

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: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential); Parcel 2: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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; Parcel 3: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 4: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential); Parcel 5: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 6: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 7: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to A-2 (Apartment); Parcel 8: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential); Parcel 9: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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; Parcel 10: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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: Zaragoza Road and Pebble Hills Blvd. Applicant: Ranchos Real IV, LTD. ZON06-00052

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 SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 2: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, 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; PARCEL 3: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, 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 4: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 5: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, 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 6: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, 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 7: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT); PARCEL 8: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 9: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, 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; PARCEL 10: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, 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 Sections 35, 26, 27, 38, 39, 46 and 47, 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 R-5 (Residential)**; and,

Parcel 2: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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-4 (Commercial)**; and,

Further, that the property described as Parcel 2, 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.”

Parcel 3: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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,

Further, that the property described as Parcel 3, 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 4: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 R-5 (Residential)**; and,

Parcel 5: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 C-2 (Commercial)**; and,

Further, that the property described as Parcel 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:

“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 6: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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-2 (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 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 7: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 “G”, incorporated by reference, from **R-F (Ranch and Farm) to A-2 (Apartment)**; and,

Parcel 8: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 “H”, incorporated by reference, from **R-F (Ranch and Farm) to R-5 (Residential)**; and,

Parcel 9: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 "I", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 9, 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."

Parcel 10: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, 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 "J", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 10, be subject to the following condition, 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"

PASSED AND APPROVED this _____ day of _____, 2006.

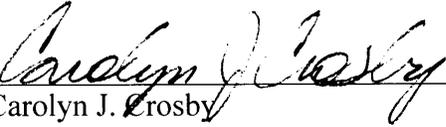
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

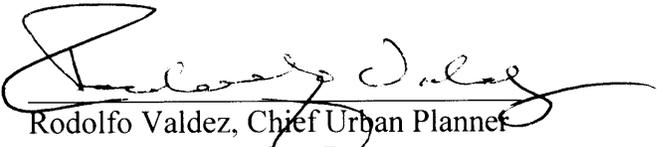
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

Being a portion of Sections 46 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 46 and 47, 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 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between section 46 and 47, South 00°34'37" East a distance of 524.76 feet, Thence leaving said line South 89°58'35" West a distance of 660.03 feet to a point for The "TRUE POINT OF BEGINNING"

Thence South 00°34'37" East a distance of 694.89 feet to a point;

Thence South 89°58'57" East a distance of 710.04 feet to a point;

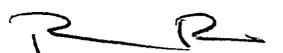
Thence South 00°34'37" East a distance of 352.88 feet to a point;

Thence South 89°58'35" West a distance of 4051.26 feet to a point;

Thence North 42°31'34" East a distance of 1422.90 feet to a point;

Thence North 89°58'35" East a distance of 2368.89 feet to the "TRUE POINT OF BEGINNING" and containing 74.46 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator projection as determined by GPS methods centered near this site


Ron R. Conde
R.P.L.S. No. 5152
Job#306-65 R.C.



Being a portion of Section 46, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 46, 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 the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between sections 46 and 47, South $00^{\circ}34'37''$ East a distance of 524.76 feet to a point; Thence leaving said line South $89^{\circ}58'35''$ West a distance of 3028.92 feet to a point for The "TRUE POINT OF BEGINNING"

Thence South $42^{\circ}31'34''$ West a distance of 1422.90 feet to a point;

Thence South $89^{\circ}58'35''$ West a distance of 421.05 feet to a point of curve;

Thence 185.59 feet along the arc of a curve to the right which has a radius of 250.00 feet a central angle of $42^{\circ}32'00''$ a chord which bears North $68^{\circ}45'25''$ West a distance of 181.35 feet to a point;

Thence North $47^{\circ}29'25''$ West a distance of 20.86 feet to a point on the southeasterly right of way line of Zaragoza Road;

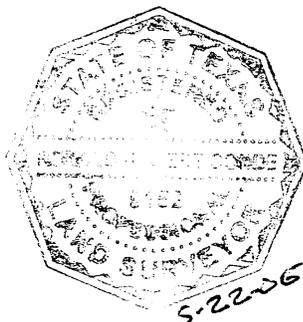
Thence along said right of way line North $42^{\circ}31'40''$ East a distance of 1314.51 feet to a point;

Thence leaving said right of way line North $89^{\circ}58'35''$ East a distance of 678.69 feet to the "TRUE POINT OF BEGINNING" and containing 16.160 Acres of land more or less.

