

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** May 24, 2022  
**PUBLIC HEARING DATE:** June 22, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Nina Rodriguez, (915) 212-1561

**DISTRICT(S) AFFECTED:** District 7

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance changing the zoning a portion of Lot 1, Block 4, Riverside International Industrial Center, 9751 Pan American Drive, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to M-1 (Light Manufacturing). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 9751 Pan American Drive  
Applicant: El Paso Water, PZRZ22-00004

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone a 1.52-acre property from R-F (Ranch and Farm) to M-1 (Light Manufacturing) to allow for public utility use. City Plan Commission recommended 9-0 to approve the proposed rezone on April 21, 2022. As of May 16, 2022, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  X  YES \_\_\_ NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

---

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:** *Kevin Smith* for Philip Etiwe

---

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 4, RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER, 9751 PAN AMERICAN DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO M-1 (LIGHT MANUFACTURING). 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, the zoning of a Portion of Lot 1, Block 4, Riverside International Industrial Center, 9751 Pan American Drive, 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-F (Ranch and Farm)** to **M-1 (Light Manufacturing)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 \_\_\_\_\_, 2022.


**THE CITY OF EL PASO:**

\_\_\_\_\_  
Oscar Leaser, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

 for  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

**ORDINANCE NO.** \_\_\_\_\_

Prepared for: CEA Group  
January 25, 2022  
(M-1 Zoning)

### METES AND BOUNDS DESCRIPTION


Description of a parcel of land being a portion of Lot 1, Block 4, Riverside International Industrial Center, as recorded in volume 74, page 3, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk City Monument at the point of curve centerline Winn Road in front of Lot 1, Block 4, Riverside International Industrial Center from which an existing new brass disk City Monument for the centerline intersection of Winn Road and Pan American Drive bears, South 87°31'24" East a distance of 1839.78 feet; Thence leaving said point of curve monument, North 36°26'44" West a distance of 578.27 feet to a set ½" rebar with cap marked TX 5152 on the southerly line of Parcel 4 of Ordinance No. 011061 changing the Zoning to M-1 recorded in Volume 2484, Page 399, Real Property Records of El Paso County, Texas for the "TRUE POINT OF BEGINNING".

Thence along said Parcel 4 the following 8 courses:

1. North 86°57'16" West a distance of 30.00 feet to a set ½" rebar with cap marked TX 5152;
2. North 03°02'44" East a distance of 171.20 feet to a set ½" rebar with cap marked TX 5152;
3. North 23°12'43" East a distance of 351.61 feet to a set ½" rebar marked TX 5152 on the southerly line of the Playa Drain (120' R.O.W);
4. along said Line, South 87°29'39" East a distance of 611.00 feet to a point from which a found ½" rebar with cap marked TX 5337 bears, North 84°27'26" East a distance of 0.38 feet;
5. Leaving said line, South 23°13'16" East a distance of 99.19 feet to a point from which a found ½" rebar with cap marked TX 2027 bears, North 14°38'05" East a distance of 0.35 feet;
6. North 86°17'16" West a distance of 650.72 feet to a point from which a found ½" rebar bears, North 89°09'08" East a distance of 2.38 feet;
7. South 23°12'43" West a distance of 276.73 feet to a set ½" rebar with cap marked TX 5152;
8. South 03°02'44" West a distance of 165.87 feet to the "TRUE POINT OF BEGINNING" and containing 66,363 square feet or 1.5235 acres of land more or less.

A drawing of even date accompanies this description.

