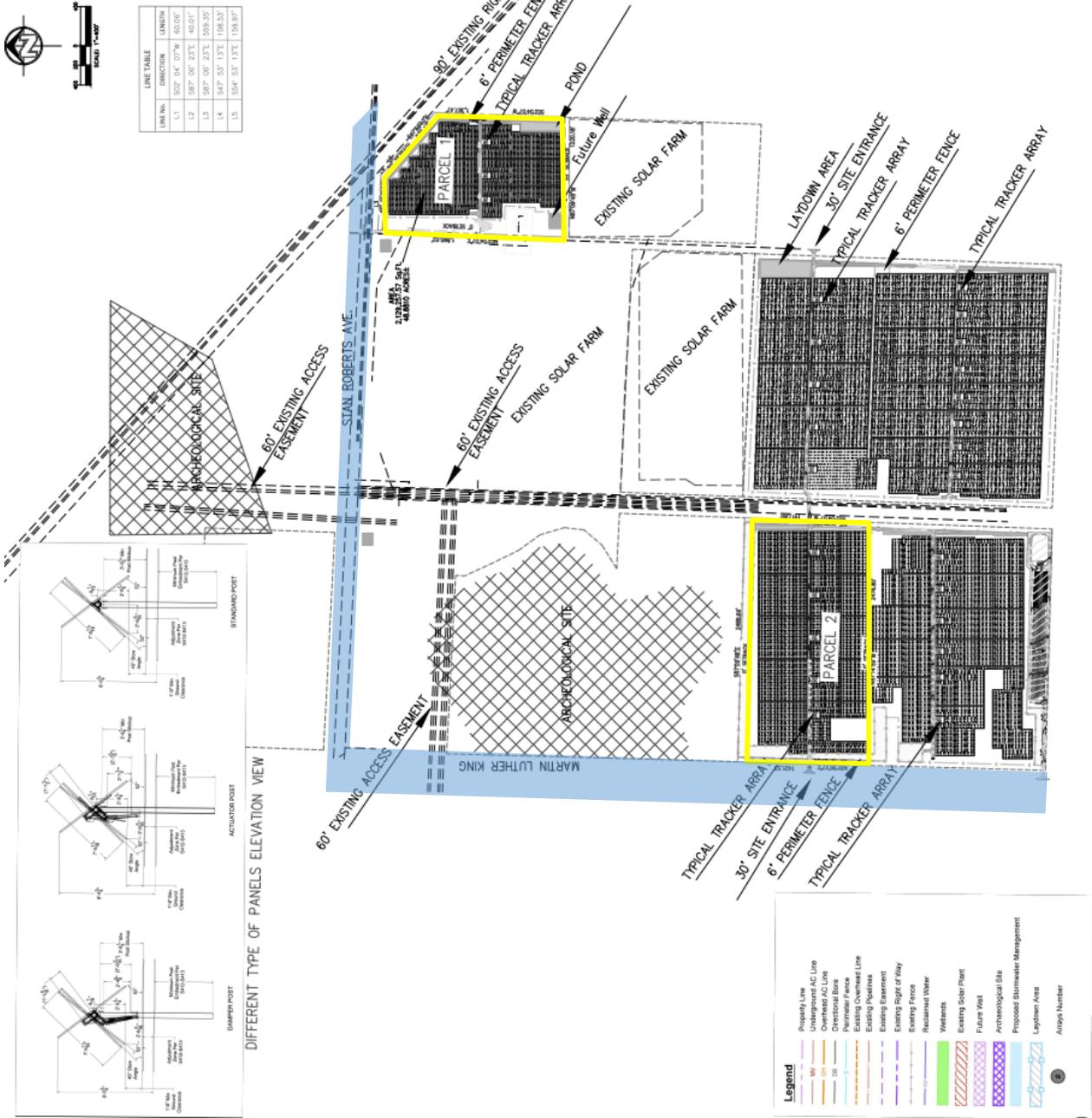


Subject Property



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# ATTACHMENT 2



# **ATTACHMENT 3**

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

Staff recommends approval of the special permit and detailed site development plan request for the use of the extension of a solar major utility facility. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Additionally, the proposed development is in accordance with both the O-5 Remote Future Land Use Designation and *Plan El Paso*, the City’s adopted Comprehensive Plan.

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

No objections to proposed special permit. 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 special permit.

## **Fire Department**

No comments provided.

## **Police Department**

No comments provided.

## **Environment Services**

No comments provided.

## **Streets and Maintenance Department**

### **Traffic and Transportation Engineering:**

No objections to application.

### **Street Lights Department:**

No objection to application.

Stan Roberts Sr. Ave. (FM 2529), McCombs (FM 2529), and Martin Luther King Jr. Blvd. (FM 3255) are Texas Department of Transportation (TXDoT) right-of-way (ROW).

For this development 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 a project 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 comments provided.

**El Paso Water**

EPWater-PSB does not object to this request.

