

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: July 8, 2008
Public Hearing: July 29, 2008

CONTACT PERSON/PHONE: Ismael B. Segovia, 541-4027

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of the following real property described as:

Parcel 1: A portion of Tracts 8, 9A, 9B1, and 9C, Laura E. Mundy Syrvey No. 238, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to C-4 (Commercial) and imposing conditions; and,

Parcel 2: A portion of Tracts 8, 9A, 9B1 and 9C, Laura E, Mundy Survey No. 238, and a portion of Tracts 5A, 5B and 6, Laura E. Mundy Survey No. 237 and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to R-5 (Residential) and from R-3/sp (Residential/special permit) to R-5/sp (Residential/special permit); and,

Parcel 3: A portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey No. 238 and a portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to R-MU (Residential Mixed Use) and approving a Master Zoning Plan; and,

Parcel 4: A portion of Tracts 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to C-4 (Commercial) and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Applicants: EP Transmountain Residential, LLC, ZON08-00016 (District 1).

BACKGROUND / DISCUSSION:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

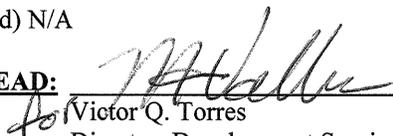
Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-1)

*****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: _____

CITY CLERK DEPT.
08 JUN 30 PM 12:05

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: A PORTION OF TRACTS 8, 9A, 9B1 AND 9C, LAURA E. MUNDY SURVEY NO. 238, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; AND,

PARCEL 2: A PORTION OF TRACTS 8, 9A, 9B1 AND 9C, LAURA E. MUNDY SURVEY NO. 238, AND A PORTION OF TRACTS 5A, 5B AND 6, LAURA E. MUNDY SURVEY NO. 237 AND A PORTION OF NELLIE D. MUNDY SURVEY NO. 244, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL) AND FROM R-3/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-5/SP (RESIDENTIAL/SPECIAL PERMIT); AND,

PARCEL 3: A PORTION OF TRACTS 9A, 9B1 AND 9B, LAURA E. MUNDY SURVEY NO. 238 AND A PORTION OF TRACT 4B, 4B1, 5A, 5B AND 6, LAURA E. MUNDY SURVEY NO. 237, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO R-MU (RESIDENTIAL MIXED USE) AND APPROVING A MASTER ZONING PLAN; AND,

PARCEL 4: A PORTION OF TRACTS 9B, LAURA E. MUNDY SURVEY NO. 238, AND A PORTION OF TRACTS 4A, 4B, 4B1, AND 6, LAURA E. MUNDY SURVEY NO. 237 CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: *A portion of Tracts 8, 9A, 9B1 and 9C, Laura E. Mundy Survey No. 238, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference,* be changed from **R-3 (Residential)** to **C-4 (Commercial)** and imposing conditions; and,

Parcel 2: A portion of Tracts 8, 9A, 9B1 and 9C, Laura E. Mundy Survey No. 238, and a portion of Tracts 5A, 5B and 6, Laura E. Mundy Survey No. 237 and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **R-3 (Residential)** to **R-5 (Residential)** and from **R-3/sp (Residential/special permit)** to **R-5/sp (Residential/special permit)**; and,

Parcel 3: A portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-3 (Residential)** to **R-MU (Residential Mixed Use)** and approving a Master Zoning Plan, included as Exhibit "E" to this Ordinance; and,

Parcel 4: A portion of Tracts 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-3 (Residential)** to **C-4 (Commercial)** and imposing conditions.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density 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:

Parcels 1 and 4

A detailed site development plan shall be reviewed approved per the El Paso City Code prior to the issuance of building permits.

A ten (10) foot landscaped buffer be placed abutting all residential uses.

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

for _____
Lupe Cuellar
Assistant City Attorney

for _____
Victor Q. Torres, Director
Development Services Department

RECEIVED
CITY OF EL PASO
DEPT. OF PLANNING
2008 JUN 15 10:05 AM

Exhibit "A"

Parcel 1 (C-4)

Being a **42.11 acre** portion of Tracts 8, 9A, 9B1, and 9C,
Laura E. Mundy Survey #238,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a **42.11 acre** portion of Tracts 8, 9A, 9B1, and 9C, Laura E. Mundy Survey #238, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" pipe held for the southeast corner of Laura E. Mundy Survey #238 and the northeast corner of Nellie D. Mundy Survey #239, from which a found 1" pipe held for the southeast corner of Nellie D. Mundy Survey #239 bears South 00°00'02" West a distance of 4,100.21 feet, a found 1" pipe held for the northeast corner of Laura E. Mundy Survey #238 bears North 00°00'02" East a distance of 4,047.02 feet, and a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North 00°00'02" East a distance of 4,790.13 feet; Thence with the common line of Surveys #239 and #238, North 89°59'58" West a distance of 2,654.05 feet to the "**TRUE POINT OF BEGINNING**".

Thence continuing along said line, **North 89°59'58" West** a distance of **599.59** feet to a point at the westerly right of way line of U.S. Highway No. 10;

Thence with said right of way, **North 00°01'47" East** a distance of **1,091.00** feet to a point of inverse;

Thence with said right of way, **North 07°09'17" East** a distance of **201.56** feet to a point of inverse;

Thence with said right of way, **North 00°01'47" East** a distance of **1,789.53** feet to a point the southwest corner of Tract 9B2;

Thence along a line common to said Tract 9B2 and Tract 9B1, **North 89°59'55" East** a distance of **559.44** feet to a point;

Thence leaving said common line, **South 00°01'37" West** a distance of **960.78** feet to a point of curvature;

Thence, **243.55** feet along the arc of a curve to the left which has a radius of **750.00** feet, a central angle of **18°36'21"**, a tangent of 122.86 feet, and a chord which bears South 09°16'33" East a distance of 242.48 feet to a point of tangency;

Thence, **South 18°34'44" East** a distance of **34.63** feet to a point of curvature;

Exhibit "A"

Thence, 567.48 feet along the arc of a curve to the right which has a radius of 1,000.00 feet, a central angle of 32°30'51", a tangent of 291.61 feet, and a chord which bears South 02°19'18" East a distance of 559.90 feet to a point of tangency;

Thence, South 13°56'07" West a distance of 120.12 feet to a point of curvature;

Thence, 242.75 feet along the arc of a curve to the left which has a radius of 1,000.00 feet, a central angle of 13°54'31", a tangent of 121.98 feet, and a chord which bears South 06°58'52" West a distance of 242.16 feet to a point of tangency;

Thence, South 00°01'36" West a distance of 931.24 feet to "TRUE POINT OF BEGINNING" and containing in all 1,834,203 square feet or 42.11 acres of land more or less.

