

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

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

**AGENDA DATE:** Introduction 06/06/06; Public Hearing 06/27/06

**CONTACT PERSON/PHONE:** Fred Lopez, AICP, 541-4925

**DISTRICT(S) AFFECTED:** N/A

**SUBJECT:**

An Ordinance changing the zoning of the following real property described as: Parcel 1: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-4 (Commercial); Parcel 2: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-3 (Commercial); Parcel 3: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys; El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-2 (Commercial); Parcel 4: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-2 (Commercial) and imposing conditions; Parcel 5: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to PR-1 (Planned Residential 1); Parcel 6: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-4 (Commercial) and imposing conditions. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: North of Montana Avenue and East of Loop 375. Applicant: East Montana Joint Venture. ZON06-00049

**BACKGROUND / DISCUSSION:**

See attached report

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation

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

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

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

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

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:** \_\_\_\_\_

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

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS: PARCEL 1: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL); PARCEL 2: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); PARCEL 3: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS; EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL); PARCEL 4: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 5: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO PR-1 (PLANNED RESIDENTIAL 1); PARCEL 6: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. 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 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys; 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 **C-4 (Commercial)**; and,

**Parcel 2:** A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit “B”, incorporated by reference, be changed from **R-F (Ranch and Farm) to C-3 (Commercial)**; and,

**Parcel 3:** A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, 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 C-2 (Commercial)**; and,

**Parcel 4:** A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, 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-2 (Commercial)**; and,

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:

“1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10’) wide landscape buffer with high profile native trees placed at ten feet (10’) on center, and if Mondale pine trees, fifteen feet (15’) on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel.”

**Parcel 5:** A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and 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 PR-I (Planned Residential I)**; and,

**Parcel 6:** A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit “F”, incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 6, 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:

“1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25’) wide landscape buffer with high profile native trees placed at ten feet (10’) on center, and if Mondale pine trees, fifteen feet (15’) on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel.”

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**THE CITY OF EL PASO**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Carolyn J. Crosby  
Assistant City Attorney

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

Being a portion of Section 34, Block 79, Township 2,  
Texas and Pacific Railway Company Surveys,  
El Paso County, Texas  
Prepared for: JNC Land Co.  
April 11, 2006  
(Parcel 1)

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a point being the corner common to Sections 26, 27, 34 and 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence South 75°43'18" West a distance of 3743.19 feet to a point for THE "TRUE POINT OF BEGINNING"

Thence South 00°32'39" East a distance of 252.56 feet to a point on the northerly right of way line of Montana Avenue (U.S. Highway No. 62);

Thence along said right of way line South 81°17'02" West a distance of 885.45 feet to a point;

Thence leaving said line North 00°32'39" West a distance of 596.50 feet to a point;

Thence North 89°27'21" East a distance of 277.00 feet to a point;

Thence South 00°32'39" East a distance of 156.89 feet to a point;

Thence 96.46 feet along the arc of a curve to the left which has a radius of 2000.00 a central angle of 02°45'49" a chord which bears South 01°55'34" East a distance of 96.45 feet to a point;

Thence North 81°17'02" East a distance of 60.28 feet to a point;

Thence 21.14 feet along the arc of a curve to the right which has a radius of 1940.00 a central angle of 00°37'28" a chord which bears North 02°49'40" West a distance of 21.14 feet to a point;

Thence North 81°17'02" East a distance of 210.64 feet to a point;

Thence South 08°42'58" East a distance of 71.03 feet to a point;

Thence North 81°17'02" East a distance of 322.99 feet to the "TRUE POINT OF BEGINNING" and containing 7.567 Acres of land more or less.

NOTE: Not a ground survey,

Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

*RRC*  
Ron R. Conde  
R.P.L.S. No. 5152  
Job# 306-67 R.C.



Being a portion of Section 27 and 34, Block 79, Township 2,  
Texas and Pacific Railway Company Surveys.  
El Paso County, Texas  
Prepared for: JNC Land Co.  
April 11, 2006  
(Parcel 2)

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 27 and 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a point being the corner common to Sections 26, 27, 34 and 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence North  $89^{\circ}33'29''$  West a distance of 4236.25 feet to a point for THE "TRUE POINT OF BEGINNING"

Thence South  $00^{\circ}32'39''$  East a distance of 743.52 feet to a point;

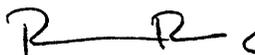
Thence South  $89^{\circ}27'21''$  West a distance of 277.00 feet to a point;

Thence North  $00^{\circ}32'39''$  West a distance of 746.20 feet to a point;

Thence South  $89^{\circ}59'27''$  East a distance of 277.01 feet to the "TRUE POINT OF BEGINNING" and containing 4.736 Acres of land more or less.

