

Dewberry Drive

City Plan Commission — June 18, 2025

REZONING



CASE NUMBER:	PZRZ25-00010
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	DVEP Land LLC
REPRESENTATIVE:	Del Rio Engineering
LOCATION:	Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr. (District 1)
PROPERTY AREA:	6.85 acres
REQUEST:	Rezone from R-3A (Residential) to P-R II (Planned Residential II)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Three (3) phone calls in opposition and one (1) phone call of inquiry received as of June 12, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow townhomes.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

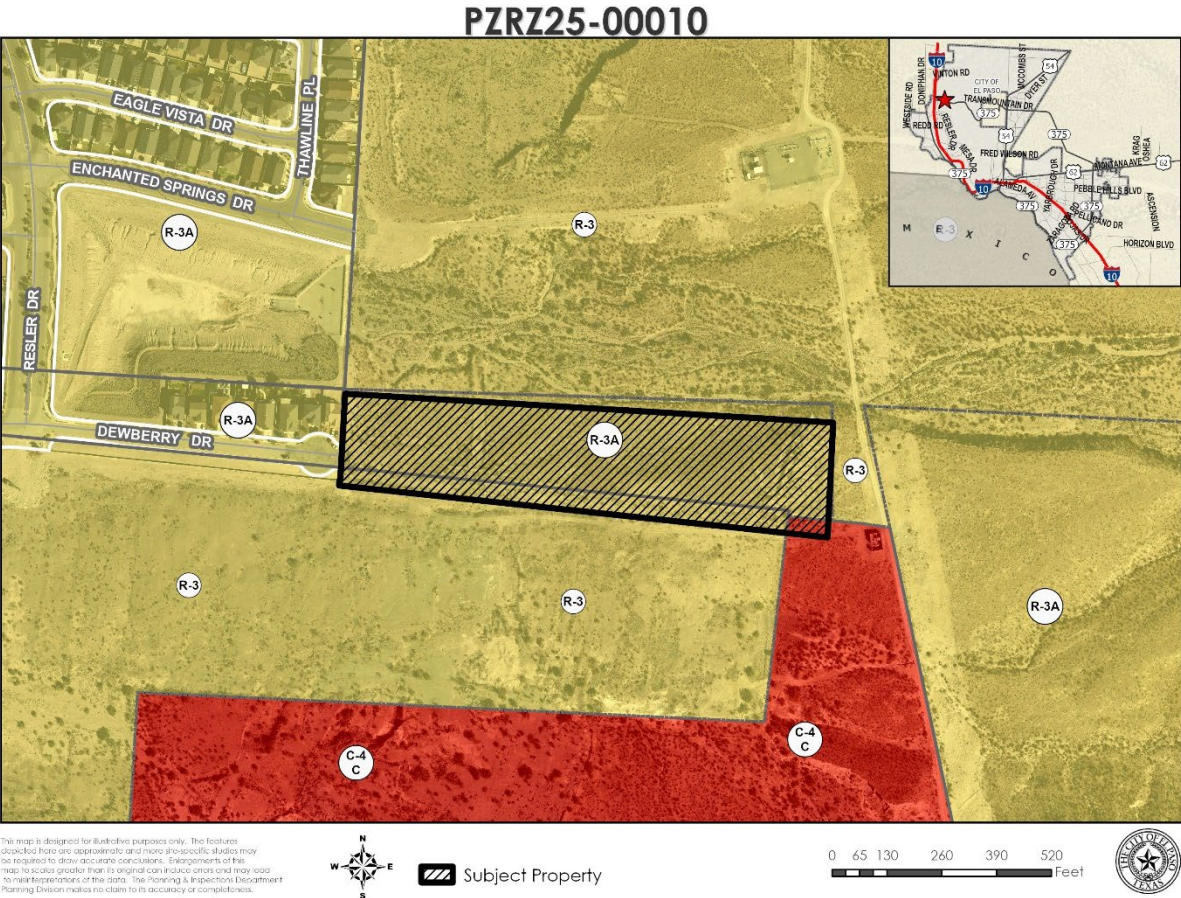


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow townhomes. The property is approximately 6.85 acres in size. The conceptual site plan shows forty-four (44) individual lots for the proposed use of townhomes. Main access to the property is proposed from Dewberry Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with the existing surrounding zoning districts. Properties to the north and east are zoned R-3 (Residential) and R-3A (Residential) and consist of vacant lots. Properties to the south are zoned R-3 (Residential) and C-4/c (Commercial/conditions) and consist of vacant lots. Properties to the west are zoned R-3A (Residential) and consist of detached single-family homes, and a ponding site. The nearest school is Jose J. Alderete Middle School located 2.29 miles away and the nearest park is Desert Springs #2 located 0.16 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-4, 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 proposed development meets the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed rezoning is compatible with the Future Land Use designation. The proposed development will add additional housing to the area to supplement the limited housing stock.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>P-R II (Planned Residential II) District: The purpose of this district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.</p>	<p>Yes. The proposed P-R II (Planned Residential II) zoning district will complement existing R-3 (Residential), R-3A (Residential) and C-4/c (Commercial/conditions) zoning districts in the immediate area. The proposed townhomes will provide a variety of housing types to the majority-residential 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>Yes. The proposed P-R II (Planned Residential II) zoning district will have access from Dewberry Drive which is classified as a local street in the City's Major Thoroughfare Plan (MTP). The classification of this road is appropriate for the proposed residential development.