A Zoning Map dated February 15, 2008 accompanies this metes and bounds description.




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

job 1207-76

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

Exhibit "B"

Parcel 2 (R-5)

Being a portion of Tracts 8, 9A, 9B1, and 9C,
Laura E. Mundy Survey #238, and
A portion of Tracts 5A, 5B, and 6,
Laura E. Mundy Survey #237, and
A portion of Nellie D. Mundy Survey #244,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 8, 9A, 9B1, and 9C, Laura E. Mundy Survey #238, and a portion of Tracts 5A, 5B, and 6, Laura E. Mundy Survey #237, and a portion of Nellie D. Mundy Survey #244, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being a found 2" pipe held for the southeast corner of Laura E. Mundy Survey #238 and the northeast corner of Nellie D. Mundy Survey #239, from which a found 1" pipe held for the southeast corner of Nellie D. Mundy Survey #239 bears South 00°00'02" West a distance of 4,100.21 feet, a found 1" pipe held for the northeast corner of Laura E. Mundy Survey #238 bears North 00°00'02" East a distance of 4,047.02 feet, and a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North 00°00'02" East a distance of 4,790.13 feet;

Thence with the common line of Surveys #239 and 238, **North 89°59'58" West** a distance of **2,654.05** feet to a point;

Thence leaving said line, **North 00°01'36" East** a distance of **931.24** feet to a point of curvature;

Thence, **242.75** feet along the arc of a curve to the right which has a radius of **1,000.00** feet, a central angle of **13°54'31"**, a tangent of 121.98 feet, and a chord which bears **North 06°58'52" East** a distance of 242.16 feet to a point of tangency;

Thence, **North 13°56'07" East** a distance of **120.12** feet to a point of curvature;

Thence, **567.48** feet along the arc of a curve to the left which has a radius of **1,000.00** feet, a central angle of **32°30'51"**, a tangent of 291.61 feet, and a chord which bears **North 02°19'18" West** a distance of 559.90 feet to a point of tangency;

Thence, **North 18°34'44" West** a distance of **34.63** feet to a point of curvature;

Thence, **243.55** feet along the arc of a curve to the right which has a radius of **750.00** feet, a central angle of **18°36'21"**, a tangent of 122.86 feet, and a chord which bears **North 09°16'33" West** a distance of 242.48 feet to a point of tangency;

Thence, **North 00°01'37" East** a distance of **960.78** feet to a point at the south line of Tract 9B2;

Thence along a line common to said Tract 9B2 and Tract 9B1, **North 89°59'55" East** a distance of **1,065.94** feet to a point at the southeast corner of Tract 9B2;

Thence leaving said line, **South 00°00'05" East** a distance of **242.13** feet to a point;

Thence, **South 75°28'56" East** a distance of **1,226.61** feet to a point;

Thence, **North 14°31'04" East** a distance of **621.01** feet to a point of curvature;

Exhibit "B"

Thence, **878.36** feet along the arc of a curve to the left which has a radius of **1,250.00** feet, a central angle of **40°15'39"**, a tangent of 458.18 feet, and a chord which bears North 05°36'46" West a distance of 860.39 feet to a point of reverse curvature;

Thence, **3239.16** feet along the arc of a curve to the right which has a radius of **5,250.00** feet, a central angle of **35°21'02"**, a tangent of 1672.99 feet, and a chord which bears North 08°04'04" West a distance of 3188.03 feet to a point;

Thence, **South 89°59'59" East** a distance of **790.09** feet to a point at a line common to Laura E. Mundy Survey #237 and Nellie D. Mundy Survey #245;

Thence with said common line, **South 00°00'05" East** a distance of **2,354.76** feet to a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 and the southwest corner of Nellie D. Mundy Survey #245;

Thence with the common line of said Surveys #244 and #245, **North 89°59'36" East** a distance of **2,371.12** feet to a found 1 ½" pipe held for the northeast corner of Nellie D. Mundy Survey #244;

Thence with the east line of said Survey #244, **South 00°00'19" West** a distance of **3,122.87** feet to a found 1" pipe held for the southeast corner of the northerly 170 acres of Nellie D. Mundy Survey #244 as referenced by that parcel described in Book 2354, Page 1678, recorded with the El Paso County Real Property Records;

Thence with the south line said parcel, **South 89°59'35" West** a distance of **2,370.86** feet to a point at a line common to Nellie D. Mundy Survey #244 and Laura E. Mundy Survey #238, from which a found 1 ½" pipe bears North 89°59'35" East a distance of 0.23 feet;

Thence with said common line, **South 00°00'02" West** a distance of **1,667.24** feet to **"TRUE POINT OF BEGINNING"** and containing in all **17,578,546 square feet** or **403.55 acres** of land more or less.

A Zoning Map dated February 15, 2008 accompanies this metes and bounds description.