**EPWU-PSB Comments**

The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water receives an application for water and/or sanitary sewer services.

EPWater regrets to inform you that water and sanitary sewer services are not available at this time. There are no water or sanitary sewer mains in the vicinity of the subject property.

There is an existing 16-inch diameter flowline that extends along westside the property. No service connections are allowed to this main.

**Reclaim Water:**

There is an existing 16-inch diameter reclaim water main that extends along the west side of the property line. No service connections are allowed to this main.

**General**

EPWater operates and maintains well #058 and appurtenances within the property's boundary.

**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.

**El Paso County 911 District**

No comments or concerns regarding this special permit.

**Texas Department of Transportation**

Please submit for a TXDOT permit for work in the ROW.

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

No comments provided.

**Texas Gas Service**

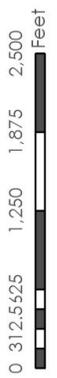
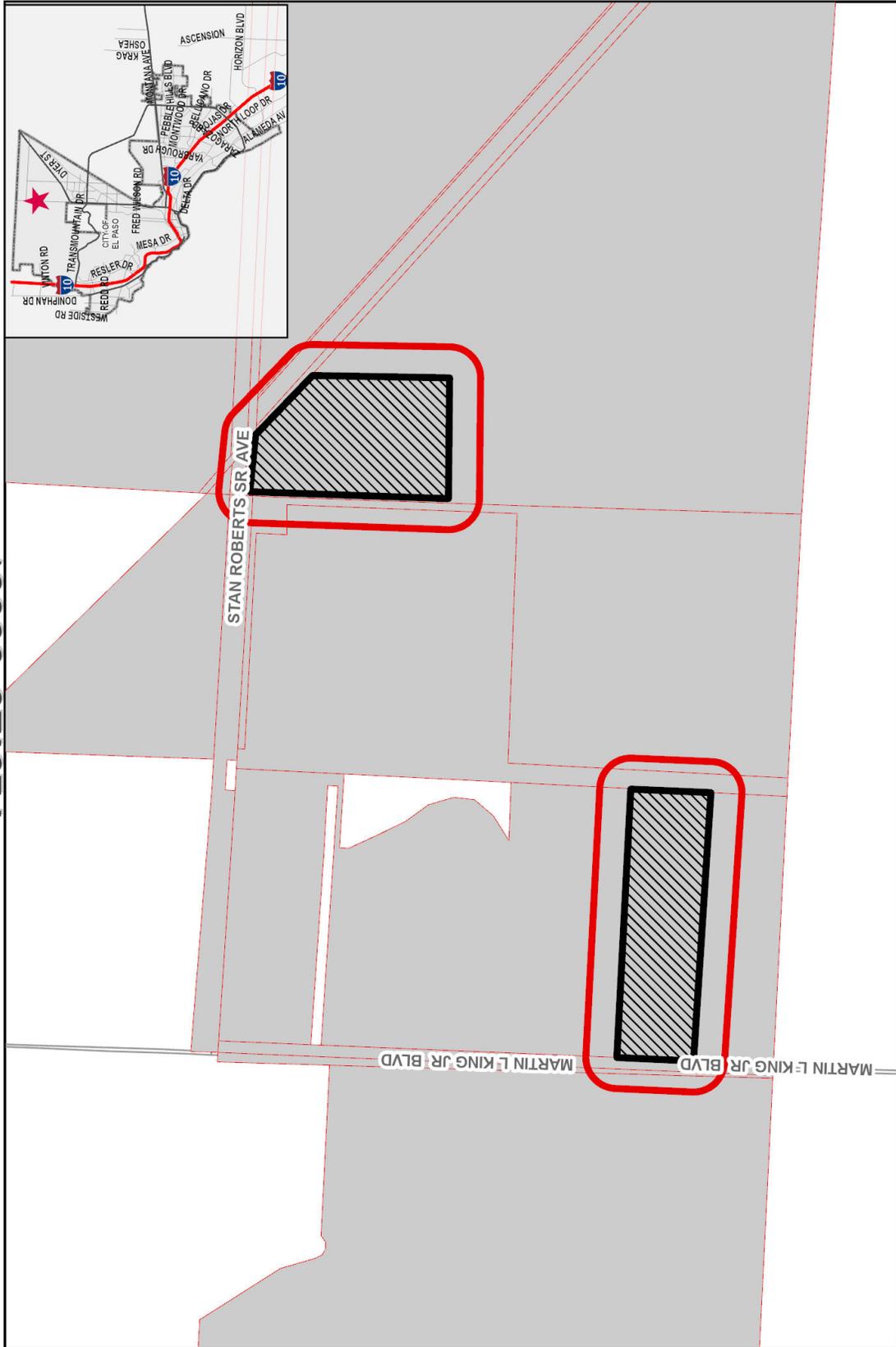
Does not have any comments in regards to proposed special permit.

**El Paso Electric**

No comments in regards to special permit.

# ATTACHMENT 4

PZST25-00007



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

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