

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

**AGENDA DATE:** February 13, 2024  
**PUBLIC HEARING DATE:** March 12, 2024

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Andrew Salloum, (915) 212-1603

**DISTRICT(S) AFFECTED:** District 2

**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 of a portion of F. Neve Survey No. 8, 4625 Delta Drive, City of El Paso, El Paso County, Texas from R-5/sp (Residential/special permit) to G-MU/sp (General Mixed Use/special permit), approving a master zoning plan, and imposing conditions. 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: 4625 Delta Dr.  
Applicant: Enrique Mata, PZRZ23-00016

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from R-5/sp (Residential/special permit) to G-MU/sp (General Mixed Use/special permit) to allow for general mixed uses. Prior to the City Plan Commission hearing, there (3) community meetings were held, which resulted in various design iterations of the project addressing the public comments and concerns. On November 30, 2023, City Plan Commission recommended 8-0 to approve with conditions of the proposed rezoning. As of January 29, 2024, the Planning Division has received two letters via email in oppositions to the rezoning request (comments based on previous design proposal). Also, staff has received a letter in support of the rezoning request from the Val Verde Neighborhood Association. Five (5) people were present at the City Plan Commission hearing to express their support of the rezoning request in person and via Teams. 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

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF F. NEVE SURVEY NO. 8, 4625 DELTA DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5/SP (RESIDENTIAL/SPECIAL PERMIT) TO G-MU/SP (GENERAL MIXED USE/SPECIAL PERMIT), APPROVING A MASTER ZONING PLAN, AND IMPOSING CONDITIONS. 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 *a portion of F. Neve Survey No. 8, 4625 Delta Drive, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A” be changed from **R-5/sp (Residential/special permit) to G-MU/sp (General Mixed Use/special permit)** and approving a Master Zoning Plan, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit “B” and the Master Zoning Report attached as Exhibit “C” incorporated herein for all purposes, 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 conditions which are necessitated by and attributable to the change in intensity generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

1. *“That access to the subject property shall be limited to Delta Drive only.”*
2. *“That two-story structures shall be prohibited”*
3. *“That a six foot (6’) high combination masonry/wrought iron wall shall be installed along the property line abutting Barney Street.”*
4. *“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 fifteen feet (15’) on center along the property line abutting Barney Street. 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.”*
5. *“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 fifteen feet (15’) 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.”*

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

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeson  
Mayor

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

**APPROVED AS TO FORM:**

*Russell Abeln*

\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

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

# EXHIBIT "A"

Prepared For: Enrique Mata  
November 2, 2023

## METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of F. Neve Survey No. 8, City of El Paso, 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 centerline of Sagrado Lane and Francis Street from which a found brass disk City Monument at Point of Intersection Sagrado Lane bears, North 88°55'03" East a distance of 292.00 Feet; Thence South 79°18'01" West a distance of 247.43 feet to a found 5/8" rebar on the intersection of the northerly right of way line of Delta Drive and the westerly line of El Manto Addition as recorded in clerks file no. 20160017013, Real Property Records of El Paso County, Texas, for the "TRUE POINT OF BEGINNING".

Thence along said right of way line, 286.58 feet along the arc of a curve to the right which has a radius of 1392.70 feet a central angle of 11°47'24" a chord which bears North 64°56'00" West a distance of 286.08 feet to a set chiseled x on concrete

Thence along said right of way line, North 59°02'00" West a distance of 258.40 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said right of way line, North 00°00'00" West a distance of 11.71 feet to a set chiseled x on concrete sidewalk on the southerly right of way line of Barney Street;

Thence along said right of way line, North 83°30'00" East a distance of 483.81 feet to a point;

Thence South 00°00'00" West a distance of 320.63 feet to the "TRUE POINT OF BEGINNING" and containing 85,083 square feet or 1.9532 acres of land more or less.

Note: A drawing of even date accompanies this description.

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



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

# PLAT OF SURVEY

A PARCEL OF LAND BEING A PORTION OF F. NEVE  
SURVEY NO. 8, CITY OF EL PASO, EL PASO  
COUNTY, TEXAS  
CONTAINING: 85,083 SQUARE FEET OR 1.9532 ACRES



SCALE: 1"=50'

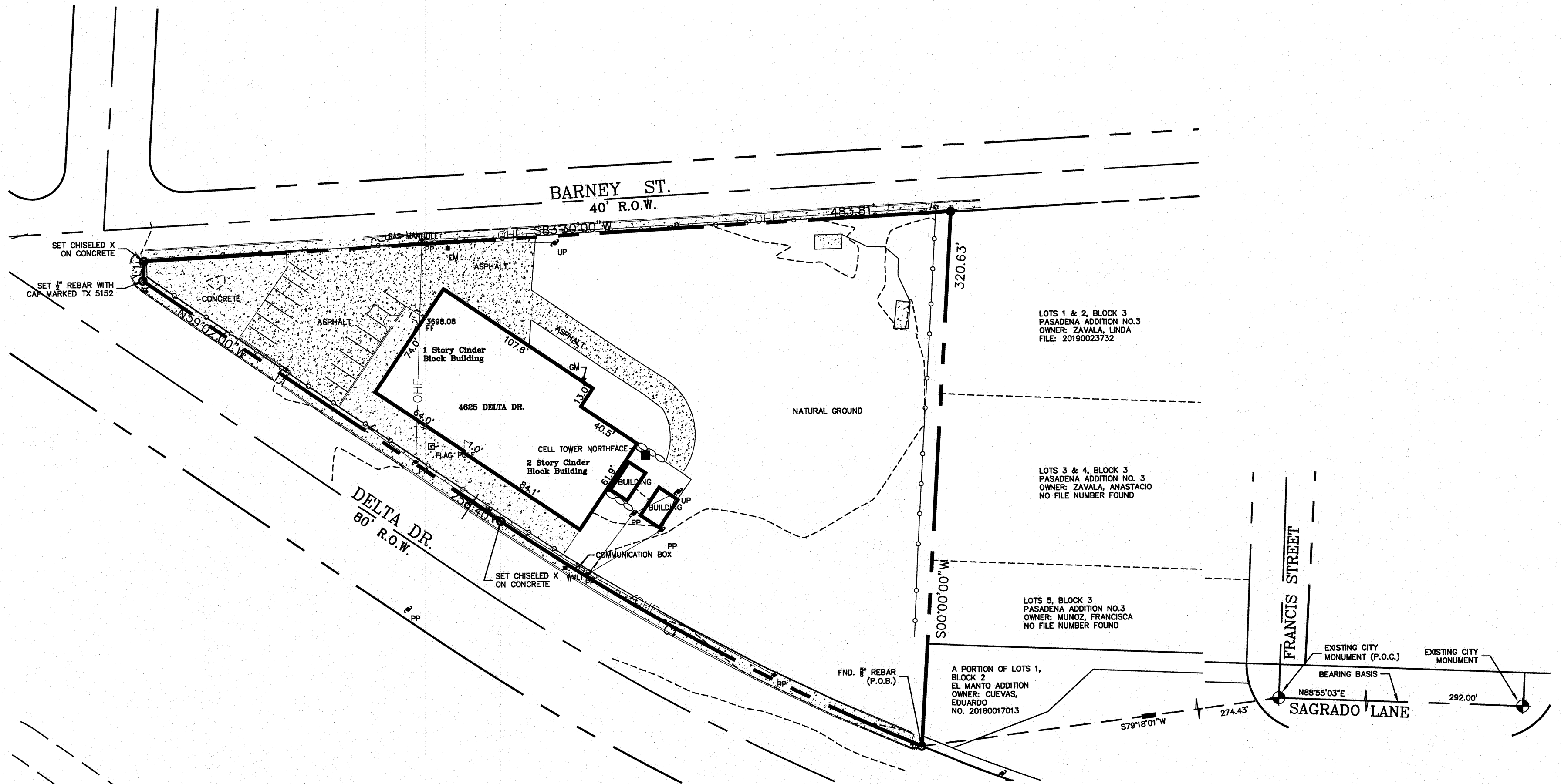
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1392.70'	286.58'	286.08'	N64°56'00"W
				11°47'24"

