

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

AGENDA DATE: August 13, 2024
PUBLIC HEARING DATE: September 10, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: District 6

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Tracts 17C1 and 17C2, Section 8, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from C-4/c (Commercial/conditions) to C-2/c (Commercial/condition), and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: Picasso and Zaragoza
Applicant: Picasso Place, LLC, PZRZ24-00007

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from C-4/c (Commercial/conditions) to C-2/c (Commercial/condition) to consolidate the property under one zoning district and allow for a proposed self-storage warehouse. City Plan Commission recommended 6-0 to approve with a condition of the proposed rezoning on June 13, 2024. As of July 24, 2024, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 17C1 AND 17C2, SECTION 8, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-4/C (COMMERCIAL/CONDITIONS) TO C-2/C (COMMERCIAL/CONDITION), AND IMPOSING A CONDITION. 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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a portion of Tracts 17C1 and 17C2, Section 8, Block 79, Township 2, Texas and Pacific Railway Company Surveys, *located in the 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 **C-4/c (Commercial/conditions)** to **C-2/c (Commercial/condition)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity 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 within thirty feet (30') from the front property line abutting Zaragoza Road, no parking or vehicular storage or display shall be allowed.*

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, **2024**.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

Additional Signatures in following page

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

Being a Portion of Tracts 17C1 and 17C2,
Section 8, Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas

December 12, 2023

METES AND BOUNDS DESCRIPTION

1630 N. Zaragoza Road
Exhibit "A"

FIELD NOTE DESCRIPTION of a Portion of Tracts 17C1 and 17C2, Section 8, Block 79, Township 2, Texas and Pacific Railway 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 chiseled "V" located at the common boundary corner of Tracts 17C1 and 17C9, same being the southerly right-of-way line of Zaragoza Road (100' R.O.W.) and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said southerly right-of-way line of Zaragoza Road and along the common boundary line of Tracts 17C1 and 17C9, South $89^{\circ}59'51''$ East, a distance of 573.46 feet to a point for corner;

THENCE, leaving said common boundary line of Tracts 17C1 and 17C9, South $24^{\circ}13'18''$ West, a distance of 219.03 feet to a point for corner;

THENCE, North $78^{\circ}00'51''$ West, a distance of 438.58 feet to a point for corner at the easterly right-of-way line of Picasso Drive (90' R.O.W.);

THENCE, along the easterly right-of-way line of Picasso Drive, North $42^{\circ}01'28''$ West, a distance of 112.54 feet to a point for corner at the intersection of right of ways of the easterly right-of-way line of Picasso Drive and the southerly right-of-way line of Zaragoza Road;

THENCE, leaving said intersection of right-of-ways and along the southerly right-of-way line of Zaragoza Road, North $39^{\circ}36'09''$ East, a distance of 32.57 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 79,919.47 square feet or 1.8346 acres of land more or less.

