



## *City of El Paso – City Plan Commission Staff Report*

**Case No** SUAX12-00002  
**Application Type** Annexation and Service Plan  
**CPC Hearing Date** January 09, 2014  
**Staff Planner** Nelson Ortiz, 541-4931, [Ortiznx@elpasotexas.gov](mailto:Ortiznx@elpasotexas.gov)

**Location** South of the future extension of Pebble Hills Boulevard (between John Hayes Street and the future Tim Floyd Street) and at the intersection of the future extensions of Ralph Seitsinger Drive and Tim Floyd Street

**Legal Description** A portion of Section 48, Block 79, & portion of Sections 18 & 19, Block 78, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas

**Acreage** 1.59 acre  
**Rep District** Adjacent to District 5  
**Existing Use** Vacant  
**Existing Zoning** N/A - East ETJ  
**Proposed Zoning** R-F (Ranch-Farm)

**Property Owner** Ranchos Real Land Holdings, LLC/ County of El Paso  
**Applicant** Ranchos Real Holding, LLC  
**Representative** Conde, Inc.

**Distance to Park:** Parks proposed within abutting Land Study  
**Distance to School:** One school proposed within abutting Land Study

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 (Residential) / Vacant

**South:** ETJ/ Vacant

**East:** ETJ / Vacant

**West:** R-5 (Residential)/ Vacant

***THE PLAN FOR EL PASO DESIGNATION:*** O5 (Remote)

### **General Information:**

The applicant is requesting annexation of vacant land within the City of El Paso's Extra Territorial Jurisdiction (ETJ) and approval of a service plan in conjunction with the Annexation Agreement. The subject property is approximately 1.59 acres and is currently vacant. Under the terms of the approved agreement, the subject property will be zoned to R-F (Ranch Farm) at the time of annexation.

The property will be used for Right-of-Way purposes only (extension and improvements to Pebble Hills Boulevard, Mike Price Drive/ Pebble Hills Boulevard Intersection and Tim Floyd Street/ Ralph Seitsinger Drive Intersection.) Furthermore, portions of the land to be annexed will allow the proper completion and maintenance of three proposed roundabouts.

**Neighborhood Input:**

Notice of the public hearings were mailed to all property owners within 300 feet of this proposed annexation and published in the El Paso Times in accordance with the Texas Local Government Code. Planning staff did not receive any phone calls in support or opposition to this request.

**DCC Recommendation:**

The Development Coordinating Committee recommends approval and provides the following comments:

**City Development Department - Planning Division:**

Planning has no objection to the annexation request. The Service Plan shall be approved with the ordinance approving the annexation in accordance with the Texas Local Government Code 43.056. Planning recommends approval of this request.

**City Development Department - Land Development**

No comments received.

**Department of Transportation:**

No comments received.

**Fire Department:**

No comments received.

**El Paso Police Department:**

No conflicts are observed from the proposed changes.

**Parks and Recreation Department:**

No comments received.

**El Paso Water Utilities:**

We have reviewed the annexation service plan described above and provide the following comments:

1. EPWU does not object to this request.
2. The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed and collected by EPWU after the El Paso Water Utilities receives an application for water and sanitary sewer services.

**Sun Metro:**

After review of the supplied annexation case, Sun Metro has the following comments:

- SUAX12-00002: Sun Metro does not oppose this annexation request of portions of ROW. It is requested that travel lanes be designed to 11' width minimum in order to support any possible future use by mass transit vehicles.

**County of El Paso:**

No comments received.

**Environmental Services:**

No comments received.