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

job 1207-76

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

Exhibit "C"

Parcel 3 (RMU)

Being a portion of Tracts 9A, 9B1, and 9B,
Laura E. Mundy Survey #238, and
a portion of Tracts 4B, 4B1, 5A, 5B, and 6,
Laura E. Mundy Survey #237,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey #238, and a portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey #237, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being a found $\frac{3}{8}$ " rebar with cap "TX 4869" at the northeast corner of Laura E. Mundy Survey #237 and the southeast corner of Laura E. Mundy Survey #234, from which a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North $00^{\circ}00'02''$ East a distance of 4,790.13 feet;

Thence with the east line of said Survey #237, **South $00^{\circ}00'05''$ East** a distance of **875.00** feet to a point;

Thence leaving said survey line, **North $89^{\circ}59'59''$ West** a distance of **790.09** feet to a point on a curve;

Thence, **3,239.16** feet along the arc of a curve to the left which has a radius of **5,250.00** feet, a central angle of **$35^{\circ}21'02''$** , a tangent of 1672.99 feet, and a chord which bears South $08^{\circ}04'04''$ East a distance of 3188.03 feet to a point of reverse curvature;

Thence, **878.36** feet along the arc of a curve to the right which has a radius of **1,250.00** feet, a central angle of **$40^{\circ}15'39''$** , a tangent of 458.18 feet, and a chord which bears South $05^{\circ}36'46''$ East a distance of 860.39 feet to a point of tangency;

Thence, **South $14^{\circ}31'04''$ West** a distance of **621.01** feet to a point;

Thence, **North $75^{\circ}28'56''$ West** a distance of **1,226.61** feet to a found $\frac{1}{2}$ " rebar with cap "TX 2027" at the northeast corner of Tract 9B2 and the southeast corner of Tract 9B;

Thence along a line common to said Tracts 9B2 and Tract 9B, **North $00^{\circ}00'05''$ West** a distance of **552.81** feet to a point;

Exhibit "C"

Thence leaving said line, South 89°59'55" West a distance of 1,000.78 feet to a point;

Thence, North 00°01'37" East a distance of 3,092.86 feet to a point;

Thence, North 16°42'09" East a distance of 348.49 feet to a point;

Thence, North 00°01'37" East a distance of 1,201.94 feet to a point at a line common to Laura E. Mundy Survey #237 and Laura E. Mundy Survey #234;

Thence with said common line, North 89°59'55" East a distance of 2,500.24 feet to "TRUE POINT OF BEGINNING" and containing in all 10,366,445 square feet or 237.98 acres of land more or less.

A Zoning Map dated February 15, 2008 accompanies this metes and bounds description.



job 1207-76

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

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

Exhibit "D"

Parcel 4 (C-4)

Being a portion of Tracts 9B,
Laura E. Mundy Survey #238, and
a portion of Tracts 4A, 4B, 4B1, and 6,
Laura E. Mundy Survey #237,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 9B, Laura E. Mundy Survey #238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey #237, 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 $\frac{3}{8}$ " rebar with cap "TX 4869" at the northeast corner of Laura E. Mundy Survey #237 and the southeast corner of Laura E. Mundy Survey #234, from which a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North 00°00'02" East a distance of 4,790.13 feet; Thence along a line common to Laura E. Mundy Survey #237 and Laura E. Mundy Survey #234, South 89°59'55" West a distance of 2,500.24 feet to the "TRUE POINT OF BEGINNING".

Thence leaving said line, **South 00°01'37" West** a distance of **1,201.94** feet to a point;

Thence, **South 16°42'09" West** a distance of **348.49** feet to a point;

Thence, **South 00°01'37" West** a distance of **3,092.86** feet to a point at a line common to Tracts 9B2 and Tract 9B;

Thence with said common line, **South 89°59'55" West** a distance of **624.42** feet to a point at the westerly right of way line of U.S. Highway No. 10;

Thence with said right of way, **North 00°01'47" East** a distance of **100.41** feet to a point;

Thence with said right of way, **North 07°05'43" West** a distance of **201.56** feet to a point;

Thence with said right of way, **North 00°01'47" East** a distance of **3,025.86** feet to a point;

Thence with said right of way, **North 45°01'47" East** a distance of **141.42** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Exhibit "D"

Thence with said right of way, **South 89°58'13" East** a distance of **375.00** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 00°01'47" East** a distance of **550.15** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 89°58'13" West** a distance of **375.00** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 44°58'13" West** a distance of **141.42** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 00°01'47" East** a distance of **552.15** feet to a point at the intersection of said right of way line with the common line of Laura E. Mundy Survey #237 and Laura E. Mundy Survey #234;

Thence with said common line, **North 89°59'55" East** a distance of **749.20** feet to "**TRUE POINT OF BEGINNING**" and containing in all **2,865,943** square feet or **65.79** acres of land more or less.

A Zoning Map dated revised February 15, 2008 accompanies this metes and bounds description.



job 1207-76

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

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

ENCHANTED HILLS MASTER ZONING PLAN

Date: February 18, 2008

Exhibit "E"

a: To encourage the following: mixture of Housing types and densities, preserve open space areas, provide multi-modal form of transportation (pedestrian friendly), mixed use (residential, office, commercial), and to provide form and continuity of building and street scapes.

The 2025 El Paso Comprehensive Plan designates this area as Mixed-Use and a portion as Industrial. The proposed Enchanted Hills Master Plan does designate the I-10 Frontage as Heavey Commercial / Industrial, then the Mixed Use area, transitioned to and Single Family as we move toward the Franklin Mountains.

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
1.00	Agricultural	n/a								
	Vetinary Treatment (Small)		n/a	¼ Acre Minimum	50%	10' Front / 10' Side	25' Maximum	Landscape Only	10	10 years
2.00	Commercial Storage:	n/a								
	Self Storage		n/a	½ Acre Minimum	75%	n/a	25' Maximum	Landscape Only	10	10 years
3.00	Educational:	1%								
	Art Gallery		n/a	n/a	75%	n/a	45' Maximum	n/a	10	10 years
	Child Care Facility		n/a	½ Acre Minimum	50%	n/a	25" Maximum	n/a	5	5 years
	Church		n/a	1 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
	Community Recreational Center		n/a	1Acre Minimum	50%	n/a	45' Maximum	Landscape Only	10	10 years
	Library / Museum		n/a	½ Acre Minimum	75%	n/a	45' Maximum	n/a	10	10 years
	School		n/a	5 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
4.00	Office	3%								
	Bank / ATM		n/a	¼ Acre Minimum	75%	20' Rear	25' Maximum	Landscape Only	5	5 years
	Offices (Business, Medical, Professional)		n/a	n/a	75%	n/a	45' Maximum	n/a	5	5 years
	Studio (Dance/Music/Photography)		n/a	n/a	75%	n/a	45' Maximum	n/a	5	5 years
6.00	Medical	2%								
	Clinic		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	10	10 years
	Drug Store/Pharmacy		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years

