

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

**DEPARTMENT:** Development Services - Planning Division  
**AGENDA DATE:** Introduction 03/06/07; Public Hearing 03/27/07  
**CONTACT PERSON/PHONE:** Esther Guerrero, Planner – 541-4720  
**DISTRICT(S) AFFECTED:** # 5

**SUBJECT:**

An Ordinance changing the zoning of the following real property described as: Parcel 1: A portion of Tract 2B2, Section 45, and a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-3A (Residential); Parcel 2: A portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential); Parcel 3: A portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to A-O (Apartment/Office); Parcel 4: A portion of Tract 2B2, Section 45, and a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-3 (Commercial) and imposing conditions; Parcel 5: A portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso, County, Texas from R-F (Ranch and Farm) to C-1 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.

Subject Property: Zaragoza Road and Tierra Este Road. Applicant: GFA, LLC, ZON06-00139, (District 5)

**BACKGROUND / DISCUSSION:**

See attached report

**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

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

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

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

CITY CLERK DEPT.

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

**PARCEL 1:** A PORTION OF TRACT 2B2, SECTION 45, AND A PORTION OF TRACT 1, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) to R-3A (RESIDENTIAL);

**PARCEL 2:** A PORTION OF TRACT 1, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL);

**PARCEL 3:** A PORTION OF TRACT 1, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-O (APARTMENT/OFFICE);

**PARCEL 4:** A PORTION OF TRACT 2B2, SECTION 45, AND A PORTION OF TRACT 1, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS;

**PARCEL 5:** A PORTION OF TRACT 1, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO, COUNTY TEXAS FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL).

THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 Tract 2B2, Section 45, and a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, 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 **R-3A (Residential)**; and,

**Parcel 2:** A portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by

DOC #27164/Planning/Ord/ZON06-00139/Rezoning/LCUE

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

Zoning Case No. ZON06-00139

metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **R-5 (Residential)**; and,

**Parcel 3:** A portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, *City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **A-O (Apartment/Office)**; and,

**Parcel 4:** A portion of Tract 2B2, Section 45, and a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, *City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-3/c (Commercial/condition)** and imposing conditions.

**Parcel 5:** A portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, *City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-1 (Commercial)**.

Further, that the property described as Parcel 4, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City: A 20' landscape buffer with 10' on center high profile trees be placed abutting any residential zoning district and that a 20' landscape buffer with 10' on center high profile trees be placed on the portion located south of Tierra Este Road and abutting Sun Ridge Unit 11.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor

CITY CLERK DEPT.  
07 FEB 26 PM 12:21

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

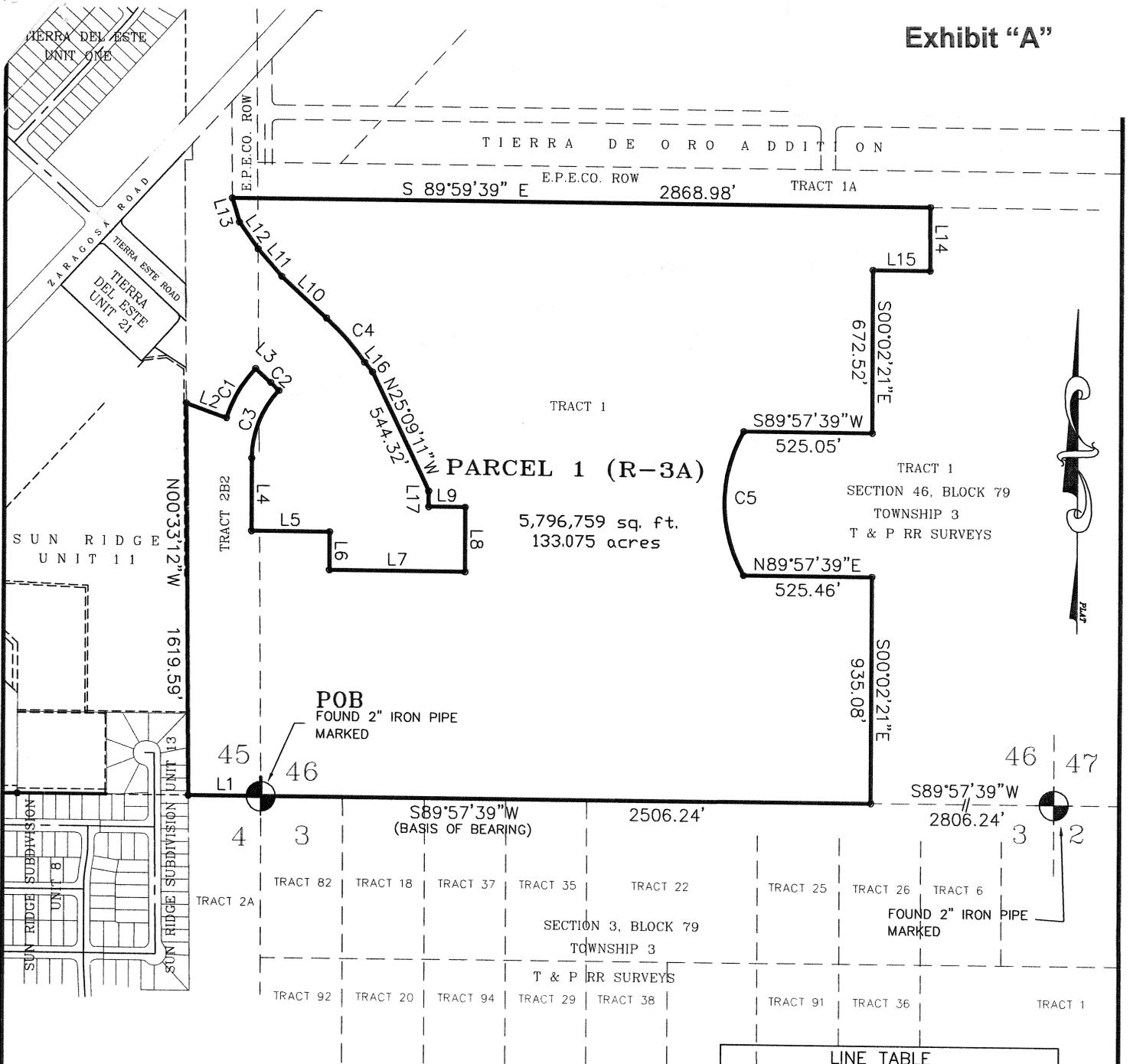
**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Kimberly Forsyth, Senior Planner  
Development Services Department