NOTE: Not a ground survey,

Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152  
Job# 306-67 R.C.



Being a portion of Section 27 and 34, Block 79, Township 2,  
Texas and Pacific Railway Company Surveys,  
El Paso County, Texas  
Prepared for: JNC Land Co.  
April 11, 2006  
(Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 27 and 34, Block 79, Township 2,  
Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more  
particularly described by metes and bounds as follows:

Commencing for reference at a point being the corner common to Sections 26, 27, 34  
and 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys Thence  
along the line between section 27 and 34, North 89°59'27" West a distance of  
3636.34 feet to a point for THE "TRUE POINT OF BEGINNING"

Thence leaving said line South 00°32'39" East a distance of 923.81 feet to a point;

Thence South 81°17'02" West a distance of 322.99 feet to a point;

Thence North 08°42'58" West a distance of 71.03 feet to a point;

Thence South 81°17'02" West a distance of 210.64 feet to a point;

Thence 21.14 feet along the arc of a curve to the left which has a radius of 1940.00  
feet a central angle of 00°37'28" a chord which bears South 02°49'40" East a distance  
of 21.14 feet to a point;

Thence South 81°17'02" West a distance of 60.28 feet to a point;

Thence 96.46 feet along the arc of a curve to the right which has a radius of 2000.00  
feet a central angle of 02°45'49" a chord which bears North 01°55'34" West a  
distance of 96.45 feet to a point;

Thence North 00°32'39" West a distance of 868.41 feet to a point;

Thence South 89°59'27" East a distance of 599.49 feet to the "TRUE POINT OF  
BEGINNING" and containing 12.921 Acres of land more or less.

NOTE: Not a ground survey,

Bearings basis is true north for a Transverse Mercator Surface Projection as determined by  
GPS methods centered near this site.

*RR*

Ron R. Conde  
R.P.L.S. No. 5152  
Job# 306-67 R.C.



Being a portion of Section 27, Block 79, Township 2,  
Texas and Pacific Railway Company Surveys,  
El Paso County, Texas  
Prepared for: JNC Land Co.  
April 11, 2006  
(Parcel 4)

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a point being the corner common to Sections 26, 27, 34 and 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence North  $50^{\circ}02'34''$  West a distance of 3926.44 feet to a point for THE "TRUE POINT OF BEGINNING"

Thence North  $73^{\circ}18'12''$  West a distance of 310.00 feet to a point;

Thence South  $89^{\circ}19'09''$  West a distance of 288.00 feet to a point;

Thence North  $00^{\circ}40'51''$  West a distance of 564.00 feet to a point;

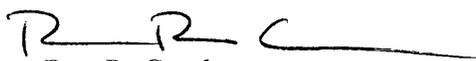
Thence North  $89^{\circ}19'09''$  East a distance of 314.86 feet to a point of curve;

Thence 520.72 feet along the arc of a curve to the right which has a radius of 1282.00 a central angle of  $23^{\circ}16'20''$  a chord which bears South  $79^{\circ}02'40''$  East a distance of 517.15 feet to a point;

Thence South  $22^{\circ}35'30''$  West a distance of 601.19 feet to the "TRUE POINT OF BEGINNING" and containing 9.551 Acres of land more or less.

NOTE: Not a ground survey,

Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152  
Job# 306-67 R.C.



