



ITEM 36

Northwest of Zaragoza and west of North Loop

Rezoning

PZRZ24-00009



**Strategic Goal 3.**

Promote the Visual Image of El Paso





## Aerial

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 misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

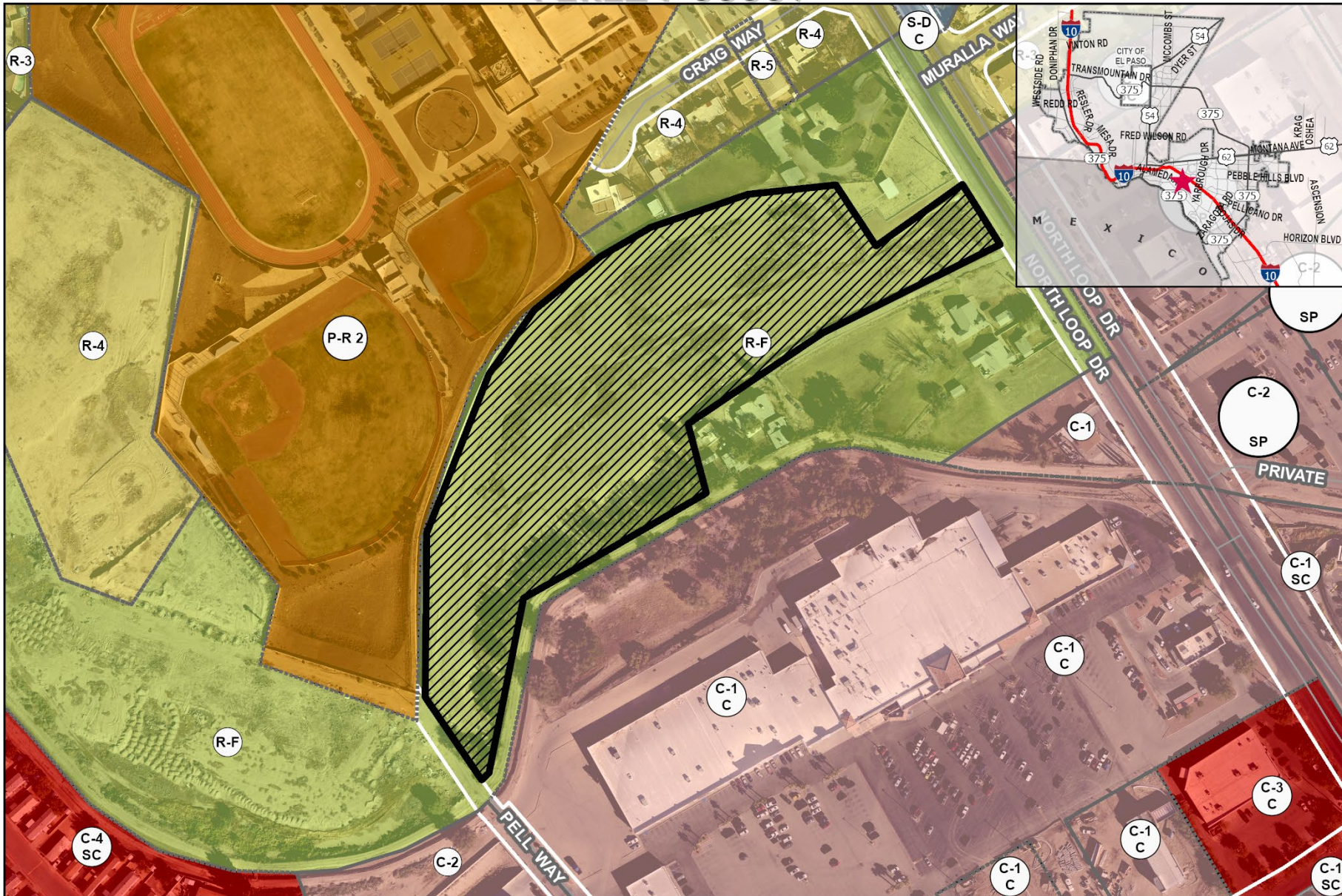


 Subject Property





# PZRZ24-00009



## Existing Zoning

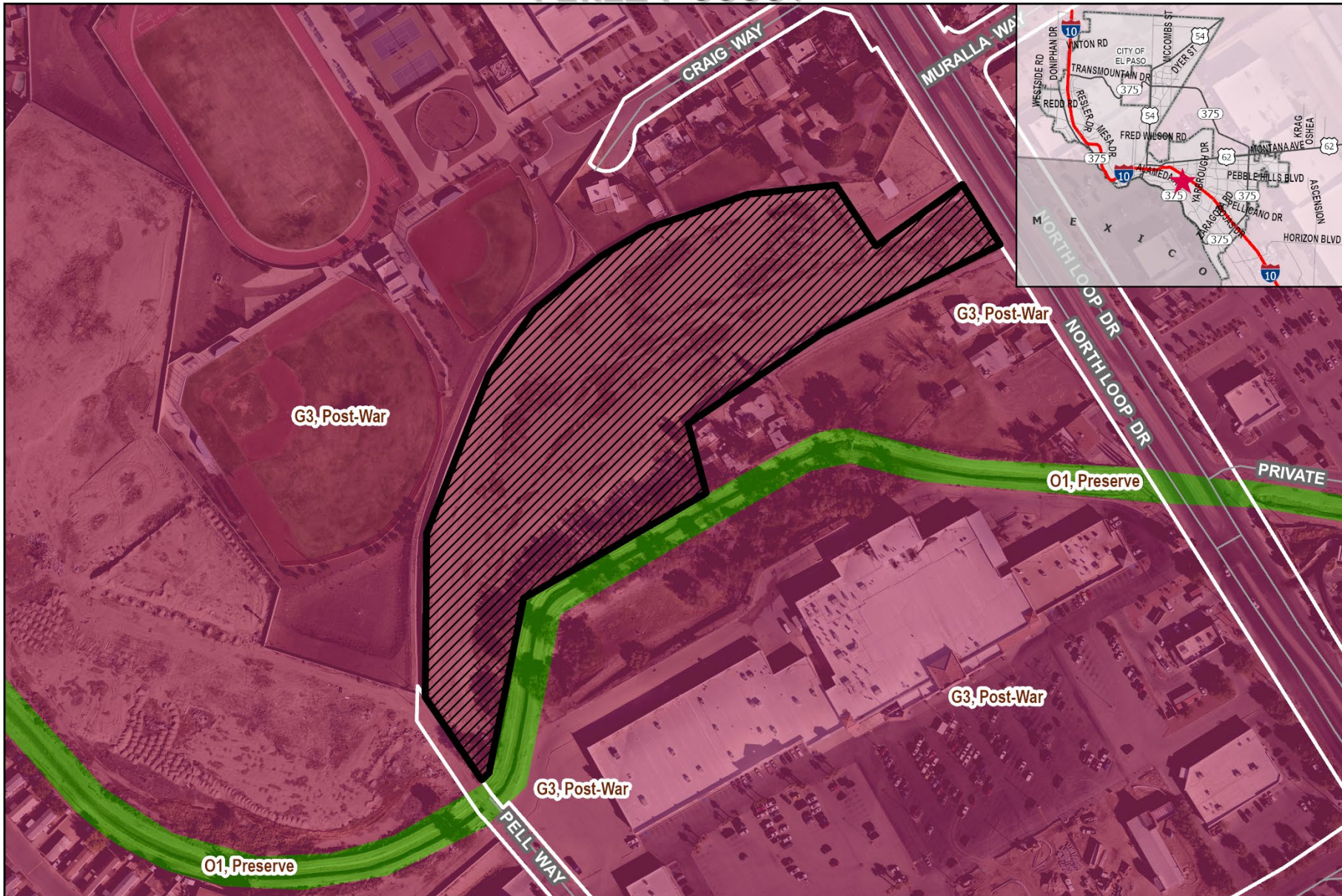
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 Subject Property







## Future Land Use Map

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Subject Property





# CONCEPTUAL SITE PLAN

TRACTS 3-A-3 AND 5-A-1, BLOCK 7, YSLETA GRANT  
CITY OF EL PASO, EL PASO COUNTY, TX.  
CONTAINING:  
305,181.58 SQ. FT. OR 7.0060 ACRES ±



**LEGEND**

- LIGHT PAVEMENT
- WATER METER
- MANHOLE
- FIRE HYDRANT
- SIGN
- TELL MARK
- PIPE
- ELECTRIC BOX
- MAIL BOX
- DRAIN
- POWER POLE
- SLAT WIRE
- IRRIGATION VALVE
- JAWT BOX
- WATER VALVE
- OVERHEAD ELECTRIC
- ROOMWALL
- FENCE
- DRAINAGE FLOW

