

1800 Winslow

City Plan Commission — July 30, 2026

REZONING



CASE NUMBER:	PZRZ26-00009
CASE MANAGER:	Pratika Banjara, (915) 212-1644, BanjaraP@elpasotexas.gov
PROPERTY OWNER:	Ysleta Independent School District
REPRESENTATIVE:	Conde, Inc.
LOCATION:	1800 Winslow (District 3)
PROPERTY AREA:	13.89 acres
REQUEST:	Parcel 1: To Rezone from R-3 (Residential) to A-O (Apartment/Office) Parcel 2: To Rezone from R-3 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) call of support, two (2) calls of opposition, and four (4) calls of inquiry as of July 23, 2026

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property into two (2) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) to A-O (Apartment/Office) to allow for proposed use of offices; Parcel 2 is proposed to be rezoned from R-3 (Residential) to C-1 (Commercial) to allow for the proposed use of automobile part sales.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. This recommendation is based on the proposed zoning district's compatibility with commercial and residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation. The recommended conditions are as follows:

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.*
2. *That no outdoor amplified sound shall be permitted.*
3. *That a minimum 500-foot distance between property lines be required between any establishments deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption.*
4. *That no ingress or egress for semi-trucks be permitted from Winslow Road.*
5. *That no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to residential zone districts or uses.*
6. *That the property be platted prior to certificates of occupancy or certificates of completion.*

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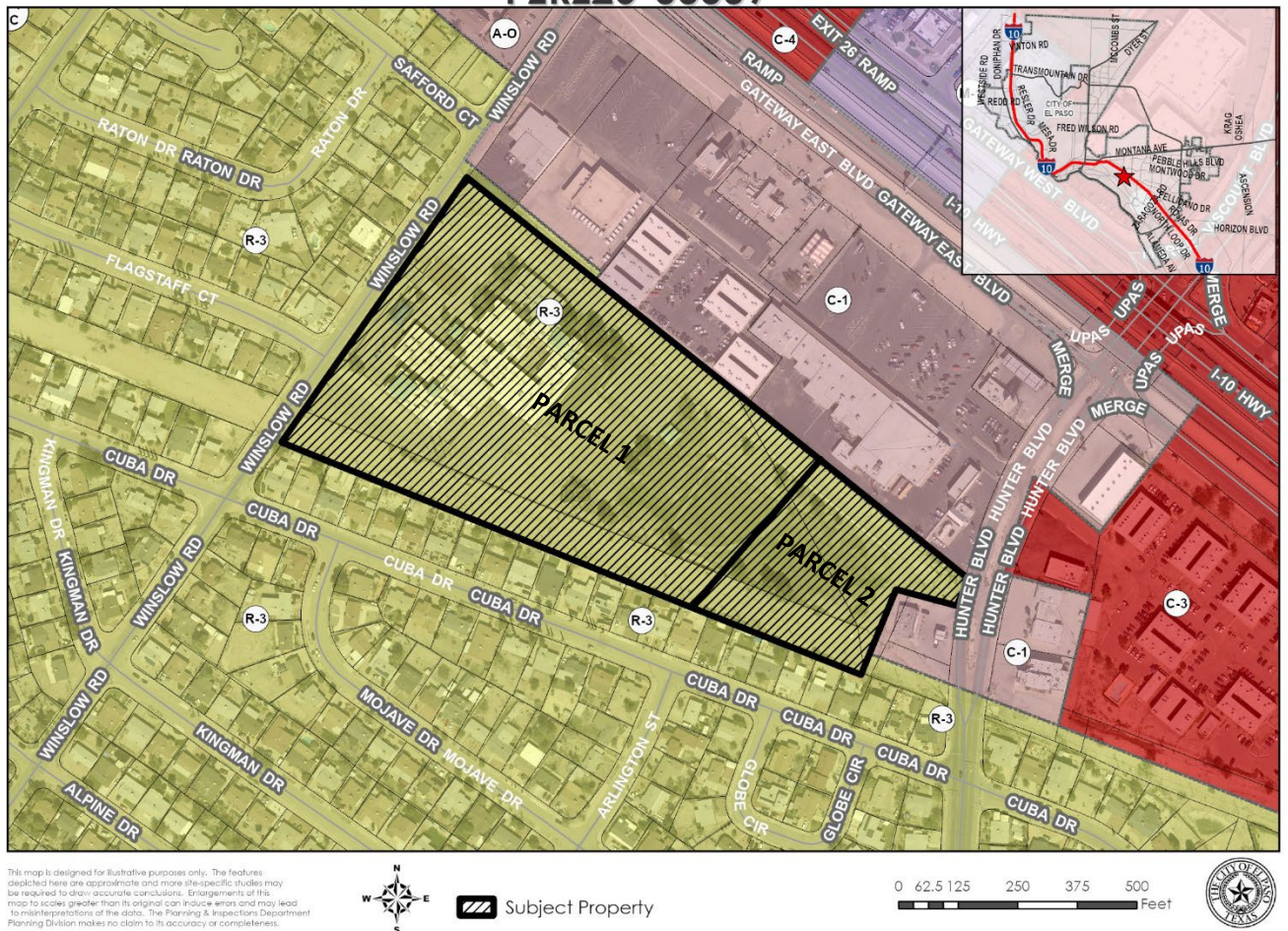