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.71'	N00°00'00"E

SYMBOL LEGEND	
⊙	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊗	CALCULATED POINT (NOT SET)
⊙	SANITARY SEWER
☆	LIGHT POST
⊙	CLEAN OUT OR COM. BOX
⊙	POWER POLE
⊙	GUY WIRE
⊙	UTILITY POLE
⊙	WATER VAULT
⊙	GAS METER
⊙	FIRE HYDRANT
⊙	FLAG POLE

## NOTES:

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



REVISED 11-2-23

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



**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.

*R. R. Conde*  
RON R. CONDE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5152



EXHIBIT "B"

4625 DELTA - MATA ESTATES  
MASTER ZONING PLAN

BEING A PORTION OF F. NEVE SURVEY No. 8,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 1.9532± ACRES

SYMBOL LEGEND

●	FOUND CONTROL POINT
⊙	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊗	CALCULATED POINT (NOT SET)
⊕	SANITARY SEWER
☆	LIGHT POST
□	CLEAN OUT OR COM. BOX
⚡	POWER POLE
—	GUY WIRE
⚡	UTILITY POLE
⚡	WATER VAULT
⚡	GAS METER
⚡	FIRE HYDRANT
⚡	FLAG POLE
⚡	GTR GUTTER ELEVATION
—	EDGE OF PAVEMENT
→	= DRAINAGE FLOW

ACRES	PROPOSED ZONING	EXISTING ZONING
1.9532	GMU	R-5 SP

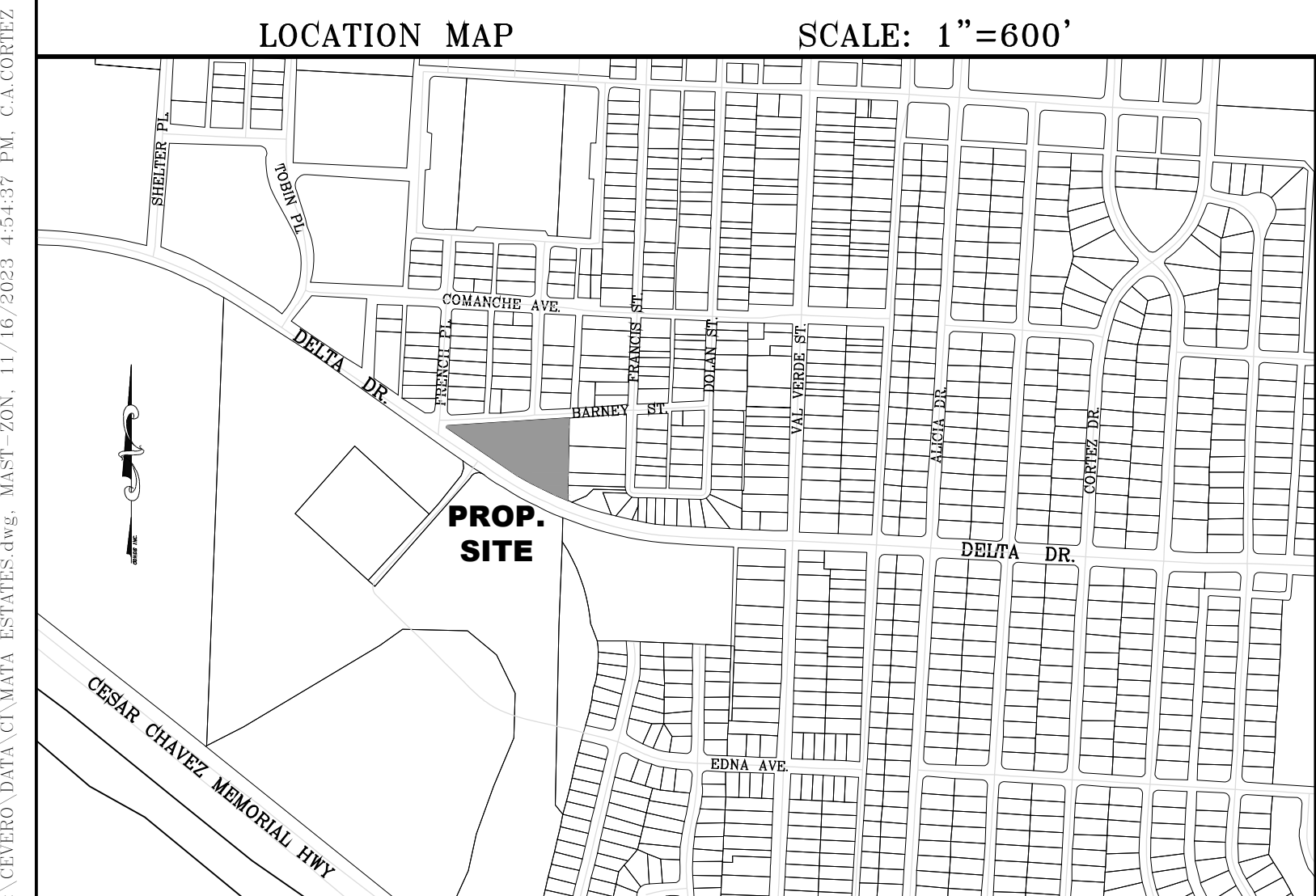
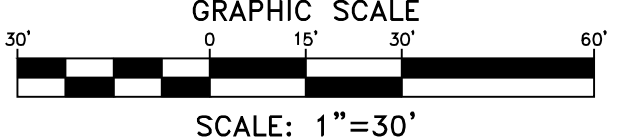
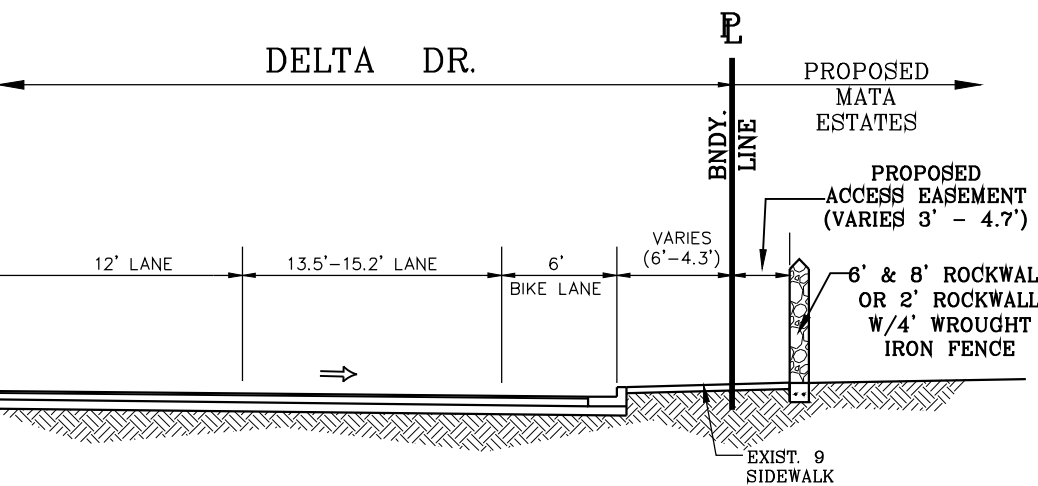
PROFESSIONAL OFFICE:  
TOTAL PARCEL: 85,083.17 SQ. FT. ~ 1.9532 Ac.  
TOTAL BUILDING: 10,507.00 SQ. FT.  
MIN. PARKING REQUIRED BY CITY CODE: 576/GFA = 18  
MAX. PARKING REQUIRED BY CITY CODE: 400/GFA = 26  
PARKING EXISTING: 13  
PARKING PROPOSED: 49  
TOTAL PARKING: 62  
BICYCLE PARKING REQUIRED: 3  
HANDICAPPED PARKING REQUIRED: 2  
HANDICAPPED PARKING AVAILABLE: 2  
LANDSCAPE:  
LANDSCAPING REQUIRED: 11,186.00 sf.  
LANDSCAPING PROPOSED: 41,913.00 sf.

