

7750 Alabama

City Plan Commission — July 3, 2025

REZONING



CASE NUMBER:	PZRZ25-00014
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Romity MF Ventures, LLC
REPRESENTATIVE:	TJ Karam
LOCATION:	7750 Alabama St. (District 2)
PROPERTY AREA:	0.502 acres
REQUEST:	Rezone from C-1 (Commercial) to A-O (Apartment/Office)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property form C-1 (Commercial) to A-O (Apartment/Office) to allow for apartment (five or more units).

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

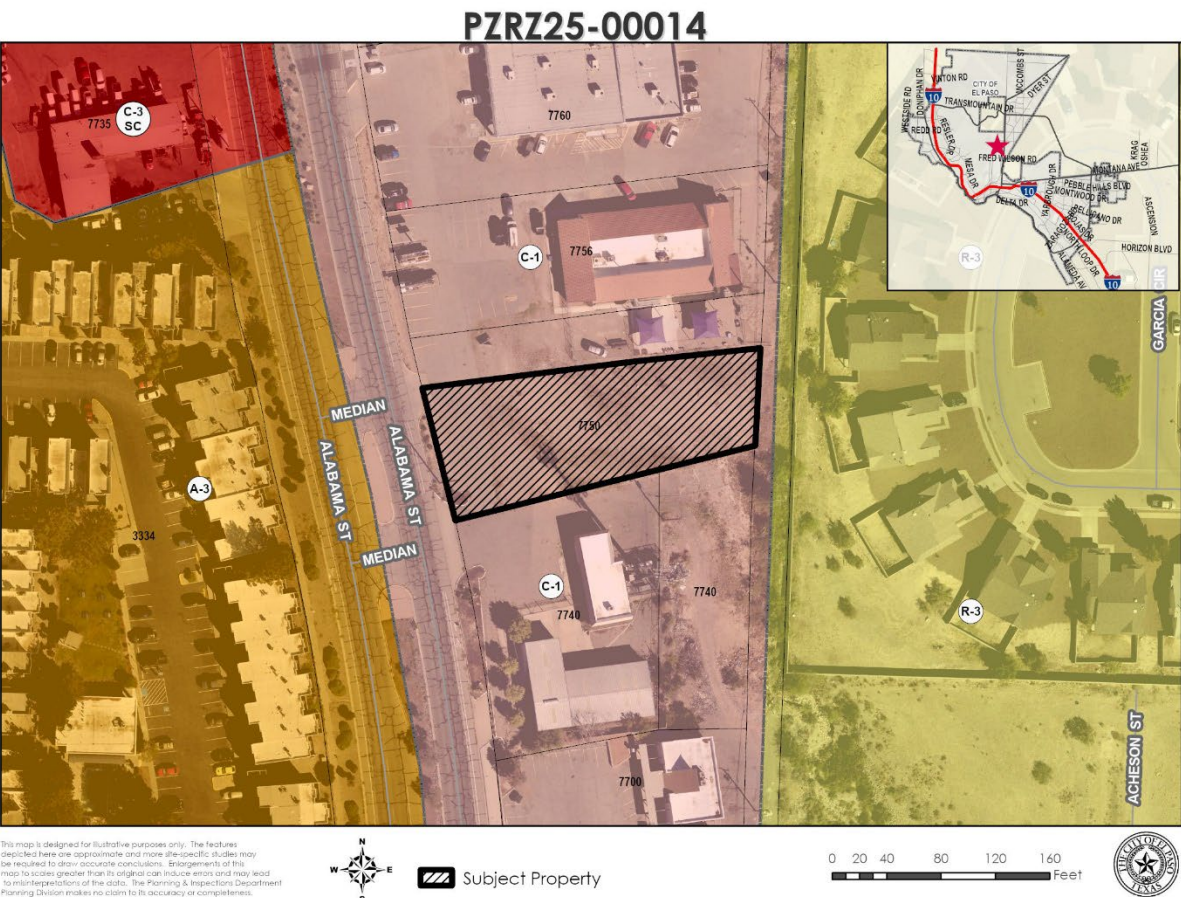


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-1 (Commercial) to A-O (Apartment/Office) to allow for the development of apartment (5 or more units). The 0.50-acre property is currently vacant. The conceptual site plan proposes a two-story building containing twenty (20) efficiency apartments and twenty (20) parking spaces. The proposed A-O (Apartment/Office) zoning district would allow a maximum density of up to 29 units. Vehicular and pedestrian access will be provided from Alabama Street.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed apartment use and the requested A-O (Apartment/Office) zoning are compatible with the established character of the surrounding area. Properties to the north are zoned C-1 (Commercial) and include a church and a child care facility, while to the south there is an office warehouse also zoned C-1 (Commercial). To the west are apartments zoned A-3 (Apartment), and to the east are single-family dwellings zoned R-3 (Residential). The nearest park, North Open Reserve, is approximately 0.14 miles away, and the closest school, Edgar Park Elementary, is about 0.8 miles 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 align with the intent of the G-3, Post-War Future Land Use designation in <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-O (Apartment/Office) District: The purpose of these districts is 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.