NOTE: 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#306-65 R.C.



CONDE, INC.

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

26106-0052

Being a portion of Sections 38, 39, 46 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 38, 39, 46 and 47, 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 38, 39,
46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys,
Thence along the line between sections 39 and 46, South 89°57'37" West a distance
of 5.00 feet to a point;

Thence leaving said line North 00°34'37" West a distance of 239.95 feet to a point;

Thence South 89°48'59" East a distance of 655.06 feet to a point;

Thence South 00°34'37" East a distance of 808.13 feet to a point;

Thence North 89°58'57" West a distance of 574.77 feet to a point;

Thence 39.53 feet along the arc of a curve to the left whose radius is 25.00 feet whose
interior angle is 90°35'40" whose chord bears South 44°43'13" West a distance of
35.54 feet to a point;

Thence South 00°34'37" East a distance of 624.77 feet to a point;

Thence North 89°58'57" West a distance of 710.04 feet to a point;

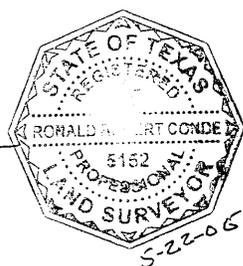
Thence North 00°34'37" West a distance of 694.89 feet to a point;

Thence North 89°58'35" East a distance of 660.03 feet to a point on the common line
of Sections 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company
Surveys;

Thence along said line North 00°34'37" West a distance of 524.76 feet to the "TRUE POINT
OF BEGINNING" and containing 23.382 Acres of land more or less.

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

R R C
Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.



Being a portion of Sections 37, 38, 39 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 4)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 37, 38, 39 and 47, 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 the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line of section 39 and 46, South $89^{\circ}57'37''$ West a distance of 5.00 feet to a point for The "TRUE POINT OF BEGINNING"

Thence continuing along said line South $89^{\circ}57'37''$ West a distance of 2537.84 feet to a point;

Thence North $42^{\circ}31'34''$ East a distance of 6428.46 feet to a point;

Thence 306.49 feet along the arc of a curve to the left which has a radius of 850.00 feet a central angle of $20^{\circ}39'34''$ a chord which bears South $79^{\circ}39'52''$ East a distance of 304.83 feet to a point;

Thence South $89^{\circ}59'39''$ East a distance of 2510.77 feet to a point;

Thence South $00^{\circ}35'06''$ East a distance of 355.02 feet to a point;

Thence South $89^{\circ}59'39''$ East a distance of 300.02 feet to a point;

Thence South $00^{\circ}35'06''$ East a distance of 500.03 feet to a point;

Thence South $89^{\circ}59'39''$ East a distance of 410.02 feet to a point;

Thence South $00^{\circ}35'06''$ East a distance of 3070.65 feet to a point;

Thence South $89^{\circ}58'09''$ West a distance of 894.90 feet to a point;

Thence South $00^{\circ}35'06''$ East a distance of 529.28 feet to a point;

Thence South $89^{\circ}48'59''$ East a distance of 184.88 feet to a point;

Thence South $00^{\circ}35'06''$ East a distance of 280.06 feet to a point;

Thence South $89^{\circ}58'09''$ West a distance of 50.50 feet to a point;

Thence 859.25 feet along the arc of a curve to the left which has a radius of 1445.00 feet a central angle of $34^{\circ}04'13''$ a chord which bears South $72^{\circ}56'03''$ West a distance of 846.65 feet to a point;