- PROPOSED LANDSCAPING
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING PAVEMENT

NOTES:  
1. CONDITION: 10' LANDSCAPE BUFFER  
WITHIN THE PROPERTY NEXT TO THE  
PROPOSED 6' & 8' ROCKWALL

LIST OF GMU USES

3.00 EDUCATIONAL
ART GALLERY
CHILD CARE FACILITY
LIBRARY/MUSEUM
YOUTH ORGANIZATION
4.00 OFFICE
OFFICES (BUSINESS, PROFESSIONAL)
STUDIO (DANCE/MUSIC/PHOTOGRAPHY)
17.00 TOWERS AND RELATED STRUCTURES
CELL TOWER (EXISTING PER SPECIAL PERMIT)- PLEASE NOTE, UPON LEASE MATURITY, THE CELL TOWER LEASE WILL NOT BE RENEWED.



CONDE INC.  
6080 SURETY DR. SUITE 100  
ENC. - YVONNE CONDE CURRY  
SURVEYOR - RON R. CONDE  
EL PASO, TEXAS 79905  
PHONE # (915) 692-0283

OWNER/DEVELOPER  
ENRIQUE MATA  
1432 BELVIDERE ST.  
EL PASO, TEXAS 79912  
PHONE # (915) 692-0283

SCHOOL DISTRICT  
EL PASO INDEPENDENT SCHOOL DISTRICT  
6531 BOEING DRIVE

REVISED DATE: MARCH 15, 2023

CONDE, INC.  
ENGINEERING / PLANNING  
GPS / SURVEYING / CADD  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 692-0283  
FAX: (915) 692-0286 FORM# 10078100

PLANNING & INSPECTIONS DEPARTMENT  
PLANNING DIVISION  
MASTER ZONING PLAN  
APPROVED BY CITY COUNCIL  
1/30/2024

DATE  
APPLICANT  
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER



S:\CITY\DATA\CU MATA ESTATES.dwg, MAST. ZON. 11/16/2023 4:54:37 PM, C.A.CORTEZ



# EXHIBIT “C”

## MASTER ZONING PLAN

Mata Estates (4625 Delta Dr) - Master Zoning Plan Report for a General Mixed Use District

### I. INTRODUCTION:

This is a 1.953 acre total planned general mixed use development project located at 4625 Delta Drive. This site abuts Residential units to the North, East and West, and Industrial areas to the South.

The proposed development includes Educational and Offices uses. The project is designed to create amenities within a walkable distance of the existing neighborhood Residential uses.

### II. PURPOSE:

The purpose of the GMU district is to encourage and promote a mix of uses in a form attractive and harmonious to its surrounding communities.

This development meets the GMU purposes by providing mix of educational and office uses that will be well designed while encouraging a walkable and sustainable development.

### III. CHARACTERISTICS:

This Rezoning Acreage: 1.953 acres

Density-maximum Floor Area ratio (FAR) of less than 1:4 = N/A

Maximum proposed total Floor Area: 20,000 SF

Max width of lot: 545 feet

Max depth of lot: 320 feet

#### **Building setbacks:**

#### Neighborhood Commercial/ Office:

Front Setback:	0'
Side Setback:	0'
Side street setback:	0'
Rear:	0'

Lot coverage -Building = 15%/ parking = 15%/ landscape =20% , vacant land = 50%

#### **Maximum Building Height:**

- Office/educational – 1 story max (20').

#### **Buffers:**

Educational/Office – opaque native landscaping along with:

1. 6' and 8' Perimeter Rockwall to be completed within 6 months of this MZP approval.
2. Buffer Landscaping to be completed within 6 months of this MZP approval.

#### **Parking for Maximum Total Building (20,000 )SF:**

- Educational: Min = 475 /GFA = 42 spaces and Max= 330/GFA = 61 spaces.
- Current use - Office: Min = 576/GFA = 35 spaces and Max= 400/GFA = 50 spaces.
- Bicycle Parking- 3 minimum.

**Open space/ landscape – 16,665 SF proposed.**

#### **IV. USES:**

##### **3.00 Educational**

Art Gallery  
Child Care Facility  
Library/Museum  
Youth Organization

##### **4.00 Office**

Offices (Business, Professional)  
Studio (Dance/Music/Photography)

##### **17.00 Towers and related structures**

Cell tower (existing per Special Permit)- please note, upon lease maturity, the Cell Tower lease will not be renewed.