**Attachments**

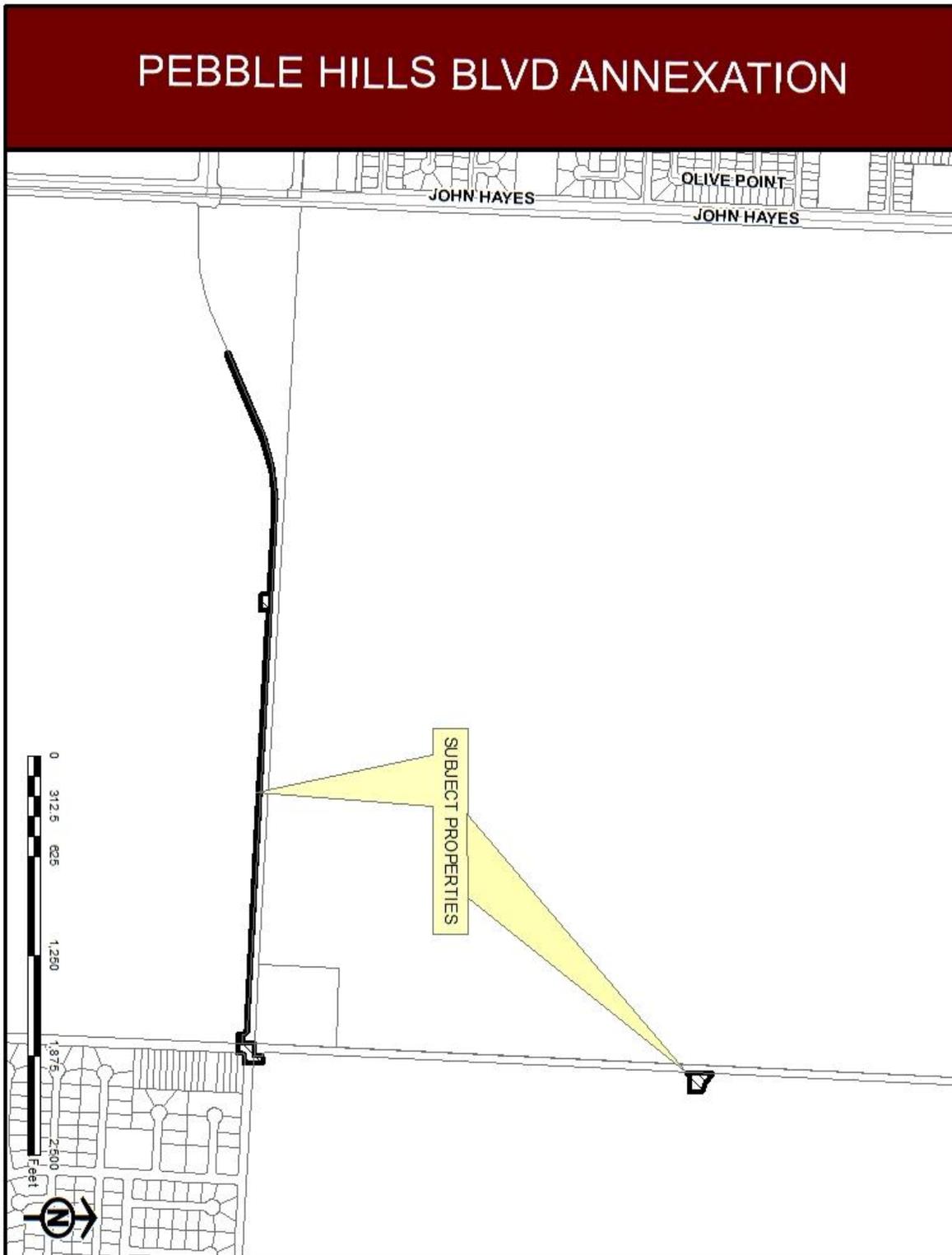
Attachment 1: Location Map

Attachment 2: Aerial

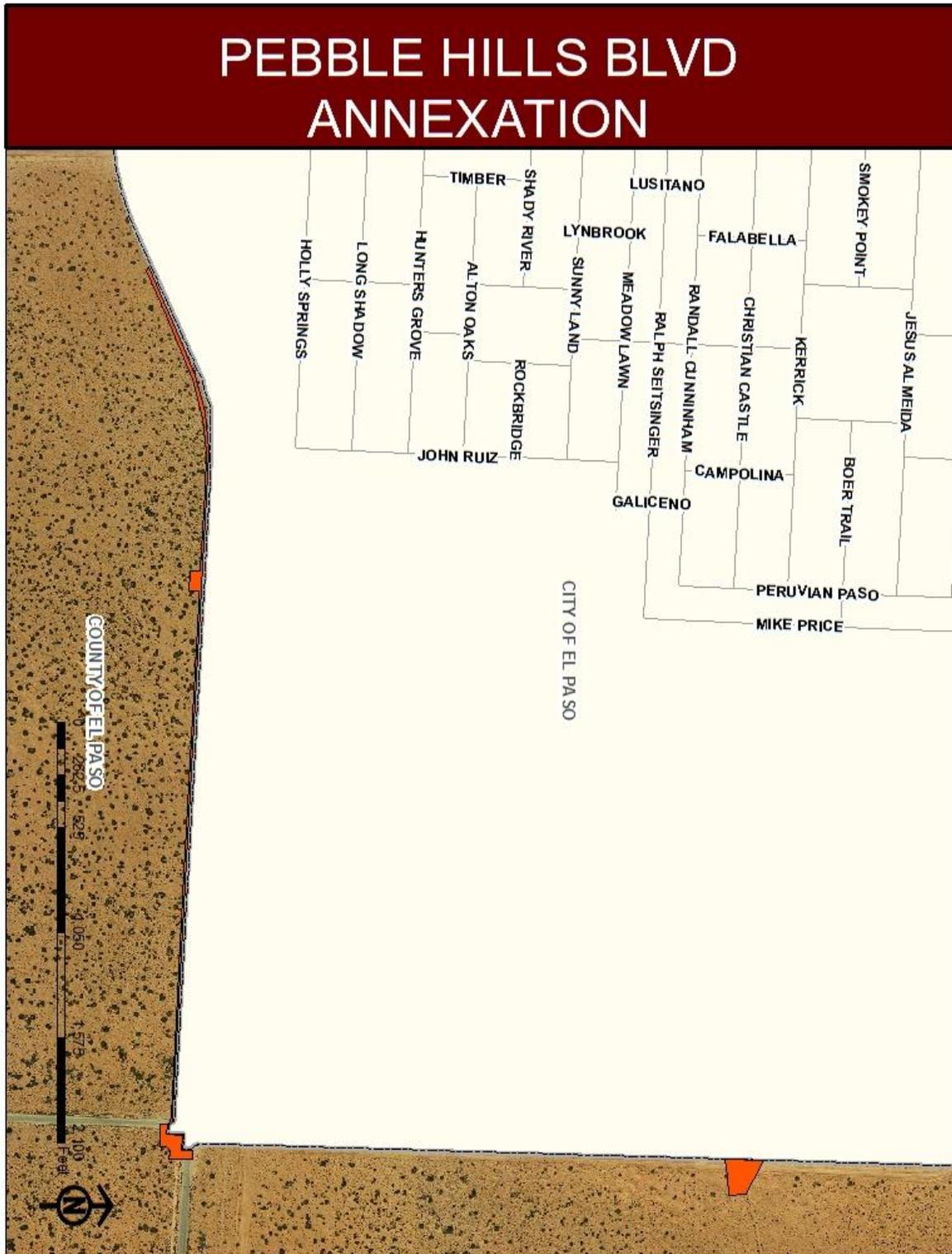
Attachment 3: Current Municipal Boundary

Attachment 4: Draft Ordinance

Attachment 1: Location Map







Attachment 4: Draft Ordinance