

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: April 5, 2011
Public Hearing: April 26, 2011

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

DISTRICT(S) AFFECTED: 6

SUBJECT:

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

Parcel 1: A portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, from C-1 (Commercial) to R-5 (Residential)

Parcel 2: A portion out of 318.9530 acre tract of land as recorded in Book 3134, Page 1607, Real Property Records of El Paso County, Texas and also being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas from R-5 (Residential) to C-1 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Parcel 1: Ventana Avenue, East of Tierra Este Road; Parcel 2: Ventana Avenue, West of Rich Beam Boulevard. Property Owner: GFA, LLC. ZON11-00001 (**District 6**)

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 (7-0)

*****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 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL) TO R-5 (RESIDENTIAL)

PARCEL 2: A PORTION OUT OF 318.9530 ACRE TRACT OF LAND AS RECORDED IN BOOK 3134, PAGE 1607, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS AND ALSO BEING A PORTION OF SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (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 Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit A, incorporated by reference, be changed from C-1 (Commercial) to R-5 (Residential)*

Parcel 2: *a portion out of 318.9530 acre tract of land as recorded in book 3134, page 1607, Real Property Records of El Paso County, Texas and also being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit B, incorporated by reference, be changed from R-5 (Residential) to C-1 (Commercial).*

PASSED AND APPROVED this _____ day of _____, 2011.

(signatures on following page)

ORDINANCE NO. _____

ZONING CASE NO: ZON11-00001

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

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

ORDINANCE NO. _____

ZONING CASE NO: ZON11-00001

Barragan & Associates Inc.

Land Planning & Land Surveying

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys City of El Paso, El Paso County, Texas, as described in volume 3134, page 1607, Real Property Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at an existing city monument located at the centerline intersection of Cozy Cove Avenue and Blue Dirt Circle, in Ventanas Subdivision Unit One, City of El Paso, El Paso County, Texas; from **Whence** a found 2" iron pipe marking the southeast corner of section 46, block 79, township 2, Texas and Pacific Railroad Company Surveys, as described in volume 3134, page 1607, bears S 89°57'39" W, a distance of 3602.81 feet and N 00°02'21" W a distance of 131.00 feet; **THENCE**, N 18°35'30" E, a distance of 848.55 feet to a set 1/2" rebar with cap stamped "B&A", said rebar also being the **POINT OF BEGINNING** of this description:

THENCE, 279.63 feet along the arc of a curve to the right, with a radius of 604.08 feet, an interior angle of 26°31'19", and a chord which bears N 16°20'12" W, a distance of 277.14 feet to a set 1/2" rebar with cap stamped "B&A";

THENCE, N 00°02'21" W, a distance of 64.00 feet to a set 1/2" rebar with cap stamped "B&A";

THENCE, 280.44 feet along the arc of a curve to the right, with a radius of 604.08 feet, an interior angle of 26°35'56", and a chord which bears N 16°17'49" E, a distance of 277.93 feet to a set 1/2" rebar with cap stamped "B&A";

THENCE, S 89°58'10" E, a distance of 500.06 feet to a set 1/2" rebar with cap stamped "B&A";

THENCE, S 89°57'32" E, a distance of 70.00 feet to a set 1/2" rebar with cap stamped "B&A";

THENCE, S 89°57'39" E, a distance of 480.46 feet to a set 1/2" rebar with cap stamped "B&A";

THENCE, 279.63 feet along the arc of a curve to the right, with a radius of 604.08 feet, an interior angle of 26°31'19", and a chord which bears S 16°20'12" E, a distance of 277.14 feet to a set 1/2" rebar with cap stamped "B&A";

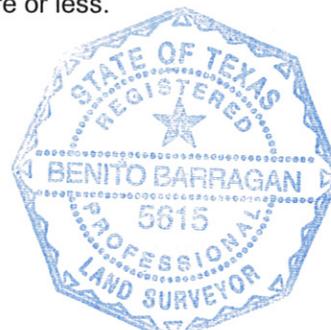
THENCE, S 00°02'21" E, a distance of 64.00 feet to a set 1/2" rebar with cap stamped "B&A";

