

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

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

**AGENDA DATE:** Introduction: June 22, 2010  
Public Hearing: July 13, 2010

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance changing the zoning of a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas from R-3A (Residential) to R-5 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: West of Sean Haggerty Drive and North of Stampede Drive. Applicant: Northtowne Village Joint Venture. ZON10-00019 (District 4)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

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

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

**DEPARTMENT HEAD:** Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 22, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO R-5 (RESIDENTIAL). 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 *a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of 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-3A (Residential) to R-5 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew McElroy, Deputy Director-Planning  
Development Services Department

# Barragan & Associates Inc.

Land Planning & Land Surveying

EXHIBIT "A"

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

## METES AND BOUNDS DESCRIPTION

**Description** of a 25.9342 acre Tract out of a 127.3891 acre tract as shown on exhibit "A" in the deed filed in document no. 20060009140, Real Property Records of El Paso County, Texas, being a portion of Section 22, Block 81, Township 1, Texas and Pacific, Railroad Company Surveys, 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 5/8" iron pipe in concrete marking the common corner for Sections 19, 20, 21, and 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, for the northeasterly corner of said 127.3891 acre tract; **THENCE**, S 02°00'22" W (Rec-S 02°00'00" W), along the common line of said Sections 21 and 22, a distance of 917.58 feet to the **POINT OF BEGINNING** of this description:

**THENCE**, S 02°00'22" W, continuing along the common line of Sections 21 and 22, a distance of 750.00 feet to a point; for the northeasterly corner of Sandstone ranch Unit 6, Amending Plat (filed for record in Doc. No. 20080077348 Real Property Records of El Paso County, Texas

**THENCE**, N 88°01'17" W, along the northerly line of Sandstone Ranch Unit 6, Amending Plat, a distance of 180.07 feet (Rec-179.51'), to a point;

**THENCE**, S 01°58'43" W, along said northerly line, a distance of 5.00 feet to point;

**THENCE**, N 88°01'17" W, along the northerly line of said Unit 6, and northerly line of Sandstone Ranch Unit 4 (filed for record in Doc. No. 20070050529, Real Property Records of El Paso County, Texas), a distance of 1192.09 feet to a point;

**THENCE**, N 01°58'43" E, along the northerly line of said Unit 4, a distance of 5.00 feet to point;

**THENCE**, N 88°01'17" W, along the northerly of said Unit 4, a distance of 110.00 feet to a point;

**THENCE**, N 01°58'43" E, along the easterly line of said Unit 4, a distance of 752.85 feet to a point;

**THENCE**, S 88°01'17" E, a distance of 160.00 feet to a point;

**THENCE**, N 01°58'43" E, a distance of 7.15 feet to point;

**THENCE**, S 88°01'17" E, a distance of 1151.88 feet to point;

**THENCE**, S 02°00'22" E, a distance of 10.00 feet to a point;

**THENCE**, S 88°01'17" E, a distance of 170.65 feet, to the **POINT OF BEGINNING** of this parcel, containing in all 25.9342 acres of land more or less.

### NOTES:

1. A Parcel Plan of even date accompanies this Description.
2. This property may be subject to easements whether of record or not.
3. A subdivision process may be required by city or county ordinance, and it is the owner/client's Responsibility to verify this process.
4. Bearings recited hereinabove are based on the Deed filed for record in doc. No. 20050068130, of the real Property records of El Paso, county, Texas.
5. Not a ground survey.



Benito Barragan TX R.P.L.S. 5615, Revised 04/13/2010



EXHIBIT "A"

SECTION 19, BLK 81, TSP 1, T& P RR SURVEYS

P.O.C.  
FOUND 5/8"  
IRON PIPE  
IN CONCRETE

SEC 20  
BLK 81, TSP 1  
T&P RR SUR

S87°56'46"E 2140.89'  
(REC-2140.43')

SEC 21  
BLK 81, TSP 1  
T&P RR SUR

SECTION 22, BLK 81, TSP 1, T& P RR SURVEYS

(DOC. NO. 20060009140)

L6 L7 S 88°01'17" E 1151.88' L8 L9

25.9342 acres

(DOC. NO. 20060009140)

S02°00'22"W .917.58'  
S02°00'22"W .1667.58'  
(REC-1666.64)  
(BASE BEARING)

SANDSTONE RANCH  
ESTATES UNIT 4

S 02°00'22" W 750.00'  
(REC-179.51')

SANDSTONE RANCH  
ESTATES UNIT 3

L4 L7 N 88°01'17" W 1192.09' L5

200' EL PASO ELECTRIC  
COMPANY R.O.W.