</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</p>	<p>The property lies within the Hillside Development Area.</p>

that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated by the rezoning of the subject property. There is an existing arroyo abutting the subject property.
Natural Environment: Anticipated effects on the natural environment.	The subject property lies within the Hillside Development Area. There are no anticipated effects on the natural environment. Furthermore, the proposed rezoning is scheduled to be presented to the Open Space Advisory Board (OSAB) on July 2, 2025.
Stability: Whether the area is stable or in transition.	The surrounding area is generally stable with one rezoning within the last 10 years.
Socioeconomic & Physical Conditions: 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: Access to the subject property is proposed from Dewberry Drive via Bluff Creek Street which are classified as local streets in the City's Major Thoroughfare Plan (MTP). The classification of these roads is suitable for the proposed residential development. Sidewalks are currently present on the northern portion of Dewberry Drive. There are currently no bus stops located within walking distance of the subject property. Resler Drive, which is a proposed extension under the Major Thoroughfare Plan (MTP), will have direct connection to the proposed development.

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

PUBLIC COMMENT: The property lies within the Enchanted Hills Neighborhood Association, which was notified of the rezoning request by the applicant. The applicant conducted a meeting with the presidents of the Northwest, Montoya and Enchanted Hills Neighborhood associations on March 26, 2025. Public notices were sent to property owners within 300 feet on June 4, 2025. As of June 12, 2025, the Planning Division has received one (1) phone call of inquiry and three (3) phone calls in opposition. Their opposition consisted of concerns for decreased property values and increased traffic.

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:

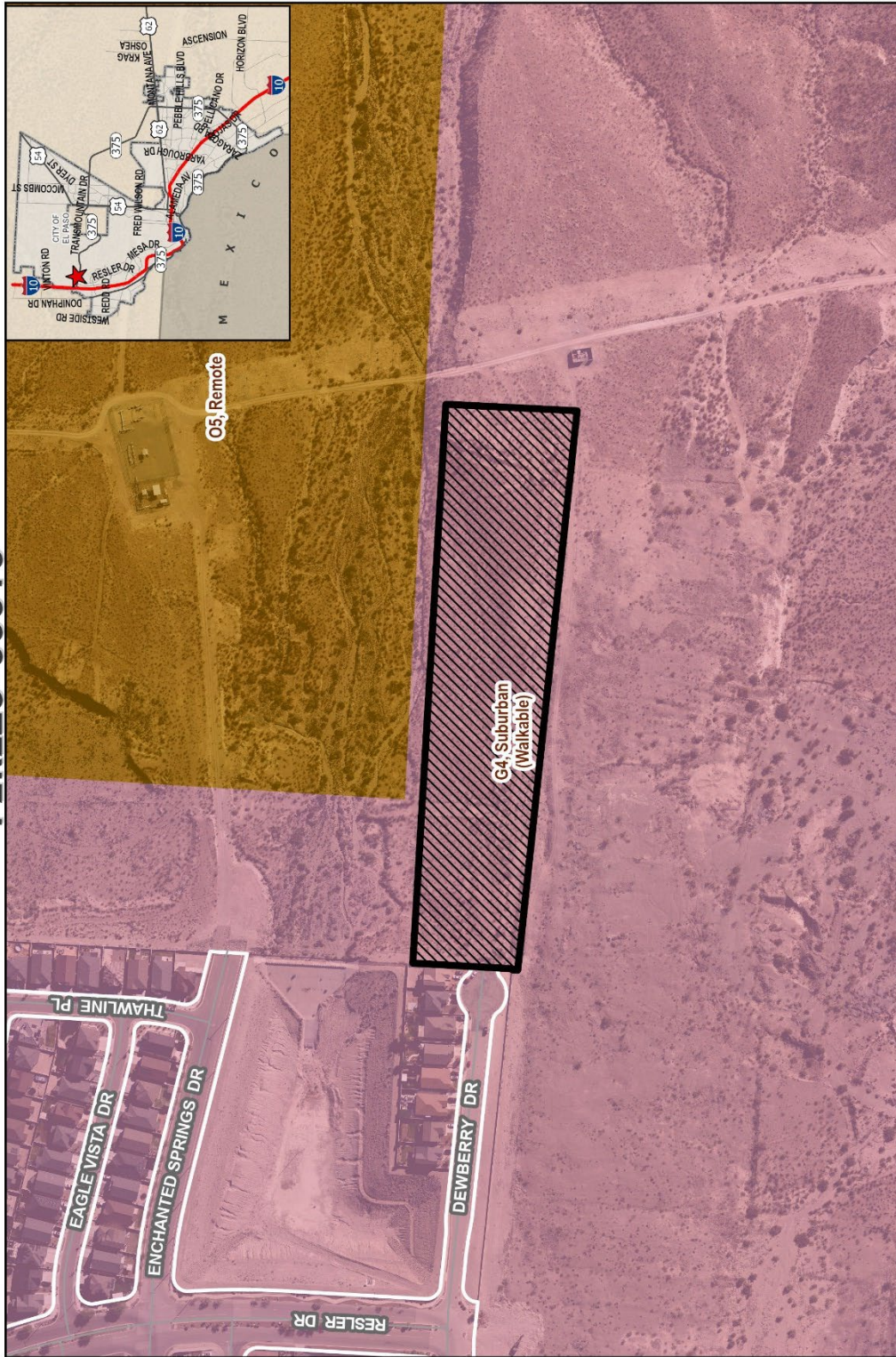
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