DOC #27164/Planning/Ord/ZON06-00139/Rezoning/LCUE

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

**Zoning Case No. ZON06-00139**



CURVE	LENGTH	RADIUS	Tangent	Bearing	Chord	Delta
C1	241.31	554.48	122.59'	N30°01'42"E	239.41	24°56'06"
C2	46.72	750.00	23.37'	S45°43'11"E	46.71	3°34'09"
C3	312.92	423.48	163.99'	S21°07'48"W	305.85	42°20'17"
C4	238.04	1100.00	119.49'	N41°18'27"W	237.58	12°23'56"
C5	623.28	604.08	342.59'	S00°02'21"E	596.00	59°07'02"

LINE	Bearing	Length
L1	N90°00'00"W	300.01
L2	S70°02'19"E	177.17
L3	S47°30'15"E	84.31
L4	S00°02'21"E	299.48
L5	N89°57'39"E	320.00
L6	S00°02'21"E	156.92
L7	N89°57'39"E	555.00
L8	N00°02'21"W	266.00
L9	S89°57'39"W	150.27
L10	N47°30'25"W	249.54
L11	N40°46'43"W	148.75
L12	N35°13'46"W	134.25
L13	N16°43'03"W	104.55
L14	S00°02'21"E	262.43
L15	S89°57'39"W	236.00
L16	N39°02'45"W	52.13
L17	N00°02'21"W	64.00

**NOTE:**

1. BEARINGS SHOWN ARE BASED ON THE SOUTHERLY LINE OF SECTION 46, TEXAS AND PACIFIC RAILROAD SURVEY, AS SHOWN ON PLAT OF SURVEY BY CUTTS LAND SURVEYING INC.
2. A DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS PLAT OF SURVEY.
3. NOT A GROUND SURVEY

NO PART OF THIS DRAWING MAY BE REPRODUCED OR REARRANGED IN ANY WAY, OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT EXPRESS WRITTEN PERMISSION OF BARRAGAN & ASSOCIATES.

**Barragan & Associates**  
 LAND PLANNING & SURVEYING  
 1450 Pendale Drive Suite B - El Paso Tx 79936  
 Phone (915) 591-5709 Fax (915) 591-5706  
 E-mail barramor@sbcglobal.net

**Parcel 1**

BEING A PORTION OF TRACT 2B2, SECTION 46,  
 AND A PORTION OF TRACT 1, SECTION 46,  
 BLOCK 79, TOWNSHIP 2,  
 TEXAS AND PACIFIC RAILROAD SURVEY,  
 EL PASO COUNTY, TEXAS.  
 CONTAINING: 133.075 ACRES ±

Plat reference vol/bk N/A pages N/A  
 Scale 1"=600' Date 10-10-04 Drawn by RT

**Benito Barragan, R.P.L.S. Tex. No. 5615**

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# BARRAGAN & ASSOCIATES

Land Planning & Land Surveying

1450 Pendale Road, Suite "B" El Paso, Texas 79936 Ph.(915) 591-5709 Fax(915) 591-5706

## PARCEL 1 (R-3A) METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 2B2, section 45, and a portion of Tract 1, section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

**Beginning** at an existing 2" iron pipe marking the common corner for Sections 3, 4, 45 and 46; Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, said pipe also being the **POINT OF BEGINNING** of the parcel of land being described:

**THENCE**, N 90°00'00" W, along the southerly line of said Section 45, a distance of 300.01 feet to a point for a corner on the common line for the easterly line of Sun Ridge Subdivision Unit 13 (filed in volume 77, page 102 a and b, Plat Records of El Paso County, Texas) and the westerly line of Tract 2B2, section 45, Block 79, Township 2, Texas and Pacific Railroad Surveys;

**THENCE**, N 00°33'12" W, along said Tract 2B2, Sun Ridge Subdivision Unit 13, and Sun Ridge Unit 11 (filed in volume 76, page 38, Plat Records of El Paso County, Texas), a distance of 1619.59 feet to a point for corner;

**THENCE**, S 70°02'19" E, a distance of 177.17 feet to a point for a corner of this parcel;

**THENCE**, 241.31 feet along an arc of a curve to the right, with a radius of 554.48 feet, an interior angle of 24°56'06", and a chord which bears N 30°01'42" E, a distance of 239.41 feet, to a point for a corner of this parcel;

**THENCE**, S 47°30'15" E, a distance of 84.31 feet to a point for a corner of this parcel;

**THENCE**, 241.31 feet along an arc of a curve to the right, with a radius of 750.00 feet, an interior angle of 03°34'09", and a chord which bears S 45°43'11" E, a distance of 46.71 feet, to a point for a corner of this parcel;

**THENCE**, 312.92 feet along an arc of a curve to the left, with a radius of 423.48 feet, an interior angle of 42°20'17", and a chord which bears S 21°07'48" W, a distance of 305.85 feet, to a point for a corner of this parcel;

**THENCE**, S 00°02'21" E, a distance of 299.48 feet to a point for a corner of this parcel;

**THENCE**, N 89°57'39" E, a distance of 320.00 feet to a point for a corner of this parcel;

**THENCE**, S 00°02'21" E, a distance of 156.92 feet to a point for a corner of this parcel;

**THENCE**, N 89°57'39" E, a distance of 555.00 feet to a point for a corner of this parcel;

**THENCE**, N 00°02'21" W, a distance of 266.00 feet to a point for a corner of this parcel;

**THENCE**, S 89°57'39" W, a distance of 150.27 feet to a point for a corner of this parcel;

**THENCE**, N 00°02'21" W, a distance of 64.00 feet to a point for a corner of this parcel;

**THENCE**, N 25°09'11" W, a distance of 544.32 feet to a point for a corner of this parcel;

**THENCE**, N 39°02'45" W, a distance of 52.13 feet to a point for a corner of this parcel;

**THENCE**, 238.04 feet along an arc of a curve to the left, with a radius of 1100.00 feet, an interior angle of 12°23'56", and a chord which bears N 41°18'27" W, a distance of 237.58 feet, to a point for a corner of this parcel;

**THENCE**, N 47°30'25" W, a distance of 249.54 feet to a point for a corner of this parcel;

Sheet 1 of 2

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**THENCE**, N 40°46'43" W, a distance of 148.75 feet to a point for a corner of this parcel;

**THENCE**, N 35°13'46" W, a distance of 134.25 feet to a point for a corner of this parcel;

**THENCE**, N 16°43'03" W, a distance of 104.55 feet to a point for a corner of this parcel on the common line for Tracts 1 and 1A of said Section 46;

**THENCE**, S 89°59'39" E, along said common line, a distance of 2868.98 feet to a point for a corner of this parcel;

**THENCE**, S 00°02'21" E, a distance of 262.43 feet to a point for a corner of this parcel;

**THENCE**, S 89°57'39" W, a distance of 236.00 feet to a point for a corner of this parcel;

**THENCE**, S 00°02'21" E, a distance of 672.52 feet to a point for a corner of this parcel;

**THENCE**, S 89°57'39" W, a distance of 525.05 feet to a point for a corner of this parcel;

**THENCE**, 623.28 feet along an arc of a curve to the left, with a radius of 623.28 feet, an interior angle of 59°07'02", and a chord which bears S 00°02'21" E, a distance of 596.00 feet, to a point for a corner of this parcel;

