

529 Schwabe

City Plan Commission — January 29, 2026 (RECONSIDERATION)



CASE NUMBER: PZRZ25-00019
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Aaron Aceves
REPRESENTATIVE: Aaron Aceves
LOCATION: 529 Schwabe St. (District 7)
PROPERTY AREA: 0.592 acres
REQUEST: Rezone from R-F (Ranch and farm) to R-3A (Residential)
RELATED APPLICATIONS: None
PUBLIC INPUT: Received an email in support from Mission Valley Civic Association, no other correspondence as of January 22, 2026.

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-3A (Residential) to allow for a single-family dwelling. There are no changes from the previous request.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with Plan El Paso, the City's adopted Comprehensive Plan and the G-3, Post-War future land use designation.

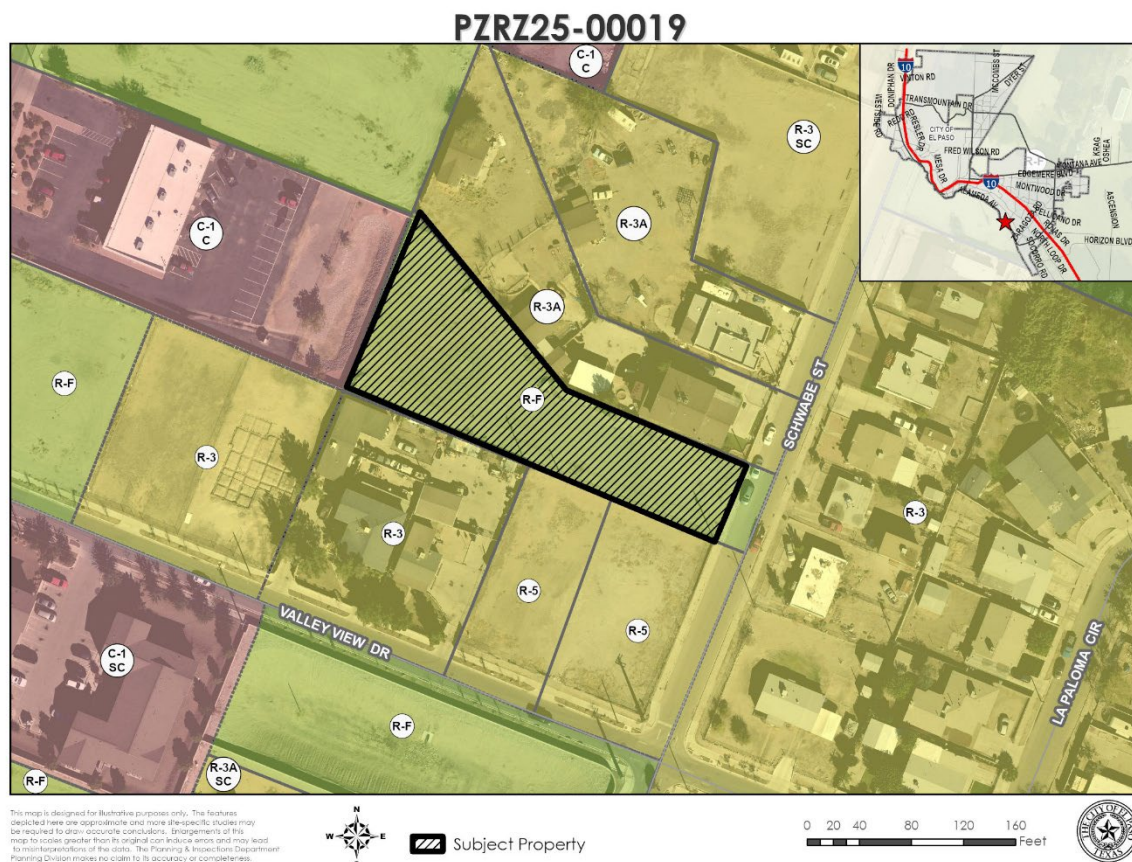


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: This is a reconsideration of the rezoning request heard by the City Plan Commission in September 2025 (see Previous Case History for details). The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-3A (Residential) for the proposed use of a single-family dwelling. The subject property is approximately 0.592 acres in size. The conceptual site plan shows a proposed single-family dwelling with access provided from Schwabe Street. The conceptual plan is not under review for zoning requirements and is not binding. There are no changes from previous request.

