



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

**Case No:** SUAX13-00002  
**Application Type:** Annexation and Service Plan  
**CPC Hearing Date:** December 18, 2014  
**Staff Planner:** Nelson Ortiz, 212-1606, [Ortiznx@elpasotexas.gov](mailto:Ortiznx@elpasotexas.gov)

**Location:** West of Zaragoza at Pebble Hills  
**Legal Description:** Tract 1C, Section 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys and a portion of Zaragoza Road (F.M. 659), El Paso County, Texas

**Acreage:** 5.4325 acre  
**Rep District:** Adjacent to District 5  
**Existing Use:** Industrial storage yard  
**Existing Zoning:** ETJ  
**Proposed Zoning:** C-3 (Commercial)

**Property Owner:** Tomly Corporation  
**Applicant:** Tomly Corporation  
**Representative:** Conde, Inc.

**Distance to Park:** Adjacent to Tierra Del Este #27 Park  
**Distance to School:** Roberto Ituarte Elementary and Raphael Hernando Middle (.75 mi.)

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

**North:** N/A / East ETJ / Vacant  
**South:** C-3/c / Vacant  
**East:** C-4/c / Vacant  
**West:** R-5 / Park / Residential Development

**THE PLAN FOR EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **General Information:**

The applicant is requesting annexation of land within the City of El Paso's Extra Territorial Jurisdiction (ETJ) and approval of a service plan in conjunction with the Annexation Agreement. Under the terms of the approved agreement, the subject property is proposed to be re-zoned from R-F (Ranch Farm) to C-3 (Commercial) at the time of annexation.

The annexation is being requested to accommodate roadway improvements for the future extension of Pebble Hills Boulevard. Two lots intended for commercial development are also proposed.

### **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.

**El Paso Water Utilities:**

The EPWU does not object to this request.

**El Paso Police Department:**

We do not foresee any conflicts from this.

**City Development Department - Land Development**

We have reviewed the application and have no comments.

**Sun Metro:**

Recommends the applicant coordinate with staff in identifying a potential location for the placement and construction of a future bus stop.

**County of El Paso:**

The County has no comments or objections with the proposed annexations related to the extension of Pebble Hills west of Zaragoza.

**Department of Transportation:**

No comments received.

**Fire Department:**

No comments received.

**Parks and Recreation Department:**

No comments received.

**Environmental Services:**

No comments received.