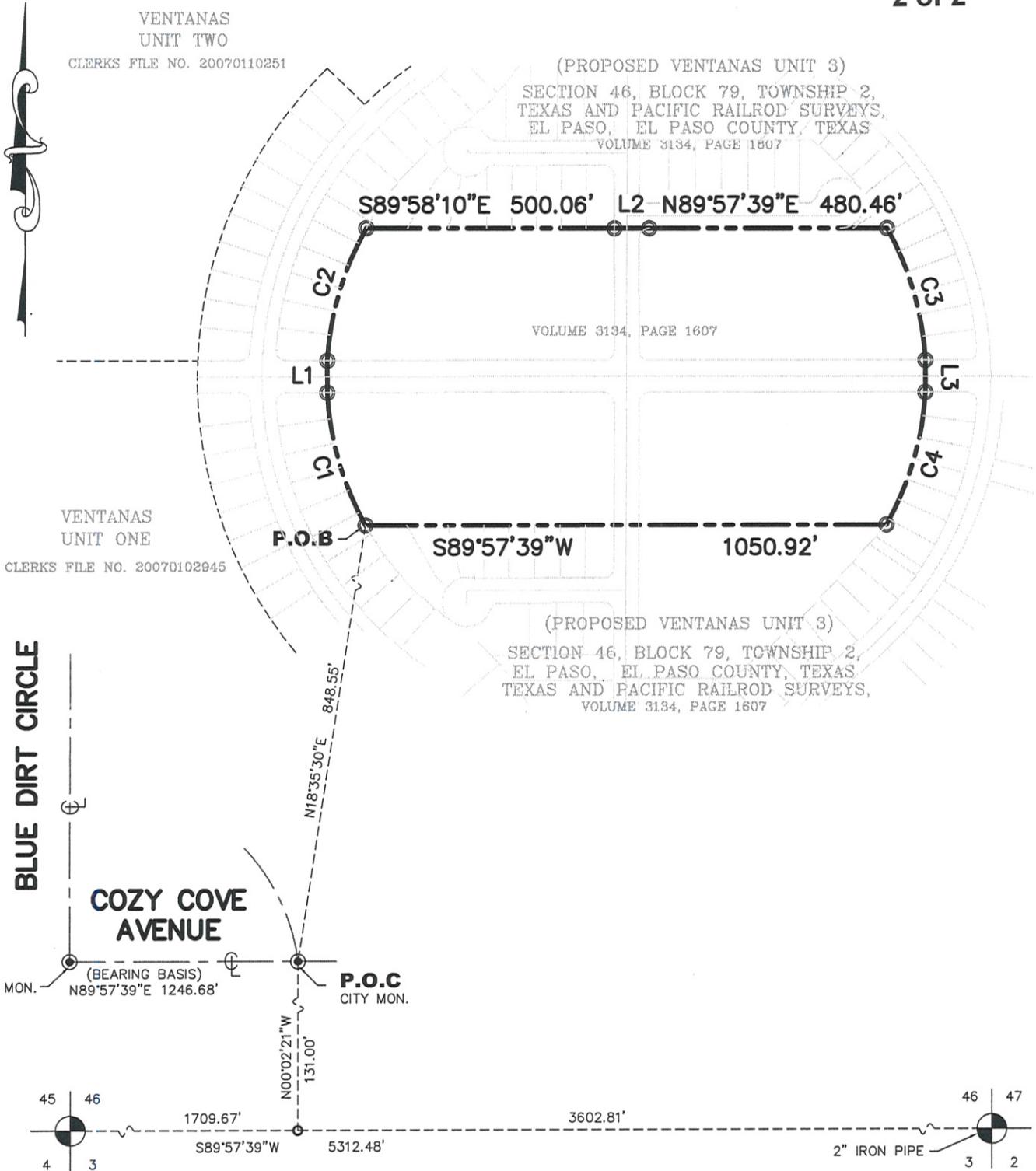
THENCE, 279.63 feet along the arc of a curve to the right, with a radius of 604.08 feet, an interior angle of 26°31'19", and a chord which bears S 16°15'30" W, a distance of 277.14 feet to a set 1/2" rebar with cap stamped "B&A";

THENCE, S 89°57'39" W, a distance of 1050.92 feet to the **POINT OF BEGINNING** of this parcel, containing in all 689,818 sq. ft. or 15.83 acres of land more or less.