</p>	<p>Yes. The proposed zoning district is compatible with the surrounding C-1 (Commercial), A-3 (Apartment) and R-3 (Residential) districts, which include light commercial uses and single and multifamily residential developments.</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 subject property has access to Alabama Street, which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP). This road classification is suitable to support the proposed development.</p>

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 development does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no 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 will be from Alabama Street, which is designated as a major arterial in the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate to serve the proposed development. There are three bus stops within walking distance (0.25 mile) of the property, with the nearest bus stop located approximately 0.08 miles away at the southeast intersection of Zion Drive and Alabama Street.

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 Sunrise Civic Group and the El Paso Central Business Association, both 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 June 20, 2025. As of June 26, 2025, the Planning Division has not received any responses in support or opposition to the rezoning 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:

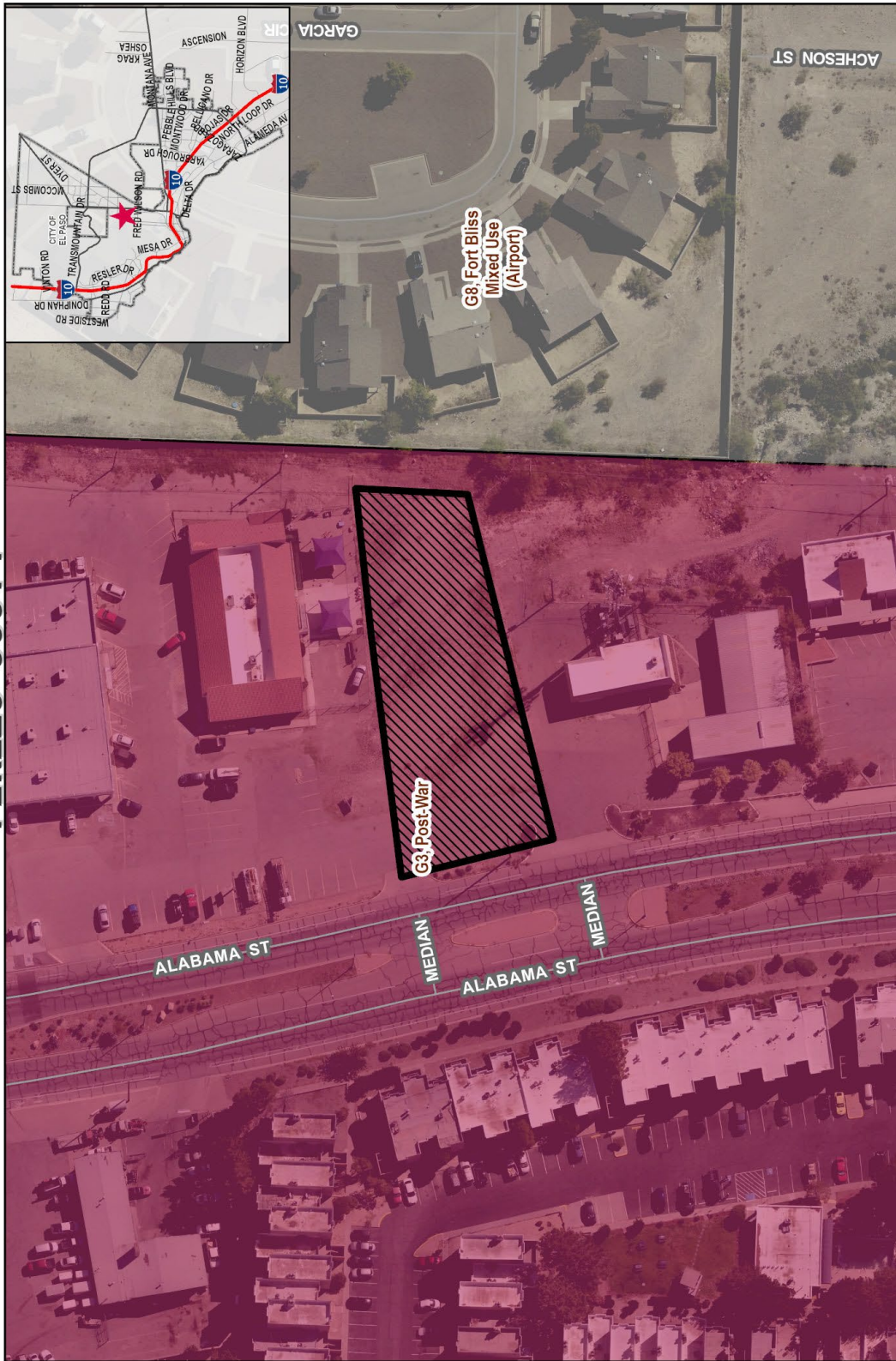
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1

