

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: February 12, 2008
Public Hearing: March 4, 2008

CONTACT PERSON/PHONE: Esther Guerrero, 541-4720

DISTRICT(S) AFFECTED: 8

SUBJECT:

An ordinance changing the zoning of the following real property described as:

Parcel 1, Parcel 2, Parcel 3, Parcel 4, and Parcel 6. All parcels being a Portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and Parcel 5: Tract 6J, A.F. Miller Survey No. 216, City of El Paso, El Paso County Texas
Parcel 1 be changed from R-3 (Residential) to R-3A (Residential); Parcel 2, be changed from R-3 (Residential) to C-1 (Commercial); Parcel 3 be changed from R-3 (Residential) to C-2 (Commercial); Parcel 4 be changed from R-3 (Residential) to C-3 (Commercial) and imposing conditions; Parcel 5 be changed from R-3 (Residential) to C-3 (Commercial) and imposing conditions; and Parcel 6 be changed from R-3 (Residential) to C-1 (Commercial); The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 5000 block of Mesa Street. Applicant: EPT Mesa Development, ZON07-00141, (District 8)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (5-0)

CITY CLERK DEPT.
09 MAR 10 AM 11:02

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

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: Paadavit
(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA: _____

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

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

PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, AND PARCEL 6. ALL PARCELS BEING A PORTION OF TRACT 1, JOHN BARKER NO. 10, CITY OF EL PASO, EL PASO COUNTY TEXAS, AND PARCEL 5: TRACT 6J, A.F. MILLER SURVEY NO. 216, CITY OF EL PASO, EL PASO COUNTY TEXAS

PARCEL 1 BE CHANGED FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL); PARCEL 2, BE CHANGED FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 3 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-2 (COMMERCIAL); PARCEL 4 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 5 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS; AND PARCEL 6 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL);

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 Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particular described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-3 (Residential) to R-3A (Residential);*

Parcel 2: *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particular described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from R-3 (Residential) to C-1 (Commercial);*

Parcel 3: *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particular described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from R-3 (Residential) to C-2 (Commercial);*

Parcel 4: *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particular described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from R-3 (Residential) to C-3/c (Commercial/conditions);*

CITY CLERK DEPT.
08 FEB -5 AM 8:06

Parcel 5: *Tract 6J, A.F. Miller Survey No. 216, City of El Paso, El Paso County Texas,* and more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-3 (Residential)** to **C-3/c (Commercial/conditions)**; and,

Parcel 6: *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas,* and more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, be changed from **R-3 (Residential)** to **C-1 (Commercial)**.

Further, that the property described as Parcels 4 and 5, 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.

The following uses are restricted:

1. Recreation Vehicle Park
2. Contractor's Yard
3. Bus Sales, Service, Storage, and Rental
4. Boat and Boat Trailer Sales; Service, Storage, and Rental
5. Contractor Equipment Sales, Storage; Repair, and Rental
6. Farm Equipment Sales, Storage, Repair, and Rental
7. Light Truck Sales, Storage, Repair, and Rental

CITY CLERK DEPT.
08 FEB -5 AM 8:06

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

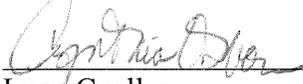
John F. Cook
Mayor

ATTEST:

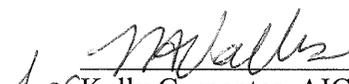
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

for 

Lupe Cuellar
Assistant City Attorney

for 

Kelly Carpenter, AICP, Deputy Director
Development Services Department,
Planning Division

Being a portion of Tract 1,
John Barker Survey No. 10
City of El Paso, El Paso County, Texas
Prepared for: EPT Real Estate
October 3, 2007
(Parcel I R-3A)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land Being a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe at the northeast corner of John Barker Survey No. 10, from which a found brass disk on the common Line of John Barker Survey No. 10 and A. F Miller Survey No. 215 bears North 89°10'00" West a distance of 2596.86 feet Thence from said 1" pipe South 40°39'58" West a distance of 1778.88 feet to a point for the "TRUE POINT OF BEGINNING";

Thence South 27°38'08" West a distance of 240.83 feet to a point;

Thence South 03°06'45" West a distance of 66.73 feet to a point;

Thence South 29°47'14" West a distance of 523.28 feet to a point;

Thence North 82°25'27" West a distance of 705.97 feet to a point;

Thence North 19°01'32" East a distance of 129.57 feet to a point;

Thence North 66°05'58" East a distance of 86.48 feet to a point;

Thence North 43°32'41" East a distance of 73.76 feet to a point;

Thence North 44°00'21" East a distance of 573.44 feet to a point;

Thence North 41°23'53" East a distance of 64.08 feet to a point;

Thence North 41°23'53" East a distance of 392.95 feet to a point;

Thence South 52°26'06" East a distance of 184.27 feet to a point;

Thence South 14°48'53" East a distance of 220.19 feet to "THE TRUE POINT OF BEGINNING" and containing 12.4217 acres.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED.

