

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: February 8, 2011
Public Hearing: March 1, 2011

CONTACT PERSON/PHONE: Esther Guerrero, (915) 541-4720

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of the following real property known as:

Parcel 1: a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch & Farm) to C-3 (Commercial) and imposing a certain condition;

Parcel 2: a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch & Farm) to C-3 (Commercial) and imposing a certain condition;

Parcel 3: a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, from R-F (Ranch & Farm) to C-3 (Commercial) and imposing a certain condition;

Parcel 4: a portion of Sections 16 and 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a Portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, from R-F (Ranch & Farm) to C-1 (Commercial);

Parcel 5: a portion of Sections 16 and 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, from R-F (Ranch & Farm) to A-2 (Apartment). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Patriot Freeway/US 54, West of Mesquite Hills Drive. Property Owner: Newman Ranch Properties, LLC. ZON09-00065 (**District 4**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation

City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning and Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

PARCEL 1: A PORTION OF SECTION 17, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH & FARM) TO C-3 (COMMERCIAL) AND IMPOSING A CERTAIN CONDITION;

PARCEL 2: A PORTION OF SECTION 17, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH & FARM) TO C-3 (COMMERCIAL) AND IMPOSING A CERTAIN CONDITION;

PARCEL 3: A PORTION OF SECTION 17, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AND A PORTION OF MESQUITE HILLS DRIVE OUT OF MESQUITE HILLS UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH & FARM) TO C-3 (COMMERCIAL) AND IMPOSING A CERTAIN CONDITION;

PARCEL 4: A PORTION OF SECTIONS 16 AND 17, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AND A PORTION OF MESQUITE HILLS DRIVE OUT OF MESQUITE HILLS UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH & FARM) TO C-1 (COMMERCIAL);

PARCEL 5: A PORTION OF SECTIONS 16 AND 17, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AND A PORTION OF MESQUITE HILLS DRIVE OUT OF MESQUITE HILLS UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH & FARM) TO A-2 (APARTMENT). 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:

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: *A portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas,* as further described by metes and bounds in the attached Exhibit A, from **R-F (Ranch and Farm)** to **C-3 (Commercial)** and imposing the condition that prior to the issuance of any building permits, a detailed site development plan review be submitted and approved by the City Plan Commission;

ORDINANCE NO. _____

ZONING CASE NO: ZON09-00065

Parcel 2: *A portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, as further described by metes and bound in the attached Exhibit B, from R-F (Ranch and Farm) to C-3 (Commercial) and imposing the condition that prior to the issuance of any building permits, a detailed site development plan review be submitted and approved by the City Plan Commission;*

Parcel 3: *A portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, as further described by metes and bounds in the attached Exhibit C, from R-F (Ranch and Farm) to C-3 (Commercial) and imposing the condition that prior to the issuance of any building permits, a detailed site development plan review be submitted and approved by the City Plan Commission;*

Parcel 4: *A portion of Sections 16 and 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, as further described by metes and bounds in the attached Exhibit D, from R-F (Ranch and Farm) to C-1 (Commercial); and*

Parcel 5: *A portion of Sections 16 and 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, as further described by metes and bounds in the attached Exhibit E, from R-F (Ranch and Farm) to A-2 (Apartment).*

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

Richarda Duffy Momsen, City Clerk

John F. Cook
Mayor

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

ORDINANCE NO. _____

ZONING CASE NO: ZON09-00065

Being a portion of
Section 17, Block 80, Township 1,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 28, 2010
(Parcel 1 R-F to C-3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

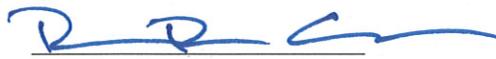
Commencing for reference at a set ½" rebar with cap "5152" for the southeast corner of Section 17, from which the top of a found 2" (disturbed) pipe in concrete bears South 80°13'38" West a distance of 0.61 feet and a 2" iron pipe in concrete found for the southwest corner of said Section 17 bears North 89°53'16" West a distance of 5,275.53 feet; Thence, North 89°53'16" West, along the south line of said section, a distance of 2301.68 feet to a set ½" rebar with cap "5152" for the **"TRUE POINT OF BEGINNING"**.