PREVIOUS CASE HISTORY: On September 25, 2025, City Plan Commission (CPC) unanimously recommended approval of rezoning request of a portion for the subject property from R-F (Ranch and Farm) to R-3A (Residential) to allow for a single-family dwelling. After the approval, it was found that the entire property was not split-zoned into R-F (Ranch and Farm) and R-3A (Residential), but entirely zoned as R-F (Ranch and Farm).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed single-family dwelling and the proposed R-3A (Residential) zoning are compatible with the established character of the area. The surrounding properties include a vacant lot zoned R-F (Ranch and Farm) to the north, a shopping center zoned C-1 to the west, and single-family dwellings zoned R-F (Ranch and Farm), R-3, and R-5 (Residential) to the south and east. The nearest school, Ysleta Pre-K, is approximately 1.1 miles away, and the closest park, J.P. Shawver Park, is located about 0.4 mile from the subject property.

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>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-3A (Residential) 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-3A (Residential) zoning is compatible with the surrounding R-F (Ranch and Farm), R-3, R-3A, and R-5 (Residential), and C-1 (Commercial) districts and uses, which are developed with single-family dwellings and a shopping center.</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</p>	<p>Yes. The subject property has access to Schwabe Street, which is designated as a local street in the City’s Major Thoroughfare Plan (MTP). The classification of the road is appropriate to serve the proposed development.</p>

property on the block with an alternative zoning district, density, use and/or land use.	
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 that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been stable with no rezonings 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. The property is currently zoned R-F (Ranch and Farm). The proposed rezoning will allow for appropriate development consistent with the surrounding single-family residential neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property will be provided from Schwabe Street, which is designated as a local street in the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable to serve the proposed development. There are four (4) bus stops are located within walking distance (0.25 mile) of the property. The nearest bus stop is approximately 0.01 mile away along Valley View Drive.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the Mission Valley Civic Association, Corridor 20 Civic Association, and Save the Valley 21, all of which were notified of the rezoning application by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on September 10, 2025. As of September 24, 2025, the Planning Division has received an email in support of the request from Mission Valley Civic Association. On January 15, 2026 notices were mailed out to property owners within 300 feet of the subject property. As of January 22 2026, the Planning Division has not received any other communication in support or opposition to the 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:

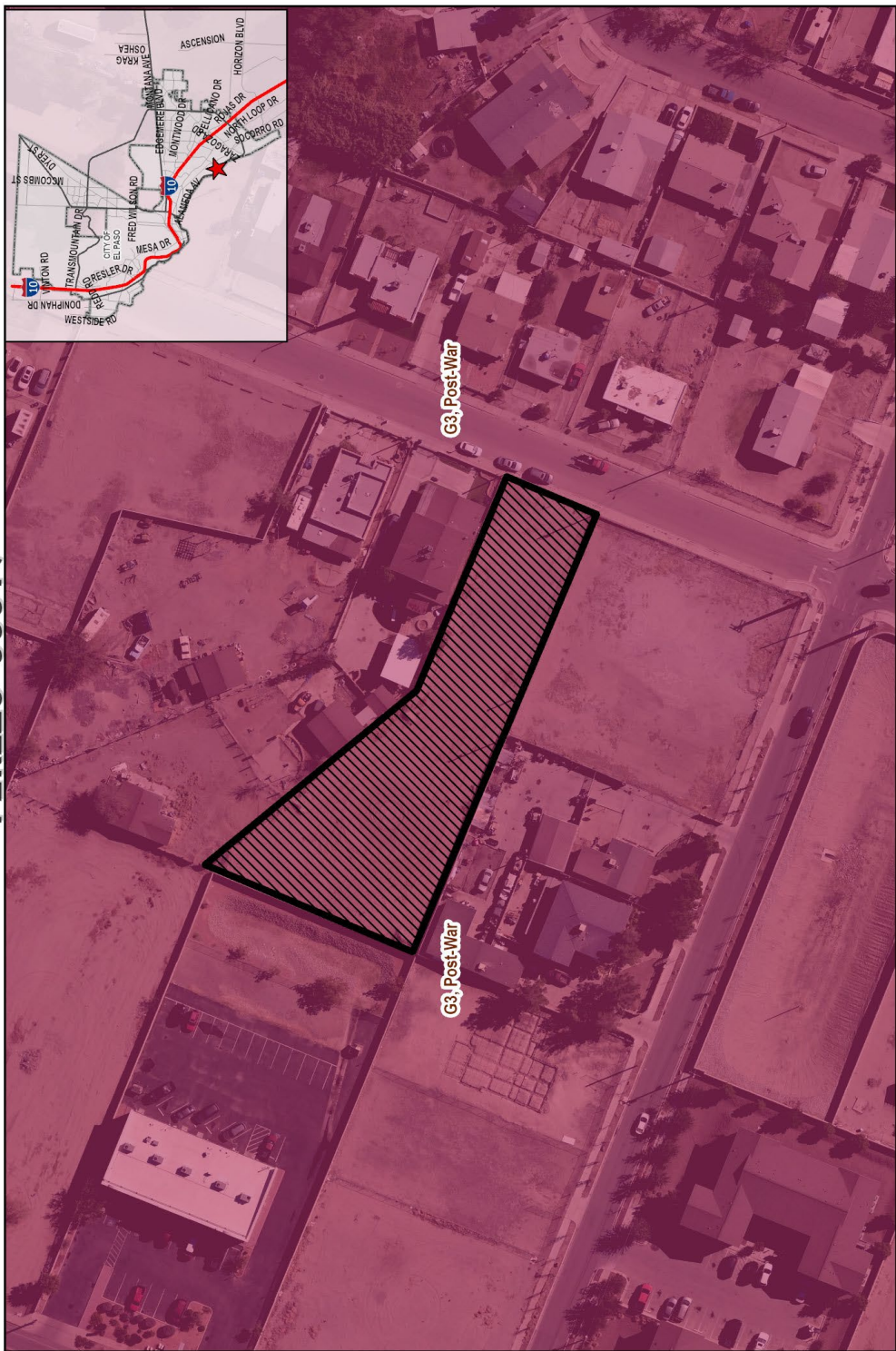
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1