  
Ron R. Conde  
R.P.L.S. No 5152



CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100



SCALE: 1"=100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	99.19'	S23°13'16"E
L2	165.87'	S03°02'44"E
L3	30.00'	N86°57'16"W
L4	171.20'	N03°02'44"E

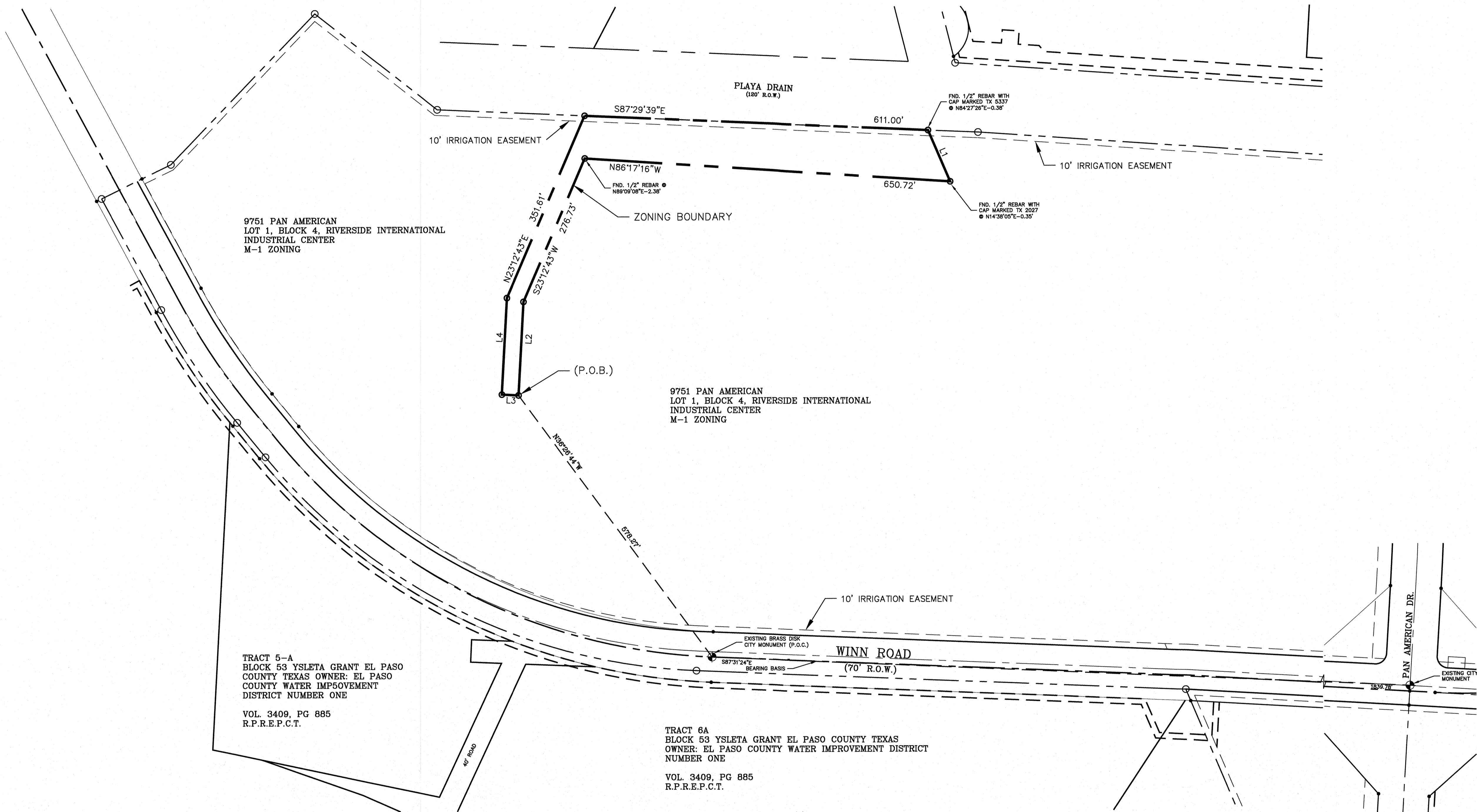
SYMBOL LEGEND	
⊙	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊠	CALCULATED POINT (NOT SET)

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	1.5235	M-1	RF

NOTES:  
1. SET 1/2" REBARS WITH CAPS MARKED TX 5152 ON ALL CORNERS UNLESS OTHERWISE NOTED.  
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DRAWING.