#### **V. COMPREHENSIVE PLAN:**

This development achieves the various goals under the following Comprehensive Plan's Major Titles:

- a. Transportation – Bicycle and pedestrian modes of transportation will be incorporated within and surrounding this development.
- b. Economic Development by providing the City a higher more diversified tax base development due to a mix of uses(educational and office uses) and its proximity to major Regional Commercial, Schools, and Residential neighborhoods.
- c. Land use & City Form by developing a multi-modal community by way of incorporating a mix of uses within a development that will not only compliment the surrounding community, but will be a major focus of that community by way of a unified architectural theme.
- d. Urban Design will be incorporated within a Sub-urban community by way of developing a mixed use development that will be sensitive to the neighborhoods it abuts while providing a more urban form based theme. Moreover, the mixed use development will accommodate and encourage educational and office uses that will include connected and uniform landscaping (landscaping will be meet or exceed what is required as per Title 18 of the El Paso Municipal Code, including trees and landscaping within the parkway area), pedestrian connectivity within the development as well as abutting by way of building placement near streets.

#### **VI. PHASING:**

- First phase will entail the redevelopment of the Educational and office uses to begin in early 2024. Please note, the perimeter Rockwall and site landscaping to be completed within 6 months of this MZP approval.



**November 30, 2023**

**RE: Case Numbers - SUSU23-00091 and PZRZ23-00016**

Dear CPC Commissioners:

The Val Verde Neighborhood Association (VVNA) is in support of the two applications submitted by Mr. Enrique Mata for the property located at 4625 Delta Drive (former Boys and Girls Club).

Our decision to support the owner(s) applications for this community landmark was in great part to their participation and willingness to hear the Val Verde residents' concerns during the VVNA membership meetings they attended over the course of a year. This resulted in a mutual agreement to allow them to grow their business while respecting the community's desire to preserve their quality of life, and not to disturb the character of the neighborhood.

VVNA has created a large resident-driven association, and we understand that change is inevitable. We appreciate that the City Plan Commission of El Paso recognizes and promotes the importance of an open dialog in a community that continues to process and navigate critical changes.

Please approve Mata Estates applications for a Major Combination basis (SUSU23-00091); and, their request to rezone the property from a Residential/Special permit (R-5/sp) to a General Mixed Use/special permit (G-MU/sp; PZRZ23-00016). We are hopeful that we can continue to work and act in good faith as respectful neighbors for the betterment of our community.

Respectfully submitted,

THE VAL VERDE NEIGHBORHOOD ASSOCIATION



February 8, 2024

**RE: Rezoning - 4625 Delta Drive, 79905 (former Boys & Girls Club of El Paso)  
Case Numbers - SUSU23-00091 and PZRZ23-00016  
Introduction - February 13 / Public Hearing - March 12**

TO: Honorable Mayor Leaser and City Council Representatives:

The Val Verde Neighborhood Association (VVNA) located in the 79905 zip code (District 2), is asking for your support to approve the above referenced rezoning applications submitted by owner, Mr. Enrique Mata. The existing building and property, located at 4625 Delta Drive, is currently zoned as residential with a special permit (R-5/sp).

VVNA has created a large resident-driven association, and we understand that change is inevitable. We also recognize that the possibility of this beloved landmark keeping its residential zoning diminishes with the continual changes impacting the Val Verde community. Mr. and Mrs. Enrique Mata, and Mr. Enrique Mata, Jr's participation and willingness to hear the Val Verde residents' concerns, during the many VVNA membership meetings (and phone calls) they attended over the course of a year, resulted in a mutual agreement to allow them to establish their business while respecting the community's desire to preserve its quality of life, and not to disturb the character of the neighborhood.

With all the current changes and issues affecting the Val Verde community (recent school closings, Modesto Park, BOTA, possible county coliseum closure, property rezoning(s), and the threat of imminent domain), we appreciate that the City Plan Commission of El Paso (CPC) recognizes and promotes the importance of an open dialog in a community that continues to process and navigate these critical changes. This collaborative effort was reflected by the unanimous vote to approve these two applications at the CPC hearing held on November 30, 2023.

Please approve The Mata Estates applications for a Major Combination basis (SUSU23-00091); and, their request to rezone the property from a Residential/Special Permit (R-5/sp) to a General Mixed Use/Special Permit (G-MU/sp; PZRZ23-00016). We intend to continue to work and act in good faith as respectful neighbors for the betterment of our community.

Respectfully submitted,

THE VAL VERDE NEIGHBORHOOD ASSOCIATION



# 4625 Delta Drive

City Plan Commission — November 30, 2023 **(REVISED)**



**CASE NUMBER:** PZRZ23-00016  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** Enrique Mata  
**REPRESENTATIVE:** Conde, Inc.  
**LOCATION:** 4625 Delta Dr. (District 2)  
**PROPERTY AREA:** 1.95 acres  
**REQUEST:** Rezone from R-5/sp (Residential/special permit) to A-O/sp (Apartment/Office/special permit)  
**RELATED APPLICATIONS:** SUSU23-00091 – Major Combination  
**PUBLIC INPUT:** Received two letters via email in opposition as of November 29, 2023

**SUMMARY OF REQUEST:** The applicant is requesting to rezone from R-5/sp (Residential/special permit) to G-MU/sp (General Mixed Use/special permit) to allow for general mixed uses.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with light manufacturing, apartment, and residential uses in the surrounding area and consistent with *Plan El Paso*, the City's Comprehensive Plan and the G-2, Traditional Neighborhood (Walkable) future land use designation. The following conditions are:

1. "That access to the subject property shall be limited to Delta Drive."
2. "That two-story structures or higher shall be prohibited"
3. "That a six foot (6') high combination masonry/wrought iron wall shall be installed along the property line abutting Barney Street."
4. "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 line abutting Barney Street. 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."
5. "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."

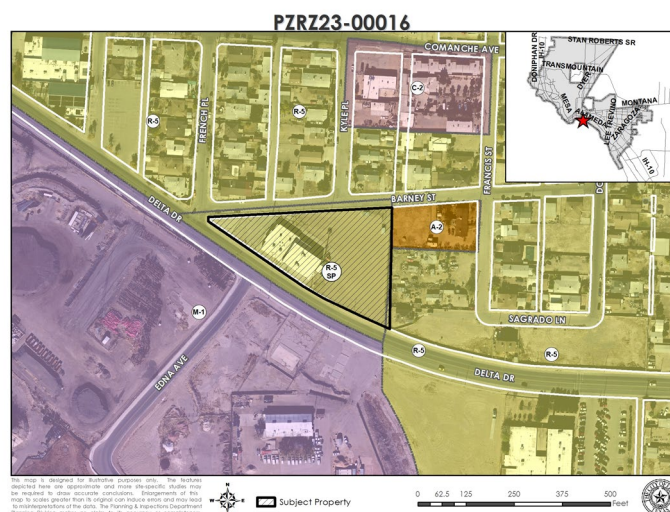


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone from R-5/sp (Residential/special permit) to G-MU/sp (General Mixed Use/special permit) and approval of a Master Zoning Plan (MZP) to allow for a mix of uses. The size of the property is 1.95 acres, and the master zoning plan shows a vacant building of 10,507 square-feet, proposed to be converted to a professional office with other allowable uses proposed for the future, which include art gallery, child care facility, library, museum, youth organization, music/dance/photography studio, and cell tower. The development requires a maximum of twenty-six (26) parking spaces and three (3) bicycle spaces. The applicant is providing sixty-two (62) parking spaces and three (3) bicycle spaces. The master zoning plan demonstrates compliance with Title 18.46 of the Landscaping Ordinance and with Section 20.14.050.E which requires at least one (1) additional parking lot tree for every five (5) parking spaces in excess of maximum parking requirements. The proposed development also meets the drainage and parking requirements per City Code. Access to the subject property is provided from Delta Drive.