PZRZ25-00014

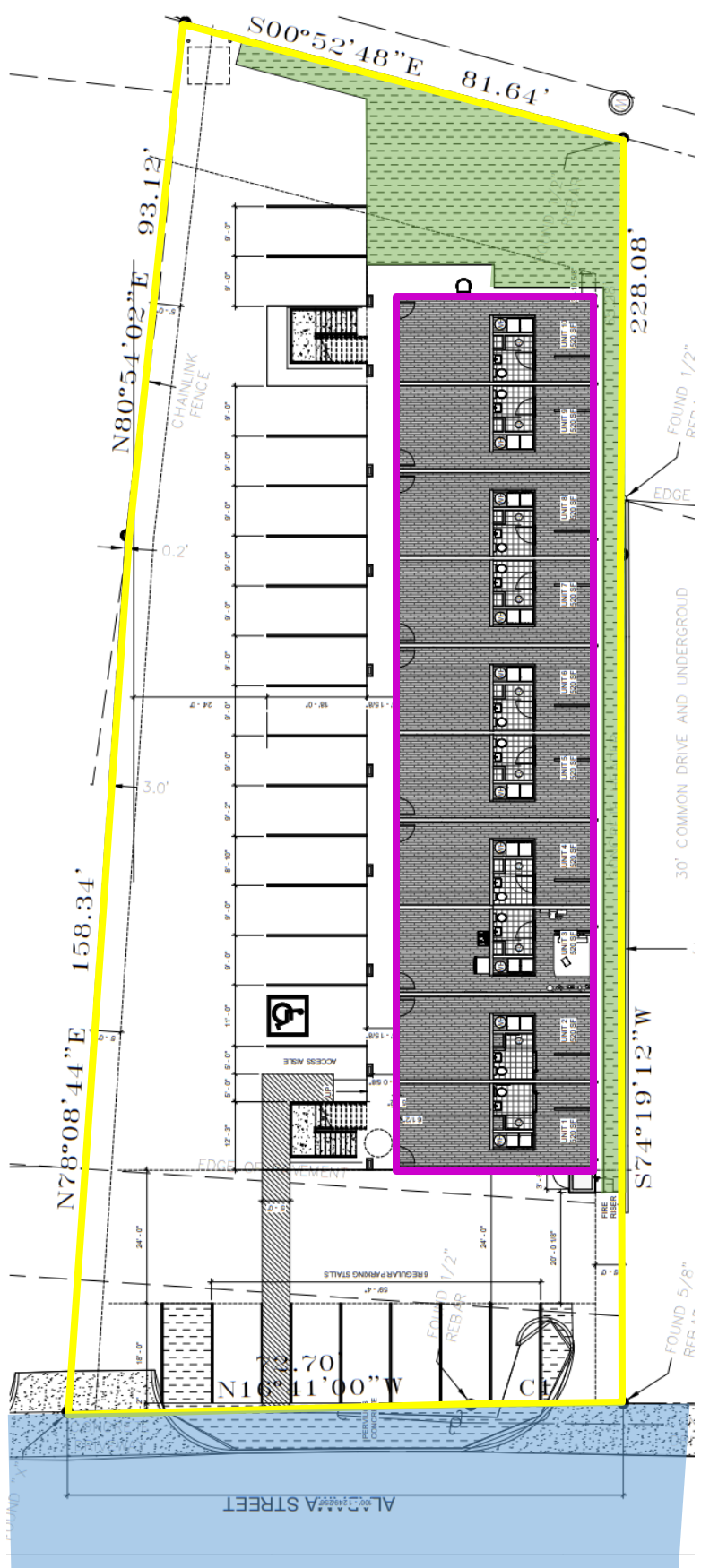


0 20 40 80 120 160 Feet

Subject Property

This map is designed for illustrative purposes only. The features shown are approximate and may not be to scale. The Planning & Inspection Department 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 commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and aligns with G-3, Post-War for the 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

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.

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering:

No objections. No TIA is required.

Streets Lighting:

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 provided.

El Paso Water

EPWater does not object to this request.

Water

There is an existing 12-inch diameter water main extending along Alabama Street approximately 72-feet west of the property. This main is available to provide service.