SCHOOL SITE

SANDSTONE RANCH  
UNIT 7  
REPLAT A

SANDSTONE RANCH  
UNIT 7  
REP B  
Doc. No. 2009009983

SANDSTONE RANCH  
UNIT 5

FOUND 5/8" REBAR  
WITH CAP STAMPED  
"TX 5337"

REVISED DATE: 4/13/2010

NOTES:

1. BEARINGS SHOWN ARE BASED ON THE DEED FILED FOR RECORD IN DOC. NO. 20050068130 REAL PROPERTY RECORDS OF EL PASO, COUNTY, TEXAS.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
3. THIS PARCEL DOES NOT INTEND TO BE A SUBDIVISION PROCESS, IT MAY BE REQUIRED AND IT IS THE RESPONSIBILITY OF THE OWNER/CLIENT WHICH WAS ADVISED TO INVESTIGATE IF THIS PROCESS IT IS REQUIRED, BEFORE CONVEYING PROPERTY.
4. NOT A GROUND SURVEY.
5. A NARRATIVE DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	180.07	N88°01'17"W
L2	5.00	S01°58'43"E
L3	5.00	N01°58'43"E
L4	110.00	N88°01'17"W
L5	752.85	N01°58'43"E
L6	160.00	S88°01'17"E
L7	7.15	N01°58'43"E
L8	10.00	S02°00'22"W
L9	170.65	S88°01'17"E

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

**Parcel Plan**  
BEING A PORTION OF OF SECTION 22,  
BLOCK 81, TOWNSHIP 1, TEXAS  
AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 25.9342 ACRES ±

Plot Reference vol/bk N/A pages N/A  
Scale 1"=500' Date 03-02-10 Drawn by RV

**BENITO BARRAGAN**  
5615  
PROFESSIONAL  
LAND SURVEYOR

Benito Barragan R.P.L.S. No. 5615  
Job No. 100301-15 Copy Rights ©

**MEMORANDUM**

**DATE:** June 14, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00019

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The City Plan Commission (CPC), on June 3, 2010, voted **6-0** to recommend **APPROVAL** of rezoning subject property from R-3A (Residential) to R-5 (Residential).

The CPC found that the rezoning is in conformance with The Plan for El Paso and that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Northeast Planning Area. The CPC also determined that the 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 rezoning 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 OPPOSITION** to this request.

**Attachment:** Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** ZON10-00019  
**Application Type:** Rezoning  
**CPC Hearing Date:** June 3, 2010  
**Staff Planner:** Andrew Salloum, 915-541-4633 [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** West of Sean Haggerty Drive and North of Stampede Drive  
**Legal Description:** A portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas  
**Acreage:** 25.92 acres  
**Rep District:** 4  
**Existing Use:** Vacant  
**Request:** R-3A (Residential) to R-5 (Residential)  
**Proposed Use:** Single-family Residential  
**Property Owner:** Northtowne Village Joint Venture  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3A (Residential) / Vacant  
**South:** R-3A (Residential) / Single-Family Residential  
**East:** R-3A (Residential) / Single-Family Residential  
**West:** R-3A (Residential) / Single-Family Residential

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Northeast Planning Area)  
**Nearest Park:** Chuck Heinrich Park (5,645 Feet)  
**Nearest School:** Richardson Middle (1,970 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

North Hills Neighborhood Pride Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 19, 2010. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The request is to change the zoning from R-3A (Residential) to R-5 (Residential) in order to allow 170 single-family residential lots. The property is 25.92 acres in size and is currently vacant. R-3A (Residential) requires a minimum of 5,000 sq. ft. per lot. R-5 (Residential) requires a minimum of 4,500 sq. ft. per lot.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

Recommend **APPROVAL** of the rezoning from R-3A (Residential) to R-5 (Residential).

### **PLANNING DIVISION RECOMMENDATION**

Recommend **APPROVAL** of the rezoning from R-3A (Residential) to R-5 (Residential) in support of the comprehensive plan and transition to higher density.

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

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

- a. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

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 residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

#### **Development Services Department - Building Permits and Inspections Division**

Zoning: Plan Review has no objections to the request for rezoning.

Landscaping: Landscape is not required for residential review.

#### **Development Services Department – Land Development**

1. Comments: Provide drainage flow and how will be addressed.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
3. Grading plan and permit shall be required.\*
4. Storm Water Pollution Prevention Plan and/or permit required.\*
5. Drainage plans must be approved by the Development Services Department, Engineering Section.\*
6. The Subdivision is within Flood Zone C – “Areas of minimal flooding (No Shading). – Panel # 480214 0014D, dated August 5, 1991.

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

#### **Engineering Department - Traffic Division**

No objection to zoning change.

#### **Street Department**

We offer no objections.

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

#### **Fire Department**

No adverse comments.

#### **El Paso Water Utilities**

EPWU does not object to this request.

#### **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

ATTACHMENT 1: ZONING MAP



# ZON10-00019