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property into two (2) different zoning districts. The request is to change the zoning of Parcel 1 from R-3 (Residential) to A-O (Apartment-Office) to allow for the use of offices; and to change the zoning of Parcel 2 from R-3 (Residential) to C-1 (commercial) to allow for the use of automobile part sales. The subject property is approximately 13.89 acres in size. The site plan shows the existing vacant school buildings to be repurposed as offices and shows the portion to the east as future commercial development area. The site plan also shows the future parking and ponding area. The site plan is not subject to zoning compliance review under Title 20 of the El Paso City Code and is non-binding. Vehicular access to the subject property is provided from Winslow Road and Hunter Boulevard.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed use of offices and automobile part sales is consistent with adjacent commercial uses in the surrounding area. Staff recommends imposing conditions to safeguard the residential properties in the surrounding area. Properties to the west and south are zoned R-3 (Residential) and consist of single-family dwellings. Properties to the north and east are zoned C-1 (Commercial) and consist of multi-family dwellings, government use offices, shopping center, convenience store with gas pumps, and a retail store. The nearest school is El Paso Community College – Valle Verde Campus and is located 1.1 miles, and the nearest park is Lionel Forti Park and is located 1.3 miles.

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?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: <u>G-4, Suburban (Walkable):</u> 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.	Yes. The subject property meets the intent of G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning change is compatible with the Future Land Use designation and existing surrounding uses of single-family dwellings, apartments, offices, and light neighborhood commercial developments.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: <u>A-O (Apartment/Office) District:</u> The purpose to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities. <u>C-1 (Commercial) District:</u> The purpose of these districts 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 districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The proposed A-O (Apartment/Office) and C-1 (Commercial) zoning district are compatible with the surrounding R-3 (Residential) and C-1 (Commercial) zoning districts and is in character with existing single-family, multi-family, offices, shopping center, convenience store with gas pumps, and retail establishments. Conditions are recommended to safeguard existing single-family and multi-family uses in the proximity.
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.	Yes. The subject property is abutting Hunter Boulevard and Winslow Road, designated as a major arterial and as a local street, respectively, in the City's Major Thoroughfare Plan (MTP). Parcel 1 will have access via Winslow Road, a local street. There are conditions recommended to ensure that traffic generated by the development does not overburden Winslow Road. Parcel 2 will have access via Hunter Boulevard, a major arterial, and this road classification is suitable to support the proposed commercial development.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations	None. The subject property is not within any historic districts or study area plan boundaries.

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:	
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.	None. The proposed rezoning is not anticipated to pose any adverse effects on the community as the recommended conditions will safeguard existing single-family and multi-family uses in the proximity.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve any does not involve greenfield, environmentally sensitive land, or arroyo district.
Stability: Whether the area is stable or in transition.	The area is stable and surrounding properties have not been rezoned in 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. The proposed development is located within a stable, established area of the city characterized by a mix of government offices, commercial uses, single-family dwellings, and multi-family dwellings. The development is compatible with the existing land use pattern and is not anticipated to negatively impact the surrounding neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is from Hunter Boulevard and Winslow Road, which are designated as major arterial and local street, respectively, in the City’s MTP. Winslow Road, a local street, will provide access to Parcel 1 and recommended conditions will help ensure that traffic generated by the development does not overburden the road. Hunter Boulevard, a major arterial, will provide access to Parcel 2 and this road classification is suitable to support the proposed commercial development. In addition, sidewalks are currently present along Winslow Road and Hunter Boulevard. There are currently four (4) bus stops located within walking distance (0.25 miles) of the entire property with the closest bus stop located 0.1 miles away along Hunter Drive to the east.