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

Being a portion of Section 26 and 27, Block 79, Township 2,  
Texas and Pacific Railway Company Surveys.  
El Paso County, Texas  
Prepared for: JNC Land Co.  
April 11, 2006  
(Parcel 5)

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 26 and 27, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

THE "TRUE POINT OF BEGINNING" being the corner common to Sections 26, 27, 34 and 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys

Thence along the line between section 27 and 34, North 89°59'27" West a distance of 3177.83 feet to a point;

Thence leaving said line North 00°32'39" West a distance of 600.00 feet to a point;

Thence North 89°59'27" West a distance of 726.03 feet to a point;

Thence South 00°32'39" East a distance of 600.00 feet to a point;

Thence North 89°59'27" West a distance of 331.97 feet to a point;

Thence North 00°32'39" West a distance of 32.00 feet to a point;

Thence North 89°59'27" West a distance of 277.01 feet to a point;

Thence South 00°32'39" East a distance of 32.00 feet to a point;

Thence North 89°59'27" West a distance of 394.00 feet to a point;

Thence North 00°34'35" West a distance of 4436.64 feet to a point;

Thence North 89°58'37" East a distance of 350.00 feet to a point;

Thence North 00°34'35" West a distance of 600.00 feet to a point on the northerly line of Section 27;

Thence along said line North 89°59'35" East a distance of 4558.42 feet to a point on the easterly line of section 27;

Thence along said line South 00°33'26" East a distance of 4478.07 feet to a point;

Thence leaving said line North 89°59'01" East a distance of 594.05 feet to a point;

Thence South 00°32'59" East a distance of 560.29 feet to a point;

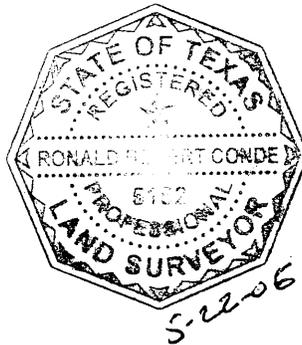
Thence North 89°59'27" West a distance of 593.91 feet to the "TRUE POINT OF BEGINNING" and containing 550.565 Acres of land more or less.

NOTE: Not a ground survey,

Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.



Ron R. Conde  
R.P.L.S. No. 5152  
Job# 306-67 R.C.



Being a portion of Section 35, Block 79, Township 2,  
Texas and Pacific Railway Company Surveys,  
El Paso County, Texas  
Prepared for: JNC Land Co.  
April 11, 2006  
(Parcel 6)

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

THE "TRUE POINT OF BEGINNING" being the corner common to Sections 26, 27, 34 and 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys

Thence South  $89^{\circ}59'27''$  East a distance of 593.91 feet to a point;

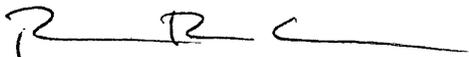
Thence South  $00^{\circ}32'59''$  East a distance of 528.08 feet to a point on the northerly right of way line of Montana Avenue (U.S. Highway 62);

Thence along said right of way line South  $81^{\circ}17'02''$  West a distance of 599.97 feet to a point on the common line of Sections 34 and 35, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line North  $00^{\circ}32'59''$  West a distance of 619.10 feet to the "TRUE POINT OF BEGINNING" and containing 7.820 Acres of land more or less.

NOTE: Not a ground survey,

Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152  
Job# 306-67 R.C.



JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DEPUTY DIRECTOR



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**

June 1, 2006

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

**FROM:** Fred Lopez, AICP

**SUBJECT:** ZON06-00049

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The City Plan Commission (CPC), on May 18, 2006, voted **(5 - 0)** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to as follows:

Parcel 1 - C-4 (Commercial)  
Parcel 2 - C-3 (Commercial)  
Parcel 3 - C-2 (Commercial)  
Parcel 4 - C-2/c (Commercial/conditions)  
Parcel 5 - PR-I (Planned Residential I)  
Parcel 6 - C-4/c (Commercial/conditions)

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 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 opposition to this request.

**Attachment:** Staff Report, Location Map, Aerial, Site Plan

**STAFF REPORT**

**Rezoning Case:** ZON06-00049

**Property Owner(s):** East Montana Joint Venture

**Applicant(s):** East Montana Joint Venture

**Representative(s):** Conde, Inc.

**Legal Description:** Parcel 1 – A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;  
Parcel 2 – A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;  
Parcel 3 – A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;  
Parcel 4 – A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;  
Parcel 5 – A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;  
Parcel 6 – A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys

**Location:** North of Montana Avenue and East of Loop 375

**Representative District:** ETJ

**Area:** Parcel 1: 7.567 Acres  
Parcel 2: 4.736 Acres  
Parcel 3: 12.921 Acres  
Parcel 4: 9.551 Acres  
Parcel 5: 550.565 Acres  
Parcel 6: 7.820 Acres

