

**CITY OF EL PASO, TEXAS
AGENDA SUMMARY FORM**



DEPARTMENT / COUNCIL OFFICE:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

AGENDA ITEM:

ISSUE STATEMENT:

BACKGROUND:

COUNCIL OPTIONS:

COMMITTEE REVIEW AND/OR RECOMMENDATION:

COMMUNITY AND STAKEHOLDER OUTREACH (if applicable, as an attachment) – please include:

RELATED CITY POLICIES:

PRIOR COUNCIL ACTION:

LEGAL REVIEW:

Legal counsel reviewed as a part of Council packet

Legal counsel reviewed in advance of packet as an individual item

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

ATTACHMENTS:

FOR MORE INFORMATION:

*****REQUIRED AUTHORIZATION*****

SIGNATURE:

Kevin Smith for Philip Etiwe

(If Agenda Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 17-C-119, SECTION 8, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tract 17-C-119, Section 8, Block 79, Township 3, Texas and Pacific Railway Company Surveys, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference, be changed from **R-3 (Residential)** to **C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

That ten feet (10’) landscaped buffer with high-profile native trees of at least two-inch (2”) caliper and ten feet (10’) in height shall be placed at fifteen feet (15’) on center along 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.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2026.

(Signatures begin on the following page)

ATTEST:

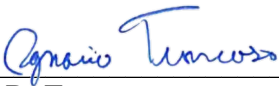
THE CITY OF EL PASO

Laura D. Prine
City Clerk

Renard U. Johnson
Mayor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Ignacio R. Troncoso
Assistant City Attorney

 for _____
Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

Barragan & Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION

Description of a parcel of land now known as Tract 17C119, in Section 8, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, being a portion of a property described in Volume 1691, Page 1764, of the Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING, at a concrete cylinder monument marking the southeast corner of Section 8, Block 79, Township 3, Texas and Pacific Railroad Company Surveys; THENCE, N 90° 00' 00"W, a distance of 991.21 feet to a point; THENCE, N 00° 37' 42" W, along the easterly line of a 60-foot dedicated right-of-way to the city of El Paso recorded in Volume 1500, Page 0908, a distance of 700.00 feet to a found 1/2" rebar, being the POINT OF BEGINNING of this description;

THENCE, N 00° 37' 42" W, along the easterly line of said 60 feet dedicated right-of-way, a distance of 135.25 feet to a set 1/2" rebar with cap stamped "B&A INC." for corner, on the southerly right-of-way line of 30' wide El Paso-Tex Pipeline Easement filed for record in Volume 4665, Page 1470 of the Real Property Records of El Paso County, Texas, from which a found 5/8" rebar bears SE - 1.5 feet;

THENCE, S 78° 01' 00" E, along the southerly line of said 30 feet wide El Paso-Texas pipeline easement a distance of 415.61 feet to a set 1/2" rebar with cap stamped "B&A INC" for corner, from which a found 5/8" rebar bears SE - 4.3 feet, a found nail bears SW - 1.2 feet, and a found 5/8" rebar in a 2" pipe in concrete bears NW - 5.1 feet;

THENCE, S 00° 37' 42" E, along common line of Tracts 17-C-119 and 17-C-169, a distance of 48.96 feet, to a found 1/2" rebar with cap stamped "RPLS 2564", from which a found 1/2" iron inside a 2" pipe bears NW - 5.5 feet;

THENCE, N 90° 00' 00" W, a distance of 405.60 feet, to the POINT OF BEGINNING of this description and containing in all 0.86 acres more or less.

NOTES:

1. This property may be subject to R.O.W. and easements whether of record or not. No Additional Research was done by B&A Inc. regarding reservations, restrictions, building lines, and/or easements which may or may not affect this parcel.
2. This description is not intended to be a subdivision process which may be required by the local or state code, and it is the client's/owner's responsibility to comply with this code if required.
3. This description was done without the benefit of a title report.
4. The position of the southeast corner of Section 8, was recovered based on the Coordinates mentioned on the 45 degrees "Long McCombs baseline" report Letter by Huitt-Zollars Inc- Stephen Earl Cobb, Texas RPLS 4197, dated 08/03/2016,
5. A Plat of Survey of even date accompanies this description.