**Attachments**

Attachment 1: Location Map

Attachment 2: Aerial

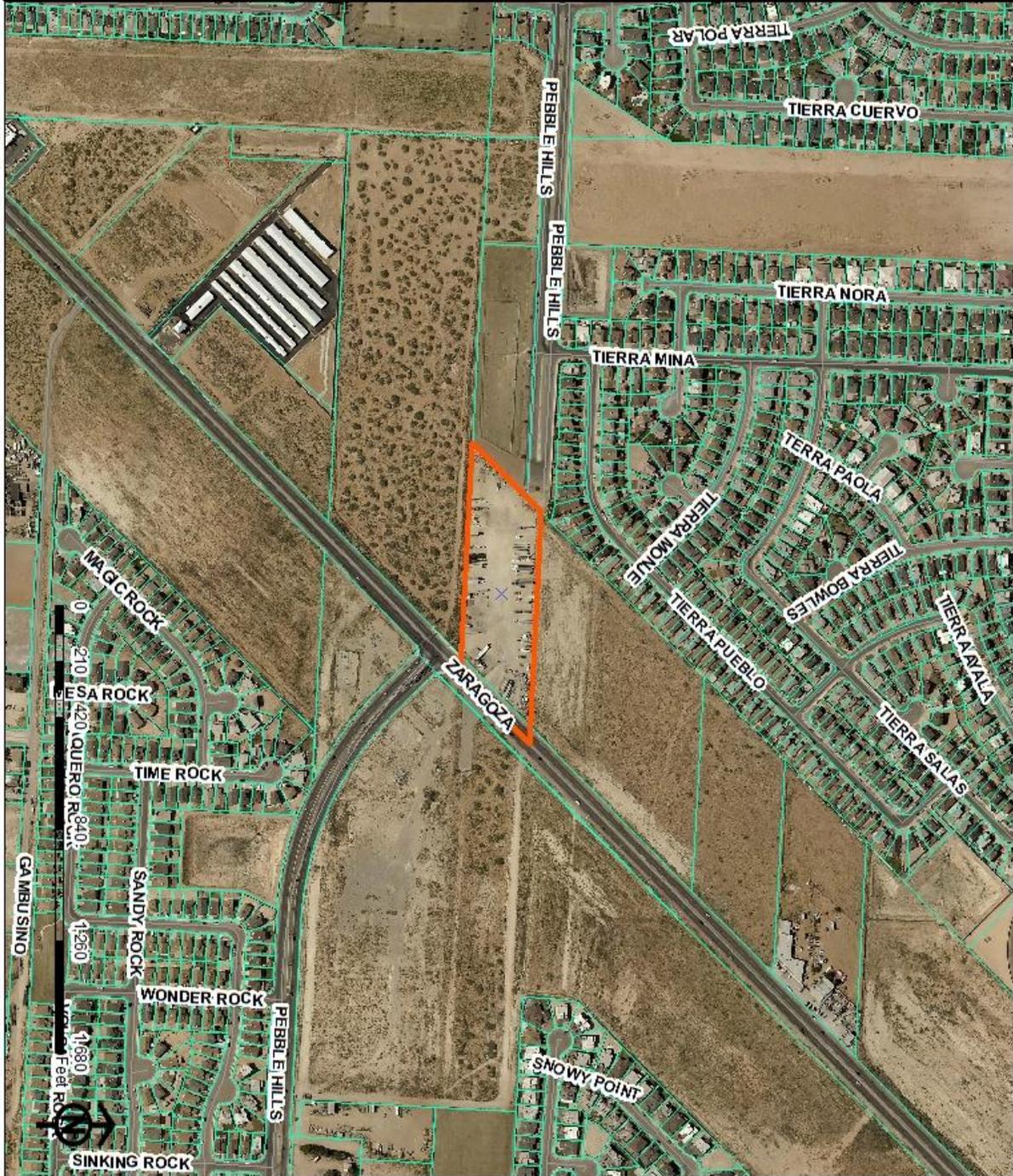
Attachment 3: Survey

Attachment 4: Application

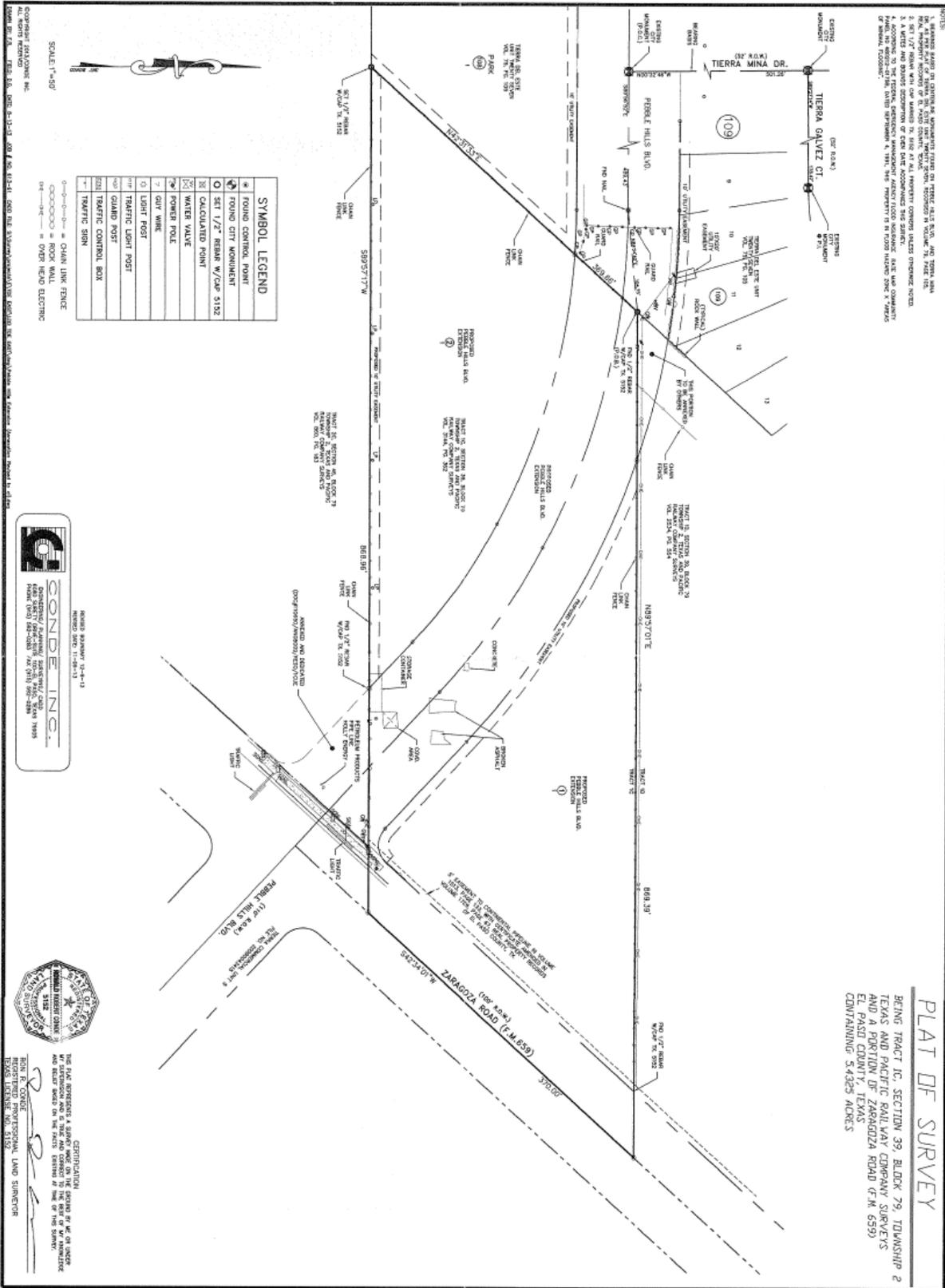


Attachment 2: Aerial

# PEBBLE HILLS EXTENSION ANNEXATION



# Attachment 3: Survey



**Attachment 4: Application**



**APPLICATION FOR ANNEXATION  
PLANNING & ECONOMIC DEVELOPMENT  
PLANNING DIVISION**

**CITY OF EL PASO, TEXAS  
811 Texas Avenue  
El Paso, TX 79901  
915-541-4558**

**1. CONTACT INFORMATION**

PROPERTY OWNER(S): Tomly Corporation  
 ADDRESS: 306 E. Paisano ZIP CODE: 79901 PHONE: 472-3194  
 APPLICANT(S): Tomly Corporation  
 ADDRESS: 306 E. Paisano ZIP CODE: 79901 PHONE: 472-3194  
 REPRESENTATIVE(S): Conde, Inc.  
 ADDRESS: 6080 Surety Drive, Ste 100 ZIP CODE: 79905 PHONE: 592-0283  
 E-MAIL ADDRESS: cconde@condeinc.com

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: X579-000-23990-1700  
 LEGAL DESCRIPTION: Being Tract 1C, Section 39, Block 79 Township 2, Texas and Pacific Railway Company  
Surveys, and a Portion of Zaragoza Road (F.M. 659) El Paso County, Texas  
 STREET ADDRESS OR LOCATION: Pebble Hills Blvd & Zaragoza Road REP DISTRICT: 5  
 ACREAGE: 5.4325 ac PRESENT ZONING: n/a PRESENT LAND USE: vacant  
 PROPOSED ZONING C-3 PROPOSED LAND USE: Commercial

**3. PARCEL TWO INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
 LEGAL DESCRIPTION: \_\_\_\_\_  
 STREET ADDRESS OR LOCATION \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
 ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
 PROPOSED ZONING \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

**4. PARCEL THREE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
 LEGAL DESCRIPTION: \_\_\_\_\_  