NOT A GROUND SURVEY.

CITY CLERK DEPT.
08 FEB -5 AM 8:06


Ron R. Conde
R.P.L.S. No. 5152
Job # 506-72



Being a portion of Tract 1,
John Barker Survey No. 10
City of El Paso, El Paso County, Texas
Prepared for: EPT Real Estate
December 20, 2007
(Parcel 2 C-1)

Exhibit "B"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land Being a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe at the northeast corner of John Barker Survey No. 10, from which a found brass disk on the common Line of John Barker Survey No. 10 and A. F Miller Survey No. 215 bears North 89°10'00" West a distance of 2596.86 feet Thence from said 1" pipe South 40°39'58" West a distance of 1778.88 feet to a point for the "TRUE POINT OF BEGINNING";

Thence South 56°50'04" East a distance of 99.96 feet to a point;

Thence South 04°35'07" East a distance of 148.18 feet to a point;

Thence South 10°21'08" West a distance of 120.87 feet to a point;

Thence South 22°57'59" West a distance of 256.18 feet to a point;

Thence North 78°14'49" West a distance of 117.13 feet to a point;

Thence North 71°35'29" West a distance of 105.80 feet to a point;

Thence North 29°47'14" East a distance of 253.40 feet to a point;

Thence North 03°06'45" East a distance of 66.73 feet to a point;

Thence North 27°38'08" East a distance of 240.83 feet to the "TRUE POINT OF BEGINNING" and containing 2.2559 acres.

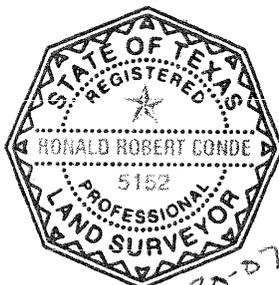
Not a ground survey.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS.

NOT A GROUND SURVEY.

CITY CLERK DEPT.
08 FEB -5 AM 8:06


Ron R. Conde
R.P.L.S. No. 5152
Job # 506-72



12-20-07

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Being a portion of Tract 1,
John Barker Survey No. 10
City of El Paso, El Paso County, Texas
Prepared for: EPT Real Estate
October 3, 2007
(Parcel 3 C-2)

Exhibit "C"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land Being a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe at the northeast corner of John Barker Survey No. 10, from which a found brass disk on the common line of John Barker Survey No. 10 and A. F Miller Survey No. 215 bears North 89°10'00" West a distance of 2596.86 feet Thence from said 1" pipe South 00°46'49" West a distance of 1900.21 feet to a point for the "TRUE POINT OF BEGINNING":

Thence South 00°46'50" West a distance of 458.93 feet to a point;

Thence North 82°25'27" West a distance of 1136.00 feet to a point;

Thence 396.11 feet along the arc of a curve to the right, whose interior angle is 22°41'44", whose radius is 1000.00 feet, whose chord bears North 24°09'43" East a distance of 393.53 feet to a point;

Thence 207.00 feet along the arc of a curve to the left, whose interior angle is 07°41'29", whose radius is 1542.00 feet, whose chord bears North 31°39'50" East a distance of 206.85 feet to a point;

Thence South 79°38'52" East a distance of 582.01 feet to a point of curve;

Thence 247.93 feet along the arc of a curve to the right, whose interior angle is 20°17'36", whose radius is 700.00 feet, whose chord bears South 69°30'04" East a distance of 246.64 feet to a point;

Thence South 59°21'16" East a distance of 68.72 feet to the "TRUE POINT OF BEGINNING" and
Containing 12.6945 acres.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS
DETERMINED BY GPS METHODS.

NOT A GROUND SURVEY.