Exhibit "E"

ENCHANTED HILLS
MASTER ZONING PLAN

Date: February 18, 2008

Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
Hospital		n/a	1 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
Assisted Living (Elderly Care)			1 Acre Minimum	50%	n/a	25' Maximum	Landscape Only	5	5 years
10.00	Personal Services	2%							
Barber Shop/Beauty Salon		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
Dry Cleaning		n/a	2,500 Sq. Ft.	75%	n/a	25' Maximum	n/a	5	5 years
Laundromat		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
Shoe Shop Repair		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
11.00	Recreational	25%							
Athletic Facility		n/a	n/a	50%	n/a	45' Maximum	Landscape Only	5	5 years
Open Space		n/a	n/a	50%	n/a	n/a	n/a	1	1 years
Park		n/a			n/a	n/a	n/a	3	3 years
Raquetball Club		n/a	1 Acre Maximum	75%	n/a	45' Maximum	Landscape Only	10	10 years
Swimming Pool		n/a	2 Acre Maximum	75%	10' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
Tennis Club		n/a	4 Acre Maximum	75%	10' Front / 10' Side / 20' Rear	25' Maximum	Landscape Only	10	10 years
13.00	Residential	60%							
Apartments	(10%)	14 / Acres	n/a	75%	n/a	45' Maximum	n/a	1	1 year
Duplex	(6%)	6 / Acres	6,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
Quadraplex	(2%)	10 / Acres	8,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
Single Family (Attached/Detached)	(40%)	14 / Acres	5,000 Sq. Ft. / 4,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
Triplex	(2%)	8 / Acres	7,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
14.00	Sales	7%							
Bakery		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
Book Store		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
Boutique		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
Convenience Store w/ Gas Pump		n/a	1/2 Acre Minimum	50%	10' Front / 10' Side / 20' Rear	25' Maximum	n/a	5	5 years
Delicatessan		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years

ENCHANTED HILLS MASTER ZONING PLAN

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
	Flower Shop		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Grocery		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Ice Cream Parlor		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Music Store		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Nursery (Green House)		n/a	½ Acre Minimum	25%	10' Front / 10' Side/ 20' Rear	25' Maximum	n/a	5	5 years
	Other Retail (Low Volume)		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Package Liquor Store		n/a	n/a	50%	n/a	25' Maximum	n/a	5	5 years
	Shopping Center Community		n/a	8 Acre Minimum		10' Front / 10' Side/ 20' Rear	25' Maximum	Landscape Only	5	5 years
17.00	Towers									
	Personal Services Wireless Facility (17.02-17.05)		n/a	n/a	n/a	n/a	n/a	Landscape Only	5	5 years
19.00	Utility & Miscellaneous			n/a						
	Government Use Building		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years
	Major Utility Facility		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years

Proposed mix of uses:

A. Residential/ Office/Retail: to include 13.0 (Single Family, Duplex and Triplex); 4.0 (Business office); 14.0 (other retail low volume, convenience store)

B. Multi-Family/ Office/ Commercial: to include 1.0; 2.0; 4.0; 6.0; 10.0; 13.0 (Apartment, and Quadrplex); 14.0; 17.0; and 19.0

C. Educational/ Recreational/ Office/ Retail: to include 3.0; 11.0; 4.0 (Studio); 14.0 (book store, delicatessen, Ice Cream Parlor)

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

VICTOR Q. TORRES
DIRECTOR, DEVELOPMENT SERVICES

MATHEW S. McELROY
DEPUTY DIRECTOR, PLANNING



ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
EMMA ACOSTA, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM**

DATE: June 26, 2008
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Ismael B. Segovia, Senior Planner
SUBJECT: ZON08-00016

The City Plan Commission (CPC), on June 19, 2008, voted **4-1** to recommend **APPROVAL** of rezoning the subject property as follows:

Parcel 1: A portion of Tracts 8, 9A, 9B1, and 9C, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to C-4 (Commercial) and imposing conditions; and,

Parcel 2: A portion of Tracts 8, 9A, 9B1 and 9C, Laura E, Mundy Survey No. 238, and a portion of Tracts 5A, 5B and 6, Laura E. Mundy Survey No. 237 and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to R-5 (Residential) and from R-3/sp (Residential/special permit) to R-5/sp (Residential/special permit); and,

Parcel 3: A portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey No. 238 and a portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to R-MU (Residential Mixed Use) and approving a Master Zoning Plan; and,

Parcel 4: A portion of Tracts 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to C-4 (Commercial).

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. 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 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 the rezoning request.

Attachment: Staff Report



ZON08-00016

Application Type: Rezoning

Property Owner(s): EP Transmountain Residential, LLC.

Representative(s): Conde, Inc.

Legal Description: Parcel 1: A portion of Tract 8, 9A, 9B1, and 9C, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas
Parcel 2: A portion of Tract 8, 9A, 9B1, and 9C, Laura E. Mundy Survey No. 238, and a portion of Tracts 5A, 5B, and 6, Laura E. Mundy Survey No. 237, and a portion of Nellie D. Mundy Survey No. 244 City of El Paso, El Paso County, Texas
Parcel 3: A portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4B, 4B1, 5B, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas
Parcel 4: A portion of Tracts 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas

Location: East of US Interstate Highway 10 and North of Transmountain Drive

Representative District: 1

Area: Parcel 1: 42.11 acres
Parcel 2: 403.55 acres
Parcel 3: 237.98 acres
Parcel 4: 65.79 acres

Present Zoning: Parcel 1: R-3 (Residential)
Parcel 2: R-3 (Residential) and R-3/sp (Residential/special permit)
Parcel 3: R-3 (Residential)
Parcel 4: R-3 (Residential)

Present Use: Vacant

Proposed Zoning: Parcel 1: C-4 (Commercial)
Parcel 2: R-5 (Residential) and R-5/sp (Residential/special permit)