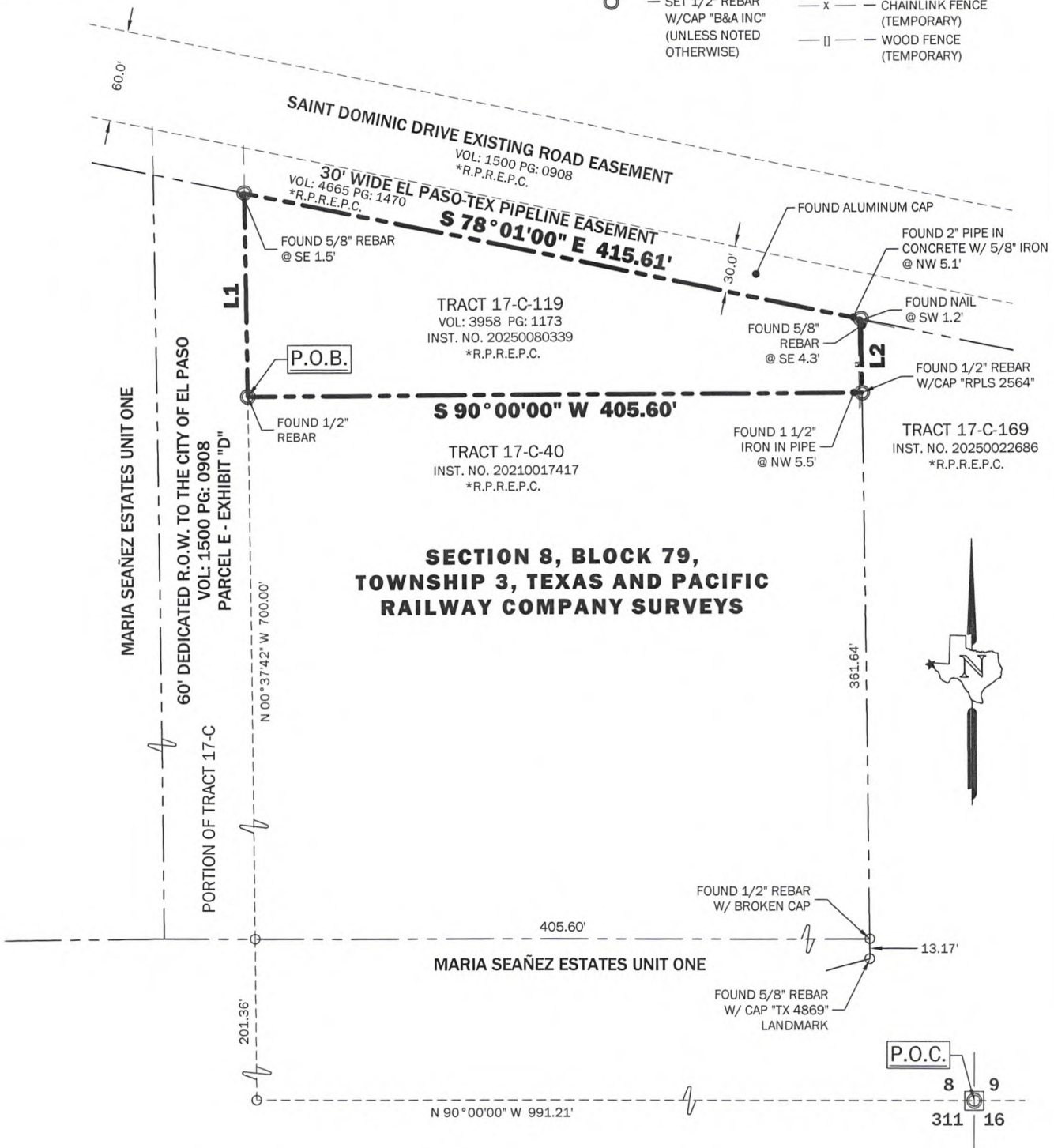
Benito Barragan

Benito Barragan TX R.P.L.S 5615,
 Barragan and Associates Inc.
 Texas Surveying Firm # 10151200
 March 25, 2026
 Job No. 260319-21