Thence 925.97 feet along the arc of a curve to the right which has a radius of 1555.00 feet a central angle of $34^{\circ}07'06''$ a chord which bears South $72^{\circ}57'29''$ West a distance of 912.35 feet to a point;

Thence North $89^{\circ}58'57''$ West a distance of 2273.41 feet to a point;

Thence North $00^{\circ}34'37''$ West a distance of 808.13 feet to a point;

Thence North $89^{\circ}48'59''$ West a distance of 655.06 feet to a point;

Thence South $00^{\circ}34'37''$ East a distance of 239.95 feet to the "TRUE POINT OF BEGINNING" and containing 630.654 Acres of land more or less.

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

R R C
Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.



Being a portion of Sections 37, 38 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 5)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 37, 38 and 47, 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 37, 38, 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys,

Thence along the line between section 47 and 48, South 00°34'52" East a distance of 80.00 feet to a point;

Thence leaving said line North 89°46'51" West a distance of 55.01 feet to a point;

Thence 39.03 feet along the arc of a curve to the left which has a radius of 25.00 feet a central angle of 89°26'59" a chord which bears North 45°18'22" West a distance of 35.19 feet to a point;

Thence South 89°58'09" West a distance of 575.26 feet to a point;

Thence North 00°35'06" West a distance of 280.06 feet to a point;

Thence North 89°48'59" West a distance of 184.88 feet to a point;

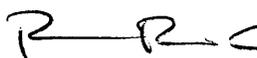
Thence North 00°35'06" West a distance of 529.28 feet to a point;

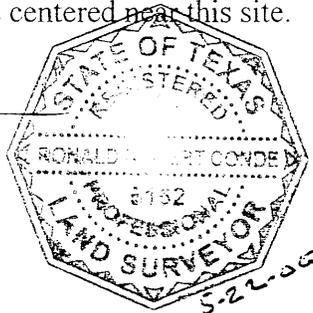
Thence North 89°58'09" East a distance of 894.90 feet to a point;

Thence South 00°35'06" East a distance of 755.04 feet to a point;

Thence South 89°58'09" West a distance of 55.00 feet to the "TRUE POINT OF BEGINNING" and containing 15.416 Acres of land more or less.

NOTE: 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# 306-65 R.C.



Being a portion of Sections 35, 37, and 38, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 6)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 35, 37, and 38, 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 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys,

Thence along the line between section 36 and 37, block 79, Township 2, Texas and Pacific Railway Surveys North 89°58'06" East a distance of 55.00 feet to a point;

Thence leaving said line South 00°35'06" East a distance of 1411.17 feet to a point;

Thence North 89°59'39" West a distance of 410.02 feet to a point;

Thence North 00°35'06" West a distance of 500.03 feet to a point;

Thence North 89°59'39" West a distance of 300.02 feet to a point;

Thence North 00°35'06" West a distance of 910.88 feet to a point on the line between sections 35 and 38;

Thence along said line North 89°59'07" East a distance of 655.03 feet to the "TRUE POINT OF BEGINNING" and containing 19.555 Acres of land more or less.

NOTE: 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# 306-65 R.C.



Being a portion of Section 38, Block 79,
Township 2, Texas and Pacific Railway Company Surveys.
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 7)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 38, 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 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between section 35 and 38, block 79, Township 2, Texas and Pacific Railway Company Surveys South 89°59'07" West a distance of 655.03 feet to a point for The "TRUE POINT OF BEGINNING"

Thence leaving said line South 00°35'06" East a distance of 555.86 feet to a point;

Thence North 89°59'39" West a distance of 2510.77 feet to a point of curve;

Thence 306.49 feet along the arc of a curve to the right which has a radius of 850.00 feet a central angle of 20°39'34" a chord which bears North 79°39'52" West a distance of 304.83 feet to a point;

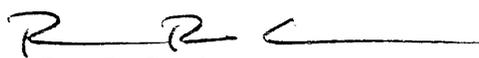
Thence North 42°31'34" East a distance of 407.72 feet to a point;

Thence South 89°59'39" East a distance of 631.34 feet to a point;

Thence North 00°35'06" West a distance of 200.00 feet to a point on the line between sections 35 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line North 89°59'07" East a distance of 1900.09 feet to the "TRUE POINT OF BEGINNING" and containing 30.566 Acres of land more or less.