**PREVIOUS CASE HISTORY:** A previous proposal for rezoning to A-O (Apartment/Office) under a different owner was withdrawn prior to City Council.

In addition, the property was granted a special permit by City Council on February 24, 1998, to allow the existing ground mounted PWSF on the property, see attachment 5.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed professional office and the A-O (Apartment/Office) district are compatible with nearby R-5 (Residential) and A-2 (Apartment) zoning districts consisting of single-family dwellings, multi-family dwellings, and vacant to the north and east and M-1 (Light Manufacturing) zoning district consisting of El Paso Water Treatment Plant to the south and meet the established character of the G-2 Traditional Neighborhood (Walkable) area surrounding the subject property. The closest school is Silva Health Magnet High School located 0.65 miles away and the closest park is WWII Veterans of Company E Park located 0.15 miles away.

<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><u>G-2 Traditional Neighborhood (Walkable):</u></b> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas.</p>	<p>Yes, the subject property and the proposed development meet the intent of the G-2 Traditional Neighborhood (Walkable) Future Land Use designation of Plan El Paso. The proposed development is adjacent to light manufacturing, apartment, and residential lots; and would thus contribute to the intent of the G-2 sector to have commercial uses integrated into residential areas.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b><u>G-MU (General Mixed Use):</u></b> The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments</p>	<p>Yes, the proposed zoning district is compatible with the adjacent R-5 (Residential), A-2 (Apartment), and M-1 (Light Manufacturing) zone district surrounding the property, which consist of vary from single-family dwellings, apartments, church, large contractor's yard, and the treatment plant.</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>	
requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.	
<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.	Yes. This is a corner lot between Delta Drive and Barney Street, located along a minor arterial and local street respectively. The classification of these roads is appropriate for the proposed development.
<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 plan, including land-use maps in those plans.	None. The proposed development is not within any historic districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	None. The area is stable and the surrounding properties have not been rezoned in 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. The proposed development is within an older, stable area of the city. The established neighborhood is comprised of single-family, apartment, and treatment plant uses. There have been no recent rezoning requests for this area.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders Delta Drive and Barney Street, which are designated as a minor arterial and local street respectively. Access is proposed from Delta Drive. The classification of these roads is appropriate for the proposed development. The existing infrastructure and services are adequate to serve the proposed redevelopment. Sidewalks are consistently present around the subject property. The closest bus stop is along Comanche Avenue located 0.10 miles from the subject property.

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

**PUBLIC COMMENT:** The subject property is located within the boundaries of El Paso Central Business Association, Sunrise Civic Group, Val Verde Neighborhood Association, and Washington-Delta Neighborhood Association, which were notified of the rezoning request by the applicant. As required, public notices were mailed to property owners within 300 feet on November 15, 2023. As of November 29, 2023, the Planning Division received two (2) letters via email in opposition to the request from the public. Additionally, the applicant met on at least three different occasions with a several members of the neighborhood to discuss the proposal.

**RELATED APPLICATIONS:** There is a major combination subdivision application (SUSU23-00091) running concurrently with the current rezoning application proposing only one lot.

**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:

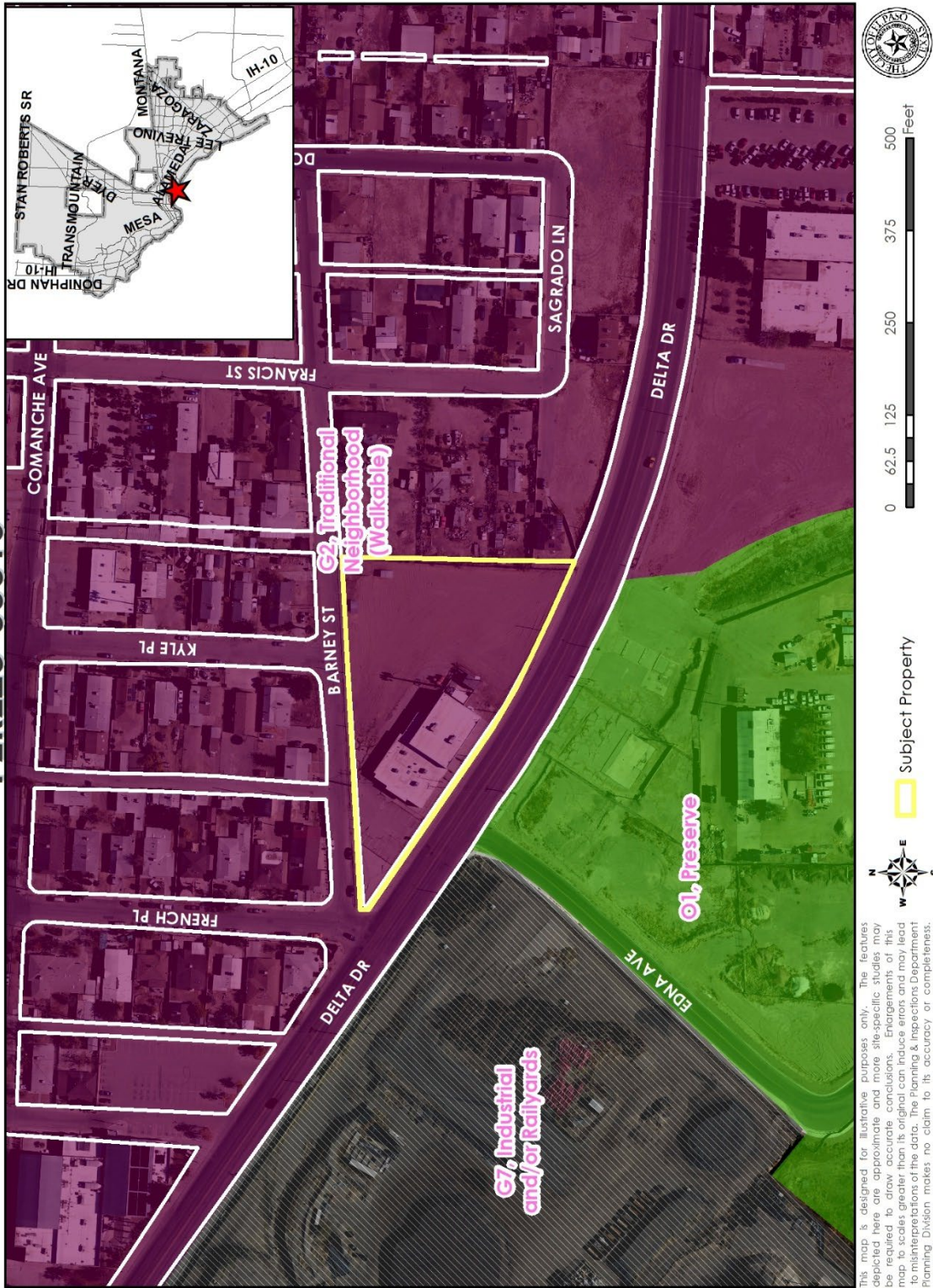
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Master Zoning Plan
3. Elevation
4. Master Zoning Plan Report
5. Special Permit 97-24
6. Department Comments
7. Neighborhood Notification Boundary Map
8. Letters in Opposition