Proposed Use: Parcel 3: RMU (Residential Mixed Use)
Parcel 4: C-4 (Commercial)
Parcel 1: Commercial Development
Parcel 2: Residential Development
Parcel 3: Residential Mixed Uses
Parcel 4: Commercial Development

Recognized Neighborhood Associations Contacted: Coronado Neighborhood Association; Save the Valley; Upper Mesa
Hills Neighborhood Association; Upper Valley Improvement Neighborhood Association

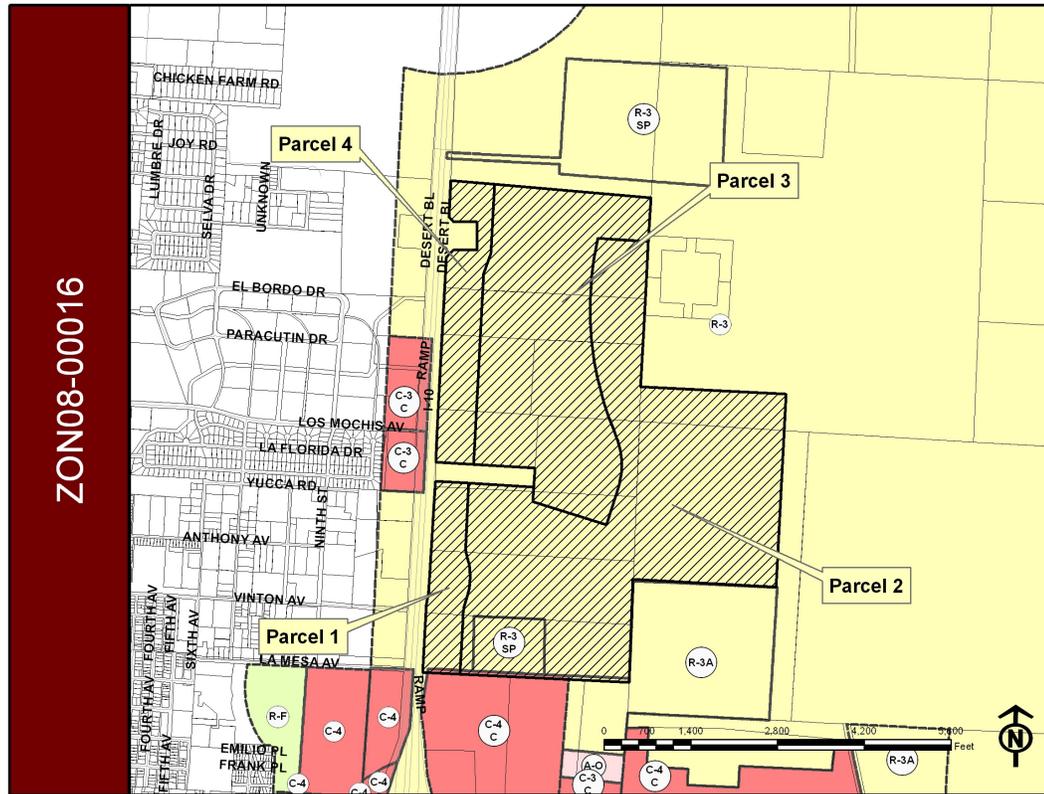
Public Response: None

Surrounding Land Uses:

North – R-3 (Residential); **South** – C-4/c (Commercial) and R-3A (Residential); **East** – R-3 (Residential); **West** – R-3 (Residential) and C-3/c (Commercial)

Year 2025 Designation:

Industrial and Mixed Use (Northwest)



General Information:

The applicant is requesting a rezoning Parcel 1 from R-3 (Residential) to C-4 (Commercial), Parcel 2 from R-3 (Residential) and R-3/sp (Residential/special permit) to R-5/sp (Residential/special permit), Parcel 3 from R-3 (Residential) to RMU (Residential Mixed Use), and Parcel 4 R-3 (Residential) to C-4 (Commercial) in order to permit to allow for residential, commercial, and mixed use development. The property is 749.43 acres in size and is currently vacant. The zoning plan shows the C-4 (Commercial) to be located along I-10, the RMU (Residential Mixed Use) to be located at the northern portion of the subject property and the R-5 (Residential) to be located along the eastern portion of the subject property. Access is proposed via I-10 access road. Parcel 2 has a special permit imposed on this property for the use of a borrow pit.

A Master Zoning Plan for parcel 3 was also submitted and includes agricultural, educational, office, medical, personal service, recreational, residential, sales, towers and utility & miscellaneous uses. (See Attachment 2)

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **Approval** of the R-5 (Residential), R-5/sp (Residential/special permit) and the RMU (Residential Mixed-Use) zoning districts.

The Development Coordinating Committee (DCC) recommends **denial** of the C-4 (Commercial) requests on Parcel 1 and Parcel 4. DCC does recommend **approval** of C-3 with the following conditions:

Parcel 1 & Parcel 4:

That a detailed site development plan be reviewed and approved per El Paso City Code prior to the issuance of building permits.

Ten foot landscape buffer abutting all residential uses.

The DCC also recommends **Approval** of the Master Zoning Plan for Parcel 3.

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.”

“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Plan for El Paso Proposed Land Use Policy Areas for the Northwest Planning Area Study Area No. 3 calls for the following:

“Develop a master drainage and flood control plan for the area prior to construction. Develop land uses that maximize land use and encourage dual use such as flood control-recreation/open space.”

“Designate emergency access points to the Franklin Mountain State Park.”

“Develop area utilizing the concept of new urbanism.”

“Limit light industrial development in the form of industrial parks to the area immediately east of Interstate Highway 10”

“Maintain Trans-Mountain Road as a scenic easement access road to the Franklin Mountain State Park.”

“Develop standards for foothill development that preserve arroyos and scenic view sheds.”

The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for ***mixed use*** and ***industrial*** land uses.

Findings:

The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety and welfare of the public in general?
2. Will the mix of C-4 (Commercial), R-5 (Residential), and RMU (Residential Mixed Use) allow for compatibility with adjacent land uses?
3. What is the relation of the proposed change to the city’s Comprehensive Plan?
4. What effect will the rezoning have upon the natural environment social and economic conditions and property values in the vicinity and in the City as a whole?