NOTE: 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# 306-65 R.C.



Being a portion of Section 35 and 38, Block 79,
Township 2, Texas and Pacific Railway Company Surveys.
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 8)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 35 and 38, 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 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys,

Thence along the line between section 35 and 38, block 79, Township 2, Texas and Pacific Railway Company Surveys South 89°59'07" West a distance of 2555.12 feet to a point for The "TRUE POINT OF BEGINNING"

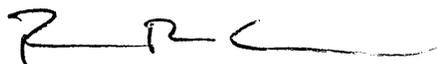
Thence leaving said line South 00°35'06" East a distance of 200.00 feet to a point;

Thence North 89°59'39" West a distance of 631.34 feet to a point;

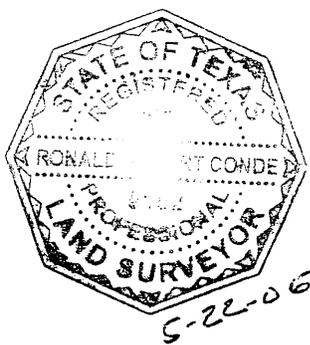
Thence North 42°31'34" East a distance of 4661.23 feet to a point on the line between section 35 and 36, block 79, Township 2, Texas and Pacific Railway Surveys;

Thence along said line South 00°35'54" East a distance of 3234.78 feet to the "TRUE POINT OF BEGINNING" and containing 113.90 Acres of land more or less.

NOTE: 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# 306-65 R.C.



Being a portion of Sections 35, 38 and 39, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 9)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 35, 38 and 39, 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 the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between section 39 and 46, South 89°57'37" West a distance of 2537.84 feet to a point for The "TRUE POINT OF BEGINNING"

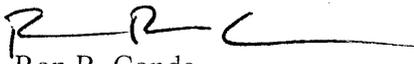
Thence continuing along said line South 89°57'37" West a distance of 678.88 feet to a point on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North 42°31'34" East a distance of 12,490.48 feet to a point on the line between section 35 and 36, block 79, Township 2, Texas and Pacific Railway Company Surveys

Thence along said South 00°35'54" East a distance of 731.44 feet to a point;

Thence South 42°31'34" West a distance of 11,497.40 feet to the "TRUE POINT OF BEGINNING" and containing 137.671 Acres of land more or less.

NOTE: 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# 306-65 R.C.



Being all of Tract 1A4, Section 35
and a portion of Sections 36,
Block 79, Township 2,
Texas and Pacific Railroad
Company Survey,
El Paso County Texas
January 23, 2006

(Parcel 10)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Tract 1A4, Section 35 and a portion of Sections 36, Block 79, Township 2, Texas and Pacific Railroad Company Survey, El Paso County Texas, and being more particularly described by metes and bounds as follows:

Commencing at a found 2" pipe, said point being the northwesterly corner of Section 36, also being the common corner between sections 25, 26, and 35, Block 79, Township 2, Texas and Pacific Railroad Surveys; Thence South 00°32'00" East, along the common section line between Sections 35 and 36, a distance of 7.93 feet to a point lying on the southerly right-of-way line of Montana Avenue (US Highway No. 62-180) to a found ½" iron, said point being the TRUE POINT OF BEGINNING of this description;

Thence, North 81°18'00" East, along said right-of-way line, a distance of 52.48 feet to a point lying on the common boundary line between sections 25 and 36, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence, North 89°59'29" East, along said boundary line, a distance of 1,122.58 feet to a point;