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

PUBLIC COMMENT: The subject property lies within the boundaries of Ralph T. Cloud Neighborhood Association, Corridor 20 Civic Association, and Mission Valley Civic Association. Public notices were sent to properties within 300 feet of the subject property on July 16, 2026. As of July 23, 2026, the Planning Division received one (1) call of support, two (2) calls of opposition and four (4) calls of inquiry regarding the rezoning request. The primary concern expressed were the potential increase in traffic along Winslow Road and the opposition to large-scale development in the area.

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:

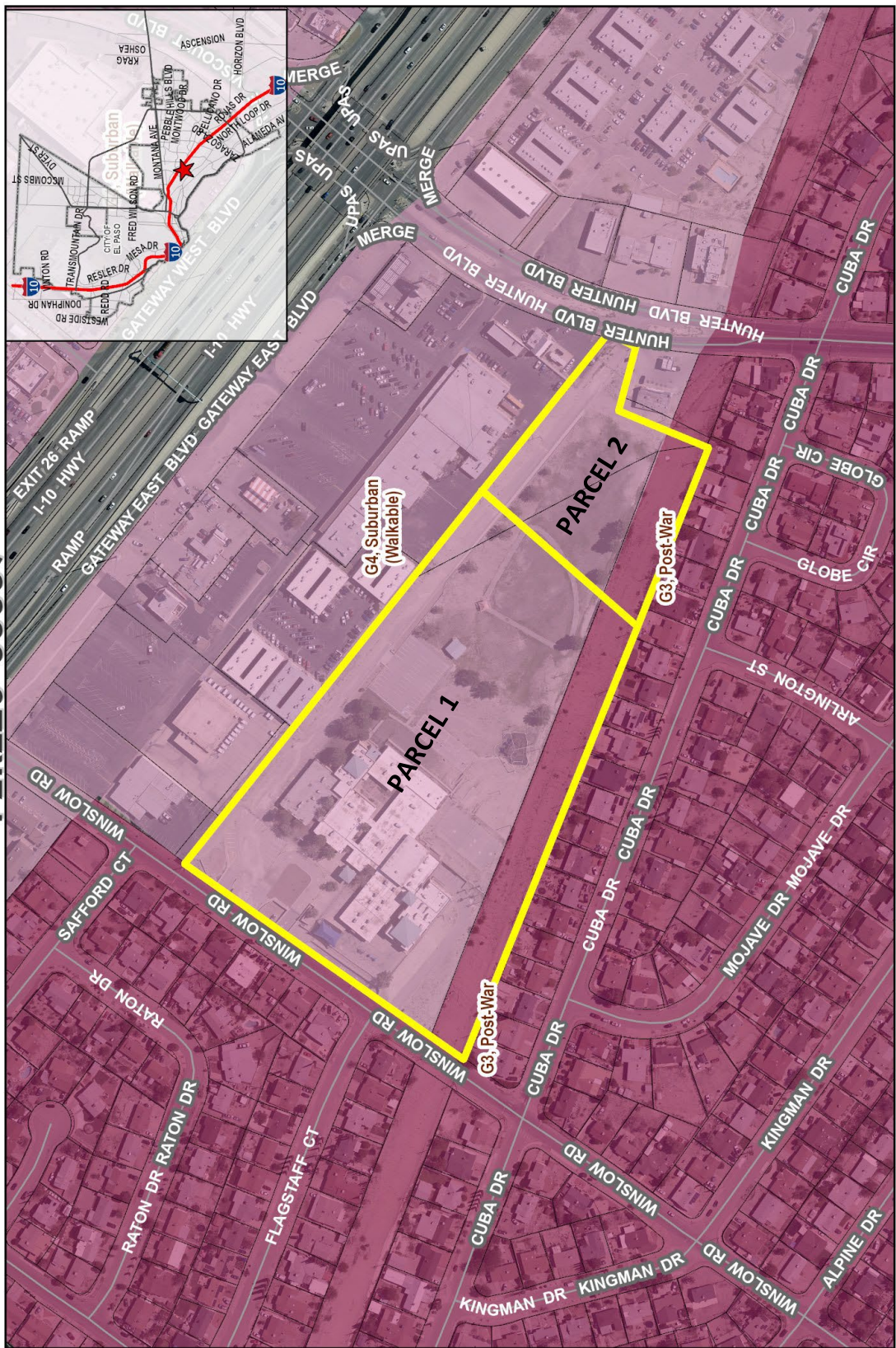
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