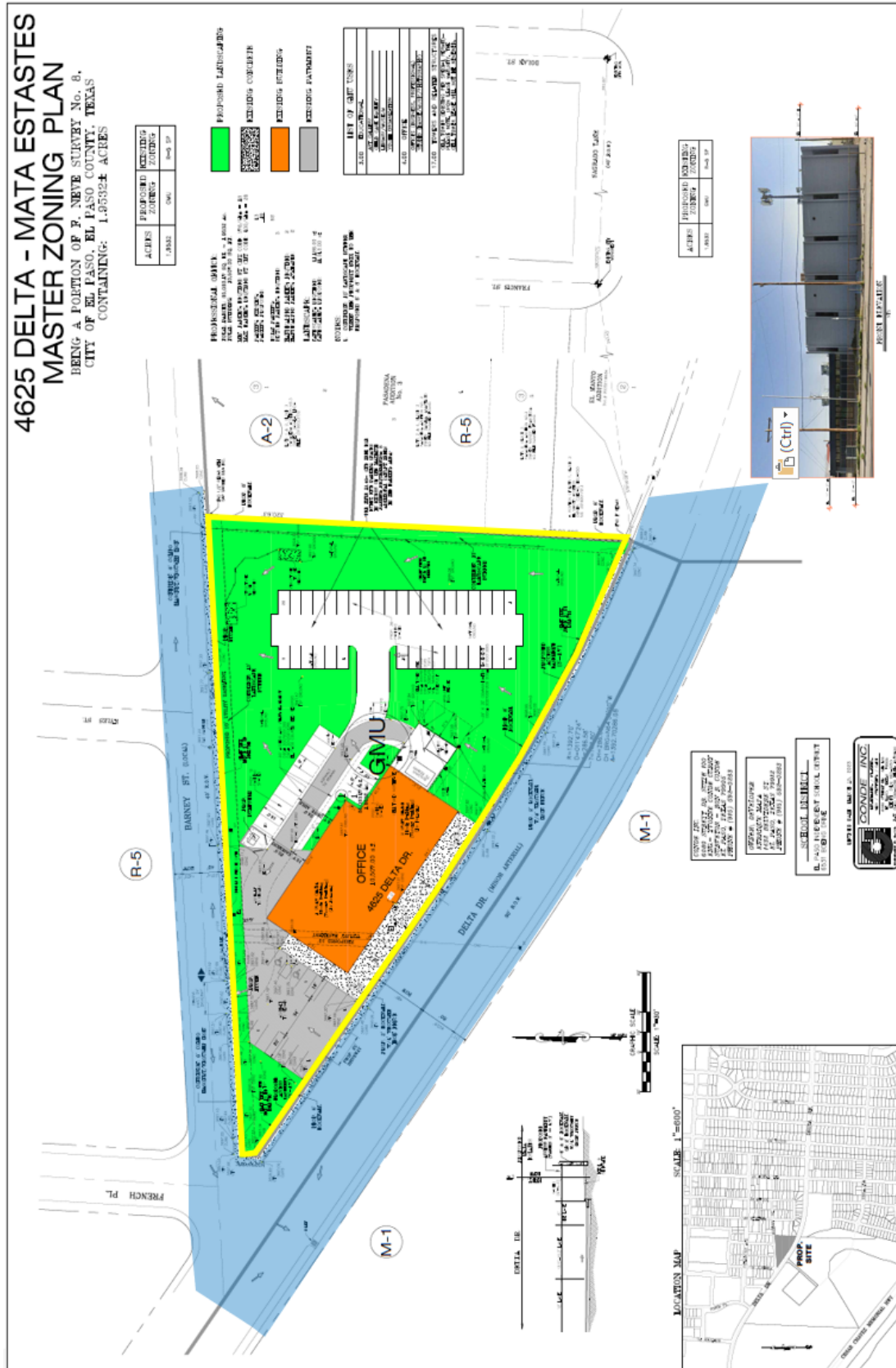
# ATTACHMENT 1

PZRZ23-00016





# ATTACHMENT 2





# ATTACHMENT 3



# ATTACHMENT 4

## MASTER ZONING PLAN

Mata Estates (4625 Delta Dr) - Master Zoning Plan Report for a General Mixed Use District

### I. INTRODUCTION:

This is a 1.953 acre total planned general mixed use development project located at 4625 Delta Drive. This site abuts Residential units to the North, East and West, and Industrial areas to the South.

The proposed development includes Educational and Offices uses. The project is designed to create amenities within a walkable distance of the existing neighborhood Residential uses.

### II. PURPOSE:

The purpose of the GMU district is to encourage and promote a mix of uses in a form attractive and harmonious to its surrounding communities.

This development meets the GMU purposes by providing mix of educational and office uses that will be well designed while encouraging a walkable and sustainable development.

### III. CHARACTERISTICS:

This Rezoning Acreage: 1.953 acres

Density-maximum Floor Area ratio (FAR) of less than 1:4 = N/A

Maximum proposed total Floor Area: 20,000 SF

Max width of lot: 545 feet

Max depth of lot: 320 feet

Building setbacks:

#### Neighborhood Commercial/ Office:

Front Setback:	0'
Side Setback:	0'
Side street setback:	0'
Rear:	0'

Lot coverage -Building = 15%/ parking = 15%/ landscape =20% , vacant land = 50%

Maximum Building Height:

- Office/educational – 1 story max (20').

Buffers:

Educational/Office – opaque native landscaping along with:

1. 6' and 8' Perimeter Rockwall to be completed within 6 months of this MZP approval.
2. Buffer Landscaping to be completed within 6 months of this MZP approval.

Parking for Maximum Total Building (20,000 )SF:

- Educational: Min = 475 /GFA = 42 spaces and Max= 330/GFA = 61 spaces.
- Current use - Office: Min = 576/GFA = 35 spaces and Max= 400/GFA = 50 spaces.
- Bicycle Parking- 3 minimum.