**Present Zoning:** R-F (Ranch and Farm)

**Present Use:** Vacant

**Proposed Zoning:** Parcel 1 - C-4 (Commercial)  
Parcel 2 - C-3 (Commercial)  
Parcel 3 - C-2 (Commercial)  
Parcel 4 - C-2 (Commercial)  
Parcel 5 - PR-I (Planned Residential I)  
Parcel 6 - C-4 (Commercial)

**Proposed Use:** Parcel 1: Regional Commercial Development  
Parcel 2: Regional Commercial Development  
Parcel 3: Neighborhood Commercial Development  
Parcel 4: Neighborhood Commercial Development  
Parcel 5: Mixed Residential Development  
Parcel 6: Regional Commercial Development

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

**Surrounding Land Uses:**

**North -** Outside the City Limits / Vacant  
**South -** Outside the City Limits North of Montana Avenue /  
Mobile Home Park, Commercial Uses;  
Inside the City Limits Southwest of Montana Avenue / Vacant  
Commercial;  
**East -** Outside the City Limits Southeast of Montana Avenue / Vacant  
**West-** Outside the City Limits / Heavy Commercial Truck Storage  
Outside the City Limits / Commercial Warehouse

**Year 2025 Designation:** **No Designation** (East ETJ)

**CITY PLAN COMMISSION HEARING, MAY 18, 2006,  
4:00 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**REZONING APPLICATION: ZON06-00049**

**GENERAL INFORMATION:**

The applicant is requesting a rezoning on Parcel 1 and Parcel 6 from R-F (Ranch and Farm) to C-4 (Commercial) to permit Regional Commercial Development; Parcel 2 from R-F (Ranch and Farm) to C-3 (Commercial) to permit Regional Commercial Development; Parcel 3 and Parcel 4 from R-F (Ranch and Farm) to C-2 (Commercial) to permit Neighborhood Commercial Development; and Parcel 5 from R-F (Ranch and Farm) to PR-I (Planned Residential) to permit Mixed Residential Development. All Parcels are currently vacant and are part of a development agreement approved by El Paso City Council on February 21, 2006. Additionally, there is an Annexation application and land study in process for this property.

**STAFF RECOMMENDATION:**

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for rezoning to C-4 (Commercial) for Parcel 1 and 6; C-3 (Commercial) for Parcel 2; C-2 (Commercial) for Parcels 3 and 4; and PR-I (Planned Residential I) for Parcel 5 with the following conditions:

*Parcels 4 and 6: That a 25' landscape buffer with high profile native trees placed at 10' on center be required along the property line abutting any residential zone prior to the issuance of any certificates of occupancy.*

*Parcels 4 and 6: That a detailed site development plan be reviewed and approved per the El Paso Municipal Code prior to the issuance of any building permits.*

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, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression” ; “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development” and “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**PR-I (Planned Residential I) zoning** permits mixed residential development and **is** compatible with adjacent development.

**C-2 (Commercial) zoning** permits neighborhood commercial development and **is** compatible with adjacent development.

**C-3 (Commercial) and C-4 (Commercial) zoning** permits regional commercial development and **is** compatible with adjacent development.

The Commission must determine the following:

A. Will the PR-I (Planned Residential I), C-2 (Commercial), C-3 (Commercial) and C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?

B. Will mixed residential development, neighborhood commercial and regional commercial be

- compatible with adjacent land uses?
- C. What effects will the rezoning have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?
  - D. What is the relation of the proposed rezoning to the City's Comprehensive Plan?

**INFORMATION TO THE APPLICANT:**

**Development Services / Planning Division Notes:**

- A. PR-1 (Planned Residential I) zoning permits mixed residential development and is compatible with surrounding land uses.
- B. C-2 (Commercial) zoning permits neighborhood commercial development and is compatible with adjacent development.
- C. C-3 (Commercial) and C-4 (Commercial) zoning permits regional commercial development and is compatible with adjacent development.

**Development Services / Plan Review Notes:**

- A. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
- B. Grading plan and permit shall/may be required.\*
- C. Storm Water Pollution Prevention plan and/or permit shall/may be required.\*
- D. Drainage plans must be approved by the City Engineer.\*
- E. Coordination with TXDOT.\*
- F. No water runoff allowed outside the proposed development boundaries.\*
- G. Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone(s) X, Panel 480212 0175 B.

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

**Engineering Department / Traffic Division Notes:**

No apparent traffic concerns.