Thence with said section line, **North 89°53'16" West** a distance of **723.44** feet to a found ⅝" rebar with cap "TX 2998" at the southeasterly right of way line of U.S. Highway 54 (400.00 foot R.O.W.);

Thence with said right of way, **North 48°31'42" East** a distance of **482.65** feet to a point;

Thence with said right of way, **South 48°24'51" East** a distance of **483.70** feet to **"TRUE POINT OF BEGINNING"** and containing in all **115,875** square feet or **2.660** acres of land more or less.

Plat of even date accompanies this metes and bounds description.


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



job #208-19

Being a portion of Section 17,
Block 80, Township 1,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 28, 2010
(Parcel 2 R-F to C-3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at being a ½" rebar with cap "5152" for the southeast corner of Section 17, from which the top of a found 2" (disturbed) pipe in concrete bears South 80°13'38" West a distance of 0.61 feet and a 2" iron pipe in concrete found for the southwest corner of said Section 17 bears North 89°53'16" West a distance of 5,275.53 feet; Thence with the south line of said section, North 89°53'16" West a distance of 1259.12 feet to a point; Thence leaving said section line, North 48°24'51" West a distance of 239.66 feet to a point for the "TRUE POINT OF BEGINNING";

Thence North 48°24'51" West a distance of 941.12 feet to a point at the southeasterly right of way line of U.S. Highway 54 (400.00 foot R.O.W.);

Thence with said right of way, North 48°31'42" East a distance of 976.86 feet to a point;

Thence leaving said right of way line South 27°45'56" East a distance of 373.10 feet to a point;

Thence South 26°58'03" East a distance of 509.16 feet to a point;

Thence South 41°35'09" West a distance of 651.96 feet to "TRUE POINT OF BEGINNING" and containing 16.665 acres of land more or less.

Not a ground survey

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



Being a portion of Section 17,
Block 80, Township 1, Texas
And Pacific Railway Company Surveys,
and a portion of Mesquite Hills Drive,
out of Mesquite Hills Two
City of El Paso, El Paso County, Texas
August 27, 2010
(Parcel 3 R-F to C-3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a set 1/2" rebar with cap "5152" for the southeast corner of Section 17, from which 2" iron pipe in concrete found for the southwest corner of said Section 17 bears North 89°53'16" West a distance of 5,275.53 feet; Thence, North 48°45'55" West a distance of 1620.93 feet to a point for the "TRUE POINT OF BEGINNING".

Thence North 26°58'03" West a distance of 38.75 feet to a point;

Thence North 27°45'56" West a distance of 373.10 feet to a point on the southeasterly right of way line of U.S. Highway 54 (400.00 foot R.O.W.);

Thence with said right of way line, North 48°31'42" East a distance of 970.36 feet to a point;

Thence with said right of way line, North 48°31'57" East a distance of 628.42 feet to a point;

Thence with said right of way line, South 66°15'01" East a distance of 122.10 feet to a point;

Thence with said right of way line, North 88°58'02" East a distance of 60.46 feet to a point on the easterly line of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys;

Thence along said line, South 00°59'42" East a distance of 328.50 feet to a point;

Thence leaving said line, South 48°31'42" West a distance of 1580.84 feet to "TRUE POINT OF BEGINNING" and containing 15.207 acres of land more or less.

A Drawing of even date accompanies this metes and bounds description.


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



job #709-11

Being a portion of Sections 16 and 17,
Block 80, Township 1, Texas
And Pacific Railway Company Surveys,
and a portion of Mesquite Hills Drive,
out of Mesquite Hills Two
City of El Paso, El Paso County, Texas
October 28, 2010
(Parcel 4 R-F to C-1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 16 and 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a set ½" rebar with cap "5152" for the southeast corner of Section 17, from which 2" iron pipe in concrete found for the southwest corner of said Section 17 bears North 89°53'16" West a distance of 5,275.53 feet; Thence, North 48°45'55" West a distance of 1620.93 feet to a point for the "TRUE POINT OF BEGINNING".

Thence North 48°31'42" East a distance of 1580.84 feet to a point on the centerline of Mesquite Hill Dr.