CITY CLERK DEPT.
09 FEB -5 AM 8:06


Ron R. Conde
R.P.L.S. No. 5152
Job # 506-72



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Being a portion of Tract 1,
John Barker Survey No. 10
City of El Paso, El Paso County, Texas
Prepared for: EPT Real Estate
October 3, 2007
(Parcel 4 C-3 Zoning)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land Being a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe at the northeast corner of John Barker Survey No. 10, from which a found brass disk on the common Line of John Barker Survey No. 10 and A. F Miller Survey No. 215 bears North 89°10'00" West a distance of 2596.86 feet Thence from said 1" pipe South 00°46'49" West a distance of 1029.04 feet to a point for the "TRUE POINT OF BEGINNING";

Thence South 00°46'50" West a distance of 871.17 feet to a point;

Thence North 59°21'16" West a distance of 68.72 feet to a point of curve;

Thence 247.93 feet along the arc of a curve to the left, whose interior angle is 20°17'36", whose radius is 700.00 feet, whose chord bears North 69°30'04" West a distance of 246.64 feet to a point;

Thence North 79°38'52" West a distance of 582.01 feet to a point;

Thence 280.24 feet along the arc of a curve to the left, whose interior angle is 10°24'46", whose radius is 1542.00 feet, whose chord bears North 22°36'42" East a distance of 279.85 feet to a point;

Thence 635.82 feet along the arc of a curve to the right, whose interior angle is 36°25'47", whose radius is 1000.00 feet, whose chord bears North 35°37'13" East a distance of 625.16 feet to a point;

Thence North 14°43'31" West a distance of 948.23 feet to a point;

Thence South 89°10'00" East a distance of 259.51 feet to a point on the westerly right of way line of Mesa Street;

Thence along said right of way line the following four courses;

South 14°43'31" East a distance of 514.54 feet to a point of curve;

164.50 feet along the arc of a curve to the left, whose interior angle is 09°17'00", whose radius is 1015.28 feet, whose chord bears South 19°22'01" East a distance of 164.32 feet to a point;

South 24°00'31" East a distance of 268.40 feet to a point;

Thence South 33°17'31" East a distance of 163.78 feet to the "TRUE POINT OF BEGINNING" and containing 19.3624 acres.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS.

NOT A GROUND SURVEY.

Ron R. Conde
R.P.L.S. No. 5152
Job # 506-72



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.
08 FEB -5 AM 8:06

Being Tract 6J,
A.F. Miller Survey No. 216
City of El Paso, El Paso County, Texas
Prepared for: EPT Real Estate
October 3, 2007
(Parcel 5 C-3 Zoning)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land Being Tract 6J, A.F. Miller Survey No. 216, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe on the northeast corner of John Baker Survey No. 10, from which a found brass disk on the common Line of John Barker Survey No. 10 and A. F Miller Survey No. 215 bears North 89°10'00" West a distance of 2596.86 feet Thence from said 1" pipe South 00°46'50" West a distance of 1029.95 feet to a point on the westerly right of way line of Mesa Street for the "TRUE POINT OF BEGINNING";

Thence along said right of way line South 33°15'52" East a distance of 110.38 feet to a point;

Thence leaving said right of way line North 89°12'30" West a distance of 61.80 feet to a point;

Thence North 00°46'50" East a distance of 91.45 feet to a point for The "TRUE POINT OF BEGINNING" and containing 0.0649 acres of land more or less.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS.

NOT A GROUND SURVEY.


Ron R. Conde
R.P.L.S. No. 5152
Job # 506-72



CITY CLERK DEPT.
08 FEB -5 AM 8:06

Being a portion of Tract 1,
John Barker Survey No. 10
City of El Paso, El Paso County, Texas
Prepared for: EPT Real Estate
December 20, 2007
(Parcel 6 C-1 Zoning)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land Being a portion of Tract 1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe at the northeast corner of John Barker Survey No. 10, from which a found brass disk on the common Line of John Barker Survey No. 10 and A. F Miller Survey No. 215 bears North 89°10'00" West a distance of 2596.86 feet Thence from said 1" pipe North 89°10'00" West a distance of 657.95 feet to a point for the "TRUE POINT OF BEGINNING";

Thence South 14°43'31" East a distance of 948.23 feet to a point;

Thence 635.82 feet along the arc of a curve to the left, whose interior angle is 36°25'47", whose radius is 1000.00 feet, whose chord bears South 35°37'13" West a distance of 625.16 feet to a point of reverse curve;

