

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

**DEPARTMENT:** Development Services / Planning Division  
**AGENDA DATE:** Public Hearing 03/20/07  
**CONTACT PERSON/PHONE:** Christina Valles, Senior Planner – 541-4930  
**DISTRICT(S) AFFECTED:** West ETJ, Adjacent to District 1,  
East ETJ - Adjacent to District 5

**SUBJECT:**

Resolution that the City Council directs the City of El Paso's Development Services Department to prepare a service plan that provides for the extension of full municipal services to the following areas to be annexed. And that for future annexations, the City Council directs the City of El Paso's Development Services Department to prepare a service plan that provides for the extension of full municipal services provided that the proposed annexed area meets certain criteria.

Applicant: City of El Paso. (West ETJ Adjacent to District 1, East ETJ – Adjacent to District 5)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – N/A

City Plan Commission (CPC) – N/A

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

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

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

**DEPARTMENT HEAD:** R. Alan Shubert

**APPROVED FOR AGENDA:** Patricia D. Aauto, Deputy City Manager

CITY CLERK DEPT.  
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**RESOLUTION**

**WHEREAS**, El Paso Outlet Center, LLC is the property owner of 80.65 acres of property located in the City of El Paso's west extraterritorial jurisdiction; and,

**WHEREAS**, B.A.R. Construction, Inc. and El Paso Jamas, L.T.D. are property owners of 57.23 acres of property located in the City of El Paso's west extraterritorial jurisdiction; and,

**WHEREAS**, JNC Development, L.P. is the property owner of 35.913 acres of property located in the City of El Paso's east extraterritorial jurisdiction; and,

**WHEREAS**, El Paso Outlet Center, LLC, B.A.R. Construction, Inc., El Paso Jamas, L.T.D and JNC Development, L.P have entered into development agreements with the City of El Paso and under the development agreements the property owners have requested annexation into the City of El Paso; and,

**WHEREAS**, Section 43.052(h) of the Local Government Code provides that certain annexations do not have to be included in the City of El Paso's Annexation Plan; and,

**WHEREAS**, Section 43.061 through 43.065 of the Local Government Code provides for an expedited procedure for annexations exempted from the Annexation Plan; and,

**WHEREAS**, Section 43.065 of the Local Government Code requires that prior to the publication of notice of the first hearing on annexation that the governing body direct its planning department to prepare a service plan;

**WHEREAS**, City Council has determined that for future annexations falling within the exemptions of Section 43.052(h) that the Development Services Department will be directed to prepare a service plan,

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

**THAT** the City Council directs the City of El Paso's Development Services Department to prepare a service plan that provides for the extension of full municipal services to the following areas to be annexed:

Property described as a portion of Tract 8, Nellie D. Mundy Survey No. 239, approximately 80.65 acres of property located in the City of El Paso's west extraterritorial jurisdiction owned by El Paso Outlet Center, LLC.

Property described as Tracts 9C, 9D, 9D1, and 10, Block 13 Upper Valley Surveys Northeast corner of Borderland Road and Westside Drive, approximately 57.23 acres of property located in the City of El Paso's west extraterritorial jurisdiction owned by B.A.R. Construction, Inc. and El Paso Jamas, L.T.D.

Property described as Tract 2-A, 2A1, and Tract 3-A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, County of El Paso, Texas approximately 35.913 acres located in the City of El Paso's east extraterritorial jurisdiction owned by JNC Development, L.P.

**THAT** for future annexations, the City Council directs the City of El Paso's Development Services Department to prepare a service plan that provides for the extension of full municipal services provided that the proposed annexed area meets at least one of the criteria listed below:

1. The proposed annexed area contains fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract; or
2. The proposed annexed area is being annexed by petition of more than 50 percent of the real property owners in the area proposed for annexation or by vote or petition of the qualified voters or real property owners as provided by Subchapter B of the Local Government Code; or
3. The proposed annexed area is the area is or was the subject of:
  - a. an industrial district contract under Section 42.044 of the Local Government Code; or
  - b. a strategic partnership agreement under Section 43.0751 of the Local Government Code; or
4. The proposed annexed area is located in a colonia, as that term is defined by Section 2305.581 of the Government Code; or
5. The proposed annexed area is located completely within the boundaries of a closed military installation.

**ADOPTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2007.**

THE CITY OF EL PASO

\_\_\_\_\_  
John Cook  
Mayor

ATTEST:

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

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

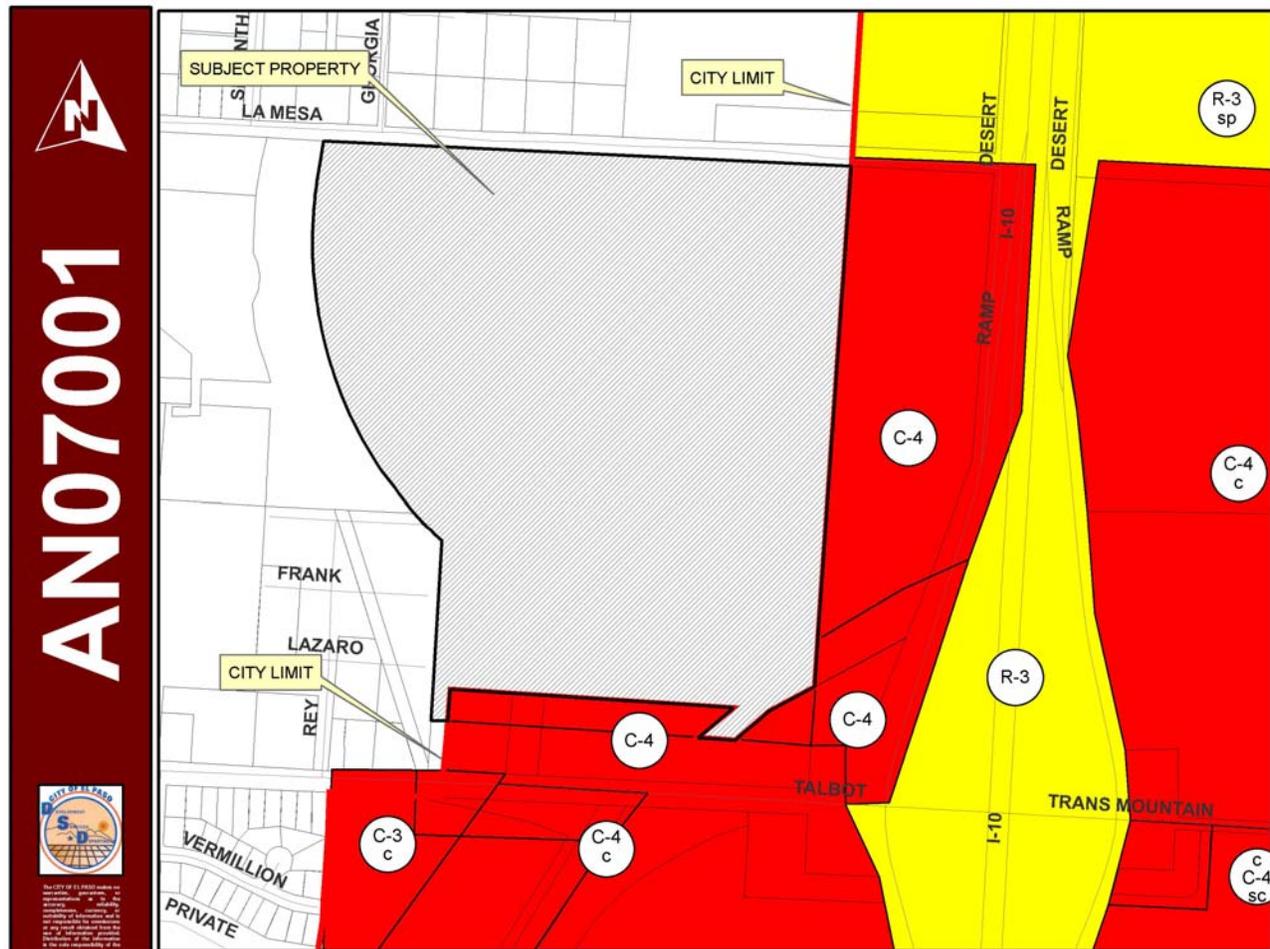
\_\_\_\_\_  
*Kelly Carpenter*  
Kelly Carpenter, Deputy Director  
Development Services Department  
Planning Division

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CITY CLERK DEPT.