PZR25-00019

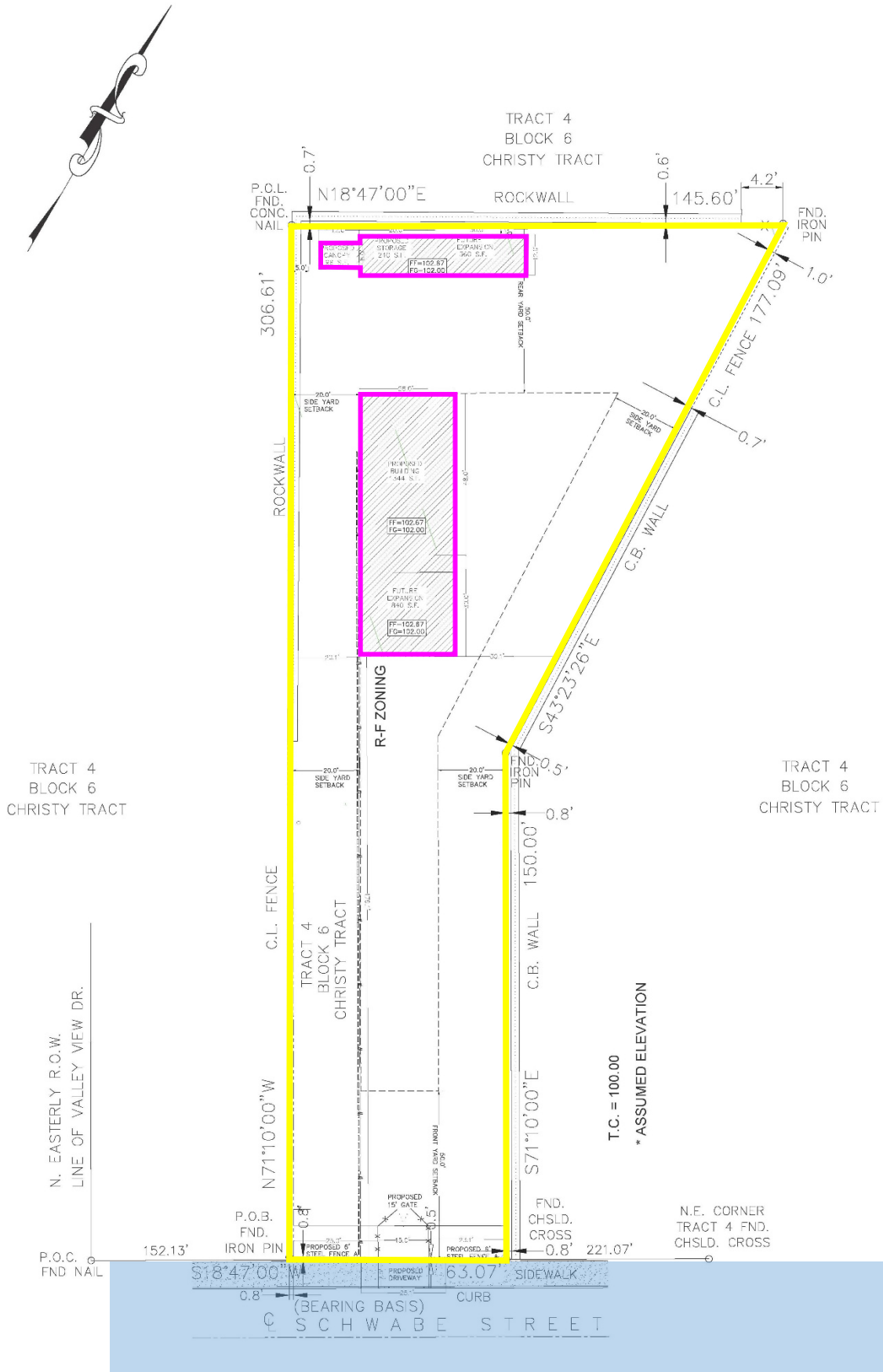


Subject Property



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 its original can induce errors and may lead to misinterpretation of the information shown. The City of El Paso Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with Plan *El Paso*, the City's adopted Comprehensive Plan and the G-3, Post-War future land use designation.

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. Lot is within the 100-year Flood zone on the FEMA preliminary maps which are not yet effective. It is recommended, but not required to elevate structures one foot above the Base Flood Elevation for added safety.
2. On site ponding is required in compliance with sections (SDM panel 1-4C-J, 19.19.010A and DDM, 11.1).

Note: Comments to be addressed at permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environmental Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic and transportation Engineering:

No objections to application. No TIA is required

Street Lights:

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:

No comments received.

El Paso Water

Does not object to this request.

Water

There is an existing 8-inch diameter water main that extends along Schwabe St. This main extends along the east side of Schwabe St. and 15-foot west of the east right-of-way line. This main is available to provide service.

Previous water pressure from fire hydrant #9602 located approximately 485-ft west the intersection of Schwabe St and Valley View Dr. has yielded a static pressure of 98 psi, a residual pressure of 90 psi, and a discharge of 1,061 gpm. 8. 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 Schwabe St. This main extends along the west side of Schwabe St. and 16-foot east of the west right-of-way line. This main is available to provide service. Reclaimed: No comments.

General

EPWater requires a new service application to provide services 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:

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.