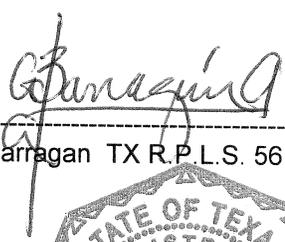
**THENCE**, N 89°57'39" E, a distance of 525.46 feet to a point for a corner of this parcel;

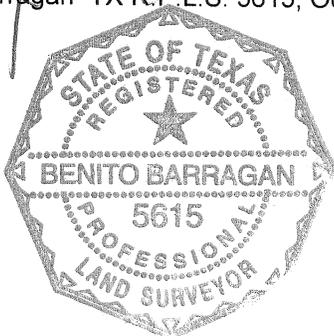
**THENCE**, S 00°02'21" E, a distance of 935.08 feet to a point for a corner of this parcel on the southerly line of said Section 46;

**THENCE**, S 89°57'39" W, along said line, a distance of 2506.24 feet to the **POINT OF BEGINNING** of the herein parcel being described, containing 133.075 acres of land more less.

**NOTES:**

1. A Parcel Plan of even date accompanies this description.
2. Bearings recited herein are based on southerly line for Section 46, Block 79, Tsp 2, Texas and Pacific Railroad Surveys, as shown on the Plat of Survey by Cutts Land Surveying, Inc.

  
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Benito Barragan TX R.P.L.S. 5615, October 10, 2006..



Sheet 2 of 2

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# BARRAGAN & ASSOCIATES

Land Planning & Land Surveying

1450 Pendale Road, Suite "B" El Paso, Texas 79936 Ph.(915) 591-5709 Fax(915) 591-5706

## PARCEL 2 (R5) METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1, section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

**Beginning** at an existing 2" iron pipe marking the common corner for Sections 2, 3, 46 and 47; Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, said pipe also being the **POINT OF BEGINNING** of the parcel of land being described:

**THENCE**, S 89°57'39" W, along the southerly line of said Section 46, a distance of 2806.24 feet to a point for a corner;

**THENCE**, N 00°02'21" W, a distance of 935.08 feet to a point for corner;

**THENCE**, N 89°57'39" E, a distance of 525.46 feet to a point for a corner of this parcel;

**THENCE**, 623.28 feet along an arc of a curve to the left, with a radius of 604.08 feet, an interior angle of 59°07'02", and a chord which bears N 00°02'21" W, a distance of 596.00 feet, to a point for a corner of this parcel;

**THENCE**, S 89°57'39" W, a distance of 525.87 feet to a point for a corner of this parcel;

**THENCE**, N 00°02'21" W, a distance of 672.52 feet to a point for a corner of this parcel;

**THENCE**, N 89°57'39" E, a distance of 236.00 feet to a point for a corner of this parcel;

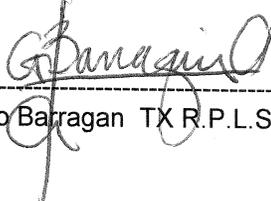
**THENCE**, N 00°02'21" W, a distance of 262.43 feet to a point for a corner of this parcel on the common line for Tracts 1 and 1A, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company, Surveys;

**THENCE**, S 89°59'39" E, along said common line, a distance of 2546.65 feet to a point for a corner of this parcel on the easterly line of said Section 46;

**THENCE**, S 00°35'50" E, along said section line, a distance of 2464.15 feet to the **POINT OF BEGINNING** of the herein parcel being described, containing 148.800 acres of land more less.

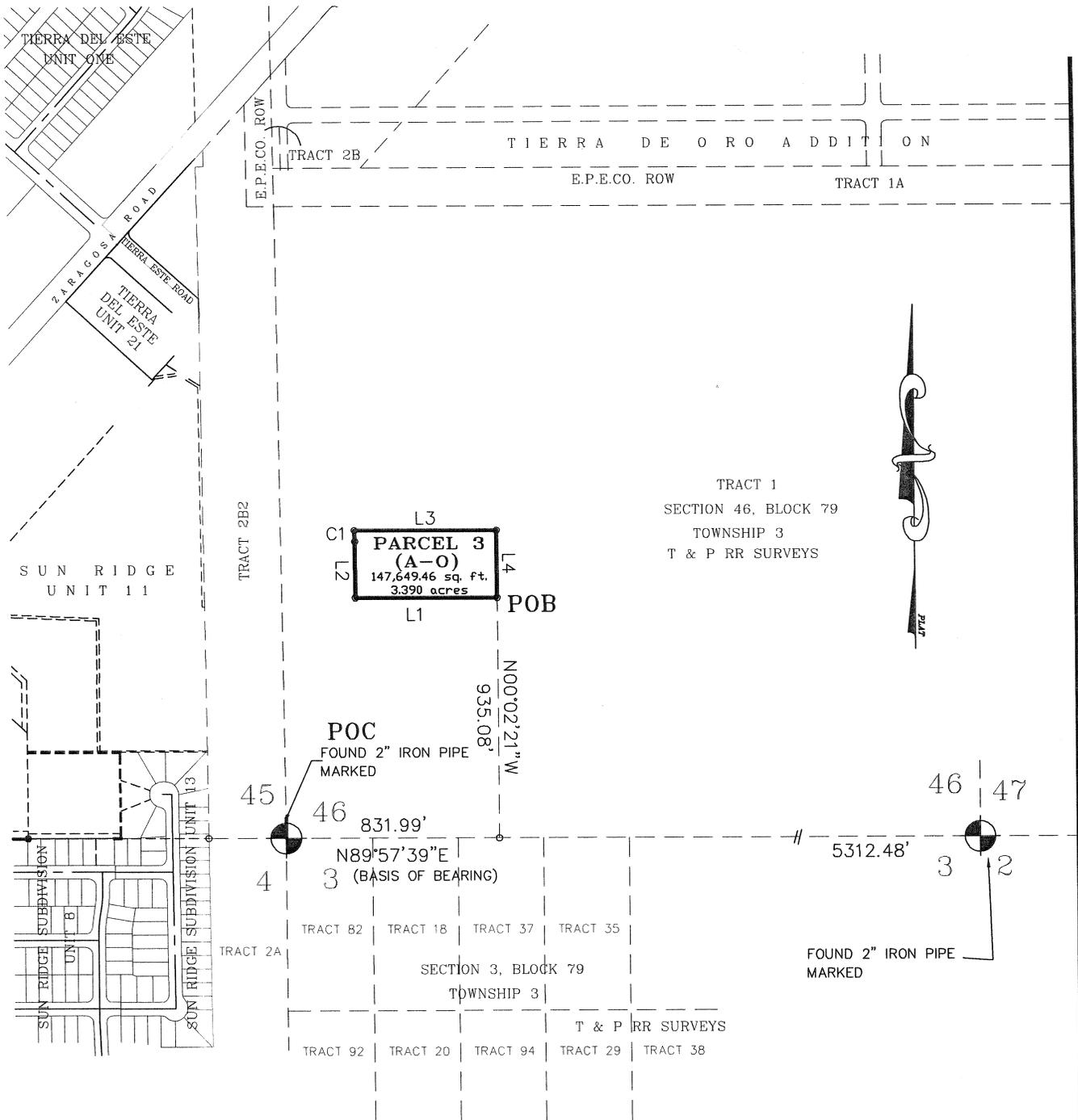
### NOTES:

1. A Parcel Plan of even date accompanies this description.
2. Bearings recited herein are based on southerly line for Section 46, Block 79, Tsp 2, Texas and Pacific Railroad Surveys, as shown on the Plat of Survey by Cutts Land Surveying, Inc.

  
Benito Barragan TX R.P.L.S. 5615, October 11, 2006..



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LINE TABLE		
LINE	Bearing	Length
L1	S89°57'39"W	555.00
L2	N00°02'21"W	221.60
L3	N89°57'39"E	556.32
L4	S00°02'21"E	266.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Bearing	Chord	Delta
C1	44.43	750.00	22.22'	N01°44'10"W	44.42	3°23'39"

**NOTE:**

1. BEARINGS SHOWN ARE BASED ON THE SOUTHERLY LINE OF SECTION 46, TEXAS AND PACIFIC RAILROAD SURVEY, AS SHOWN ON PLAT OF SURVEY BY CUTTS LAND SURVEYING INC.
2. A DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS PLAT OF SURVEY.
3. NOT A GROUND SURVEY

NO PART OF THIS DRAWING MAY BE REPRODUCED OR RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE) WITHOUT EXPRESS WRITTEN PERMISSION OF BARRAGAN AND ASSOCIATES.

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**Parcel 3**

BEING A PORTION OF TRACT 1, SECTION 46,  
BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD SURVEY,  
EL PASO COUNTY, TEXAS.  
CONTAINING: 3.390 ACRES ±



LAND PLANNING & SURVEYING  
1450 Pendale Drive Suite B - El Paso Tx 79936  
Phone (915) 591-5709 Fax (915) 591-5706  
E-mail barragan@sbcglobal.net

Plat reference vol/bk N/A pages N/A  
Scale 1"=600' Date 10-10-04 Drawn by RT

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# BARRAGAN & ASSOCIATES

Land Planning & Land Surveying

1450 Pendale Road, Suite "B" El Paso, Texas 79936 Ph.(915) 591-5709 Fax(915) 591-5706

## PARCEL 3 (A-O) METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

**Commencing for reference** at an existing 2" iron pipe marking the common corner for Sections 3, 4, 45 and 46; Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas; **THENCE**, N 89°57'39" E, along the southerly line of said Section 46, a distance of 831.99 feet to a point; **THENCE**, N 00°02'21" W, a distance of 935.08 feet to the **POINT OF BEGINNING** of the parcel of land being described:

**THENCE**, S 89°57'39" W, a distance of 555.00 feet to a point for a corner of this parcel;

**THENCE**, N 00°02'21" W, a distance of 221.60 feet to a point for corner of this parcel;

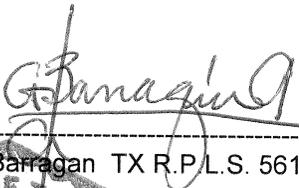
**THENCE**, 44.43 feet along an arc of a curve to the left, with a radius of 750.00 feet, an interior angle of 03°23'39", and a chord which bears N 01°44'10" W, a distance of 44.42 feet, to a point for a corner of this parcel;

**THENCE**, N 89°57'39" E, a distance of 556.32 feet to a point for a corner of this parcel;

**THENCE**, S 00°02'21" E, a distance of 266.00 feet to the **POINT OF BEGINNING** of the herein parcel being described, containing 3.390 acres of land more less.

### NOTES:

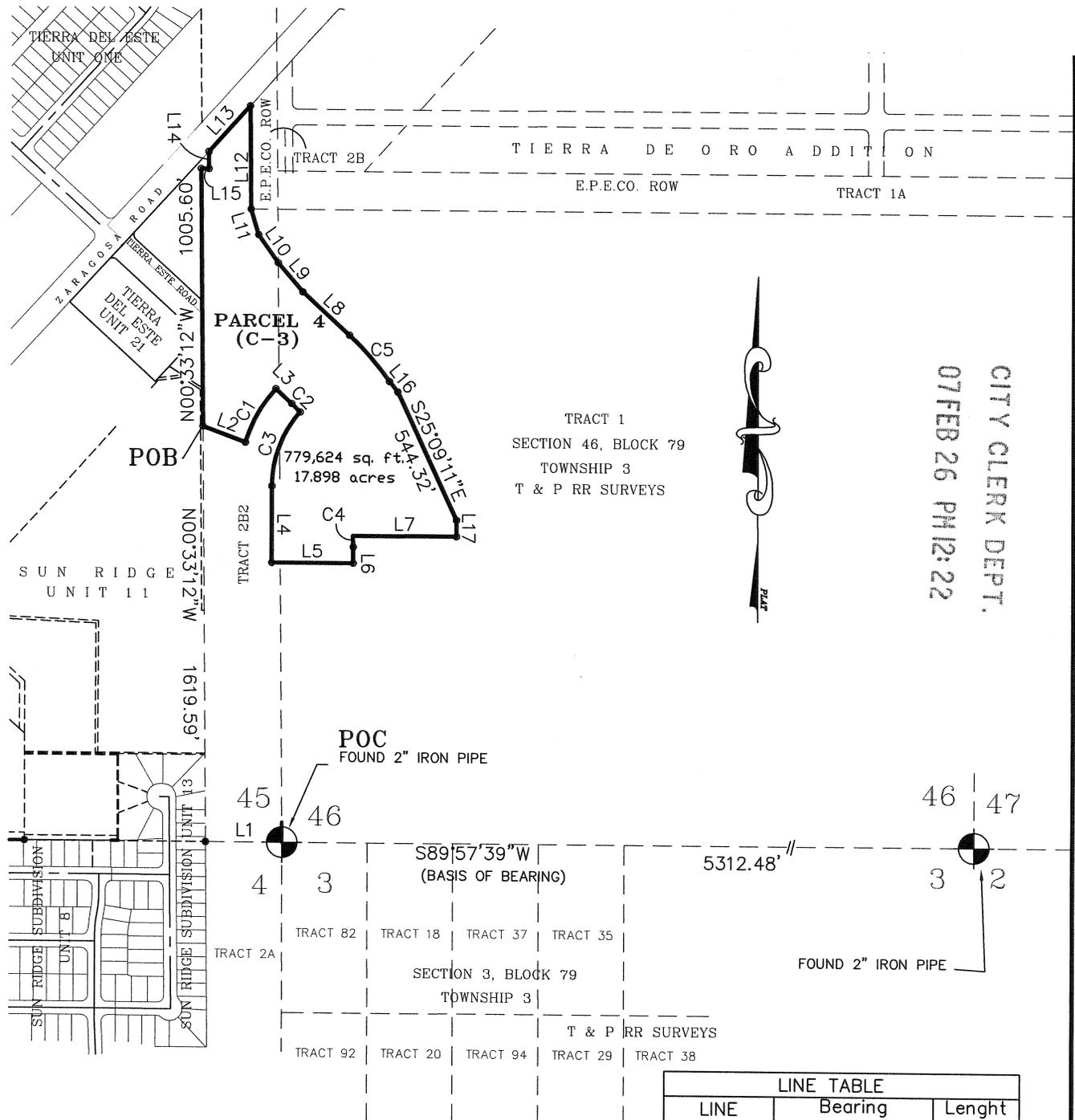
1. A Parcel Plan of even date accompanies this description.
2. Bearings recited herein are based on southerly line for Section 46, Block 79, Tsp 2, Texas and Pacific Railroad Surveys, as shown on the Plat of Survey by Cutts Land Surveying, Inc.