## ZONING PLAN

BEING A PORTION OF LOT 1, BLOCK 4, RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
Containing Approximately :1.5235± Acres



CERTIFICATION  
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.  
RON R. CONDE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5152

# 9751 Pan American Drive

City Plan Commission — April 21, 2022

REZONING



**CASE NUMBER:** PZRZ22-00004  
**CASE MANAGER:** Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov  
**PROPERTY OWNER:** El Paso Water Utilities  
**REPRESENTATIVE:** CEA Group  
**LOCATION:** 9751 Pan American Drive (District 6)  
**PROPERTY AREA:** 1.52 acres  
**REQUEST:** Rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing)  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None received as of April 14, 2022

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to M-1 (Light Manufacturing) to allow for public utility use. The proposed zoning is consistent with the existing zoning of the areas immediately east, west and south of the subject property.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed zoning district is consistent with the surrounding light manufacturing in the area and will serve as a zoning clean up for a split-zoned lot.

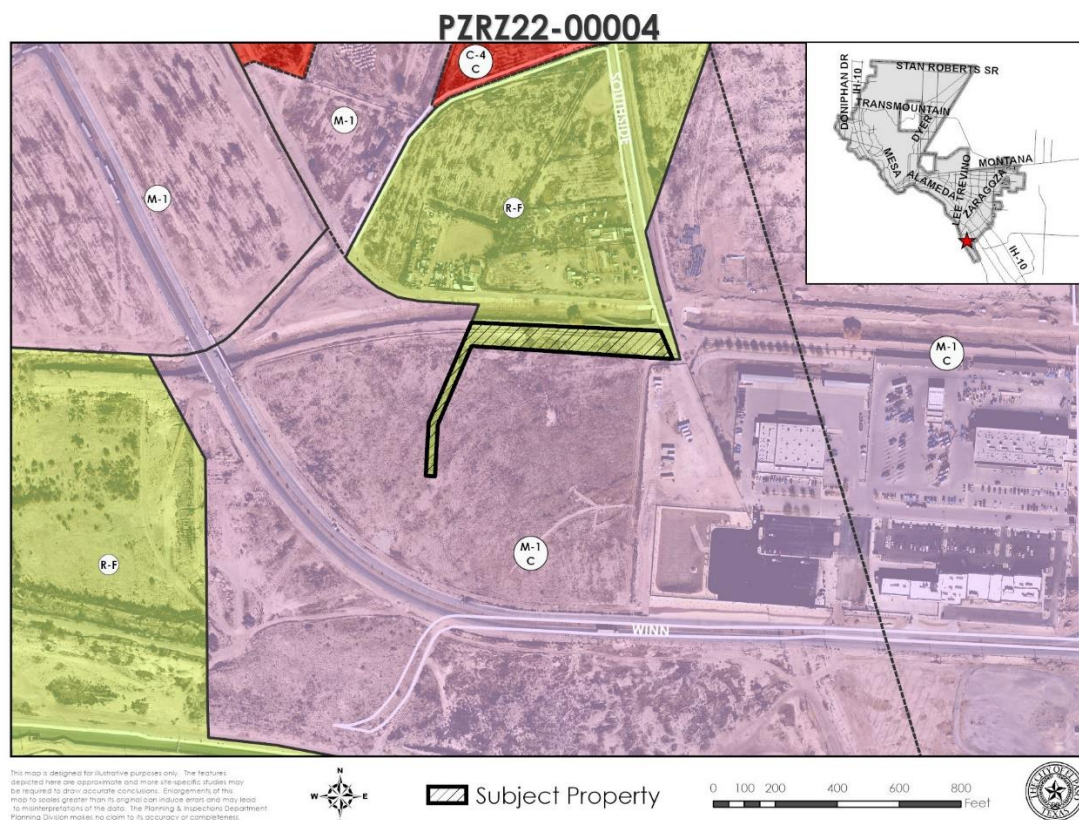


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone a 1.52-acre property from R-F (Ranch and Farm) to M-1 (Light Manufacturing) to allow for public utility use. This portion of land is part of a larger property owned by El Paso Water Utilities with the rezoning being a clean up to have the property under one zoning district. The conceptual site plan shows a proposed storm line. Access to the subject property is provided from Southside Road.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed public utility use and M-1 (Light Manufacturing) district is consistent with the surrounding light manufacturing district in the immediate area, and is in character with the areas surrounding the subject property. The property to the north is residential and zoned R-F (Ranch and Farm). The area around the subject property to the east, west and south consist of a water treatment plant and zoned M-1 (Light Manufacturing). The distance to the nearest school, Camino Real Middle School, is 2.36 miles and the distance to the nearest park, SPC Adrian Garcia Park is 1.95 miles.