 STREET ADDRESS OR LOCATION \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
 ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
 PROPOSED ZONING \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

**5. ADDITIONAL INFORMATION**

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S): \_\_\_\_\_  
 Printed Name: "See attached" Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

*Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.*

|   |                              |                                |                                   |
|---|------------------------------|--------------------------------|-----------------------------------|
| SUAX13-00002  | <b>** OFFICE USE ONLY **</b> | RECEIVED DATE: <u>11/26/13</u> | APPLICATION FEE: \$ <u>645.54</u> |
| DCC REVIEW DATE: ___/___/___; 1 <sup>ST</sup> Public Hearing: ___/___/___ (Location/time to be announced) |                              |                                |                                   |
| CPC REVIEW DATE: ___/___/___ (1:30 pm, City Council Chambers, 2 <sup>ND</sup> Floor, City Hall Building)  |                              |                                |                                   |
| ACCEPTED BY: <u>Nelson O.</u>   |                              |                                |                                   |

APPLICATION FOR AN EXEMPTION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):

~~Printed Name: River Oaks Properties, LTD  
106 Mesa Park Dr  
El Paso, TX 79912~~

Signature: \_\_\_\_\_

~~Printed Name: Tomly Corporation  
306 E. Paisano  
El Paso, TX 79901~~

~~Signature: \_\_\_\_\_~~

~~Printed Name: Genagra, LP  
5009 Vista Del Monte St  
El Paso, TX 79922~~

Signature: \_\_\_\_\_