Benito Barragan TX R.P.L.S. 5615, October 5, 2010
VENTANAS PARCEL 5





NOTE:

1. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", AS PER F.I.R.M. PANEL NUMBER 175B, LAST REVISION DATE SEPTEMBER 4, 1991. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR VENTANAS SUBDIVISION UNIT TWO. (FOR COZY COVE AVENUE MONUMENT LINE)
3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
4. THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY WAS DONE FOR TITLE INSURANCE ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES.
6. SET 1/2" REBAR STAMPED "B&A" AT ALL CORNERS UNLESS NOTED OTHERWISE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°02'21"W	64.00'
L2	S89°57'32"E	70.00'
L3	S00°02'21"E	64.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	279.63'	604.08'	142.36'	26°31'19"	N16°20'12"W	277.14'
C2	280.44'	604.08'	142.79'	26°35'56"	N16°17'49"E	277.93'
C3	279.63'	604.08'	142.36'	26°31'19"	S16°20'12"E	277.14'
C4	279.63'	604.08'	142.36'	26°31'19"	S16°15'30"W	277.14'

B¹
Barragan & Associates Inc.
LAND PLANNING & SURVEYING
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey
A PORTION OF SECTION 46,
BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD
COMPANY SURVEYS,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 15.83 ACRES ±

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Benito Barragan, C. R.P.L.S. No. 5615

Barragan & Associates Inc.

Land Planning & Land Surveying

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description of a 2.52 acre parcel of land being a portion out of a 318.9530 acre tract of land as recorded in book 3134, page 1607, Real Property Records of El Paso County, Texas and also being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, in the 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 2" iron pipe for the Southeasterly corner of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, in the City of El Paso, El Paso County, Texas from WHENCE, a found 2" iron pipe for the Southwesterly corner of said Section 46, bears S 89°57'39" W, a distance of 5,312.48 feet (Bearing Basis), said 2" pipe being the **POINT OF BEGINNING** of this description:

THENCE, S 89°57'39" W, continuing along said southerly line of section 46, a distance of 355.02 feet to a set 1/2" rebar with cap stamped "B&A INC";

THENCE, N 00°35'50" W, a distance of 929.70 feet to a set 1/2" rebar with cap stamped "B&A INC" on the centerline of proposed Ventana Avenue;

THENCE, along said centerline of proposed Ventana Avenue, 89.56 feet along the arc of a curve to the left, with a radius of 2,500.00 feet, an interior angle of 02°03'09", and a chord which bears S 89°00'46" E, a distance of 89.56 feet to a set 1/2" rebar with cap stamped "B&A INC";

THENCE, N 89°57'39" E, a distance of 265.49 feet to a set 1/2" rebar with cap stamped "B&A INC" on Easterly line of said Section 46;

THENCE, S 00°35'50" E, along said Easterly line of Section 46, a distance of 928.09 feet to the **POINT OF BEGINNING** of this parcel, and containing in all 329,520 sq. ft. or 7.56 acres of land more or less.

NOTES:

1. A Plat of Survey of even date accompanies this description.
2. This property may be subject to easements whether of record or not.
3. Bearings recited herein are based on the Southerly line of Section 46 as shown on plat of survey by Jerry Cutts R.P.L.S., Dated 05-17-01.
4. This description does not intent to be a subdivision process which may me required by City of El Paso Ordinance, and it is the client's/owner's responsibility to comply with this ordinance if required. (For rezoning purposes only)