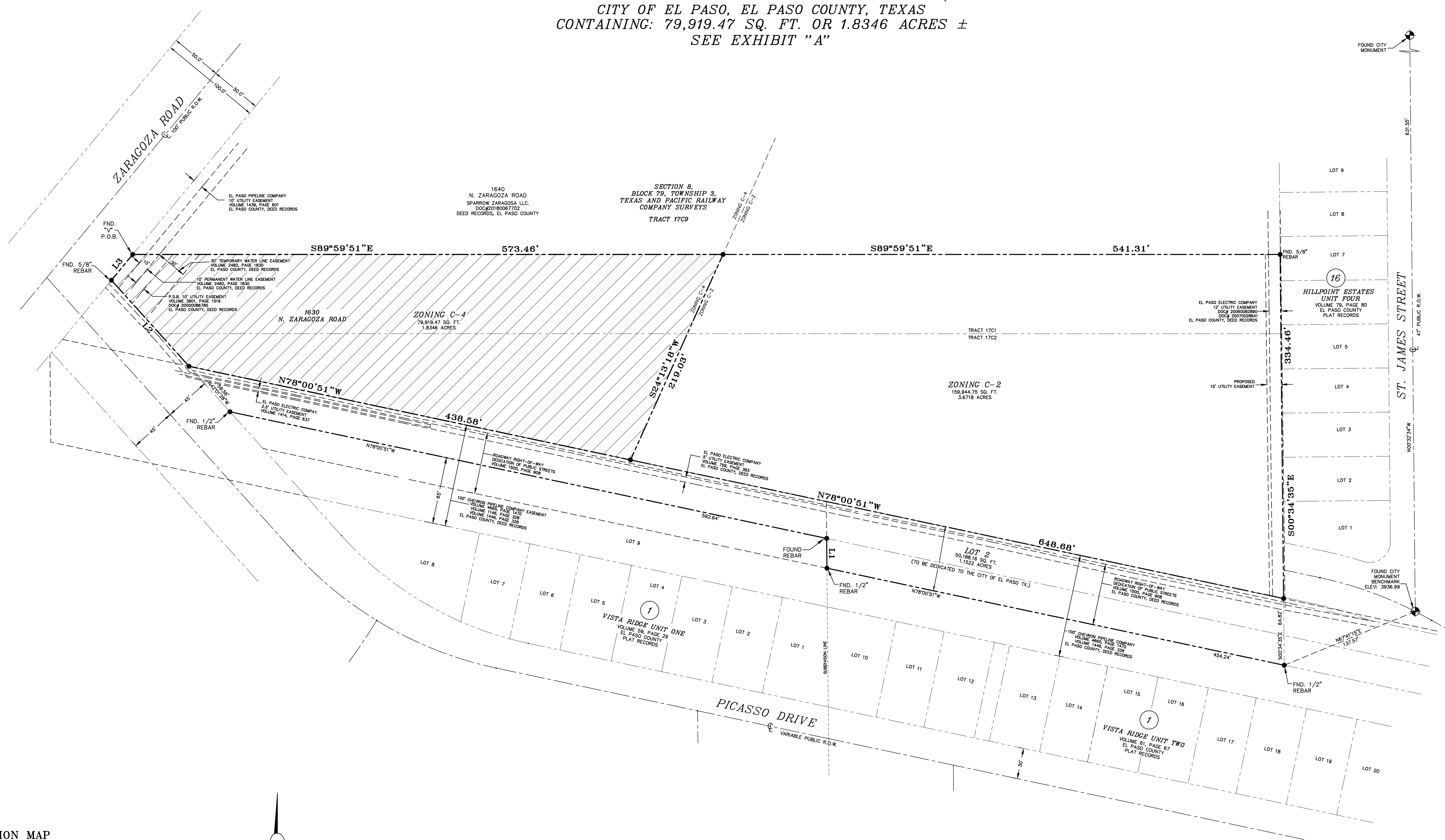
Carlos M. Jimenez
R.P.L.S.# 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-2557_1630 N. Zaragoza_C4