ATTACHMENT 1

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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 should be made with caution and should not be used to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

 Subject Property



ATTACHMENT 3

Planning and Inspections Department – Planning Division

Staff recommends approval with conditions of the rezoning request. This recommendation is based on the proposed zoning district's compatibility with commercial and residential uses and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designations. The recommended condition are as follows:

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.*
2. *That no outdoor amplified sound shall be permitted.*
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6. *That the property be platted prior to certificates of occupancy or certificates of completion.*

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to the 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

Recommend Approval.

1. Existing overhead electrical (OHE) line poles must be located outside of future private ponding area for safety.
2. Verify driveways comply within the maximum slopes (as per SDM, DSC 6-17).

Note: Comments to be addressed at platting and permitting stage.

Fire Department

Recommend Approval. No adverse comments.

Police Department

No comment received.

Environment Services

No comments.

Streets and Maintenance Department

Street Lights Department

Street Lights Department does not object to this request.

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.

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.

Contract Management

No objection to rezoning application. For future development, a complete set of improvement plans shall be submitted for review.

General Notes: Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code. Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Traffic & Transportation Engineering

Recommend Approval. No objection to the rezoning application.

Sun Metro

No comment received.

El Paso Water

EPWater objects to this request. EPWater requests a PSB easement to accommodate the existing 6-inch water main as described below:

The subject subdivision will be located within and Intermediate Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

Note: Comments to be addressed at platting and permitting stage.

Water:

- There is an existing 8-inch diameter water main that extends along Winslow Road. The water line is located approximately 10 feet west of the property. This main is available to provide service.
- There is an existing 30-inch water transmission main that extends along Winslow Road. This water line is located approximately 42 feet west of the property. No service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.
- There is an existing 6-inch diameter water main extending along the 20-foot easement, parallel to the north property line. This main is available to provide service.
- There is an existing 6-inch diameter water main that extends along Hunter Drive. The water line is located approximately 87 feet east of the property. This main is available to provide service.
- There is an existing 16-inch water transmission main that extends along the west side of Hunter Drive. No service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.
- Previous water pressure reading from fire hydrant #2576, last tested on 9/21/2021 located at the southeast corner of Safford Ct and Winslow Rd, yielded a static pressure of 70 psi, a residual pressure of 66 psi, and a flow discharge of 750 gallons per minute.

- EPWater records indicate an active 3-inch water meter and (2) 6-inch fire lines serving the subject property. The service address for those meters is 1800 Winslow Road.

Sanitary Sewer:

- There is an existing 8-inch diameter sanitary sewer main extending along Hunter Road. The sanitary sewer line is located approximately 45 feet east of the property. This main is available to provide service.
- There is an existing 8-inch diameter sanitary sewer main extending along Winslow Road. This main is available to provide service.
- There is an existing 8-inch diameter sanitary sewer main along a PSB easement, located approximately 35-feet west of the property. This sanitary sewer line is located approximately 10 feet north of the property. This main is available to provide 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 Engineering

- 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 Section 19.19.010.
- EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.
- The proposed private ponding areas shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Texas Department of Transportation

To install driveways to access state roads, the applicant needs to request a permit.

El Paso County Water Improvement District

No comment received.

Texas Gas Service

Texas gas service has an existing service line at 1800 Winslow Rd.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner's representative should contact TGS to relocate the gas main and/or service at the developer's expense.