PZRZ25-00010

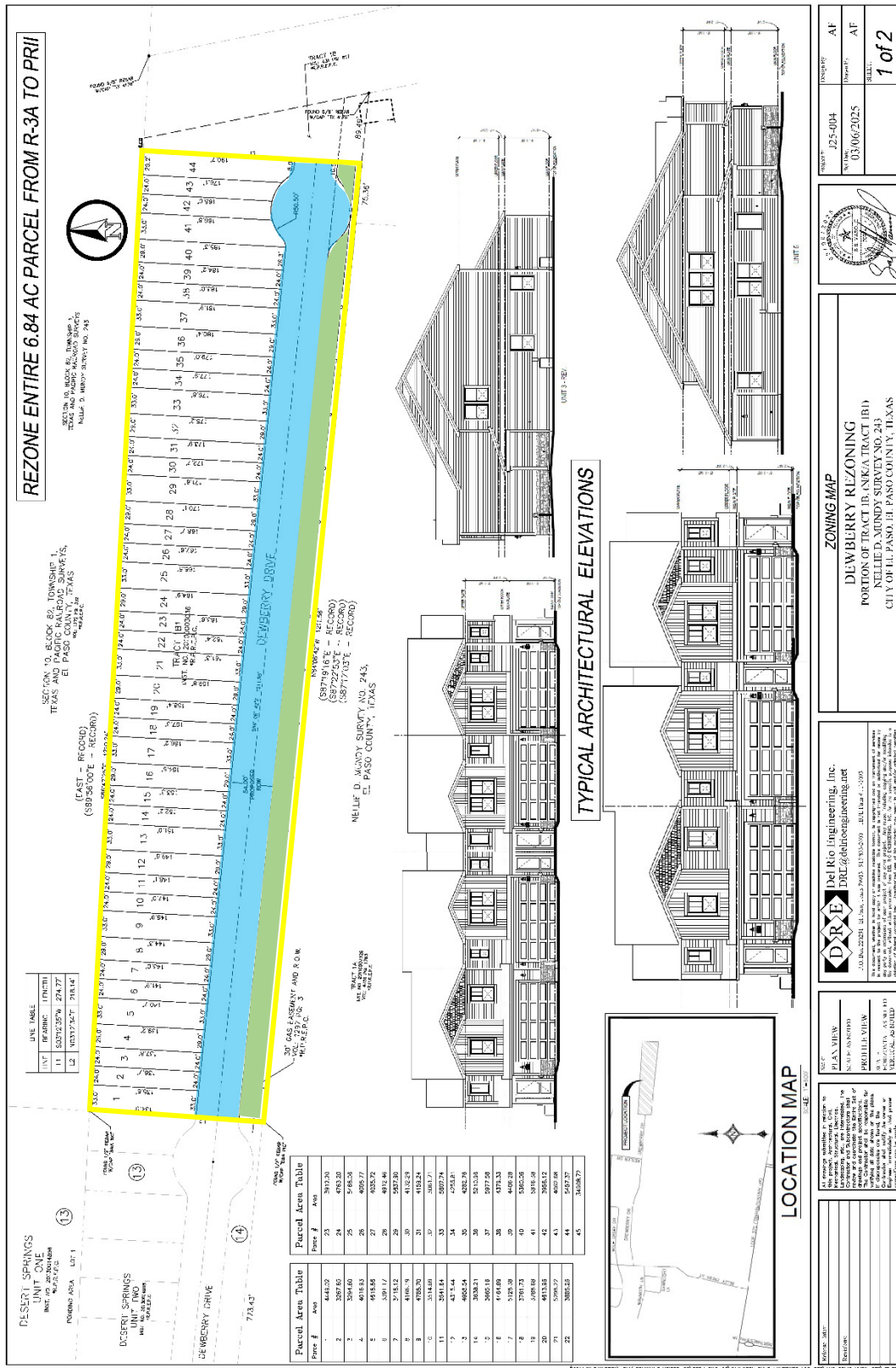


Subject Property



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 1:10,000 can induce errors and may lead to misinterpretation of the data. Planning Division makes no claim to its accuracy or completeness.

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ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

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 onsite pond discharge location(s) for all storm-water runoff within the subdivision.

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 encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, 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.

Fire Department

No adverse comments.

Police Department

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

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

No objections to the rezoning.

Traffic & Transportation Engineering

No TIA is required.

Streets Lighting:

Street Lights Department does not object to this request.

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

Contract Management:

Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 and Chapter 13.04.020 – Sidewalk Specifications of Sidewalks shall be followed.

Indicate that for driveways the municipal code chapter 13.12 shall be followed

Indicate that new asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that any damaged structure must be restored to same or better condition. This goes for asphalt, concrete, manholes, or water valves.

Indicate that any manhole, service line or monument must have a concrete apron as per DSC.

El Paso Water

EPWater-PSB does not object to this request.

The subject property is located within the City of El Paso Westside 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.

Water

There is an existing 8-inch diameter water main along Dewberry Drive located approximately 15-feet south of the northern right-of-way line. This main can be extended to provide service.

Previous water pressure reading from fire hydrant #11136 fronting 7377 Dewberry Drive, has yielded a static pressure of 80 psi, a residual pressure 75 psi and a discharge of 1,113 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 that extends along Resler Drive located approximately 18-feet north of the southern right-of-way line. This main can be extended to provide service.