<b>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:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>O-1, Preserve:</b> Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries (even if private). These lands will not be developed due to their ownership and current use.</p>	<p>Yes. The property to be rezoned is publicly owned and will serve to provide a public drainage function.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>M-1 (Light Manufacturing):</b> The purpose of the district 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 district 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 areas adjacent to the west, east, and south of the subject property are already zoned M-1 (Light Manufacturing). The property to north is zoned R-F (Ranch and Farm). Furthermore, this is a zoning clean up to ensure consistency of zoning within the whole property.</p>
<p><b>Preferred Development Locations:</b> 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 property has access from Southside Road, which is classified as a proposed Freeway per El Paso's Major Thoroughfare Plan (MTP). While Southside Road is currently substandard, there are no buildings being proposed for construction.</p>

<b>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:</b>	
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. This property does not fall within any historic districts, special designations, or study plan areas.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	Yes. Denial of the proposed zoning request will affect the property compliance with the zoning code due to being slit-zoned R-F (Ranch and Farm) and M-1 (Light Manufacturing).
<b>Natural Environment:</b> Anticipated effects on the natural environment.	None. There are not anticipated effects on the natural environment
<b>Stability:</b> Whether the area is stable or in transition.	None. The area is stable with no rezoning cases within the last 10 years.
<b>Socioeconomic &amp; Physical Conditions:</b> 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 is taken from Southside Road which is classified as a proposed Freeway per the City of El Paso's Major Thoroughfare Plan (MTP). Southside Road is currently substandard and may require improvements prior to any development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were received for the rezoning request from the reviewing departments.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the Mission Valley Civic Association and Corridor 20 Civic Association. Notice was provided to both associations of February 4, 2022 by the applicant. Property owners within 300 feet of the subject property were noticed of the rezone request on April 7, 2022 by the City of El Paso Planning and Inspections Department. As of April 14, 2022, the Planning Division has not received communication in support or opposition to the request.