Benito Barragan TX R.P.L.S. 5615, October 11, 2006..



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CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Bearing	Chord	Delta
C1	241.31	554.48	122.59'	S30°01'42"W	239.41	24°56'06"
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C3	312.92	423.48	163.99'	N21°07'48"E	305.85	42°20'17"
C4	44.43	750.00	22.22'	S01°44'10"E	44.42	3°23'39"
C5	238.04	1100.00	119.49'	S41°18'27"E	237.58	12°23'56"

LINE TABLE		
LINE	Bearing	Length
L1	N90°00'00"W	300.01
L2	N70°02'19"W	177.17
L3	N47°30'15"W	84.31
L4	N00°02'21"W	299.48
L5	S89°57'39"W	320.00
L6	S00°02'21"E	64.68
L7	S89°57'39"W	406.04
L8	S47°30'25"E	249.54
L9	S40°46'43"E	148.75
L10	S35°13'46"E	134.25
L11	S16°43'03"E	104.55
L12	S00°33'12"E	400.63
L13	N42°32'00"E	240.81
L14	N00°33'12"W	66.00
L15	N89°26'48"E	30.50
L16	S39°02'45"E	52.13
L17	S00°02'21"E	64.00

NOTE:

1. BEARINGS SHOWN ARE BASED ON THE SOUTHERLY LINE OF SECTION 46, TEXAS AND PACIFIC RAILROAD SURVEY, AS SHOWN ON PLAT OF SURVEY BY CUTTS LAND SURVEYING INC.
2. A DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS PLAT OF SURVEY.
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 Phone (915) 591-5709 Fax (915) 591-5706  
 E-mail barragor@sbcglobal.net

**Parcel 4**  
 BEING A PORTION OF TRACT 2B2, SECTION 45, AND A PORTION OF TRACT 1, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS.  
 CONTAINING: 17.898 ACRES ±  
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 Scale 1"=600' Date 10-10-04 Drawn by RT

STATE OF TEXAS REGISTERED PROFESSIONAL SURVEYOR  
 BENITO BARRAGAN 5615  
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1450 Pendale Road, Suite "B" El Paso, Texas 79936 Ph.(915) 591-5709 Fax(915) 591-5706

## PARCEL 4 (C-3) METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 2B2, Section 45 and a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

**Commencing for reference** at an existing 2" iron pipe marking the common corner for Sections 3, 4, 45 and 46; Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas; **THENCE**, N 90°00'00" W, along the southerly line of said Section 45, a distance of 300.01 feet to a point on the common line for Tracts 2B2, easterly line of Sun Ridge Unit 13 (filed in volume 77, pages 102 a and b, Plat records of El Paso County, Texas); **THENCE**, N 00°33'12" W, along said common line and easterly line of Sun Ridge Subdivision Unit 11 (filed in volume 76, page 38, Plat records of El Paso County, Texas) a distance of 1619.59 feet to the **POINT OF BEGINNING** of the parcel of land being described:

**THENCE**, N 00°33'12" W, along the easterly line of said tract 2B2, a distance of 1050.60 feet to a point for a corner of this parcel;

**THENCE**, N 89°26'48" E, a distance of 30.50 feet to a point for a corner of this parcel;

**THENCE**, N 00°33'12" W, a distance of 66.00 feet to a point for corner of this parcel on the southeasterly right-of-way line of Zaragoza Road;

**THENCE**, N 42°32'00" E, along said right-of-way, a distance of 240.81 feet to a point for a corner of this parcel;

**THENCE**, S 00°33'12" E, along Tracts 2B and 2B2, of said Section 45, a distance of 400.63 feet to a point for a corner of this parcel;

**THENCE**, S 16°43'03" E, a distance of 104.55 feet to a point for a corner of this parcel;

**THENCE**, S 35°13'46" E, a distance of 134.25 feet to a point for a corner of this parcel;

**THENCE**, S 40°46'43" E, a distance of 148.75 feet to a point for a corner of this parcel;

**THENCE**, S 47°30'25" E, a distance of 249.54 feet to a point for a corner of this parcel;

**THENCE**, 238.04 feet along an arc of a curve to the right, with a radius of 1100.00 feet, an interior angle of 12°23'56", and a chord which bears S 41°18'27" E, a distance of 237.58 feet, to a point for a corner of this parcel;

**THENCE**, S 39°02'45" E, a distance of 52.13 feet to a point for a corner of this parcel;

**THENCE**, S 25°09'11" E, a distance of 544.32 feet to a point for a corner of this parcel;

**THENCE**, S 00°02'21" E, a distance of 64.00 feet to a point for a corner of this parcel;

**THENCE**, S 89°57'39" W, a distance of 406.04 feet to a point for a corner of this parcel;

**THENCE**, 44.43 feet along an arc of a curve to the right, with a radius of 750.00 feet, an interior angle of 03°23'39", and a chord which bears S 01°44'10" E, a distance of 44.42 feet, to a point for a corner of this parcel;

**THENCE**, S 00°02'21" E, a distance of 64.68 feet to a point for a corner of this parcel;

**THENCE**, S 89°57'39" W, a distance of 320.00 feet to a point for a corner of this parcel;

**THENCE**, N 00°02'21" W, a distance of 299.48 feet to a point for a corner of this parcel;

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CITY CLERK DEPT.