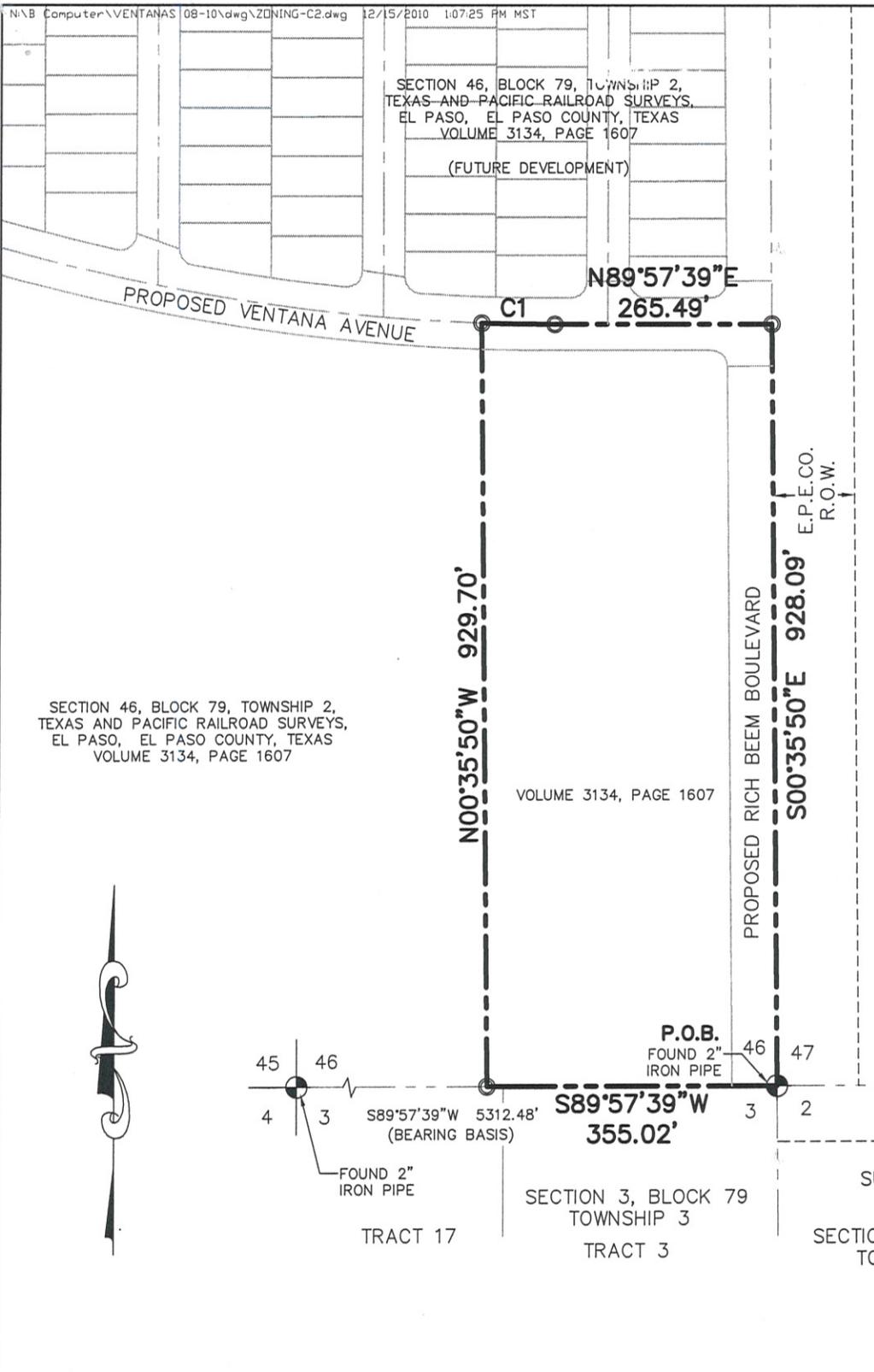


Benito Barragan TX R.P.L.S. 5615, November 5, 2010

Revised: December 14, 2010

VENTANAS MONTWOOD-RICH BEEM-REV





SECTION 46, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD SURVEYS,
EL PASO, EL PASO COUNTY, TEXAS
VOLUME 3134, PAGE 1607

VOLUME 3134, PAGE 1607

SECTION 47, BLOCK 79
TOWNSHIP 2

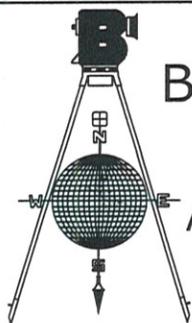


NOTE:

1. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", AS PER F.I.R.M. PANEL NUMBER 175B, LAST REVISION DATE SEPTEMBER 4, 1991. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
2. BEARINGS SHOWN ARE BASED ON THE SOUTHERLY LINE OF SECTION 46 AS SHOWN ON PLAT OF SURVEY BY JERRY CUTTS R.P.L.S., DATED 05-17-01
3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
4. THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. SET 1/2" REBAR STAMPED "B&A" AT ALL CORNERS UNLESS NOTED OTHERWISE.
6. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
7. THIS PLAT DOES NOT INTENT TO BE A SUBDIVISION PROCESS WHICH MAY ME REQUIRED BY CITY OF EL PASO ORDINANCE, AND IT IS THE CLIENT'S/OWNER'S RESPONSIBILITY TO COMPLY WITH THIS ORDINANCE IF REQUIRED. (FOR REZONING PURPOSES ONLY)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	89.56'	2500.00'	44.79'	2°03'09"	S89°00'46"E	89.56'