**PROPOSED USE**  
SELF STORAGE AND OFFICE  
WAREHOUSE WITH YARD

**PROPOSED LOTS = 7**  
LOT 1 PROPOSED C-2 ZONE  
LOT 2 PROPOSED C-1 ZONE

**FED NOTES**

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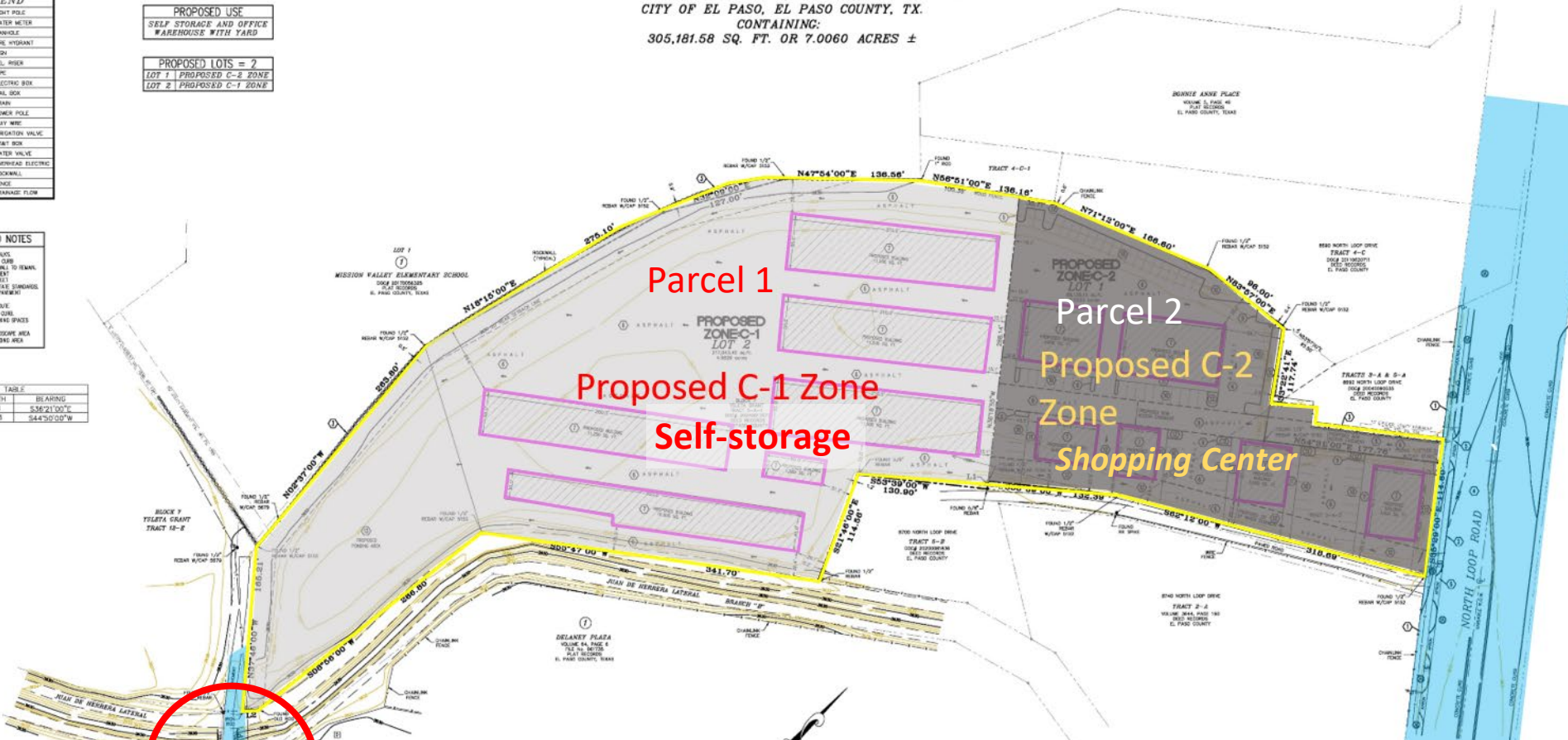
**LINE TABLE**

NORTH	BEARING
1.00	S36°21'00"E
5.93	S44°50'00"W

SECTION 17 OF CERTIFICATE  
OF MERGERS AND REORGANIZATION  
OF THE CITY OF EL PASO, TEXAS  
P. 17 - 2009.09.09 CITY DATUM  
INTERVAL 1 FOOT  
SCALE 5' = 1" FOOT