Thence 37.32 feet along the arc of a curve to the right, whose interior angle is 01°23'12", whose radius is 1542.00 feet, whose chord bears South 18°05'55" West a distance of 37.32 feet to a point;

Thence North 50°05'24" West a distance of 307.92 feet to a point;

Thence North 00°01'18" West a distance of 197.74 feet to a point;

Thence North 39°50'03" West a distance of 127.10 feet to a point;

Thence North 03°47'21" West a distance of 89.87 feet to a point;

Thence North 05°26'58" East a distance of 69.84 feet to a point;

Thence North 05°56'36" East a distance of 255.89 feet to a point;

Thence North 10°01'41" East a distance of 124.87 feet to a point;

Thence North 09°53'25" East a distance of 133.88 feet to a point;

Thence North 18°45'13" East a distance of 133.53 feet to a point;

Thence North 05°24'34" East a distance of 178.31 feet to a point;

Thence South 89°10'00" East a distance of 320.72 feet to the "TRUE POINT OF BEGINNING" and containing 15.3378 Acres.

BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS.

NOT A GROUND SURVEY.


Ron R. Conde
R.P.L.S. No. 5152
Job # 506-72



CITY CLERK DEPT.
109 FEB -5 AM 8:07



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
(VACANT), DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

DATE: February 1, 2008

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Esther Guerrero, Planner

SUBJECT: ZON07-00141

The City Plan Commission (CPC), on January 3, 2008, voted 5-0 to recommend APPROVAL of rezoning the subject parcels, concurring with staff recommendation.

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. 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.

Attachment: Staff Report



ZON07-00141

Application Type: Rezoning

Property Owner(s): EPT Mesa Development

Representative(s): Conde, Inc.

Legal Description: Parcels 1, 2, 3, 4 and 6: A Portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County, Texas
Parcels 5: Tract 6J, A.F. Miller Survey No. 216, City of El Paso, El Paso County, Texas

Location: 5000 Block of Mesa Street

Representative District: 1

Area: Parcel 1: 12.421 acres; Parcel 2: 2.255 acres; Parcel 3: 12.694 acres; Parcel 4: 19.362 acres; Parcel 5: 0.065 acres; Parcel 6: 25.485 acres

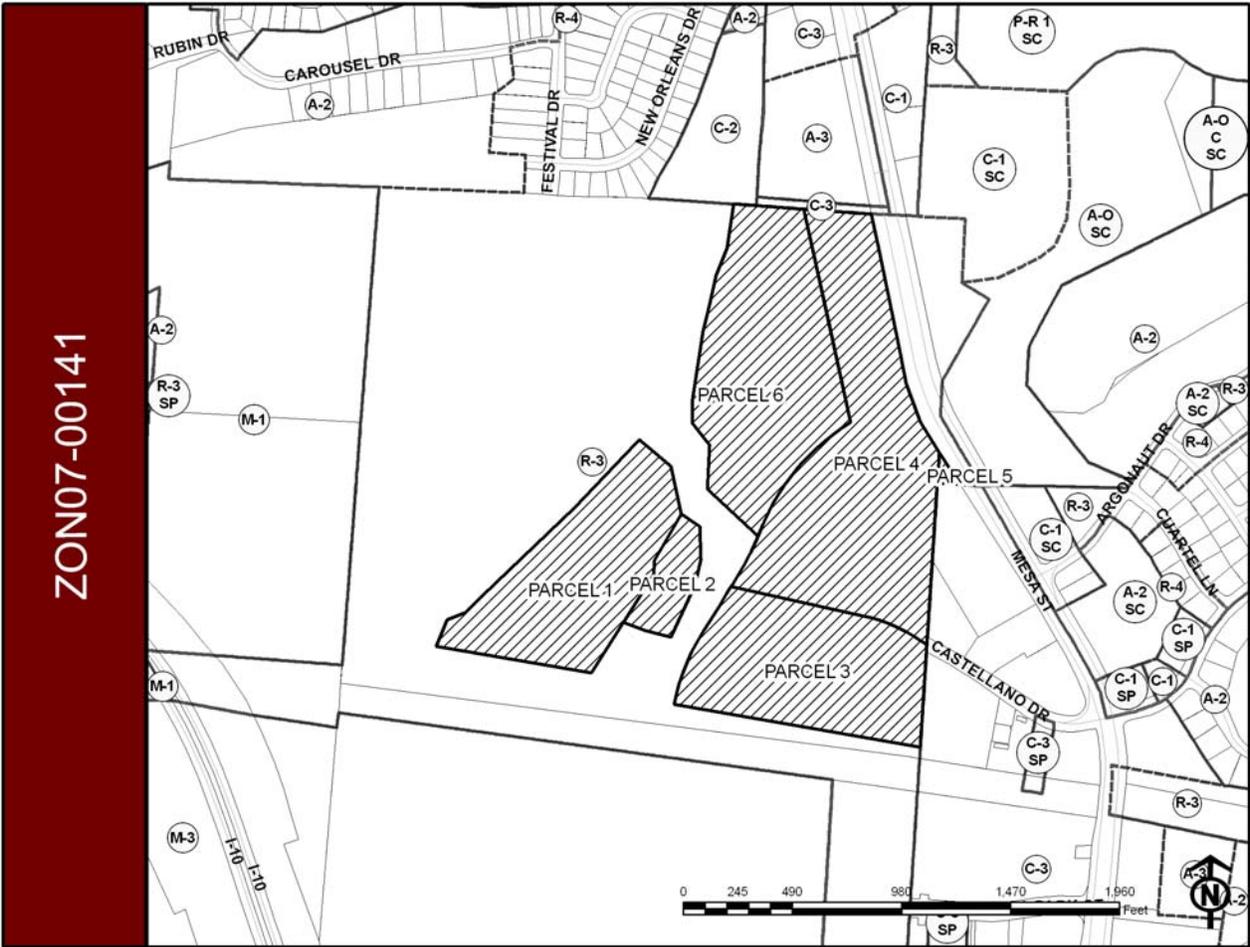
Present Zoning and Proposed Zoning: Parcel 1: From R-3 (Residential) to R-3A (Residential); Parcel 2: From R-3 (Residential) to C-1 (Commercial); Parcel 3: From R-3 (Residential) to C-2 (Commercial); Parcel 4: From R-3 (Residential) to C-3 (Commercial); Parcel 5: From R-3 (Residential) to C-3 (Commercial); Parcel 6: From R-3 (Residential) to C-1 (Commercial) **Present Use:** vacant