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.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

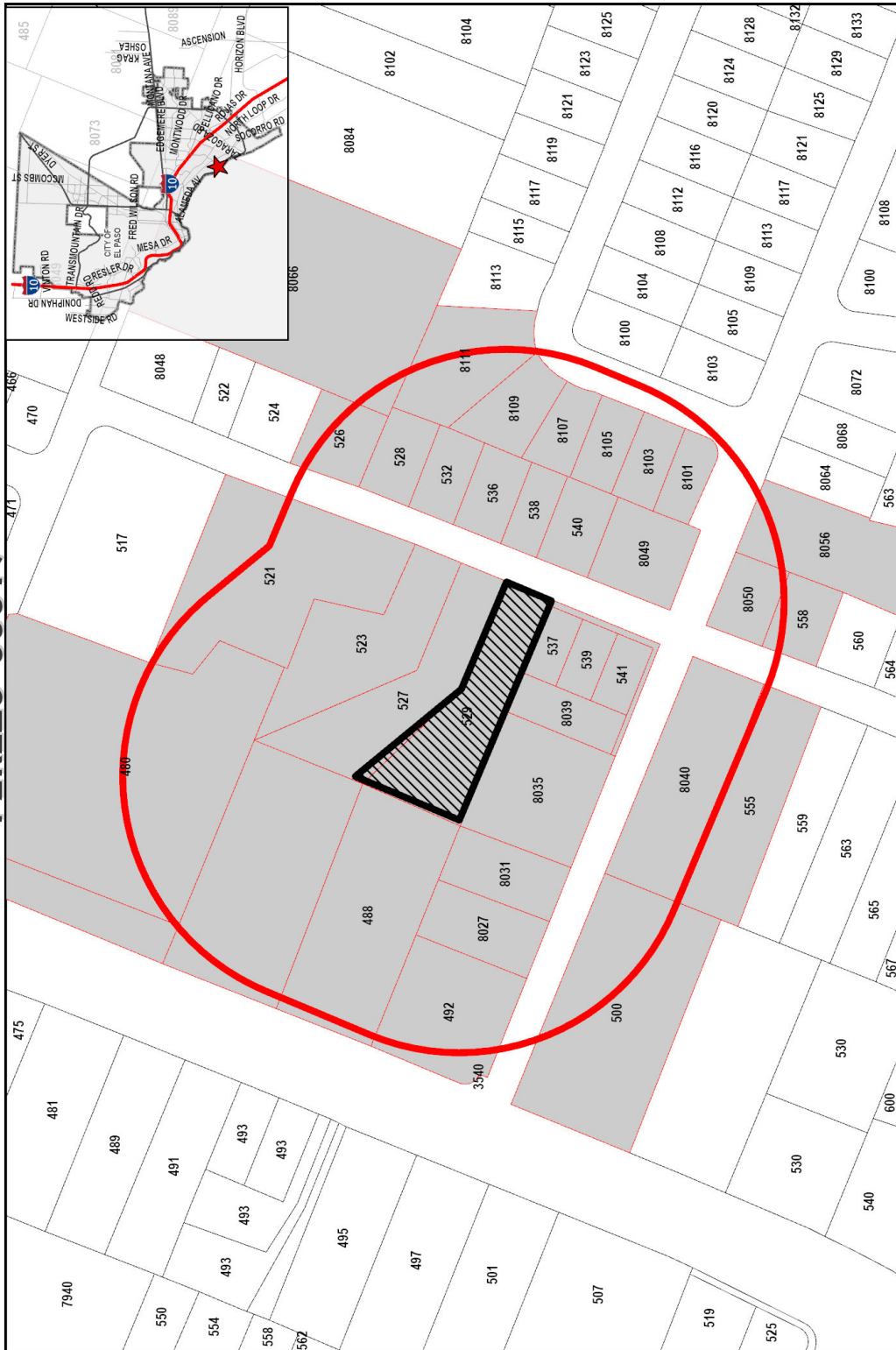
No comments.

El Paso Electric

No comments.

ATTACHMENT 4

PZR25-00019



 Subject Property
 300 Feet Notice Area
 Notified Properties



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ATTACHMENT 5

Gonzalez, Alejandra G.

From: Sylvia Carreon <longhorn_1989@hotmail.com>
Sent: Tuesday, September 23, 2025 12:21 PM
To: Gonzalez, Alejandra G.
Cc: M Carr
Subject: PZRZ25-00019

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Good afternoon Ms. Gonzalez, this is Sylvia Carreon, president of the Mission Valley Civic Association, and want to advise the commission that we have spoken to the owner, Aaron Aceves, and advised him that we would meet with approval the rezone of the property at 529 Schwabe St from a R-F to R-3 for the building of his private home. Thank you