REVISED: 12-14-10



**Barragan
&
Associates
Inc.**

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10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A PORTION OF SECTION 46,
BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD
COMPANY SURVEYS,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
329,520 SQ. FT. OR
AREA 7.56 ACRES ±

I HEREBY CERTIFY THAT THE FOREGOING
SURVEY WAS MADE ON THE GROUND AND
UNDER MY SUPERVISION AND IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF



Benito Barragan, TX, R.P.L.S. No. 5615

Scale 1"=200' Date 11/05/2010 Drawn by RV

Job No. 101027-09 Copy Rights ©



Date: March 28, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Esther Guerrero, Planner
Subject: ZON11-00001

The City Plan Commission (CPC) on March 10, 2011, voted 7-0 to recommend **approval** of this rezoning request. The request is to change the zoning on Parcel 1 from C-1 (Commercial) to R-5 (Residential) to allow residential development and Parcel 2 from R-5 (Residential) to C-1 (Commercial) to permit neighborhood commercial 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 Central 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



Planning & Economic Development

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 561-4024

2011 MAR 28 PM 3:19
CITY CLERK DEPT



City of El Paso – City Plan Commission Staff Report

Case No: ZON11-00001
Application Type: Rezoning
CPC Hearing Date: March 10, 2011
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location: Parcel 1: Ventana Avenue, East of Tierra Este Road
Parcel 2: Ventana Avenue, West of Rich Beam Boulevard

Legal Description: Parcel 1: A portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: A portion out of 318.9530 acre tract of land as recorded in book 3134, page 1607, Real Property Records of El Paso County, Texas and also being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas

Acreage: Parcel 1: 15.83 acres
Parcel 2: 7.56 acres

Rep District: 6

Zoning: Parcel 1: C-1 (Commercial)
Parcel 2: R-5 (Residential)

Existing Use: Parcel 1: Vacant
Parcel 2: Vacant

Request: Parcel 1: From C-1 (Commercial) to R-5 (Residential)
Parcel 2: From R-5 (Residential) to C-1 (Commercial)

Proposed Use: Parcel 1: Single-family residential homes
Parcel 2: Neighborhood commercial development

Property Owner: GFA, LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential), R-3A (Residential) /
South: R-5 (Residential), R-3A (Residential) /
East: R-5(Residential), C-2 (Commercial) /
West: R-3A (Residential), R-5 (Residential) /

The Plan for El Paso Designation: Residential (East Planning Area)
Nearest Park: Proposed Park (unnamed) (262 feet)
Nearest School: Sunridge Middle, Lujan Chavez Elementary (5,360 feet)

NEIGHBORHOOD ASSOCIATIONS

East Side Civic Association

NEIGHBORHOOD INPUT

Notices of a Public Hearing were mailed to all property owners within 300 feet of the subject property on February 28, 2011.

APPLICATION DESCRIPTION

The request is to change the zoning on Parcel 1 from C-1 (Commercial) to R-5 (Residential) to allow

single-family residential development. The conceptual site plan shows 82 single-family lots with access via the extension of Ventana Avenue, a future local street and various cul-de-sacs. The R-5 (Residential) would also allow duplex and attached single-family development. The request on Parcel 2 is from R-5 (Residential) to C-1 (Commercial) to allow neighborhood commercial development. The conceptual site plan shows eight (8) buildings for neighborhood commercial use with access proposed via Rich Beam Boulevard, and the future connections of both Ventana Avenue and Montwood Drive.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning request for both parcels.

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

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

- a. 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.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.
- d. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

The purpose of the R-5 (Residential) district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

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.

Development Coordinating Committee Review

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

Transportation Department

Transportation has no objections to the proposed rezoning.

Notes:

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

Engineering – Construction Management-Plan Review

No objections..