Development Services Department - Building Permits and Inspections Division:

No objections to the re-zoning request.

Development Services Department - Planning Division:

Current Planning:

1. The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for **Mixed-Use** and **Industrial** land uses.
2. Planning recommends **Approval** of the R-5 (Residential), R-5/sp (Residential/special permit) and the RMU (Residential Mixed-Use) zoning districts.
3. Planning recommends **denial** of the C-4 (Commercial) requests on Parcel 1 and Parcel 4. Planning does recommend **approval** of C-3 with the following conditions:

Parcel 1 & Parcel 4:

That a detailed site development plan be reviewed and approved per El Paso City Code prior to the issuance of building permits.

Ten foot landscape buffer abutting all residential uses.

4. Planning recommends **Approval** of the Master Zoning Plan for Parcel 3.

Engineering Department - Traffic Division:

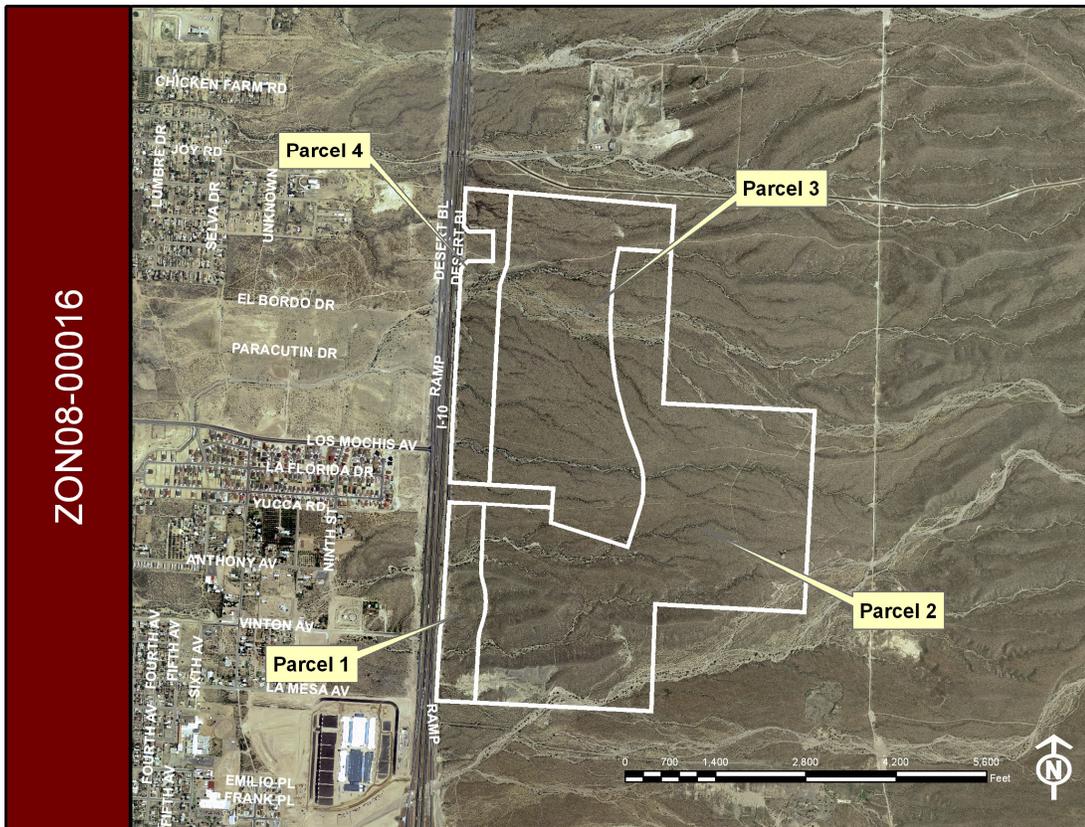
No objections to proposed zoning changes

Fire Department:

No comments received.

El Paso Water Utilities:

EPWU-PSB does not recommend approval at this time due to water, wastewater, transportation, and storm water concerns.