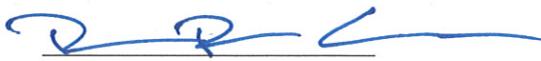
Thence along said centerline South 00°59'42" East a distance of 1275.26 feet to a point of curve;

Thence 249.97 feet along the arc of a curve to the left which has a radius of 1350.00 feet a central angle of 10°36'33" a chord which bears South 06°17'58" East a distance of 249.61 feet to a point;

Thence leaving said centerline South 89°00'18" West a distance of 983.16 feet to a point;

Thence North 26°58'03" West a distance of 553.53 feet to "TRUE POINT OF BEGINNING" and containing 26.56 acres of land more or less.

A Drawing of even date accompanies this metes and bounds description.


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



job #709-11

Being a portion of Sections 16 and 17,
Block 80, Township 1,
Texas and Pacific Railway Company Surveys,
And a portion of Mesquite Hills Drive,
Out of Mesquite Hills Unit Two,
City of El Paso, El Paso County, Texas
October 28, 2010
(Parcel 5 R-F to A-2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 16 and 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being the southeasterly corner of Section 17, from which a 2" iron pipe in concrete found for the southwest corner of said Section 17 bears North 89°53'16" West a distance of 5,275.53 feet;

Thence with the south line of said section, North 89°53'16" West a distance of 1259.12 feet to a point;

Thence leaving said section line, North 48°24'51" West a distance of 239.66 feet to a point

Thence North 41°35'09" East a distance of 651.96 feet to a point;

Thence South 26°58'03" East a distance of 83.12 feet to a point;

Thence North 89°00'18" East a distance of 983.16 feet to a point on the centerline of Mesquite Hills Dr.;

Thence along said centerline, 663.08 feet along the arc of a curve to the left which has a radius of 1350.00 feet a central angle of 28°08'31" a chord which bears South 25°40'30" East a distance of 656.43 feet to a point on the southerly line of Section 16, Block 80, Township 1, Texas and Pacific Railway Company Surveys;

Thence along said line, South 89°53'47" West a distance of 299.47 feet to "TRUE POINT OF BEGINNING" and containing 18.879 acres of land more or less.