**RELATED APPLICATIONS:** None.

#### **CITY PLAN COMMISSION OPTIONS:**

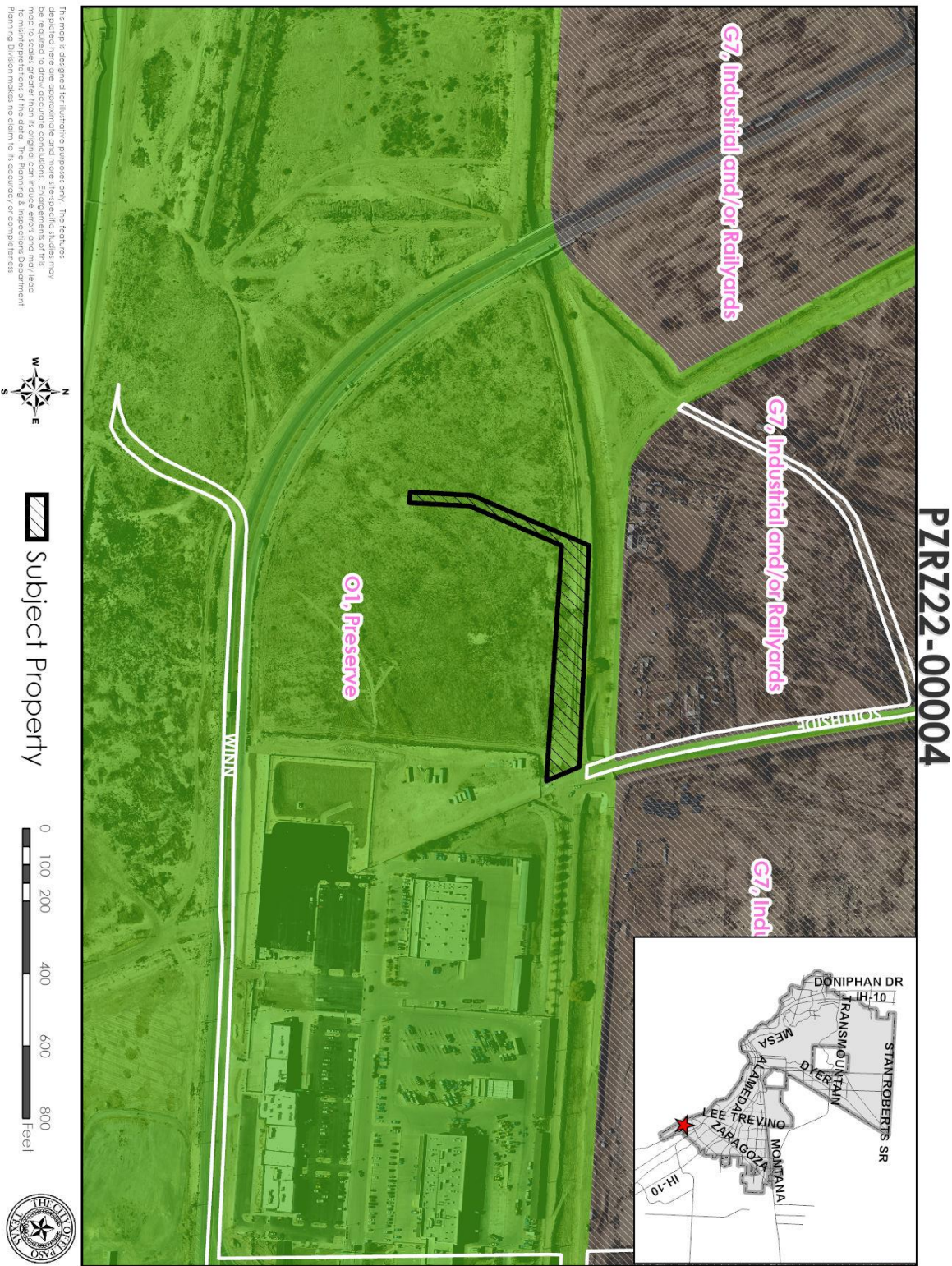
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.