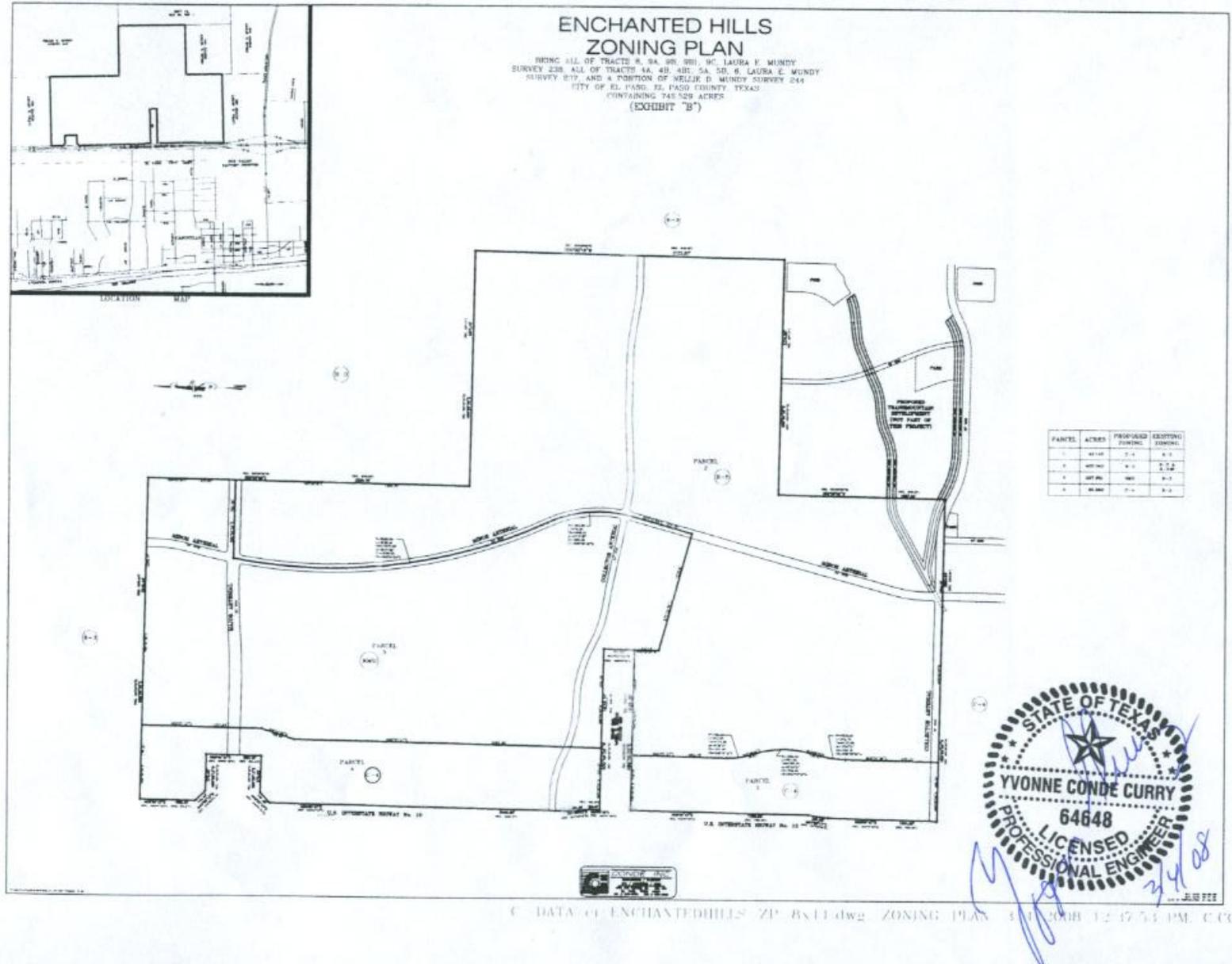
List of Attachments

Attachment 1: Zoning Plan

Attachment 2: Master Zoning Plan

Attachment 3: Application

Attachment 1: Zoning Plan



ENCHANTED HILLS MASTER ZONING PLAN

Date: February 18, 2008

Purpose: To encourage the following: mixture of Housing types and densities, preserve open space areas, provide multi-modal form of transportation (pedestrian friendly), mixed use (residential, office, commercial), and to provide form and continuity of building and street scapes.

The 2025 El Paso Comprehensive Plan designates this area as Mixed-Use and a portion as Industrial. The proposed Enchanted Hills Master Plan does **Relationship to Comprehensive Plan:** designate the I-10 Frontage as Heavy Commercial / Industrial, then the Mixed Use area, transitioned to and Single Family as we move toward the Franklin Mountains.

Attachment 2: Zoning Master Plan

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
1.00	Agricultural	n/a								
	Vetinary Treatment (Small)		n/a	¼ Acre Minimum	50%	10' Front / 10' Side	25' Maximum	Landscape Only	10	10 years
2.00	Commercial Storage:	n/a								
	Self Storage		n/a	½ Acre Minimum	75%	n/a	25' Maximum	Landscape Only	10	10 years
3.00	Educational:	1%								
	Art Gallery		n/a	n/a	75%	n/a	45' Maximum	n/a	10	10 years
	Child Care Facility		n/a	½ Acre Minimum	50%	n/a	25" Maximum	n/a	5	5 years
	Church		n/a	1 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
	Community Recreational Center		n/a	1Acre Minimum	50%	n/a	45' Maximum	Landscape Only	10	10 years
	Library / Museum		n/a	½ Acre Minimum	75%	n/a	45' Maximum	n/a	10	10 years
	School		n/a	5 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
4.00	Office	3%								
	Bank / ATM		n/a	¼ Acre Minimum	75%	20' Rear	25' Maximum	Landscape Only	5	5 years
	Offices (Business, Medical, Professional)		n/a	n/a	75%	n/a	45' Maximum	n/a	5	5 years
	Studio (Dance/Music/Photography)		n/a	n/a	75%	n/a	45' Maximum	n/a	5	5 years
6.00	Medical	2%								
	Clinic		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	10	10 years
	Drug Store/Pharmacy		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years

June 19, 2008

ENCHANTED HILLS MASTER ZONING PLAN

Date: February 18, 2008

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
	Hospital		n/a	1 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
	Assisted Living (Elderly Care)			1 Acre Minimum	50%	n/a	25' Maximum	Landscape Only	5	5 years
10.00	Personal Services	2%								
	Barber Shop/Beauty Salon		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Dry Cleaning		n/a	2,500 Sq. Ft.	75%	n/a	25' Maximum	n/a	5	5 years
	Laundromat		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Shoe Shop Repair		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
11.00	Recreational	25%								
	Athletic Facility		n/a	n/a	50%	n/a	45' Maximum	Landscape Only	5	5 years
	Open Space		n/a	n/a	50%	n/a	n/a	n/a	1	1 years
	Park		n/a			n/a	n/a	n/a	3	3 years
	Raquetball Club		n/a	1 Acre Maximum	75%	n/a	45' Maximum	Landscape Only	10	10 years
	Swimming Pool		n/a	2 Acre Maximum	75%	10' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
	Tennis Club		n/a	4 Acre Maximum	75%	10' Front / 10' Side / 20' Rear	25' Maximum	Landscape Only	10	10 years
13.00	Residential	60%								
	Apartments	(10%)	14 / Acres	n/a	75%	n/a	45' Maximum	n/a	1	1 year
	Duplex	(6%)	6/ Acres	6,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
	Quadrplex	(2%)	10/ Acres	8,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
	Single Family (Attached/Detached)	(40%)	14/ Acres	5,000 Sq. Ft. / 4,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
	Triplex	(2%)	8/ Ares	7,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
14.00	Sales	7%								
	Bakery		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Book Store		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Boutique		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Convenience Store w/ Gas Pump		n/a	½ Acre Minimum	50%	10' Front / 10' Side / 20' Rear	25' Maximum	n/a	5	5 years
	Delicatessan		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years