Engineering – Construction Management-Land Development

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Grading plan and permit shall be required.*
3. Storm Water Pollution Prevention Plan and/or permit required.*
4. Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.*
5. The Subdivision is within Flood Zone X -"Areas determined to be outside the 0.2% annual flood" - Panel # 480212 0175B, dated September 4, 1991.

* This requirement will be applied at the time of development.

Fire Department

No objections.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2 There is an existing 24-inch diameter water transmission main along Ventana Avenue. This main continues north along Amistoso Street to the future EPWU tank site. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

3. There is an existing 15-inch diameter sanitary sewer main along Ventana Avenue. Sewer service will be available from this 15-inch diameter main after EPWU-PSB issue a letter of Final Acceptance of the facilities.

General

4. Water and sanitary sewer service requires the extension of mains along the future streets within the development to connect to the exiting water and sewer mains described above.

5. During the site improvement work, the Owner/Developer shall safeguard the existing water and sewer mains and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

6. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

7. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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

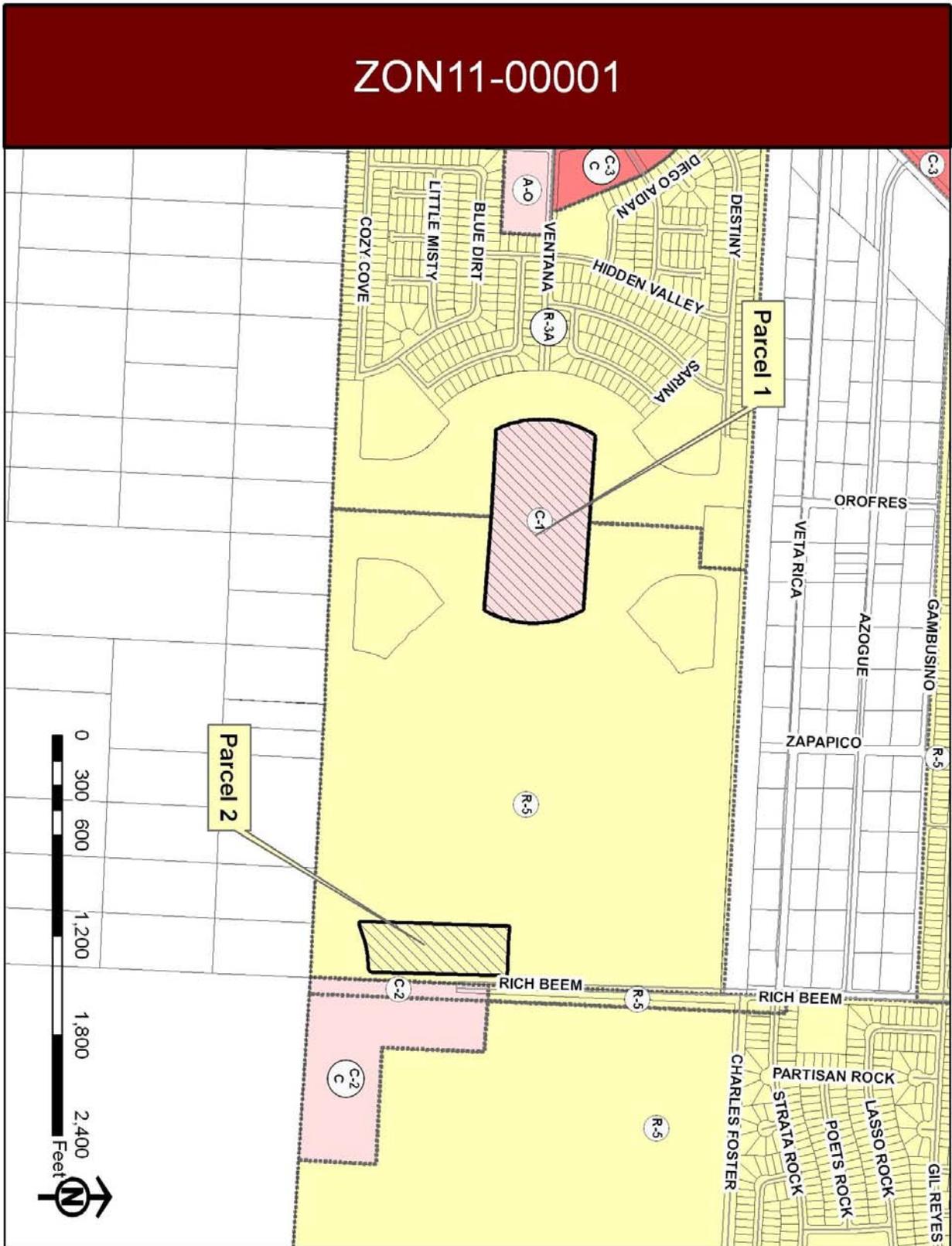
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

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.