Recognized Neighborhood Associations Contacted: Save the Valley, Coronado Neighborhood Association, Upper Mesas Hills Neighborhood Association, Mesa Hills Neighborhood Association

Public Response: None

Surrounding Land Uses: **North:** C-2, C-3, A-3 / vacant; **South:** R-3, M-3 / vacant; **East:** C-3, A-O, R-3 / vacant, commercial; **West:** R-3 / vacant

Year 2025 Designation: **Residential, Commercial, Mixed-Use and Industrial** (West Planning Area)



General Information

The applicant is requesting rezoning as set forth on the cover sheet.

On May 17, 2007 the Commission approved Montecillo Subdivision on a Major Preliminary basis. A submittal is pending to show changes to the approved Preliminary. A request for an amendment to the Proposed Major Thoroughfare Plan (MTP) is also expected. The MTP designates a proposed arterial through the subject property. The amended subdivision and MTP amendment would reflect changes the proposed arterial.

Staff Recommendation

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

That the following uses be restricted on Parcels 4 and 5:

Recreation Vehicle Park

Contractor's Yard

Bus sales, service, storage and rental

Boat and Boat Trailer sales, service, storage and rental

Contractor Equipment sales, storage, repair and rental

Farm Equipment sales, storage, repair and rental

Light Truck sales, storage, repair and rental

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”.
- The Year **2025 Projected General Land Use Map** for the **West Planning Area** designates this property for **Residential, Commercial, Mixed Use** and **Industrial** land uses.
- All proposed zonings **are compatible** with adjacent development.

Findings

The Commission must determine the following:

1. Will the rezoning protect the best interest, health, safety and welfare of the public in general?
2. Will this rezoning be compatible with adjacent land uses?
3. What is the relation of the proposed change to the Comprehensive Plan?
4. What effect 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?

Development Services Department - Building Permits Division

-Lots on Parcel 1 proposed R-3A (Residential) meet district's lot area, average lot width and lot depth standards.

-Insufficient data submitted on proposed commercial parcels to determine compliance with district's permitted uses, yard, off-street parking and loading standards.

-Commercial parcels shall require a six foot high masonry screening wall along property lines abutting residential districts.