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 0° 37' 42" W	135.25'
L2	S 0° 37' 42" E	48.96'

LEGEND

- ⊗ — CALCULATED A FOUND CONCRETE CYLINDER AS PER 45 DEGREES McCOMBS REPORT
- — CALCULATED POINT (NOT SET) (UNLESS NOTED OTHERWISE)
- — SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- x — CHAINLINK FENCE (TEMPORARY)
- || — WOOD FENCE (TEMPORARY)



**SECTION 8, BLOCK 79,
TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEYS**

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

- ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AS SHOWN ON MAP NO. 480214 0046 C; MAP REVISED 02/16/2006, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR MARIA SAÑEZ ESTATES UNIT ONE.
- NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR ROW, EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- SECTION CORNER BASE ON THE 45 DEGREES LONG McCOMBS BASELINE REPORT LETTER BY Huitt-Zollars Inc- Stephen Earl Cobb TEXAS RPLS 4297".
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
- A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
- THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE EVIDENCE LOCATED AT THE TIME OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.

B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

TRACT 17-C-119, SECTION 8,
BLOCK 79, TOWNSHIP 3, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

AREA 0.86 ACRES ±

Plat Reference Clerk's File No. N/A

Scale: 1" = 100' Date: 03/25/2026 Drawn By: LS

I hereby certify that this survey was done on the ground by me or under my supervision.

Benito Barragan TX R.P.L.S. No. 5615
Job No. 260319-21 Copy Rights ©

Field: DJR Book: N/A Page: 2 of 2

DESCRIPTION OF REQUEST: The applicant is proposing to rezone the subject property from R-3 (Residential) to C-1 (Commercial) to allow for a proposed medical office. The subject property is 0.87 acres in size and is vacant. The conceptual site plan shows the proposed layout which includes two (2) medical office buildings, ponding and parking. Future access is proposed through Joe Battle Boulevard from Saint Dominic Drive. The conceptual plan is not being reviewed for compliance with zoning requirements and is not binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent zoning districts and commercial uses in the area. Properties adjacent to the subject property are zoned C-4 (Commercial) to the north and east and include a self-storage warehouse and lots currently under development; C-1/c (Commercial/condition) to the south that include vacant lots and R-3 (Residential) to the west that include single-family dwellings. The nearest park is Walter Clarke Park (0.6 mile) and the nearest school is Capt. Walter E. Clarke Middle School (0.9 mile). The proposed rezoning will serve to consolidate property under the same zoning district as immediate adjacent properties and the conditions are recommended to safeguard single-family uses allowed in the proximity.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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 medical office development is compatible with the G-4, Suburban 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>C-1 (Commercial) District: 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.</p>	<p>Yes. The proposed C-1 (Commercial) zoning district will provide the integration of commercial uses with C-1 (Commercial), C-4 (Commercial), and R-3 (Residential) zoning districts in the surrounding area. Conditions are recommended to safeguard adjacent residential development.</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 is generally located North of Vista del Sol Drive and West of Joe Battle Boulevard designated as a major street and freeway respectively and is proposed to have future access through Joe Battle Boulevard from Saint Dominic Drive which is classified as a local street in the City's Major Thoroughfare Plan. The proposed rezoning will serve to consolidate property under the same zoning district as immediate adjacent properties and the conditions are recommended to safeguard single-family uses allowed in the proximity.</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.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is in transition. Properties have been rezoned within the last ten years. On October 30, 2018, adjacent properties to the south were rezoned from R-3 (Residential) to C-1 (Commercial).
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	This established neighborhood comprises commercial developments. In 2018, the properties to the south were rezoned from R-3 (residential) to C-1/C (commercial/condition), and in 2024, the properties to the east were rezoned from R-3 to C-4 (commercial). As the area is in transition, the existing residential zoning is no longer appropriate for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is generally located North of Vista del Sol Drive and West of Joe Battle Boulevard designated as a major street and freeway respectively and is proposed to have future access through Joe Battle Boulevard from Saint Dominic Drive which is classified as a local street in the City's Major Thoroughfare Plan. There are two (2) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Vista del Sol Drive 0.6 miles in proximity to the subject property.