Thence, South 39°02'00" East, a distance of 0.41 feet to a point lying on the northerly right-of-way line of East Zaragoza Road (F.M. 659 Ysleta-Carlsbad cut-off road);

Thence, South 42°33'00" West, along said right-of-way line, a distance of 1,719.81 feet to a point lying on the common boundary line between Sections 35 and 36, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence, South 42°33'00" West, continuing with said right-of-way line, a distance of 1,347.17 feet to a point;

Thence, North 00°32'00" West, a distance of 2,111.08 feet to a point lying on the southerly right-of-way line of Montana Avenue (US Highway No. 62-180);

Thence, North 81°18'00" East, along said right-of-way line, a distance of 894.19 feet to a point;

Thence, South 00°32'00" East, a distance of 218.16 feet to a point;

Thence, South 89°28'00" West, a distance of 125.00 feet to a point;

Thence, South 00°32'00" East, a distance of 175.00 feet to a point;

Thence, North 89°28'00" East, a distance of 155.00 feet to a point;

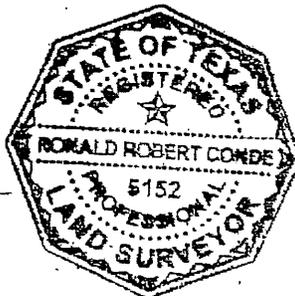
Thence, North 00°32'00" West, a distance of 397.47 feet to a point;

Thence, North 81°18'00" East, a distance of 5.12 feet to "TRUE POINT OF BEGINNING" and containing in all 2,261,201 square feet or 51.910 acres of land more or less.

Meets and bounds description is based on ALTA survey performed by SLI Engineering, dated December 14, 2005.

NOT A GROUND SURVEY.

Exhibit A-3
(Page 2 of 2)



R R C
Ron R. Conde
R.P.L.S. No. 5152

job #106-47

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

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: ZON06-00052

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: R-5 (Residential)
Parcel 2: C-4/c (Commercial/conditions)
Parcel 3: C-2/c (Commercial/conditions)
Parcel 4: R-5 (Residential)
Parcel 5: C-2/c (Commercial/conditions)
Parcel 6: C-2/c (Commercial/conditions)
Parcel 7: A-2 (Apartment)
Parcel 8: R-5 (Residential)
Parcel 9: C-4/c (Commercial/conditions)
Parcel 10: 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 opposition to this request at the CPC Hearing.

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

STAFF REPORT

Rezoning Case: ZON06-00052

Property Owner(s): Ranchos Real VI Ltd.

Applicant(s): Ranchos Real VI Ltd.

Representative(s): Conde, Inc.

Legal Description: Parcels 1 – 10: Portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys

Location: Zaragoza Road and Pebble Hills Boulevard

Representative District: East ETJ

Area: Parcel 1: 74.460 Acres
Parcel 2: 16.160 Acres
Parcel 3: 23.382 Acres
Parcel 4: 630.654 Acres
Parcel 5: 15.426 Acres
Parcel 6: 19.555 Acres
Parcel 7: 30.566 Acres
Parcel 8: 113.900 Acres
Parcel 9: 137.671 Acres
Parcel 10: 51.910 Acres

Present Zoning: R-F (Ranch and Farm)

Present Use: Vacant

Proposed Zoning: Parcel 1: R-5 (Residential)
Parcel 2: C-4 (Commercial)
Parcel 3: C-2 (Commercial)
Parcel 4: R-5 (Residential)
Parcel 5: C-2 (Commercial)
Parcel 6: C-2 (Commercial)
Parcel 7: A-2 (Apartment)
Parcel 8: R-5 (Residential)
Parcel 9: C-4 (Commercial)
Parcel 10: C-4 (Commercial)