**THENCE**, 312.92 feet along an arc of a curve to the right, with a radius of 423.48 feet, an interior angle of 42°20'17", and a chord which bears N 21°07'48" E, a distance of 305.85 feet, to a point for a corner of this parcel;

**THENCE**, 46.72 feet along an arc of a curve to the left, with a radius of 750.00 feet, an interior angle of 03°23'39", and a chord which bears N 45°43'11" W, a distance of 46.71 feet, to a point for a corner of this parcel;

**THENCE**, N 47°30'15" W, a distance of 84.31 feet to a point for a corner of this parcel;

**THENCE**, 241.31 feet along an arc of a curve to the left, with a radius of 554.48 feet, an interior angle of 24°56'06", and a chord which bears S 30°01'42" W, a distance of 239.41 feet, to a point for a corner of this parcel;

**THENCE**, N 70°02'19" W, a distance of 177.17 feet to the **POINT OF BEGINNING** of the herein parcel being described, containing 17.898 acres of land more less.

**NOTES:**

1. A Parcel Plan of even date accompanies this description.
2. Bearings recited herein are based on southerly line for Section 46, Block 79, Tsp 2, Texas and Pacific Railroad Surveys, as shown on the Plat of Survey by Cutts Land Surveying, Inc.

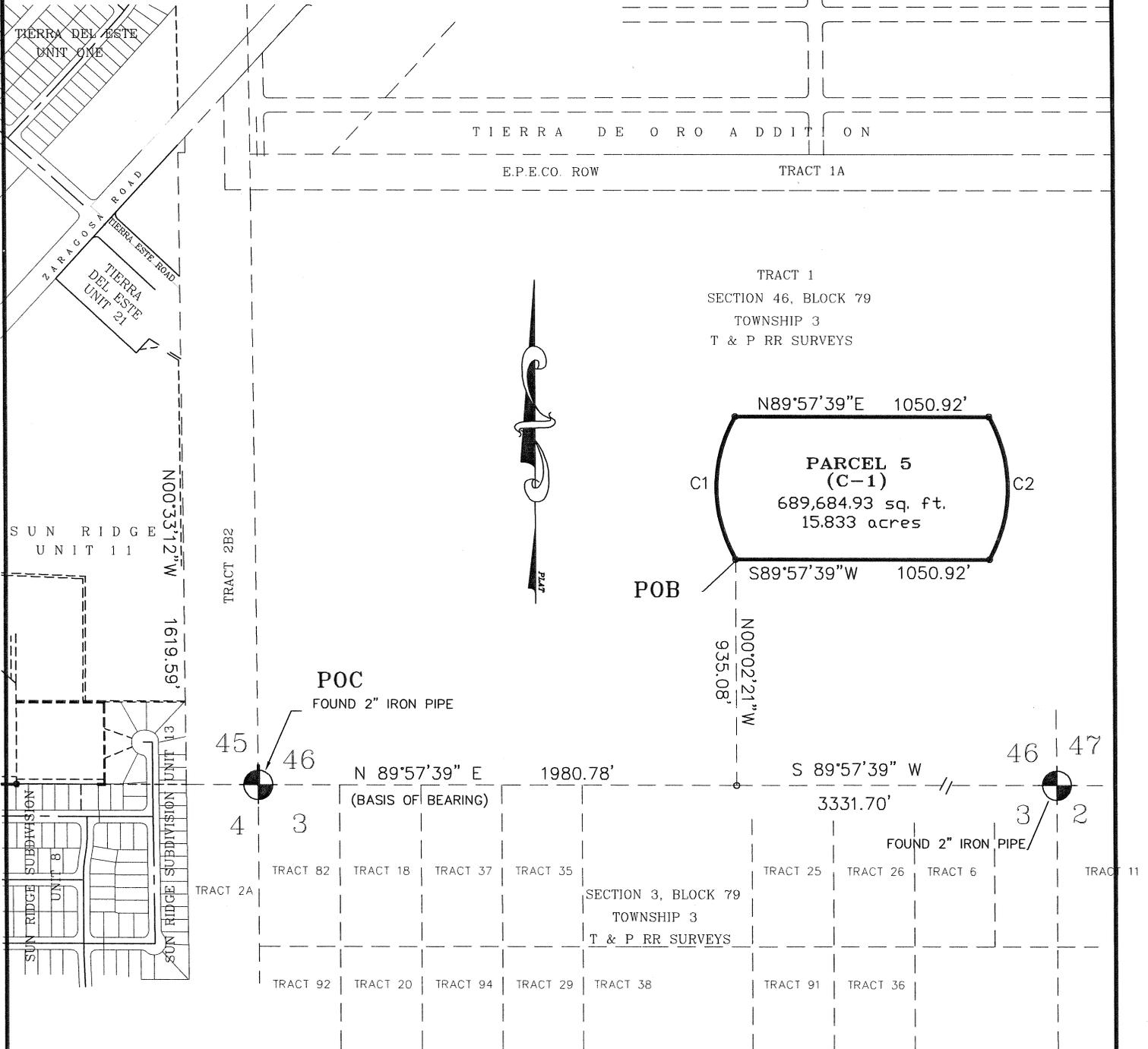
*G. Barragan*

Benito Barragan TX R.P.L.S. 5615, October 11, 2006..  
Revised February 21, 2007



Sheet 2 of 2

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CITY CLERK DEPT.



CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Bearing	Chord	Delta
C1	623.28	604.08	342.59'	N00°02'21\"W	596.00	59°07'02"
C2	623.28	604.08	342.59'	S00°02'21\"E	596.00	59°07'02"

**NOTE:**

1. BEARINGS SHOWN ARE BASED ON THE SOUTHERLY LINE OF SECTION 46, TEXAS AND PACIFIC RAILROAD SURVEY, AS SHOWN ON PLAT OF SURVEY BY CUTTS LAND SURVEYING INC.
2. A DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS PLAT OF SURVEY.
3. NOT A GROUND SURVEY

CITY CLERK DEPT  
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NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY WAY OR FORM, ELECTRONIC, MECHANICAL, PHOTOCOPIING, OR OTHERWISE, WITHOUT EXPRESS WRITTEN PERMISSION OF BARRAGAN AND ASSOCIATES.