DATE: 08/11/2024  
DATE OF PREPARATION: 08/11/2024  
REVISION DATE: 08/11/2024  
REVISION: 08/11/2024



Parcel 1  
Proposed C-1 Zone  
Self-storage

Parcel 2  
Proposed C-2 Zone  
Shopping Center



Location of Existing  
Pell Way Bridge



**PROPOSED ZONING**

**C-1 COMMERCIAL DISTRICT - ZONING INFORMATION**

**YARD AND LOT AREA STANDARDS:**

1. FRONT YARD: 15 FEET
2. REAR YARD: 15 FEET
3. SIDE YARD: 5 FEET
4. SIDE STREET SWAY: 10 FEET

**C-2 COMMERCIAL DISTRICT - ZONING INFORMATION**

**YARD AND LOT AREA STANDARDS:**

1. FRONT YARD: 15 FEET
2. REAR YARD: 15 FEET
3. SIDE YARD: 5 FEET
4. SIDE STREET SWAY: 10 FEET

CONSULTING COMPANY  
1790 LEE TREVINO DRIVE SUITE 309  
EL PASO, TEXAS 79936  
TEL(915) 633-6422 FAX(915) 633-6424

**METES AND BOUNDS DESCRIPTION**

DESCRIPTION OF A PORTION OF LAND BEING A PORTION OF TRACTS 3-A AND 5-A, BLOCK 7, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING BEING A FOUND IRON NAIL, MARKING THE MOST SOUTHERLY POINT OF TRACT 3A, BLOCK 7, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS;

THENCE NORTH 37°45' 00" WEST, A DISTANCE OF 185.21 FEET TO A POINT;

THENCE NORTH 02°27' 00" WEST, A DISTANCE OF 283.80 FEET TO A POINT;

THENCE NORTH 18°15' 00" EAST, A DISTANCE OF 275.50 FEET TO A POINT;

THENCE NORTH 32°30' 00" EAST, A DISTANCE OF 127.60 FEET TO A POINT;

THENCE NORTH 47°34' 00" EAST, A DISTANCE OF 136.56 FEET TO A POINT;

THENCE NORTH 58°51' 00" EAST, A DISTANCE OF 138.16 FEET TO A POINT;

THENCE NORTH 71°12' 00" EAST, A DISTANCE OF 186.60 FEET TO A POINT;

THENCE NORTH 83°57' 00" EAST, A DISTANCE OF 96.50 FEET TO A POINT;

THENCE SOUTH 32°27' 41" EAST, A DISTANCE OF 117.74 FEET TO A POINT;

THENCE NORTH 64°27' 00" EAST, A DISTANCE OF 197.76 FEET TO A POINT THAT LIES ON THE WESTERLY RIGHT OF WAY LINE OF NORTH LOOP DRIVE;

THENCE SOUTH 35°29' 00" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 114.80 FEET TO A POINT;

THENCE SOUTH 82°12' 00" WEST, LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 318.88 FEET TO POINT;

THENCE SOUTH 53°30' 00" WEST, A DISTANCE OF 132.39 FEET TO A POINT;

THENCE SOUTH 36°27' 00" EAST, A DISTANCE OF 8.00 FEET TO A POINT;

THENCE SOUTH 53°30' 00" WEST, A DISTANCE OF 130.80 FEET TO A POINT;

THENCE SOUTH 21°48' 00" EAST, A DISTANCE OF 114.56 FEET TO A POINT;

THENCE SOUTH 55°47' 00" WEST, A DISTANCE OF 341.70 FEET TO A POINT;

THENCE SOUTH 68°50' 00" WEST, A DISTANCE OF 286.80 FEET TO A POINT;

THENCE SOUTH 44°50' 00" WEST, A DISTANCE OF 154.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL;

OF LAND HERE DESCRIBED AND CONTAINING 305,181.58 SQ. FT. OR 7.0060 ACRES OF LAND WORK OR LESS



**CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING INFORMATION WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE AND CORRECT.

CARLOS M. JIMENEZ  
PROF. SURVEYOR



## Conceptual Plan



# Subject Property





# Surrounding Development



W



N



S





# Public Input

- Notices were mailed to property owners within 300 feet on January 17, 2025.
- The Planning Division has received one (1) phone call of inquiry and one (1) letter via email in support from Sylvia Carreon of the Mission Valley Civic Association.





# Recommendation

- Staff and CPC (5-0) recommended **Approval with Conditions** of the rezoning request:
  1. *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.*
  2. *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 line abutting residential 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. No landscape buffer shall be required where adjacent to the P-R-II zoning district.*
  3. *That commercial truck loading and unloading area shall be located no closer than 20 feet to any residential lots and there shall be no heavy truck ingress or egress from Pell Way to the subject property.*
  4. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.*







## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People





# Existing Bridge on Pell Way