Proposed Use:
Parcel 1: Single-family Residential
Parcel 2: Regional Commercial
Parcel 3: Neighborhood Commercial
Parcel 4: Single-family Residential
Parcel 5: Neighborhood Commercial
Parcel 6: Neighborhood Commercial
Parcel 7: Multi-family Residential
Parcel 8: Single-family Residential
Parcel 9: Regional Commercial
Parcel 10: Regional Commercial

Recognized Neighborhood Associations Contacted: N/A

Surrounding Land Uses:

North - Outside City Limits / Vacant
South - Outside City Limits / Vacant
East - C-1 (Commercial) / Vacant
West- R-5 (Residential) / Vacant

Year 2025 Designation: Residential (East ETJ)

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

REZONING APPLICATION: ZON06-00052

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to C-2 (Commercial) on Parcels 3, 5 and 6 in order to permit neighborhood commercial development; to C-4 (Commercial) on Parcels 2, 9 and 10 in order to permit regional commercial development; to A-2 (Apartment) on Parcel 7 in order to permit multi-family residential; and R-5 (Residential) on Parcels 1, 4 and 8. The subject property is a total of 1,113.684 acres in size and is currently vacant. The proposed zoning map shows residential and commercial areas to be located on the site. Access is proposed via Zaragoza Road. There is currently an annexation application and land study on process for this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received no calls or letters in support or opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-F (Ranch and Farm) to C-2 (Commercial) on Parcels 3, 5, and 6; to C-4 (Commercial) on Parcels 2, 9, and 10; to A-2 (Apartment) on Parcel 7; and to R-5 (Residential) on Parcels 1, 4 and 8 with the following conditions:

Parcels 2 and 9: *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 3, 5 and 6: *That a 20' 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 2, 3, 5, 6, 9 and 10: *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 recommend that El Paso “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.”

The Year 2025 Projected General Land Use Map for the **East ETJ** designates this property for **Residential** land uses.

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

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

A-2 (Apartment) zoning permits multi-family residential and **is compatible** with adjacent development.

R-5 (Residential) zoning permits single-family residential and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the proposed zoning protect the best interest, health, safety and welfare of the public in general?
2. Will commercial and residential development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the City's Comprehensive Plan?
4. What effects will the proposed zoning have upon the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review: All proposed zonings shall need to comply with their designated district restrictions.

Development Services Department - Planning Division Comments:

Current Planning: Recommend approval of the proposed zoning with the condition that landscape buffers and detailed site development plan review be imposed on all the proposed commercial zones in order to mitigate the impact on the proposed residential.

Subdivision Review: No comments received.

Engineering Department - Traffic Division Comments:

No apparent traffic concerns.

EI Paso Water Utilities Comments:

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. The Owner is to coordinate with EPWU-PSB for the location and size of the water tank site.

Sanitary Sewer: Sewer service is anticipated to be provided by sewer main extensions connecting to the existing sanitary sewer system.