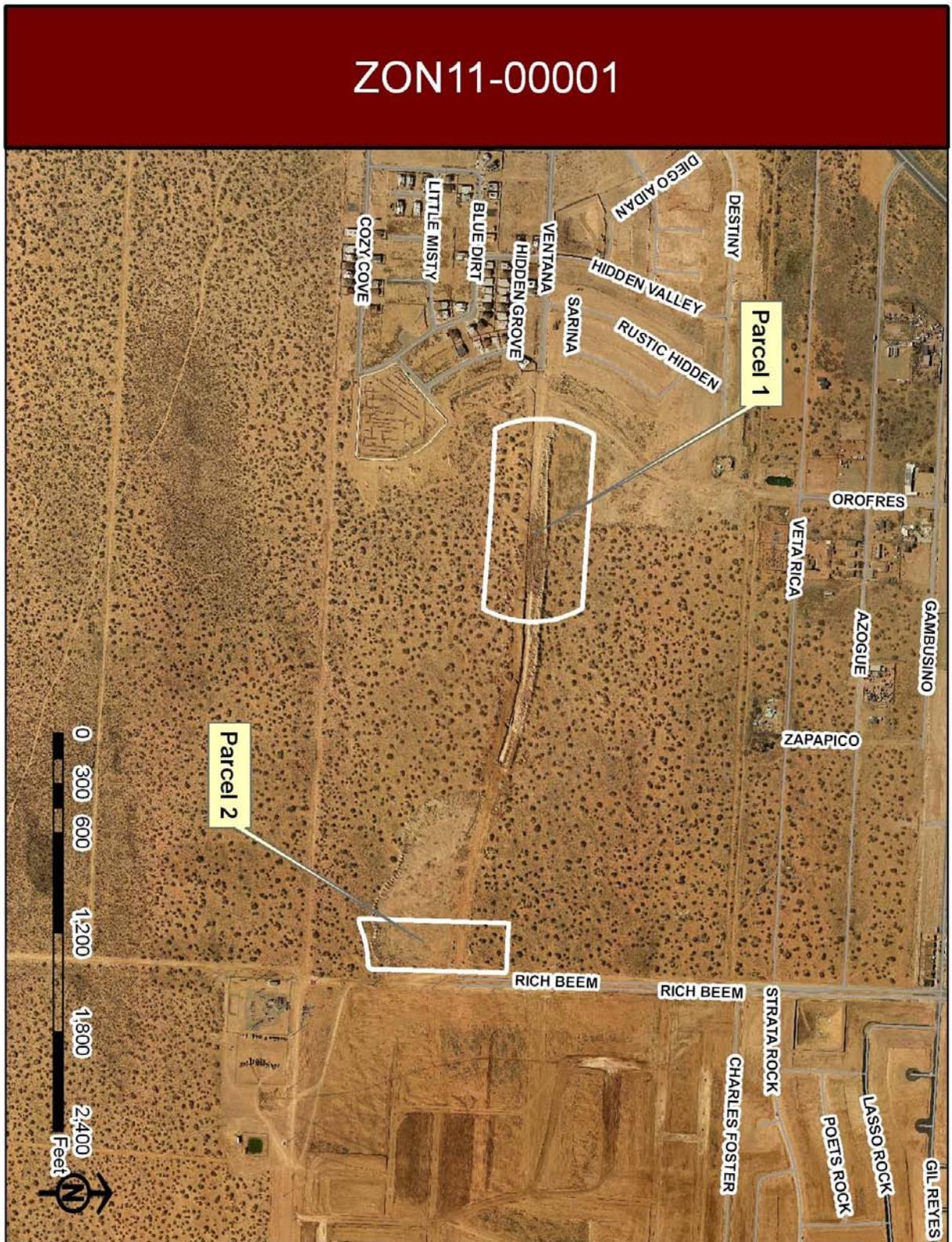
Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan (Parcel 1)
4. Conceptual Site Plan (Parcel 2)
5. Conceptual Site Plan (Parcels 1 & 2)