Open space/ landscape – 16,665 SF proposed.

IV. USES:

3.00 Educational

Art Gallery  
Child Care Facility  
Library/Museum  
Youth Organization

4.00 Office

Offices (Business, Professional)  
Studio (Dance/Music/Photography)

17.00 Towers and related structures

Cell tower (existing per Special Permit)- please note, upon lease maturity, the Cell Tower lease will not be renewed.

V. COMPREHENSIVE PLAN:

This development achieves the various goals under the following Comprehensive Plan's Major Titles:

- a. Transportation – Bicycle and pedestrian modes of transportation will be incorporated within and surrounding this development.
- b. Economic Development by providing the City a higher more diversified tax base development due to a mix of uses(educational and office uses) and its proximity to major Regional Commercial, Schools, and Residential neighborhoods.
- c. Land use & City Form by developing a multi-modal community by way of incorporating a mix of uses within a development that will not only compliment the surrounding community, but will be a major focus of that community by way of a unified architectural theme.
- d. Urban Design will be incorporated within a Sub-urban community by way of developing a mixed use development that will be sensitive to the neighborhoods it abuts while providing a more urban form based theme. Moreover, the mixed use development will accommodate and encourage educational and office uses that will include connected and uniform landscaping (landscaping will be meet or exceed what is required as per Title 18 of the El Paso Municipal Code, including trees and landscaping within the parkway area), pedestrian connectivity within the development as well as abutting by way of building placement near streets.

VI. PHASING:

- First phase will entail the redevelopment of the Educational and office uses to begin in early 2024. Please note, the perimeter Rockwall and site landscaping to be completed within 6 months of this MZP approval.

# ATTACHMENT 5

ORDINANCE NO. 013504

**ORDINANCE GRANTING SPECIAL PERMIT NO. SP 97-24, TO ALLOW FOR A CELLULAR TELECOMMUNICATIONS ANTENNA (65' MONOPOLE) ON A PORTION OF F. NEVE SURVEY #8 (4652 BARNEY STREET) PURSUANT TO SECTION 20.14.040.U (ZONING) OF THE EL PASO MUNICIPAL CODE.**

WHEREAS, **Cellular One** has applied for a Special Permit under Section 20.14.040.U of the El Paso Municipal Code, to allow for a cellular telecommunications antenna (65' monopole), and;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

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

1. That the property described as follows is in an R-5 (Residential) District:

*A portion of F. NEVE SURVEY #8, City and County of El Paso, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as 4652 Barney Street; and*

2. That a cellular telecommunications antenna (65' monopole) is authorized by Special Permit in R-5 (Residential) districts under Section 20.14.040.U of the El Paso Municipal Code; and

3. That the requirements for a cellular telecommunications antenna (65' monopole) under Section 20.14.040.U have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040.U of the El Paso Municipal Code, to allow a cellular telecommunications antenna (65' monopole) on the above-described property; and

NANCE:prnc/52859/ZON/PLAY7

ORDINANCE 013504

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5. That this Special Permit is issued subject to the development standards in the R-5 (Residential) district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

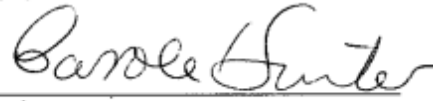
7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. SP 97-24** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 24<sup>th</sup> day of February, 19 98.


THE CITY OF EL PASO

  
Mayor

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
John F. Nance  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Scott Stanfield  
Dept. of Planning, Research & Development

NANCE:pnc\#52859\ZON\PLA\Y7

ORDINANCE

013504

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AGREEMENT

CELLULAR ONE, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the R-5 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 2nd day of December, 1997

CELLULAR ONE

By: [Signature]

Title: SITE ACQ MGR.

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF EL PASO )

This instrument is acknowledged before me on this 2nd day of December, 1997 by Joe Villarreal as Site Acq Mgr on behalf of CELLULAR ONE, as Applicant.

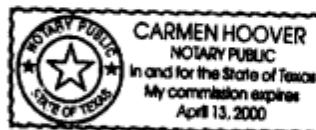
My Commission Expires:

[Signature]

Notary Public, State of Texas

Notary's Printed or Typed Name:

Special Permit #SP 97-24



NANCE;pmc/#52859/ZON/PLA/YD 013504

ORDINANCE \_\_\_\_\_

# **ATTACHMENT 6**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with light manufacturing, apartment, and residential uses in the surrounding area and consistent with *Plan El Paso*, the City's Comprehensive Plan and the G-2, Traditional Neighborhood (Walkable) future land use designation. The following conditions are:

1. *"That access to the subject property shall be limited to Delta Drive."*
2. *"That two-story structures shall be prohibited"*
3. *"That a six foot (6') high combination masonry/wrought iron wall shall be installed along the property line abutting Barney Street."*
4. *"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 fifteen feet (15') on center along the property line abutting Barney Street. 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."*
5. *"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 fifteen feet (15') 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."*

The following items on Master Zoning Plan shall be addressed prior to City Council:

1. Relocate access easement to connect to Delta Drive.
2. Revise from "Proposed 10 feet Utility Easement" to "Existing 10 feet Overhead Electric Easement"

## **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 permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

## **Planning and Inspections Department – Land Development**

No objections to proposed rezoning.

## **Fire Department**

No adverse comments.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

No objections to the proposed rezoning.

## **Texas Department of Transportation (TxDOT)**

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

## **Sun Metro**

No comments received.

## **El Paso Water**

El Paso Water (EPWU) does not object to this request.

**Water:**

There is an existing 4-inch diameter water main that extends along Barney Avenue., fronting the subject property. This main is located along the centerline of the right-of-way. This water main dead ends approximately 143-feet west of Kyle Street This water main is available for service.

There is an existing 12-inch diameter water main that extends along Delta Drive located approximately 13.5-feet south of the property. This water main is available for service.

Previous water pressure from fire hydrant #1028 located at the northeast corner of the intersection of French Place and Delta Drive., has yielded a static pressure of 100 psi, a residual pressure of 92 psi, and a discharge of 1,342 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.

EPWU records indicate one (1) 1-1/2-inch active water service serving the subject property. The address of this service is 4625 Delta Drive.

**Sanitary Sewer:**

There is an existing 15-inch diameter sanitary sewer main that extends along Barney Street fronting the subject property. This main is located north of the right-of-way centerline. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Delta Drive. This main is located approximately 73-feet south of the property. This main is available for service.

There is an existing 12-inch diameter force main that extends along Delta Drive located approximately 15-feet south of the property. No direct service connections are allowed to this main.

**General:**

An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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 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 and encourage the use of nonstructural storm water management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.