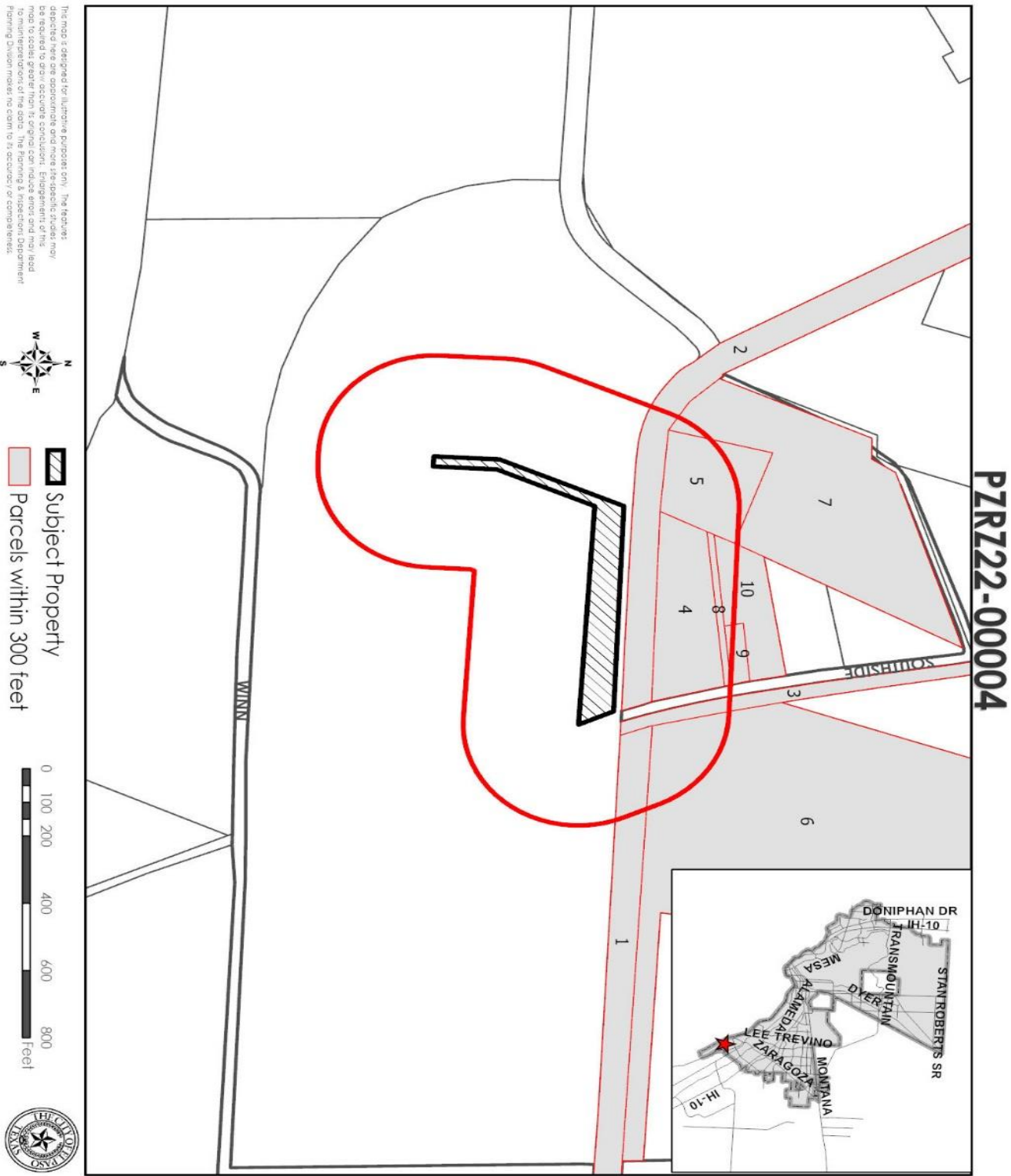
**ATTACHMENTS:**

1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Generalized Plot Plan
4. Department Comments

# ATTACHMENT 1



ATTACHMENT 2



[illegible]

# **ATTACHMENT 4**

## **Planning and Inspections Department – Planning Division**

1. Recommend approval.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

1. Recommend approval.
2. 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**

No comments received.

## **Fire Department**

Recommend approval.

## **Police Department**

No comments received.

## **Environmental Services**

No comments received.

## **Streets and Maintenance**

Traffic Impact Analysis is not required for this application.

## **Sun Metro**

No comments received.

## **El Paso Water Utilities**

### **Water:**

No comments received

### **Sewer:**

No comments received.

### **General:**

No comments received.

### **Stormwater:**

1. Recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

## **Texas Department of Transportation**

No comments received.

## **El Paso County Water Improvement District #1**

No comments received.

## **El Paso 911**

No comments received.