Not a ground survey


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



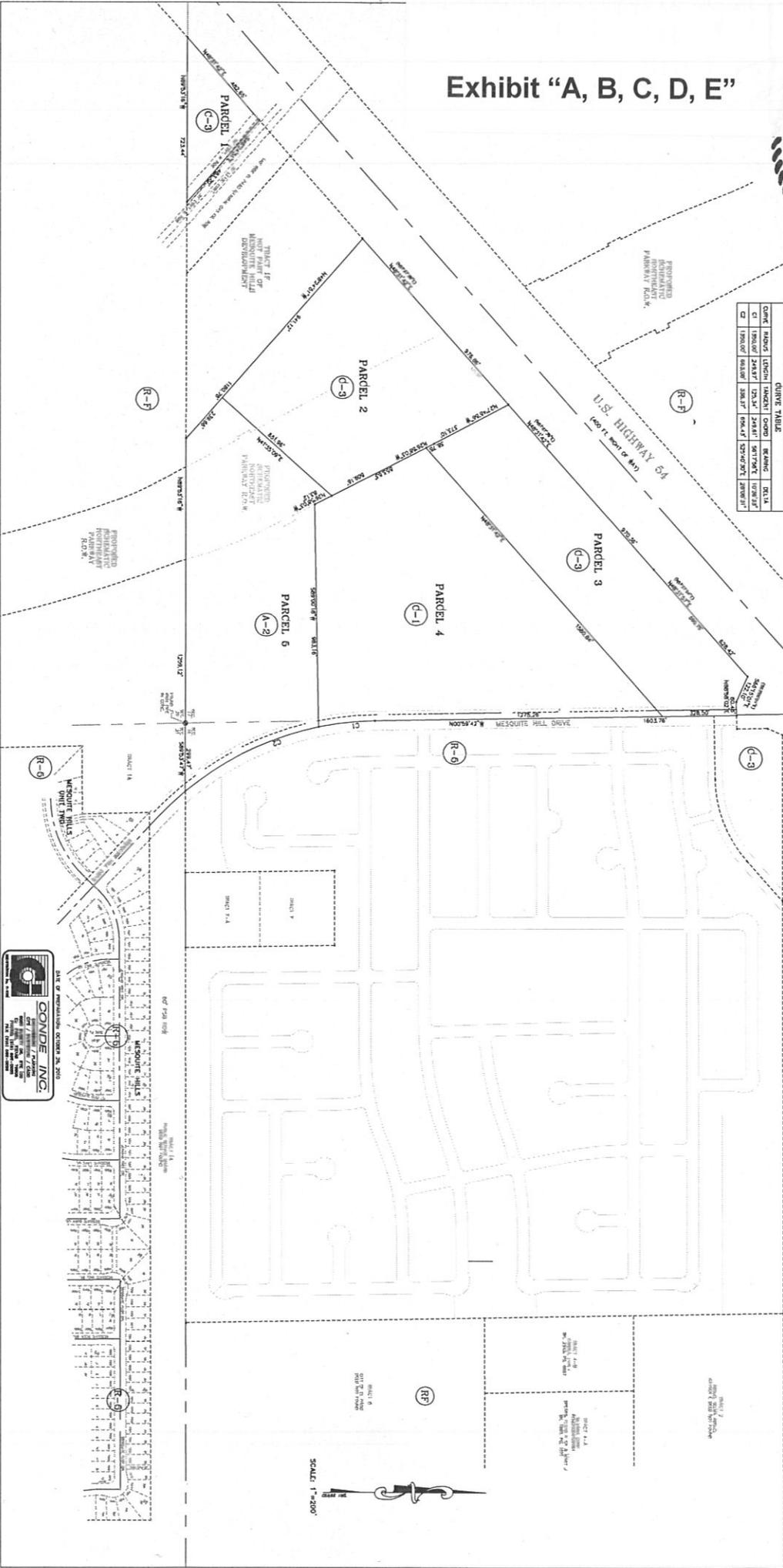
job #709-11



Exhibit "A, B, C, D, E"

Parcel	Acres	Proposed Zoning	Existing Zoning
1	2.880	C-3	R-F
2	16.986	C-3	R-F
3	15.207	C-3	R-F
4	28.280	C-1	R-F
5	18.879	A-2	R-F

CURVE TABLE					
Curve Radius	Length	Angle	Chord	Offset	Delta
C1	175.00'	24.87°	153.42'	22.88'	108.98'
C2	175.00'	38.87°	136.42'	32.88'	120.98'



ZONING PLAN

BEING A PORTION OF MESQUITE HILL DRIVE, MESQUITE HILLS UNIT TWO, PORTION OF TRACT 6C, SECTION 16, AND ALL OF TRACTS 1C-1, 1D, AND 1E, SECTIONS 17, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

DATE: 01/14/2011





Date: January 31, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Esther Guerrero, Planner
Subject: ZON09-00065

The City Plan Commission (CPC) on December 2, 2010, voted **5-0** to recommend **approval** of this rezoning request with the condition that prior to the issuance of any building permits, a detailed site development plan review be submitted and approved by the City Plan Commission on Parcels 1 thru 3. The applicant is proposing commercial and multi-family development.

This recommendation is in agreement with the recommendation from staff and the Development Coordinating Committee (DCC).

The CPC found that the rezoning is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Northeast Planning Area. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; and will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no one present at the meeting to speak in favor or in opposition to this request.

Attachment: Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson





City of El Paso – City Plan Commission Staff Report

Case No: ZON09-00065
Application Type: Rezoning
CPC Hearing Date: December 2, 2010
Staff Planner: Esther Guerrero, 541-4720, guerreroex@elpasotexas.gov

Location: Patriot Freeway/US 54, West of Mesquite Hills Drive
Legal Description: Parcels 1 & 2: a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcels 3, 4 & 5: a portion of Section 17, Block 80, Township 1, Texas and Pacific Railway Company Surveys, and a portion of Mesquite Hills Drive out of Mesquite Hills Unit Two, City of El Paso, El Paso County, Texas

Acreage: Parcel 1: 2.660 acres
Parcel 2: 16.665 acres
Parcel 3: 15.207 acres
Parcel 4: 26.56 acres
Parcel 5: 18.879 acres