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

PUBLIC COMMENT: There are no registered neighborhood associations applicable to the subject property. Notices were sent to property owners within 300 feet of the subject property on April 9, 2026. As of April 16, 2026, the Planning Division has not received any communication 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:

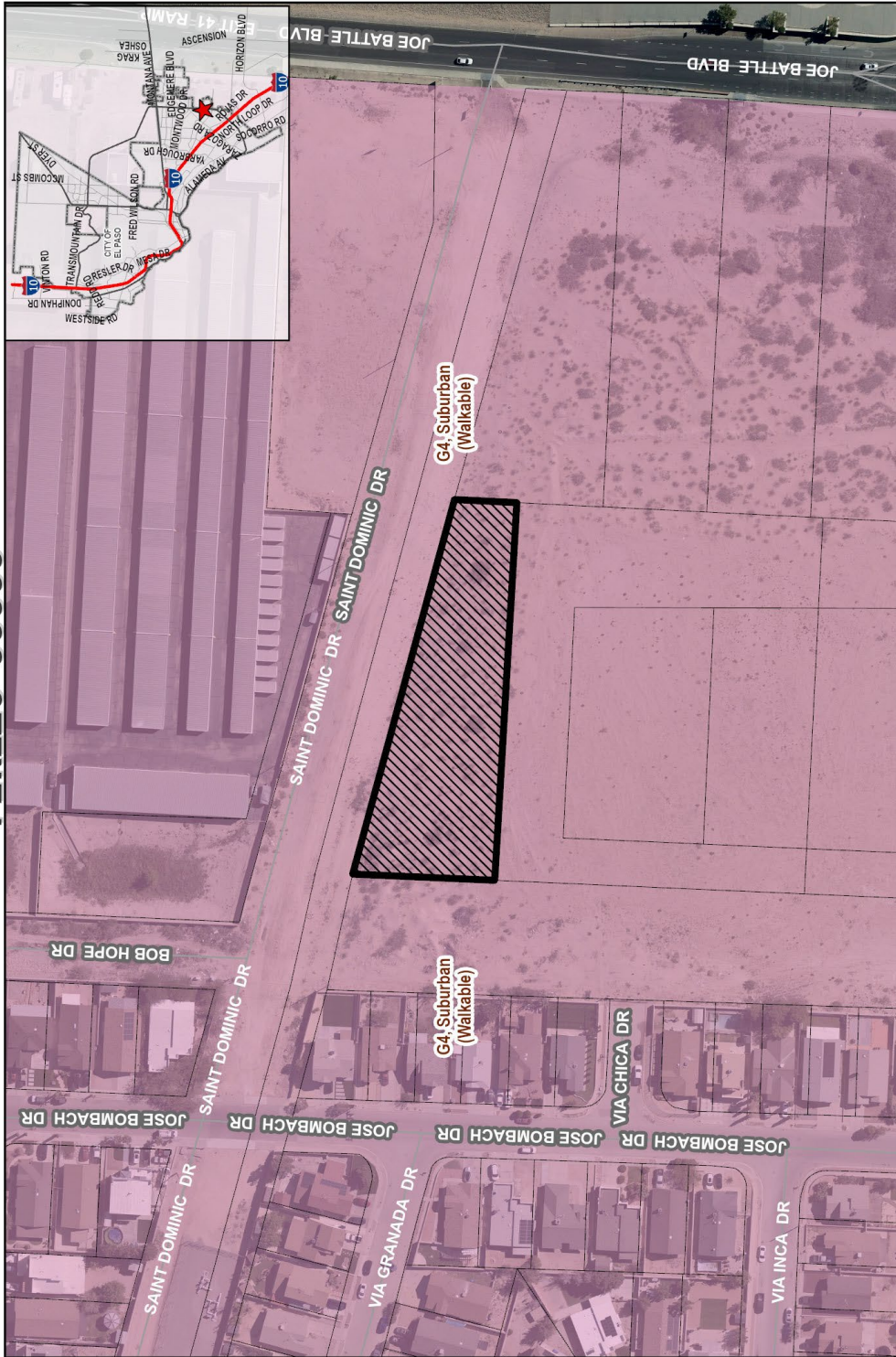
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