**Barragan & Associates**

LAND PLANNING & SURVEYING  
 1450 Pendale Drive Suite B - El Paso Tx 79936  
 Phone (915) 591-5709 Fax (915) 591-5706  
 E-mail barramor@sbcglobal.net

**Parcel 5**

BEING A PORTION OF TRACT 1, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY, EL PASO COUNTY, TEXAS. CONTAINING: 15.833 ACRES ±

Plat reference vol/bk N/A pages N/A  
 Scale 1"=600' Date 10-10-04 Drawn by RT

Benito Barragan, R.P.L.S., Tex., No. 5615  
 Job No. 061005-01 Copy Rights ©

# BARRAGAN & ASSOCIATES

Land Planning & Land Surveying

1450 Pendale Road, Suite "B" El Paso, Texas 79936 Ph.(915) 591-5709 Fax(915) 591-5706

## PARCEL 5 (C-1) METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1, Section 46, Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

**Commencing for reference** at an existing 2" iron pipe marking the common corner for Sections 3, 4, 45 and 46; Block 79, Township 2, Texas and Pacific Railroad Surveys, El Paso County, Texas; **THENCE**, N 89°57'39" E, along the southerly line of said Section 46, a distance of 1980.78 feet to a point; **THENCE**, N 00°02'21" W, a distance of 935.08 feet to the **POINT OF BEGINNING** of the parcel of land being described:

**THENCE**, 623.28 feet along an arc of a curve to the right, with a radius of 604.08 feet, an interior angle of 59°07'02", and a chord which bears N 00°02'21" W, a distance of 596.0 feet, to a point for a corner of this parcel;

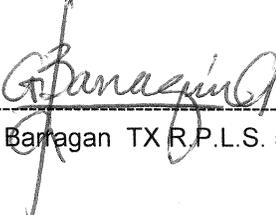
**THENCE**, N 89°57'39" E, a distance of 1050.92 feet to a point for a corner of this parcel;

**THENCE**, 623.28 feet along an arc of a curve to the right, with a radius of 604.08 feet, an interior angle of 59°07'02", and a chord which bears S 00°02'21" E, a distance of 596.0 feet, to a point for a corner of this parcel;

**THENCE**, S 89°57'39" W, a distance of 1050.92 feet to the **POINT OF BEGINNING** of the herein parcel being described, containing 15.833 acres of land more less.

### NOTES:

1. A Parcel Plan of even date accompanies this description.
2. Bearings recited herein are based on southerly line for Section 46, Block 79, Tsp 2, Texas and Pacific Railroad Surveys, as shown on the Plat of Survey by Cutts Land Surveying, Inc.

  
Benito Barragan TX R.P.L.S. 5615, October 10, 2006..



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CITY CLERK DEPT.

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

R. ALAN SHUBERT, PE, CB  
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP  
DEPUTY DIRECTOR, PLANNING



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

February 23, 2007

**TO:** The Honorable Mayor and City Council  
Ms. Joyce A. Wilson

**FROM:** Esther Guerrero, Planner

**SUBJECT: ZON06-00139**

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The City Plan Commission (CPC), on December 21, 2006, voted **(5-0)** to recommend **approval** of the rezoning from R-F (Ranch and Farm) to R-3A (Residential) on Parcel 1 to permit single-family residential dwellings; from R-F (Ranch and Farm) to R-5 (Residential) on Parcel 2 to permit single-family residential dwellings; from R-F (Ranch and Farm) to A-O (Apartment/Office) on Parcel 3 to permit apartments; from R-F (Ranch and Farm) to C-3/c (Commercial/condition) on Parcel 4 to permit commercial and automotive uses and imposing a condition that a 20 foot landscape buffer with 10 foot on center high profile trees be placed on the portion located south of Tierra Este Road and abutting Sun Ridge Unit 11 Subdivision; and from R-F (Ranch and Farm) to C-1 (Commercial) on Parcel 5 to permit commercial uses, concurring with staff's recommendation.

This property was annexed into the City of El Paso on June 20, 2006 and is currently vacant.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map, which designates the subject property for mixed-use, residential and parks and open space land uses. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the effects of the rezoning will have no effects 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 opposing or supporting this rezoning request.

**STAFF REPORT**

**Rezoning Case:** ZON06-00139

**Property Owner(s):** GFA, L.L.C.

**Representative(s):** CEA Engineering Group

**Legal Description:** Portion of Sections 45 and 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas

**Location:** Zaragoza Road and Tierra Este Road

**Representative District:** 5

**Area:** PARCEL 1: 133.075 Acres  
PARCEL 2: 148.800 Acres  
PARCEL 3: 3.390 Acres  
PARCEL 4: 17.898 Acres  
PARCEL 5: 15.833 Acres

**Present Zoning:** PARCEL 1: R-F (Ranch and Farm)  
PARCEL 2: R-F (Ranch and Farm)  
PARCEL 3: R-F (Ranch and Farm)  
PARCEL 4: R-F (Ranch and Farm)  
PARCEL 5: R-F (Ranch and Farm)

**Present Use:** Vacant

**Proposed Zoning:** PARCEL 1: R-3A (Residential)  
PARCEL 2: R-5 (Residential)  
PARCEL 3: A-O (Apartment/Office)  
PARCEL 4: C-3 (Commercial)  
PARCEL 5: C-1 (Commercial)

**Proposed Use:** PARCEL 1: Single-family Residential  
PARCEL 2: Single-family Residential  
PARCEL 3: Apartments  
PARCEL 4: Retail Commercial; Automotive Services  
PARCEL 5: Retail Commercial

**Recognized Neighborhood Associations Contacted:** N/A

***Surrounding Land Uses:***

<b>North -</b>	El Paso City Limits / Vacant
<b>East -</b>	El Paso City Limits / Vacant
<b>South -</b>	El Paso City Limits / Vacant
<b>West-</b>	C-1/sc (Commercial/special contract); R-3A (Residential) / Vacant / Single-family Residential

***Year 2025 Designation:***                    **Mixed-Use, Residential, Parks & Open Space**  
(East Planning Area)

**CITY PLAN COMMISSION HEARING, DECEMBER 21, 2006,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR, CITY HALL**

**REZONING APPLICATION: ZON06-00139**

**GENERAL INFORMATION:**

The applicant is requesting a rezoning on 5 parcels of land totaling 318.996 acres. This property was annexed into the City of El Paso on June 20, 2006 and is currently vacant. The site plan proposes 612 single-family residential lots, 2 park sites, 2 pond sites and 1 PSB tank site on Parcel 1 totaling 133.075 acres in size. Parcel 2 proposes 635 single-family residential lots, 2 park sites, 2 pond sites and 1 school site totaling 148.800 acres in size. Parcel 3 proposes 1 apartment unit totaling 3.390 acres in size. Parcel 4 proposes 5 commercial lots totaling 17.898 acres. Parcel 5 proposes 4 commercial lots totaling 15.833 acres in size. Access is proposed via Zaragoza Road and Tierra Este Road. There are no zoning conditions currently imposed on this property.