Previous water pressure reading from fire hydrant #3608, fronting at 7740 Alabama Street, has yielded a static pressure of 98 psi, a residual pressure of 90 psi, and a discharge flow of 1209 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 along Alabama Street located approximately 109-feet west of the property line. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main in a 25-foot sewer easement located 5-feet east of the easement. This easement is located east of the property. This main is available to provide service.

There is an existing 10-inch force main east of the property. No direct service connections are allowed to the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General

EPWater 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:

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 provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Texas Gas Service does not have any comments.

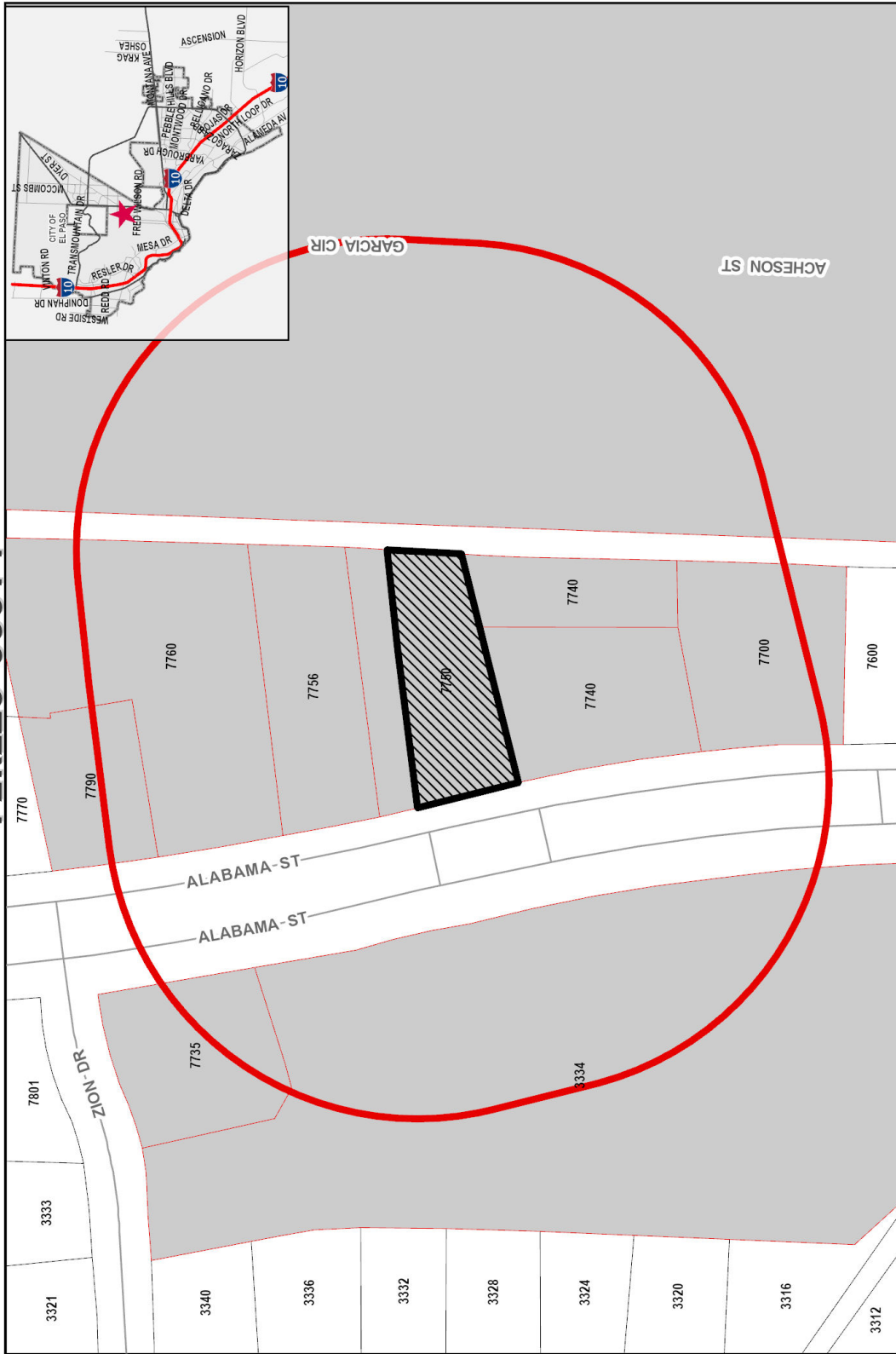
Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

No comments.

ATTACHMENT 4

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- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required. The City of El Paso Planning & Inspections Department makes no claim to its accuracy or completeness.