Rep District: 4
Existing Use: Vacant
Existing Zoning: R-F (Ranch and Farm)
Request: Parcels 1, 2 & 3: From R-F (Ranch & Farm) to C-3 (Commercial)
Parcel 4: From R-F (Ranch & Farm) to C-1 (Commercial)
Parcel 5: From R-F (Ranch & Farm) to A-2 (Apartment)
Proposed Use: Parcels 1, 2 & 3: Community commercial development
Parcel 4: Neighborhood commercial development
Parcel 5: Apartments
Property Owner: Newman Ranch Properties, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm)/ Vacant
South: R-F (Ranch and Farm)/ Vacant
East: C-3/c (Commercial/condition) / Vacant; R-5 (Residential) / Vacant
West: R-F (Ranch and Farm) / Vacant; G-MU (General Mixed Use) / Vacant

Plan for El Paso Designation: Industrial, Commercial, Mixed-Use (Northeast Planning Area)
Nearest Park: Proposed Mesquite Hills #1 Park (2,458 feet)
Nearest School: Barron Elementary (13,305 feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on, November 15, 2010. The Planning Division has not received any letters or phone calls in support or in opposition to this request.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning to permit commercial and multi-family development. The conceptual

site plan proposes commercial buildings on Parcels 1 thru 3, retail buildings on Parcel 4 and apartments on Parcel 5. Access is proposed via the Patriot Freeway/US 54 and Mesquite Hill Drive.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning request with a condition that prior to the issuance of any building permits, a detailed site development plan review be submitted and approved by the City Plan Commission on Parcels 1 thru 3.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land use.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- d. Encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the City. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

The purpose of the C-1 (Commercial) district 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.

The purpose of the A-2 (Apartment) district is to promote and preserve residential development within the City associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for approval with the recommended condition.

Transportation Department

No objections to rezoning request.

-All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

-Per the TIA, the intersection of Mesquite Hills & U.S. 54 South will be severely impacted by 2015 due to the addition of the proposed development.

-Applicant shall provide a proportionate share of traffic signal installation cost at US 54 and Mesquite Hills, and shall coordinate with TxDOT and the City on the design and timing of installation to coincide with the development.

-Applicant shall provide arterial lighting at US 54 and Mesquite Hills to improve visibility, and warning signs/flashers if recommended by TxDOT.

-Applicant shall provide all traffic control measures as warranted on Mesquite Hills due to addition of proposed development, such as accel/decel lanes, turning lanes, stops or signalization at proposed intersections.

Engineering – Land Development

1. Provide drainage flow.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall be required.*
4. Storm Water Pollution Prevention Plan and/or permit required.*
5. Drainage plans must be approved by the Development Services Department, Engineering Section.*
6. Coordination with TXDOT

Engineering – Construction Management Division-Plan Review

No objections.

Fire Department

No objections.

El Paso Water Utilities

1. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

2. Water service to the proposed developments is not available at this time. An extension of a 24-inch diameter water main from the future Franklin East #1 Reservoir, along Martin Luther King Boulevard, along the future Painted Dunes Boulevard, along McCombs Street, then through the Painted Dunes Golf Course, and across US 54 is required to serve the property. Construction of the required water infrastructure is scheduled for the year 2015 as per EPWU-PSB Capital Improvement Program.

EPWU-PSB Comments

Water:

3. There is an existing 12-inch diameter water main along Mesquite Hills Drive fronting the subject property. This water main currently operates on the East High Pressure Zone. The subject property is planned by EPWU to be serviced ultimately from the future Franklin East 1 Pressure Zone. The maximum pressures then will be approximately 90 psi. This water main will be available for service at the time schedule described above.

4. There is an existing 16-inch diameter flow line within Section 20. This flow line is located approximately 60-feet south of the southern property line of the subject property. No service connections are allowed to this main.

5. On-site water main extensions, within easements, may be required within the proposed development. The Developer is responsible for all water main extension costs.

Sanitary Sewer:

6. There is an existing 18-inch diameter sanitary sewer main along the existing Mesquite Hills Drive (within the Mesquite Hills Unit 2 subdivision).

7. On-site sanitary sewer main extensions, within easements, may be required within the proposed development. The Developer is responsible for all sewer main extension costs.