General

Application for 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:

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 received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

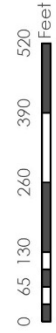
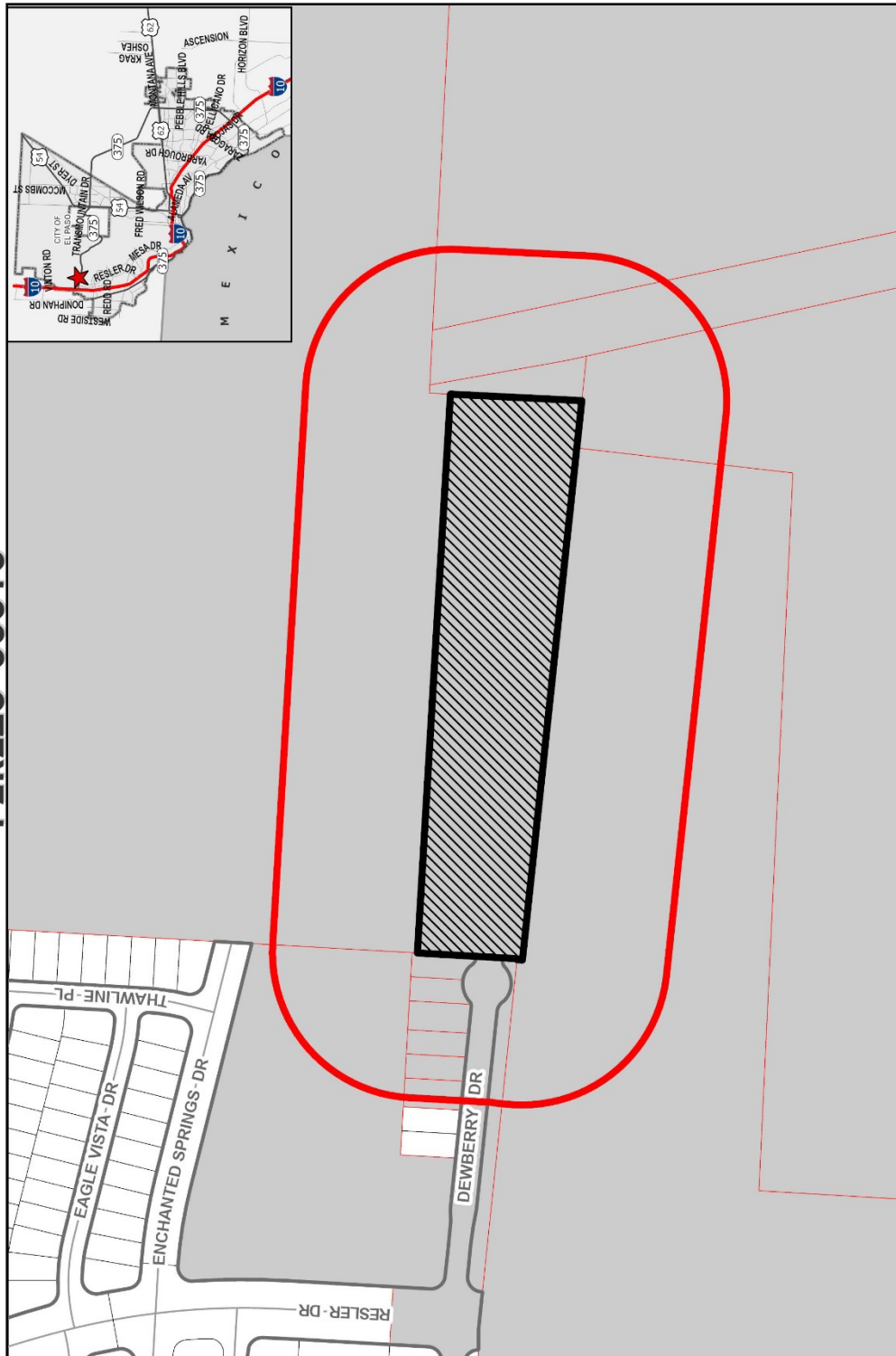
No comments received.

El Paso Electric

We have no comments.

ATTACHMENT 4

PZR725-00010



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

This map is designed for illustrative purposes only. The features and boundaries shown on this map are not intended to be used for legal purposes. The map is based on data provided by the City of El Paso and may be subject to change without notice. The Planning & Inspection Department makes no claim to its accuracy or completeness.