**Fire Department Notes:**

No comments received.

**EI 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 an elevated tank (reservoir) and water transmission mains.

**Sanitary Sewer**

Sewer service is anticipated to be provided by sewer main extensions connecting to the existing 18-inch sewer interceptor along Rich Beam Boulevard, south of Montana Avenue. A sanitary sewer pumping station (lift station) is required within the subject property. The Owner is to coordinate with EPWU-PSB for the location of the lift station site.

**General**

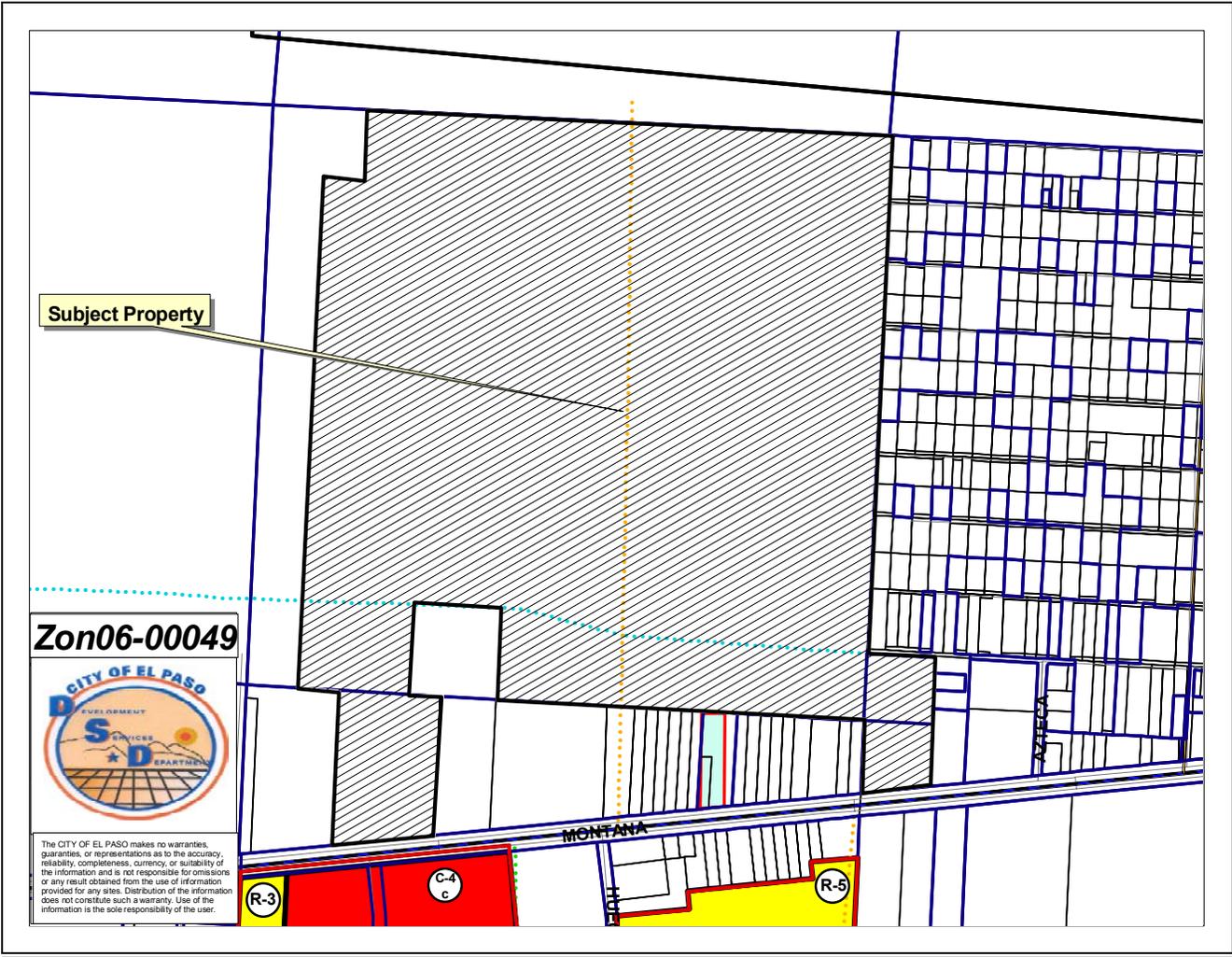
- A. EPWU requests a detailed phasing plan for the construction of the development in order to determine impacts on the water supply system.
- B. Annexation fees are due at the time of new service application for individual water meters within the subject property.
- C. EPWU requires a finalized set 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 which are required at the time of application.