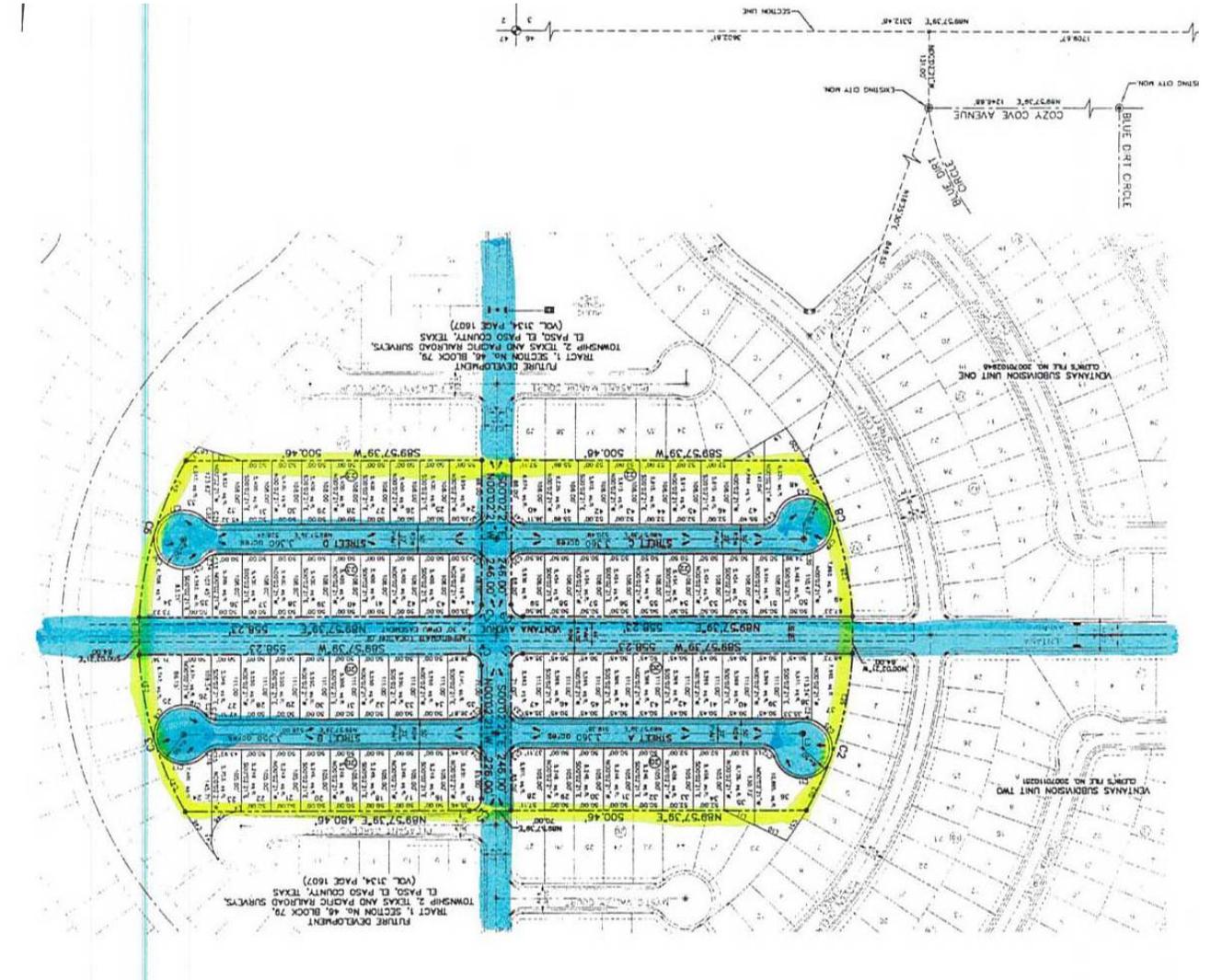
ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN (Parcel 1)



ATTACHMENT 5: CONCEPTUAL SITE PLAN (Parcels 1 & 2)