General:

8. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week. The Developer shall refrain from constructing rock walls, signs, or any structure that will interfere with the access to the PSB easements.

9. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of

street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

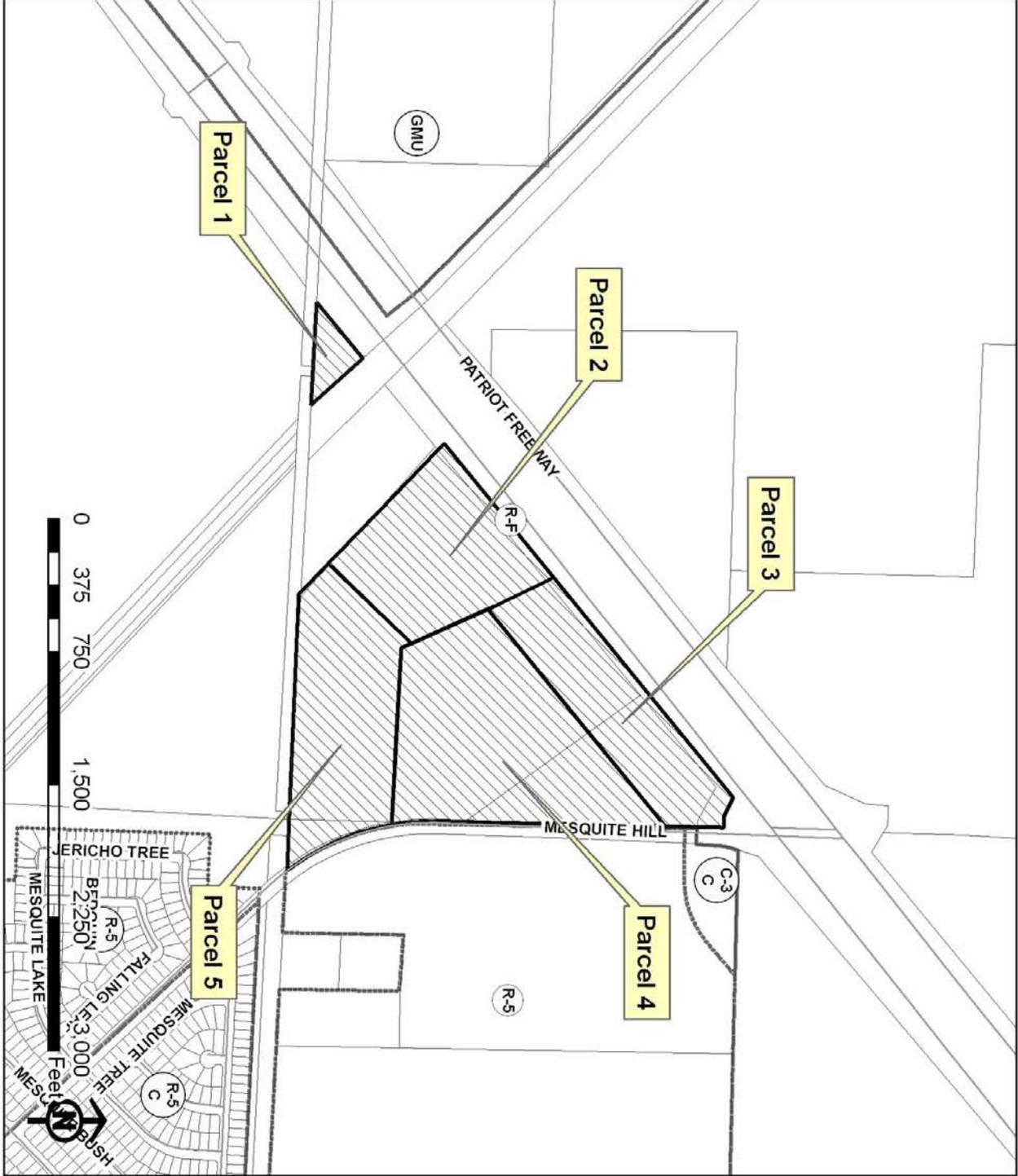
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