ATTACHMENT 1

PZR26-00005



Subject Property



This map is prepared 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. The City of El Paso Planning Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH A CONDITION** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with Plan El Paso, the City's Comprehensive Plan, and the G-4, Suburban (Walkable) Future Land Use Map Designation. The condition is the following:

That ten feet (10') landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along 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.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. Conceptual plan review.

Planning and Inspections Department – Land Development

The proposed ponding area(s) shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

- No objections to application.
- No TIA is required for the proposed use.

Streets Lighting:

Street Lights Department does not object to this request.

For the development of a subdivision 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:

1. 1.Indicate that any infrastructure located within the city right-of-way or within the city's two-mile Extra-Territorial Jurisdiction (ETJ) must comply with the Design Standards for Construction and the Municipal Code.
2. For future development, a complete set of plans shall be submitted.
3. Provide detailed information on curbs and gutters, curb ramps, and sidewalks in compliance with DSC standards.
4. Include typical cross-section for proposed streets, showing right-of-way widths and sidewalks.
5. Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.
6. Indicate that for driveways the municipal code chapter 13.12 shall be followed.
7. Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

Note: Comments to be addressed at the platting stage.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 8-inch diameter water main that extends along Via Chica Dr. approximately 18-feet south of the north right-of-way. This main dead-ends approximately 108 feet east of Jose Bombach Dr. This water main can be extended to provide service. Previous water pressure readings from fire hydrant #8745, last tested on 10/5/2022, fronting 1639 Jose Bombach Dr., yielded a static pressure of 46 psi, a residual pressure of 42 psi and a discharge of 855 gallons per minute.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Via Chica Dr. approximately 21-feet north of the south right-of-way and dead-ends approximately 136-feet east of Jose Bombach Dr. This sanitary sewer main can be extended to provide service.

General

Water and sanitary sewer main extensions along a PSB easement will be required to provide service. All costs related to the extension of water and sanitary sewer main and easement acquisition are the responsibility of the owner/developer.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained within the above-referenced EPWater-PSB easement without the prior written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs, or any other structures that interfere with access to the PSB easements, and a minimum five (5) foot setback shall be maintained from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy and shall be improved to accommodate the operation of EPWater maintenance vehicles. EPWater-PSB requires unrestricted access to all proposed water and

sanitary sewer facilities, appurtenances, and meters located within the easement twenty-four (24) hours per day, seven (7) days per week.

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 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

1. 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.
2. Recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.
3. The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

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.

Texas Gas Service

Texas Gas Service will need an easement from Jose Bombach Dr. and/or Joe Battle Blvd. to provide gas to the property. Unless you can provide evidence of Saint Dominic Drive being a public right-of-way. Also, we are going to request a letter of non-objection from the Petroleum pipeline to cross their easement.

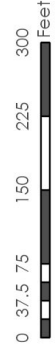
Note: Comments to be addressed at the platting stage.

El Paso Electric

No comments.

ATTACHMENT 4

PZRZ26-00005



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



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