**INFORMATION TO THE COMMISSION:**

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for rezoning with the following condition:

*That on Parcel 4 (C-3 Commercial) a 20' landscape buffer with 10' on center high profile trees be placed abutting any residential zoning district and that a 10' landscape buffer with 10' on center high profile trees be placed on the portion located south of Tierra Este Road and abutting Sun Ridge Unit 11.*

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities, a wide range of housing types and styles that respond to the needs of all economic segments of the community”; “provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses”; and preserve, protect, and enhance the integrity, economic vitality and livability of the City’s neighborhoods.”

**The Year 2025 Projected General Land Use Map** for the East Planning Area designates this property for **Residential, Mixed-Use and Parks & Open Space** land uses.

The Commission must determine the following:

- A. Will rezoning protect the best interest, health, safety and welfare of the public in general?
- B. Will the proposed rezoning be compatible with adjacent land uses?
- C. What is the relation of the proposed rezoning change to the City’s Comprehensive Plan?
- D. What effects will the rezoning have upon the natural environment social and economic conditions and property values in the vicinity and in the City as a whole?

**INFORMATION TO THE APPLICANT:**

**Development Services Department - Planning Division Notes:**

The Year 2025 Projected General Land Use Map for the East Planning Area designates this property as Residential, Mixed Use and Parks & Open Space.

**Development Services Department - Building Permits Division Notes:**

**Zoning Review:**

No objections.

**Development Services Department - Subdivision Plan Review Notes:**

No objections.

**Engineering Department - Traffic Division Notes:**

No major traffic issues with the proposed zoning change.

**Fire Department Notes:**

No comments received.

**El Paso Water Utilities Notes:**

**Water**

Water storage improvements to the existing system are required in order to enable service to the subject property. Water service to the subject property will be provided by a future elevated water storage tank (reservoir) and the extension of large diameter water transmission mains.

**Sanitary Sewer**

- A. Sewer service is anticipated to be provided by the extension of sewer interceptors, thru the subject property, connecting to the existing sanitary sewer system.
- B. There is an existing 36"/42" sanitary sewer interceptor located within a 30-foot EPWU right-of-way, on the westernmost portion of the subject property.
- C. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU right-of-way without EPWU's written consent. The right-of-way shall be improved to EPWU easement improvement standards. EPWU requires 24 hours/day, 7 days/week access to all sanitary sewer mains and appurtenances.
- D. The Owner/Developer shall minimize any grading above or near the above described sewer interceptor. EPWU-PSB requires a complete set of improvement plans and grading plans for review and approval prior to any work near or above the sewer interceptor. This is required in order to ascertain that the proposed improvements (if any) and/or grading will not adversely affect the described existing sewer interceptor within the EPWU right-of-way.

**General**

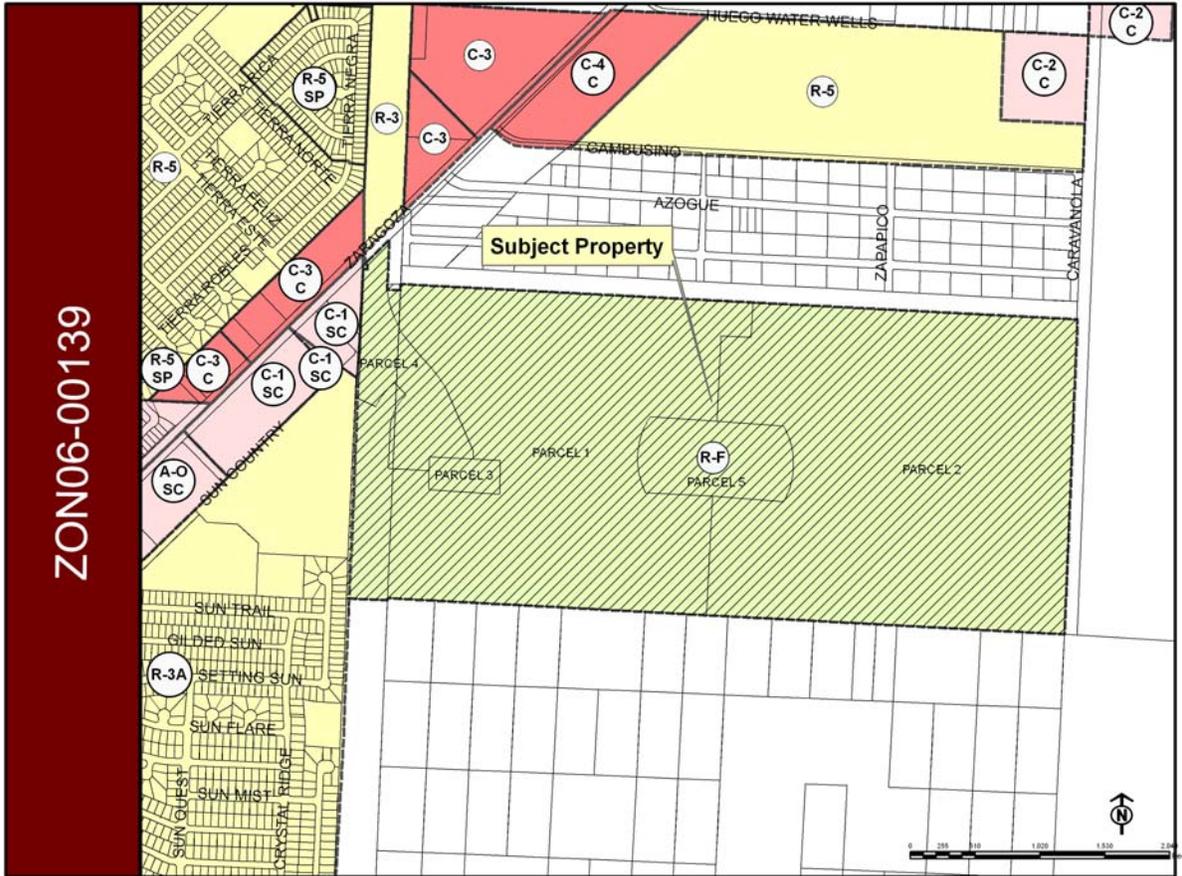
- A. EPWU-PSB requests a detailed phasing plan for the construction of the entire development in order to determine impacts on the water supply system. EPWU-PSB also requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the subdivision.
- B. The Owner/Developer needs to coordinate with our office to ascertain that the water transmission mains and sewer interceptors are constructed in parallel with development.
- C. Annexation fees are due at the time of new service application for individual water meters within the subject property.
- D. EPWU requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject

property. The owner is responsible for the costs of any necessary extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances for individual subdivisions within the subject property. Furthermore, application for services for subdivisions must be made in conjunction with the request for water and sanitary sewer main extensions. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application.

EPWU does not object to this request.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION (915) 541-4056.

# LOCATION MAP



AERIAL