ZON09-00065

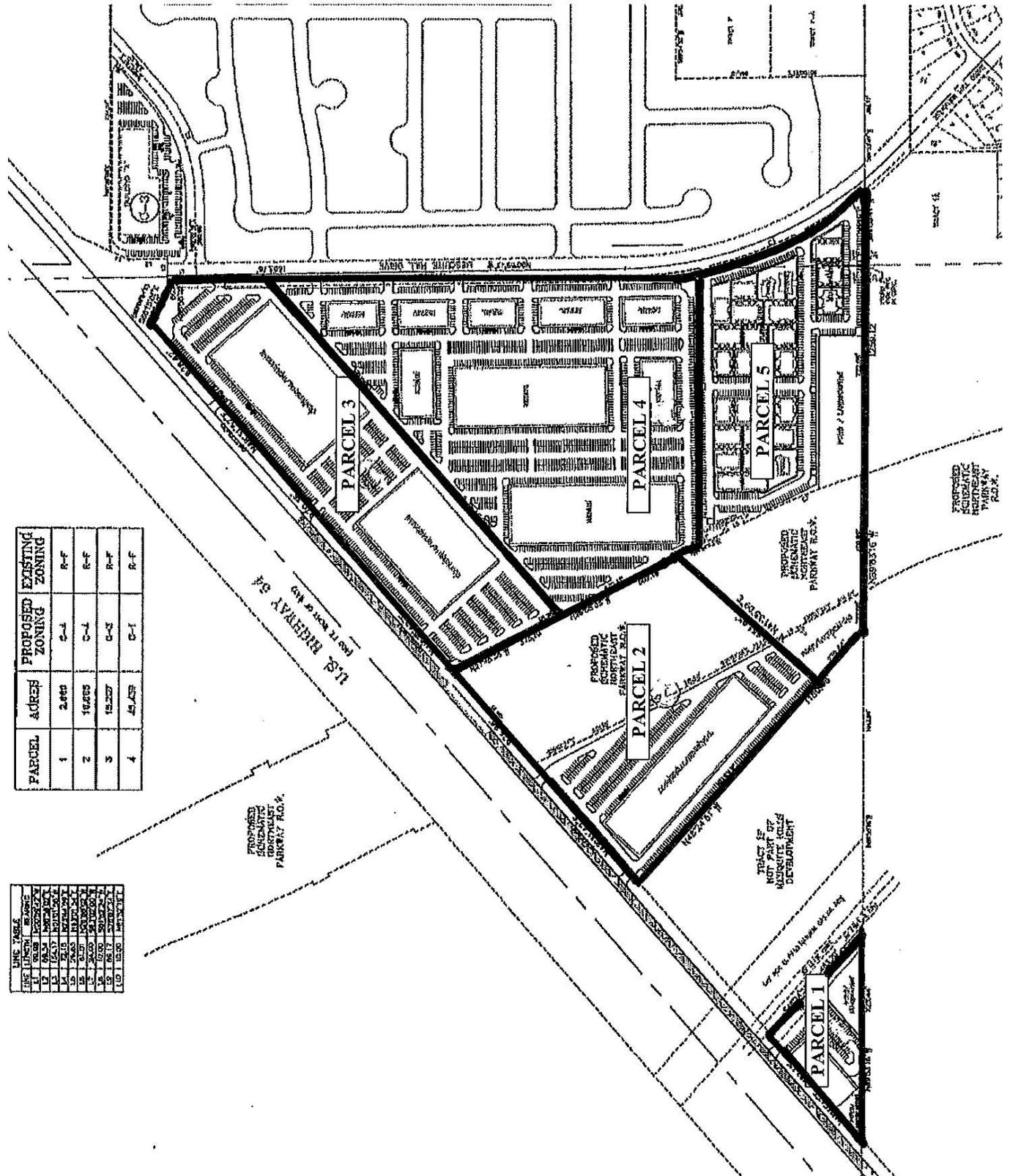


ATTACHMENT 2: AERIAL MAP

ZON09-00065



ATTACHMENT 3: CONCEPTUAL SITE PLAN



PARCEL	Address	PROPOSED ZONING	EXISTING ZONING
1	2,440	C-1	R-F
2	10,665	C-1	R-F
3	15,207	C-2	R-F
4	15,459	C-1	R-F

LINE	TYPE	DESCRIPTION
1	1	EXISTING LOT
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