EPWU does not object to this request.

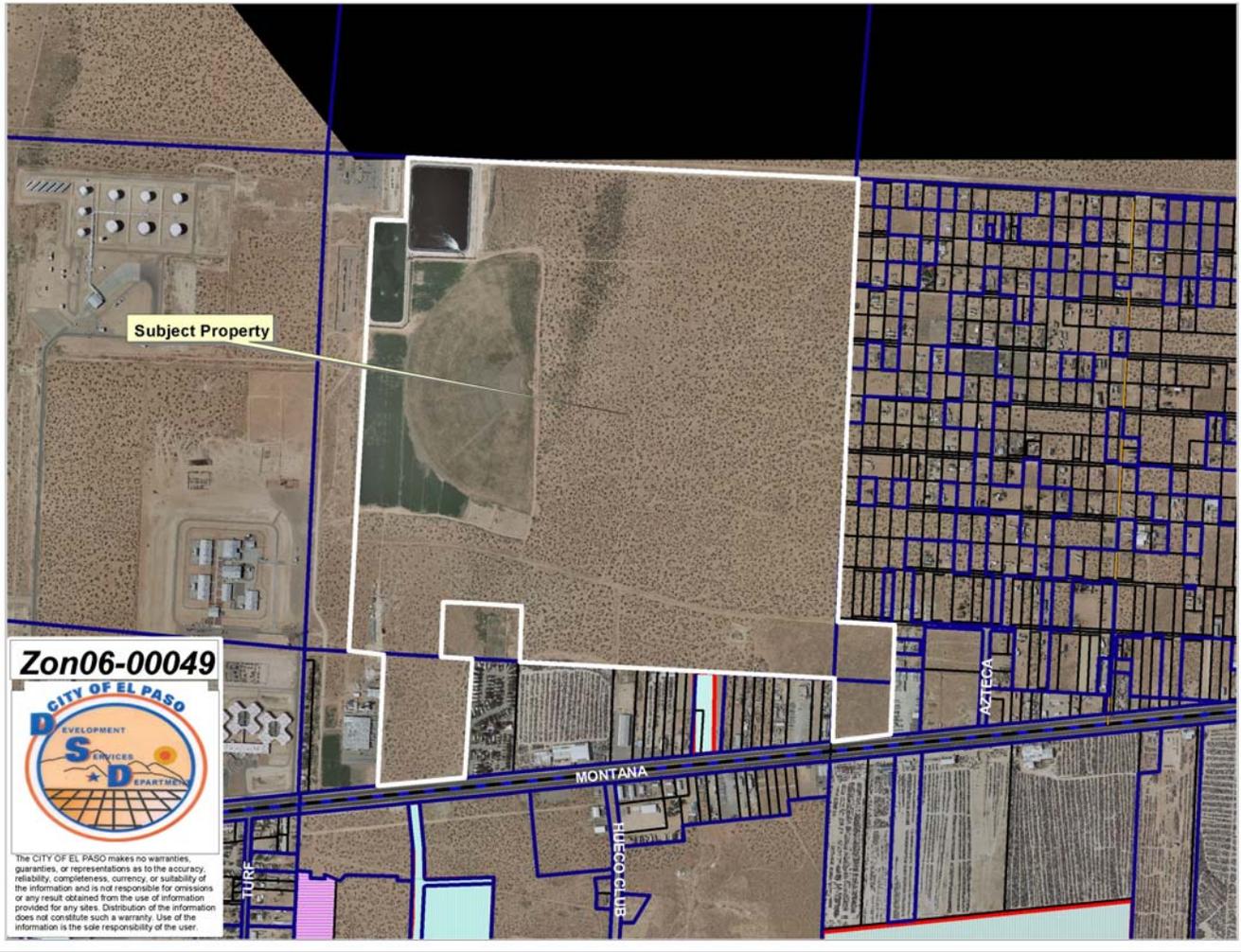
**ATTACHMENT:** Site Plan

**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 AT (915) 541-4056.

**LOCATION MAP**



# AERIAL





# SITE PLAN