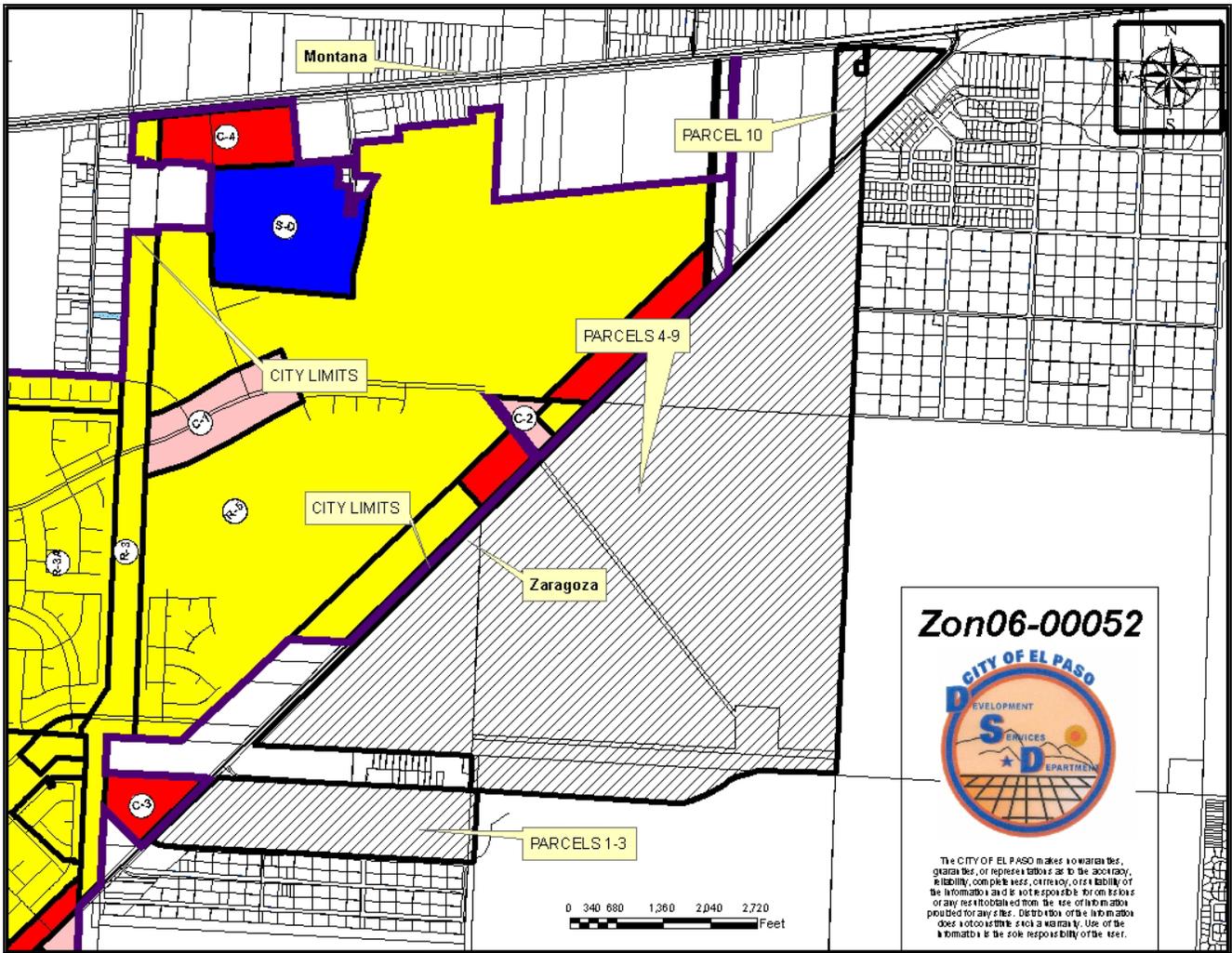
General: EPWU requests a detailed phasing plan for the construction of the development in order to determine impacts on the water supply system.