Development Services Department - Planning Division

-All proposed zoning are compatible with surrounding land uses and are in accordance with the 2025 Projected General Land Use Map. Parcels 4 and 5 should have certain restricted uses.

-Amend MTP for Arterial 1.

Engineering Department - Traffic Division

-Traffic has no objection to the proposed rezoning.
-Notes: The conceptual plan shows a proposed 84' minor arterial in place of "Arterial 1," which is still designated as a freeway in the MTP and was approved as a 300' ROW (including frontage roads) on the preliminary plat for Montecillo s/d. -Traffic has not determined that a minor arterial will be adequate to replace "Arterial 1." -Further review will be conducted during the application process for MTP amendment and during revisions to this plat. -Acceleration and deceleration lanes shall be provided on Mesa. Median cuts on Mesa require TxDOT approval.

Fire Department

No comments received.

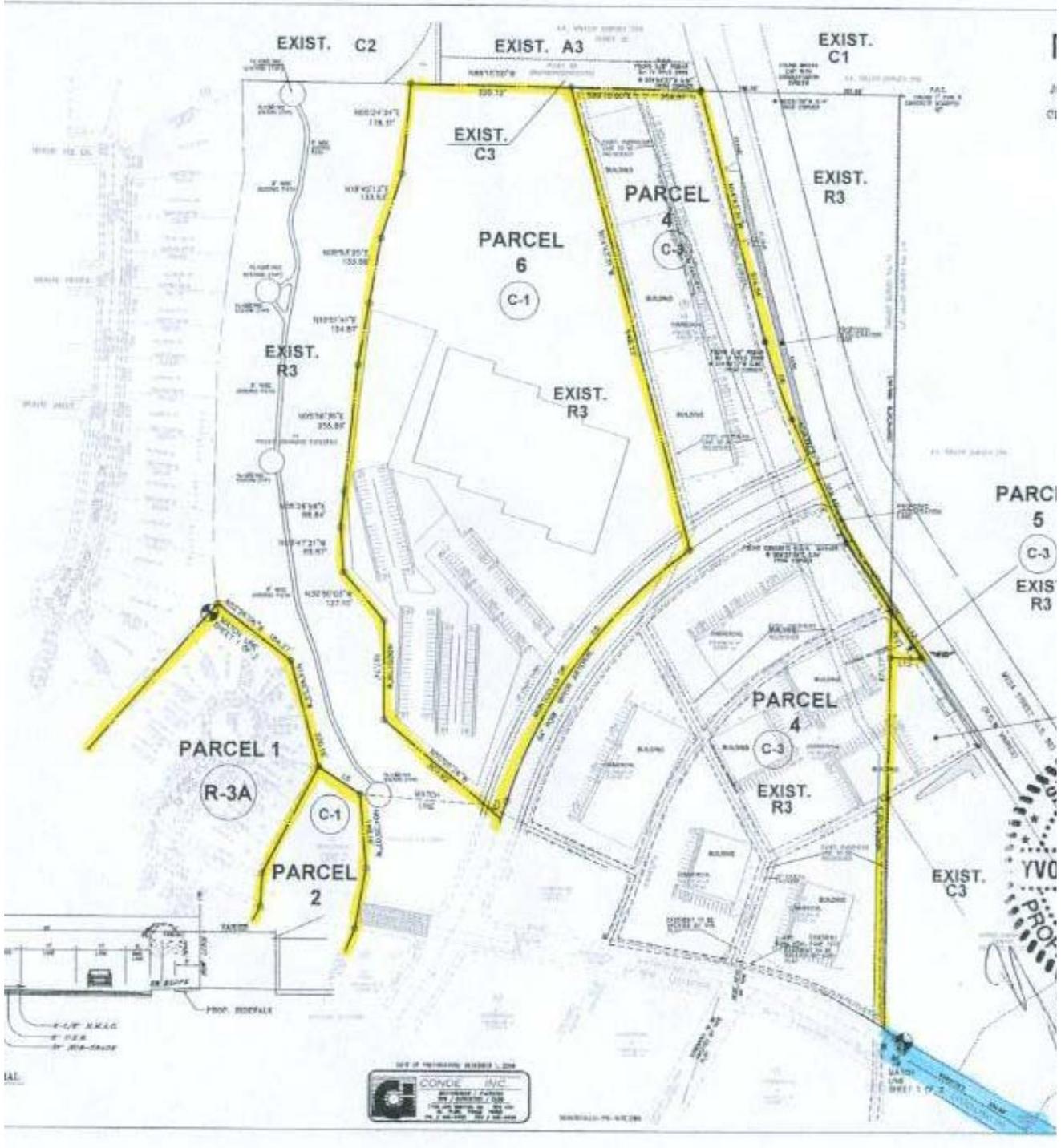