# AN07001

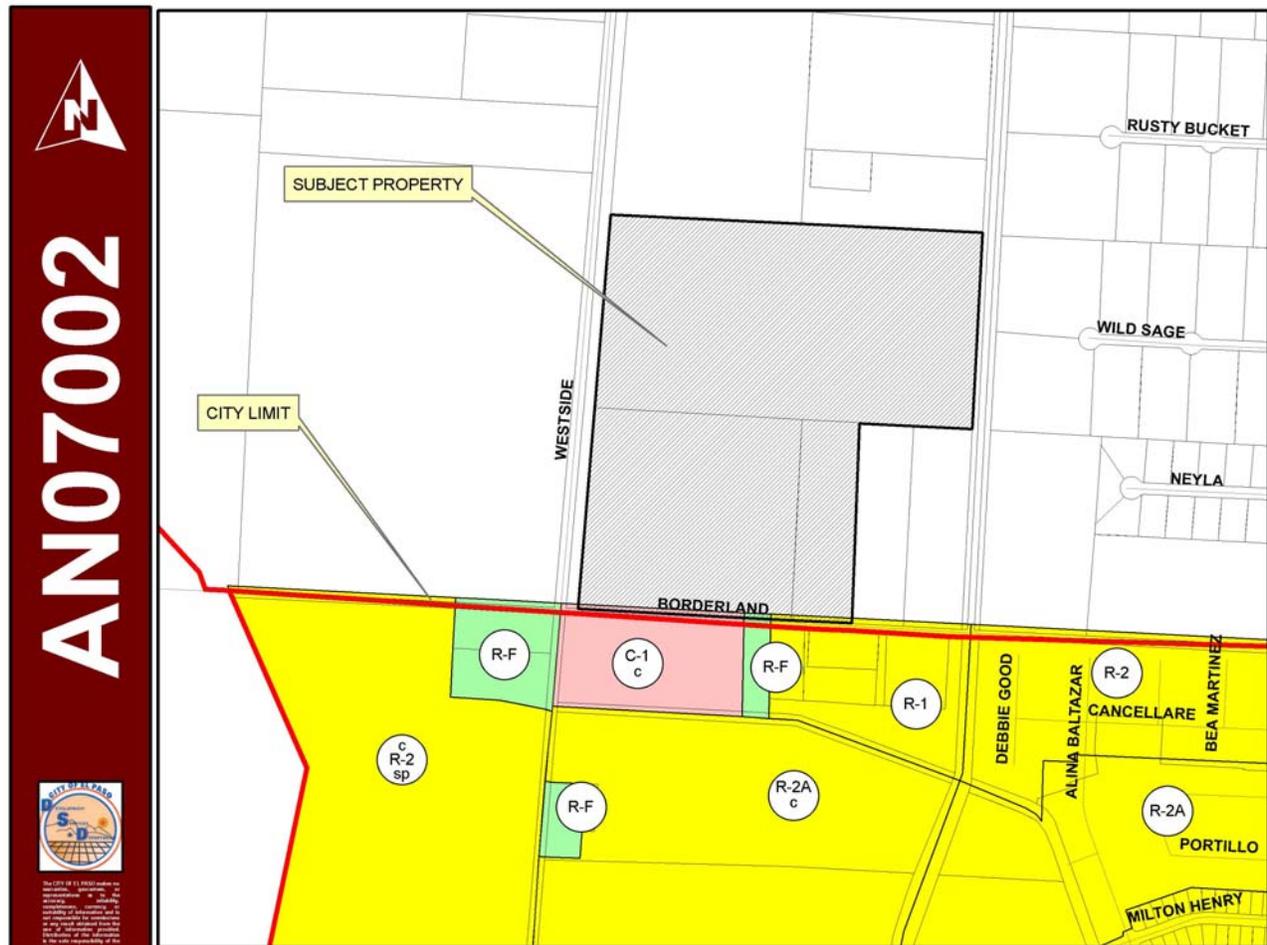
**Application Type:** Annexation  
**Property Owner(s):** El Paso Outlet Center, LLC  
**Representative(s):** Conde, Inc.  
**Legal Description:** A portion of Tract 8, Nellie D. Mundy Survey No. 239  
**Location:** 7051 S. Desert Blvd.  
**Representative District:** West ETJ  
**Area:** 80.65 Acres  
**Present Zoning:** N/A  
**Present Use:** Vacant  
**Proposed Use:** Regional Retail  
**Recognized Neighborhood Associations Contacted:** N/A  
**Surrounding Land Uses:** **North:** West ETJ / Vacant; **South:** C-4 (Commercial) / Vacant  
**East:** C-4 (Commercial)/ Regional Retail; **West:** West ETJ / Vacant  
**Year 2025 Designation:** **Industrial and Residential (West ETJ)**





# AN07002

**Application Type:** Annexation  
**Property Owner(s):** B.A.R. Construction, Inc.; El Paso Jamas, L.T.D.  
**Representative(s):** CEA Engineering Group  
**Legal Description:** Tracts 9C, 9D, 9D1, and 10, Block 13 Upper Valley Surveys  
**Location:** Northeast corner of Borderland Road and Westside Drive  
**Representative District:** West ETJ  
**Area:** 57.23 Acres  
**Present Zoning:** N/A  
**Present Use:** Vacant  
**Proposed Use:** Single-family Residential  
**Recognized Neighborhood Associations Contacted:** N/A  
**Surrounding Land Uses:** **North:** West ETJ / Farm; **South:** C-1/c (Commercial/condition) / Church; R-F (Ranch and Farm) / Single-family Residential; R-1 (Residential); **East:** West ETJ / Farm; **West:** West ETJ / Vacant, Farm  
**Year 2025 Designation:** Residential (West ETJ)





## Annexation – Sun Ridge Unit 15

<b>Type Request:</b>	Annexation – Sun Ridge Unit 15
<b>Legal Description:</b>	Tract 2-A, 2A1, and Tract 3-A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, County of El Paso, Texas.
<b>Applicant:</b>	JNC Development, L.P.
<b>Representative:</b>	Conde, Inc.
<b>Acres:</b>	35.913
<b>Location:</b>	East of Zaragoza Rd and North and South of Montwood Dr.
<b>Representative District:</b>	Adjacent to District 5
<b>Planning Area:</b>	East ETJ