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

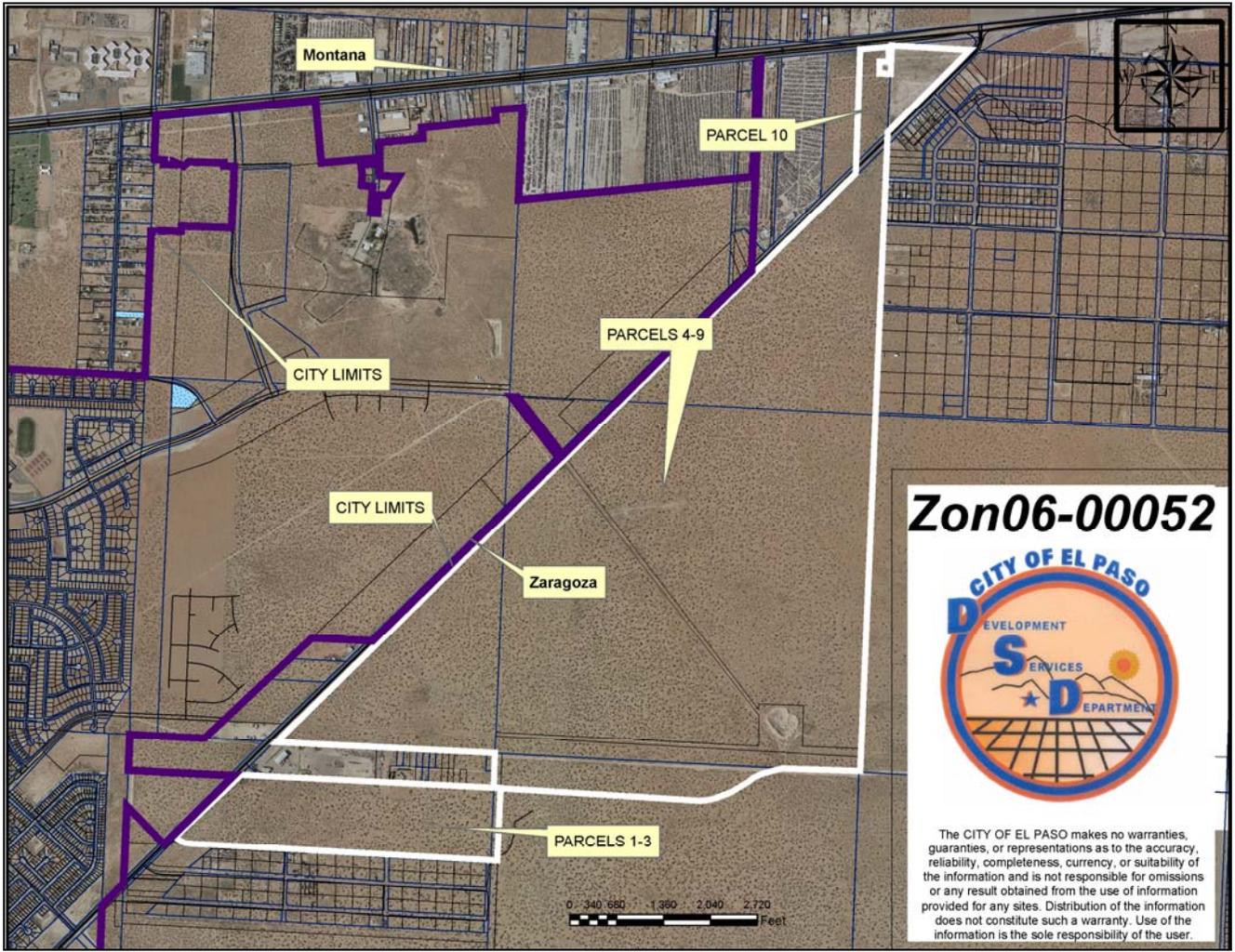
EPWU does not object to this request. EPWU requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject property. The owner is responsible for the costs of any necessary extensions, relocations 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.

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 PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



SITE PLAN

ZONING PLAN PHASE I

BEING A PORTION OF SECTIONS 35, 36, 37, 38, 39, 46, AND 47,
BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 1,113.674 ACRES

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	24.480	R-3	R-F
2	16.180	D-4	R-F
3	25.882	D-2	R-F
4	800.004	R-3	R-F
5	12.418	C-2	R-F
6	18.206	D-2	R-F
7	20.899	A-2	R-F
8	115.600	R-3	R-F
9	187.671	D-4	R-F
10	81.810	D-4	R-F

LAND TABLE	
1	RESIDENTIAL
2	COMMERCIAL
3	SCHOOL
4	POND
5	PARK
6	OTHERS

- RESIDENTIAL PR-1
- COMMERCIAL C-2
- COMMERCIAL C-4
- APARTMENT SITE
- SCHOOL
- POND
- PARK
- OTHERS