Attachment 2: Zoning Master Plan

June 19, 2008

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ZON08-00016

ENCHANTED HILLS MASTER ZONING PLAN

Date: February 18, 2008

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
	Flower Shop		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Grocery		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Ice Cream Parlor		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Music Store		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Nursery (Green House)		n/a	½ Acre Minimum	25%	10' Front / 10' Side/ 20' Rear	25' Maximum	n/a	5	5 years
	Other Retail (Low Volume)		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Package Liquor Store		n/a	n/a	50%	n/a	25' Maximum	n/a	5	5 years
	Shopping Center Community		n/a	8 Acre Minimum		10' Front / 10' Side/ 20' Rear	25' Maximum	Landscape Only	5	5 years
17.00	Towers									
	Personal Services Wireless Facility (17.02-17.05)		n/a	n/a	n/a	n/a	n/a	Landscape Only	5	5 years
19.00	Utility & Miscellaneous			n/a						
	Government Use Building		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years
	Major Utility Facility		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years

Proposed mix of uses:

A. Residential/ Office/Retail: to include 13.0 (Single Family, Duplex and Triplex); 4.0 (Business office); 14.0 (other retail low volume, convenience store)

B. Multi-Family/ Office/ Commercial: to include 1.0; 2.0; 4.0; 6.0; 10.0; 13.0 (Apartment, and Quadraplex); 14.0; 17.0; and 19.0

C. Educational/ Recreational/ Office/ Retail: to include 3.0; 11.0; 4.0 (Studio); 14.0 (book store, delicatessen, Ice Cream Parlor)

Attachment 3: Application



**REZONING APPLICATION
PLANNING RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO**

1. CONTACT INFORMATION

PROPERTY OWNER(S): E P Transmountain Residential, LLC
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 APPLICANT(S): E P Transmountain Residential, LLC
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elp.rr.com



2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X238-999-0000-4000, X238-999-0000-6000, X238-999-0000-5000
 LEGAL DESCRIPTION: Being a portion of Tracts 8, 9A, 9B1, and 9C, Laura E. Mundy Survey # 238, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: U. S. Interstate Highway No. 10
 ACREAGE: 42.11 ac PRESENT ZONING: R-3 PRESENT LAND USE: vacant
 PROPOSED ZONING C-4 PROPOSED LAND USE: To allow for Commercial Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: X237-999-0000-0007, X238-999-0000-4000, X238-999-0000-5000, X237-999-0000-0005, X237-999-0000-0003, X238-999-0000-5550, X238-999-0000-6000
 LEGAL DESCRIPTION: Being a portion of Tracts 8, 9A, 9B1, and 9C Laura E. Mundy Survey #238, and a portion of Tracts 5A, 5B, and 6, Laura E. Mundy Survey #237, and a portion of Nellie D. Mundy Survey #244, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: U. S. Interstate Highway No. 10
 ACREAGE: 403.55 ac PRESENT ZONING: R-3 / R-3sp PRESENT LAND USE: vacant
 PROPOSED ZONING R-5 PROPOSED LAND USE: To allow for Residential Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X237-999-0000-0007, X238-999-0000-4000, X238-999-0000-5000, X237-999-0000-0005, X237-999-0000-0003, X238-999-0000-5550, X238-999-0000-6000
 LEGAL DESCRIPTION: Being a portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey #238, and a portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey # 237, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: U. S. Interstate Highway No. 10
 ACREAGE: 237.98 ac PRESENT ZONING: R-3 PRESENT LAND USE: vacant
 PROPOSED ZONING RMU PROPOSED LAND USE: To allow for Residential Mixed Uses
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: E P Transmountain Residential, LLC Signature: _____
 Printed Name: by: Douglas A. Schwartz, Manager Signature: _____
 Printed Name: EP Transmountain Land, L.P. Signature: _____
 Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.

**** OFFICE USE ONLY ****

ZON 08-00016 RECEIVED DATE: 03/11/08 APPLICATION FEE: \$ 1305.00
 DCC REVIEW DATE: 04/09/08 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 05/08/08 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature] FUND ID -01101, DEPT ID -99010335, ACCOUNT -404126

Revised 6/2004

Attachment 3: Application



**REZONING APPLICATION
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO**

1. CONTACT INFORMATION

PROPERTY OWNER(S): E P Transmountain Residential, LLC
ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
APPLICANT(S): E. P. Transmountain Residential, LLC
ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
REPRESENTATIVE(S): Conde, Inc.
ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
E-MAIL ADDRESS: cconrad@elp.rr.com

2. PARCEL FOUR INFORMATION

PROPERTY IDENTIFICATION NUMBER: X237-999-0000-5500 *mk*
X237-999-0000-0003, X237-999-0000-0004, X237-999-0000-0007
LEGAL DESCRIPTION: Being a portion of Tracts 9B, Laura E. Mundy Survey #238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey #237, City of El Paso, El Paso County, Texas
STREET ADDRESS OR LOCATION: U. S. Interstate Highway No. 10
ACREAGE: 65.79 ac PRESENT ZONING: R-3 PRESENT LAND USE: vacant
PROPOSED ZONING C-4 PROPOSED LAND USE: To allow for Commercial Development
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
E-MAIL ADDRESS: cconrad@elp.rr.com

3. PARCEL FIVE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: _____
STREET ADDRESS OR LOCATION: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
PROPOSED ZONING _____ PROPOSED LAND USE: _____
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
E-MAIL ADDRESS: _____

4. PARCEL SIX INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: _____
STREET ADDRESS OR LOCATION: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
PROPOSED ZONING _____ PROPOSED LAND USE: _____
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
E-MAIL ADDRESS: _____

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S): _____
Printed Name: E P Transmountain Residential, LLC Signature: _____
Printed Name: by: Douglas A. Schwartz, Manager Signature: _____
Printed Name: EP Transmountain Land, L.P. Signature: Raulo
Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.

**** OFFICE USE ONLY ****
ZON _____ RECEIVED DATE: 03/11/08 APPLICATION FEE: \$ _____
DCC REVIEW DATE: ____/____/____ (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: ____/____/____ (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: [Signature] FUND -01101, DEPT ID -99010335, ACCOUNT -404126

Revised 6/2004