9-1-1 District

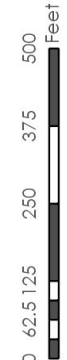
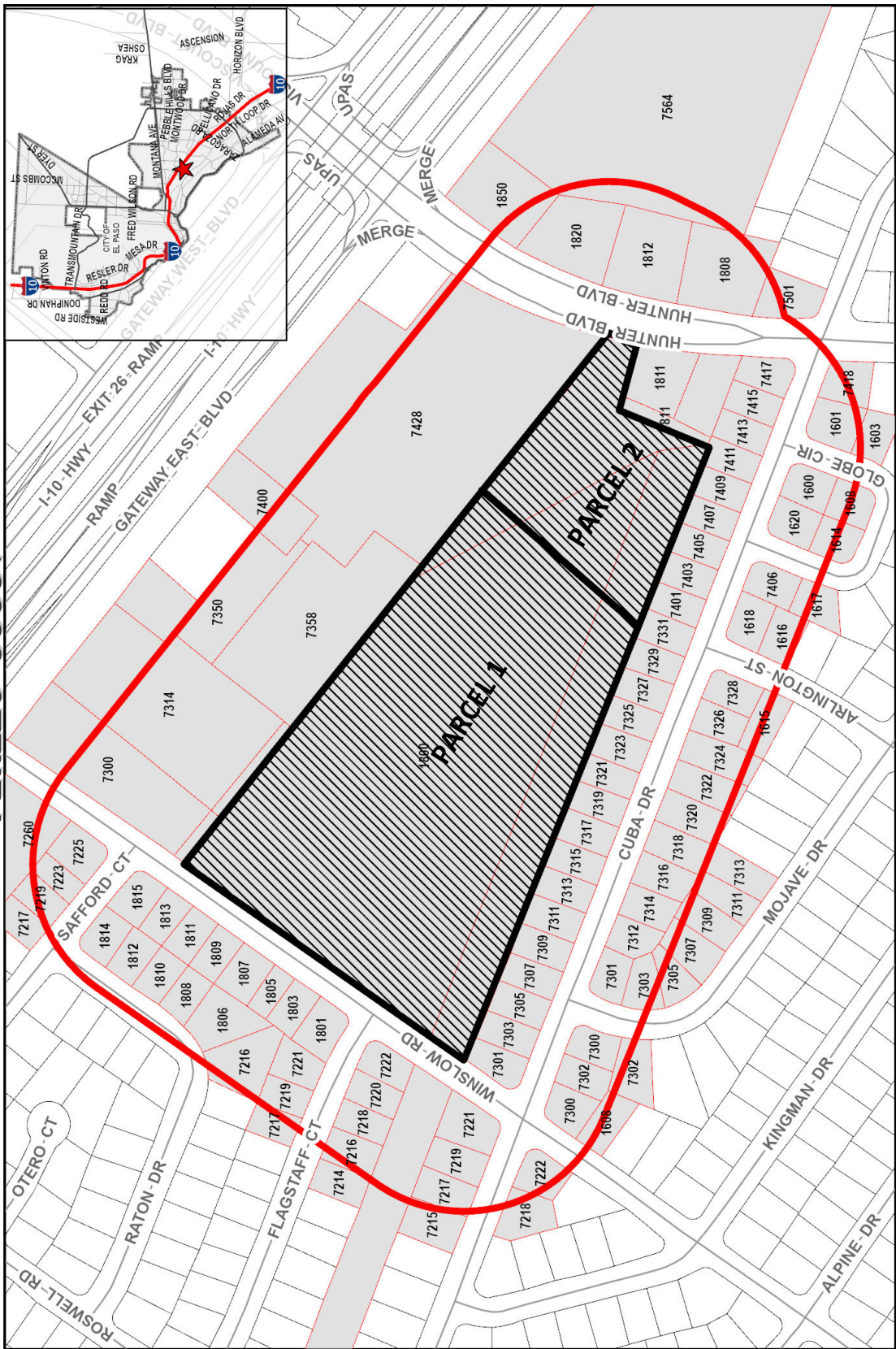
The 9-1-1 District has no comments/concerns regarding this zoning.

El Paso Electric

No comments for 1800 Winslow.

ATTACHMENT 4

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- Subject Property
- 300 Feet Notice Area
- Notified Properties



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