**El Paso County 911 District**

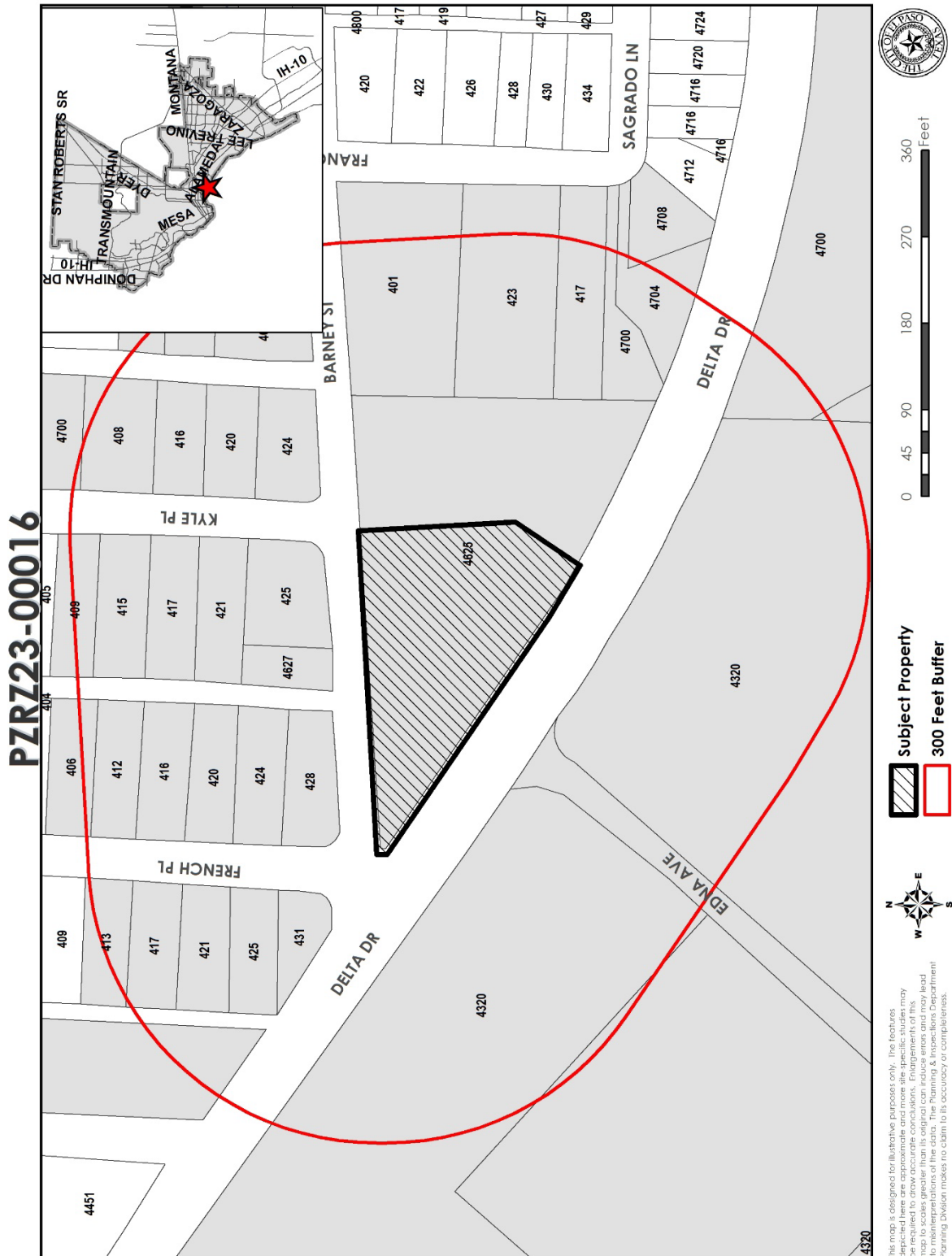
The 911 District has no comments/concerns regarding this zoning.

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

The item is not within the boundaries of EPCWID1.



# ATTACHMENT 7



# **ATTACHMENT 8**

**Salloum, Andrew M.**

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**From:** Salloum, Andrew M.  
**Sent:** Tuesday, November 28, 2023 10:56 AM  
**To:** Charlene Rodriguez  
**Subject:** RE: Case: PZRZ23-00016 - 4625 Delta Drive

Good morning,

Thank you for your email. Letters will be added to the backup that will be presented to the City Plan Commission and City Council.

Cordially,  
**Andrew Salloum | Senior Planner**  
P: 915.212.1603  
A: 801 Texas Ave. El Paso, TX 79901  
E: [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov),  
[ElPasoTexas.gov](http://ElPasoTexas.gov) | [Take Our Survey](#)



Planning & Inspections Department  
City of El Paso

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**From:** Charlene Rodriguez <[charlar08@gmail.com](mailto:charlar08@gmail.com)>  
**Sent:** Tuesday, November 28, 2023 10:34 AM  
**To:** Salloum, Andrew M. <[SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)>  
**Subject:** Case: PZRZ23-00016 - 4625 Delta Drive

You don't often get email from [charlar08@gmail.com](mailto:charlar08@gmail.com). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use Phish Alert or forward to [SpamReport@elpasotexas.gov](mailto:SpamReport@elpasotexas.gov).

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## CONCERNED CITIZEN

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November 28, 2023

El Paso Planning and Inspection Department  
801 Texas Ave.  
El Paso, TX 79901

To Whom it May Concern,

I am a life long resident of El Paso, Tx and have lived at 421 French Place for over 58 years. It has come to my attention that coming before the City Planning Commission and City Council, will be a proposal to rezone the property at 4625 Delta Drive. This property is located diagonally across my property and thus any changes taking place there will directly effect myself and my family. The proposal seeks to change the zoning at 4625 Delta from residential to commercial with the property owners having the intent to move and store heavy machinery and build apartments on this land. I directly oppose this rezoning for the following reasons:

- 1.The residential streets surrounding this property would not be able to handle the increased traffic that would ensue from, not only the temporary construction needed for the aforementioned project, but also from the permanent apartment tenants from the 20 units the owner intends to build.
- 2.From the information made available about the intended use for the property, should the rezoning take effect, it is understood that large machinery will be stored and moved at the property. This would cause unwanted noise pollution.
- 3.I would not want my property taxes to go up or for my property value to decrease, depending on which effect this proposal could have.
- 4.Discussion at one of the meetings about the proposed rezoning at 4625 Delta, mentioned that the new office facilities that would be built on the property may be used for mental health or drug rehabilitation centers. This would make the current residents of this neighborhood feel unsafe and would add to the stigma of poverty and crime already unfairly placed on this area of El Paso.

Thank you for your time and I hope that you will listen to my concerns as well as those of my neighbors, and protect the best interest of the citizens of El Paso.

Sincerely,

Yolanda Galindo

421 French, El Paso, TX 79905

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## CONCERNED CITIZEN

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November 28, 2023

El Paso Planning and Inspection Department

801 Texas Ave.

El Paso, TX 79901

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Sincerely,

Charlene Rodriguez

421 French, El Paso, TX 79905