El Paso Water Utilities

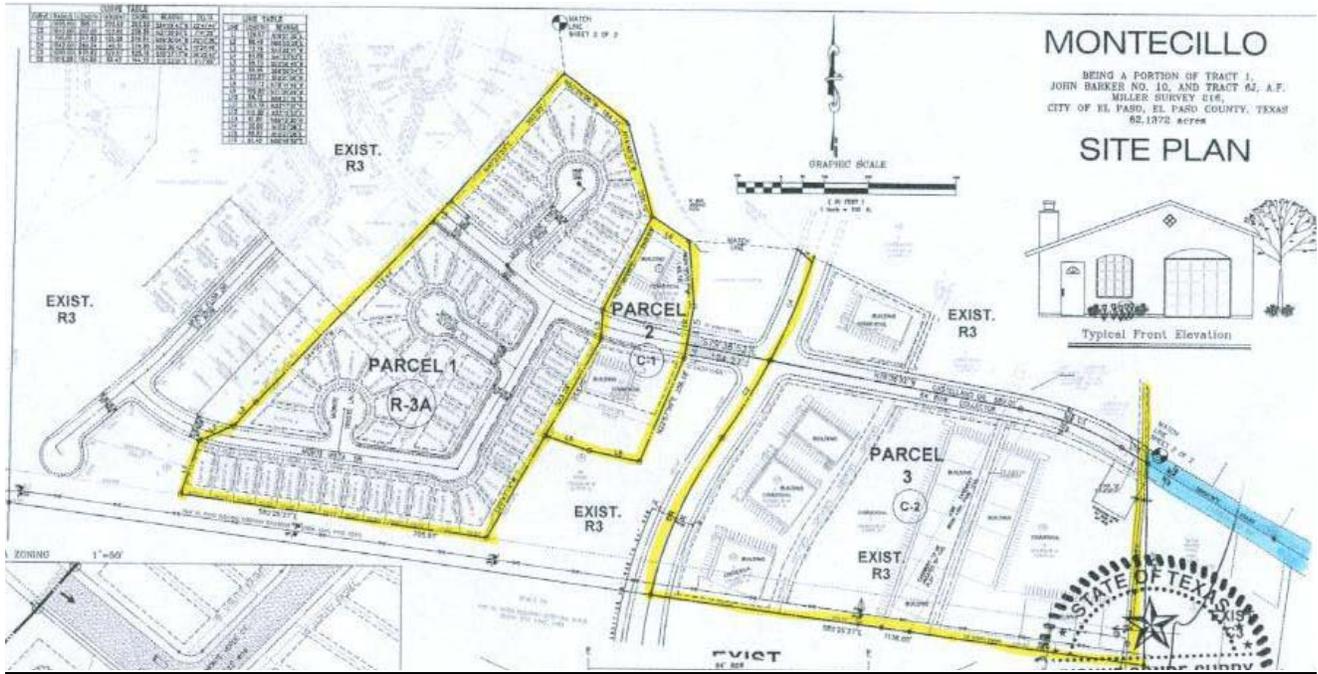
EPWU does not object to this request.



List of Attachments

- Attachment 1: Conceptual Site Plan
- Attachment 2: Application





Attachment 2: Application



**REZONING APPLICATION
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO**

Revised

1. CONTACT INFORMATION

PROPERTY OWNER(S): EPT Mesa Development
 ADDRESS: 8201 Lockheed, Ste. 235 ZIP CODE: 79925 PHONE: 915-779-7271
 APPLICANT(S): EPT Mesa Development
 ADDRESS: 8201 Lockheed, Ste. 235 ZIP CODE: 79925 PHONE: 915-779-7271
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elp.tx.com

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X010-999-0000-0100
 LEGAL DESCRIPTION: Being a portion of Tract 1, John Baker No. 10, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Mesa Street
 ACREAGE: 12.4217 ac PRESENT ZONING: R-3 PRESENT LAND USE: VACANT
 PROPOSED ZONING: R-3A PROPOSED LAND USE: To Allow for Commercial Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.tx.com

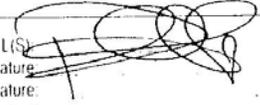
3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: X010-999-0000-0100
 LEGAL DESCRIPTION: Being a portion of Tract 1, John Baker No. 10, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Mesa Street
 ACREAGE: 2.2559 ac PRESENT ZONING: R-3 PRESENT LAND USE: VACANT
 PROPOSED ZONING: C-1 PROPOSED LAND USE: To Allow for Commercial Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.tx.com

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X010-999-0000-0100
 LEGAL DESCRIPTION: Being a portion of Tract 1, John Baker No. 10, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Mesa Street
 ACREAGE: 12.6945 ac PRESENT ZONING: R-3 PRESENT LAND USE: VACANT
 PROPOSED ZONING: C-2 PROPOSED LAND USE: To Allow for Commercial Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.tx.com

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: Richard Aguilar Signature: 
 Printed Name: _____ Signature: _____
 Printed Name: _____ Signature: _____
Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach all Member signatures on a separate sheet if needed.

** OFFICE USE ONLY **		
ZON	RECEIVED DATE: <u> / / </u>	APPLICATION FILE # _____
DC REVIEW DATE: <u> / / </u> (8:30 am, Planning Department Conference Room, 2 nd Floor, City Hall Building)		
CPC REVIEW DATE: <u> / / </u> (1:30 pm, City Council Chambers, 2 nd Floor, City Hall Building)		
ACCEPTED BY _____	FUND: 01101, DEPT ID: 99010335, ACCOUNT: 604126	



**REZONING APPLICATION
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO**

Revised

1. CONTACT INFORMATION

PROPERTY OWNER(S): EPT Mesa Development
 ADDRESS: 8201 Lockheed, Ste. 235 ZIP CODE: 79925 PHONE: 915-779-7271
 APPLICANT(S): EPT Mesa Development
 ADDRESS: 8201 Lockheed, Ste. 235 ZIP CODE: 79925 PHONE: 915-779-7271
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elprr.com

2. PARCEL FOUR INFORMATION

PROPERTY IDENTIFICATION NUMBER: X010-999-0000-0100
 LEGAL DESCRIPTION: Being a portion of Tract 1, John Barker Survey No. 10, City of El Paso, County
 STREET ADDRESS OR LOCATION: Mesa Street of El Paso, TX
 ACREAGE: 19.3624 PRESENT ZONING: R-3 PRESENT LAND USE: VACANT
 PROPOSED ZONING: C-3 PROPOSED LAND USE: To allow for Commercial Development
 ADDRESS: ZIP CODE: PHONE:
 E-MAIL ADDRESS: cconrad@elprr.com

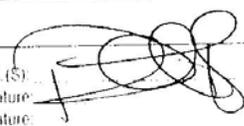
3. PARCEL FIVE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X216-999-0000-9300
 LEGAL DESCRIPTION: Being Tract 6J, A F Miller Survey 216, City of El Paso, El Paso County, Texas
 City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Mesa Street
 ACREAGE: 0.0649 ac. PRESENT ZONING: R-3 PRESENT LAND USE: VACANT
 PROPOSED ZONING: C-3 PROPOSED LAND USE: To allow for Commercial Development
 ADDRESS: ZIP CODE: PHONE:
 E-MAIL ADDRESS: cconrad@elprr.com

4. PARCEL SIX INFORMATION

PROPERTY IDENTIFICATION NUMBER: X010-999-0000-0100
 LEGAL DESCRIPTION: Being a portion of Tract 1, John Barker Survey No. 10
 City of El Paso, County of El Paso, TX
 STREET ADDRESS OR LOCATION: Mesa Street
 ACREAGE: 15.3378 PRESENT ZONING: R-3 PRESENT LAND USE: Vacant
 PROPOSED ZONING: C-1 PROPOSED LAND USE: To allow for a Mixed Use development
 ADDRESS: ZIP CODE: PHONE:
 E-MAIL ADDRESS: cconrad@elprr.com

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: **Richard Aguilar** 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.

**** OFFICE USE ONLY ****

ZON: _____ RECEIVED DATE: / / APPLICATION FEE: \$ _____

DEC. REVIEW DATE: / / 8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building

CPC REVIEW DATE: / / 1:30 pm, City Council Chambers, 2nd Floor, City Hall Building

ACCEPTED BY: _____ FUND: 01101, DEPT ID: 99010335, ACCOUNT: 404126