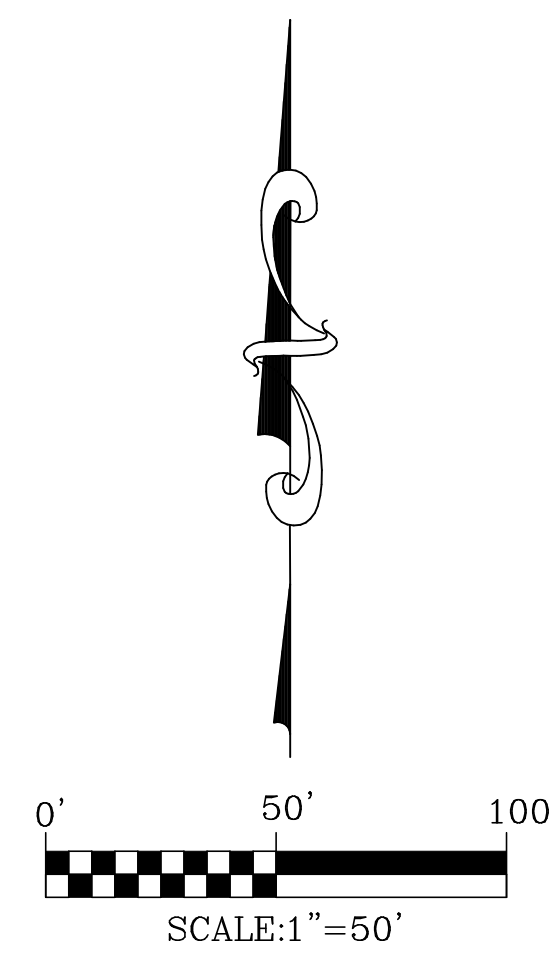
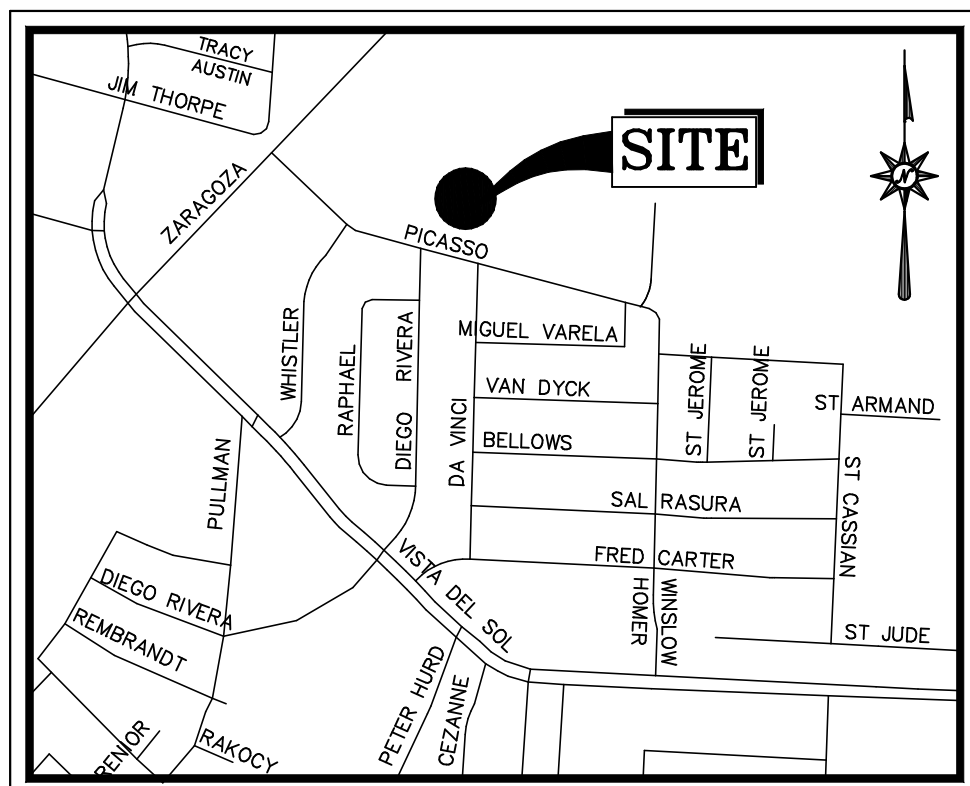


ZONE: C-4 SKETCH

A PORTION OF TRACTS 17C1 AND 17C2,
SECTION 8, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 79,919.47 SQ. FT. OR 1.8346 ACRES ±
SEE EXHIBIT "A"



LOCATION MAP
SCALE: 1"=600'

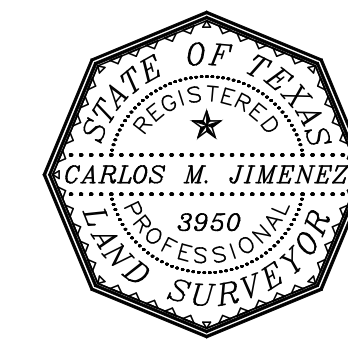


LINE TABLE		
LINE	LENGTH	BEARING
L1	28.96	N00°33'0.3"W
L2	112.54	N42°01'28"W
L3	32.57	N39°36'09"E

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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES
IN ZONE "X", COMMUNITY PANEL NO. 480214-0046 F, DATED: 02/16/2006



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

CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM# 10099300

Picasso and Zaragoza



City Plan Commission — June 13, 2024 **(REVISED July 8, 2024)**

CASE NUMBER:	PZRZ24-00007
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Picasso Place, LLC
REPRESENTATIVE:	Kistenmacher Engineering Company
LOCATION:	North of Picasso Dr. and East of Zaragoza Rd. (District 6)
PROPERTY AREA:	1.84 acres
REQUEST:	Rezone from C-4/c (Commercial/conditions) to C-2/c (Commercial/ condition)
RELATED APPLICATIONS:	PZCR24-00001 – Condition Release Application SUSU24-00025 – Major Combination
PUBLIC INPUT:	None received as of June 6, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-4/c (Commercial/conditions) to C-2/c (Commercial/**condition**) to allow for a proposed self-storage warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-4, Suburban (Walkable) for the future land use designation. The recommended condition is the following:

- That within thirty feet (30') from the front property line abutting Zaragoza Road, no parking or vehicular storage or display shall be allowed.

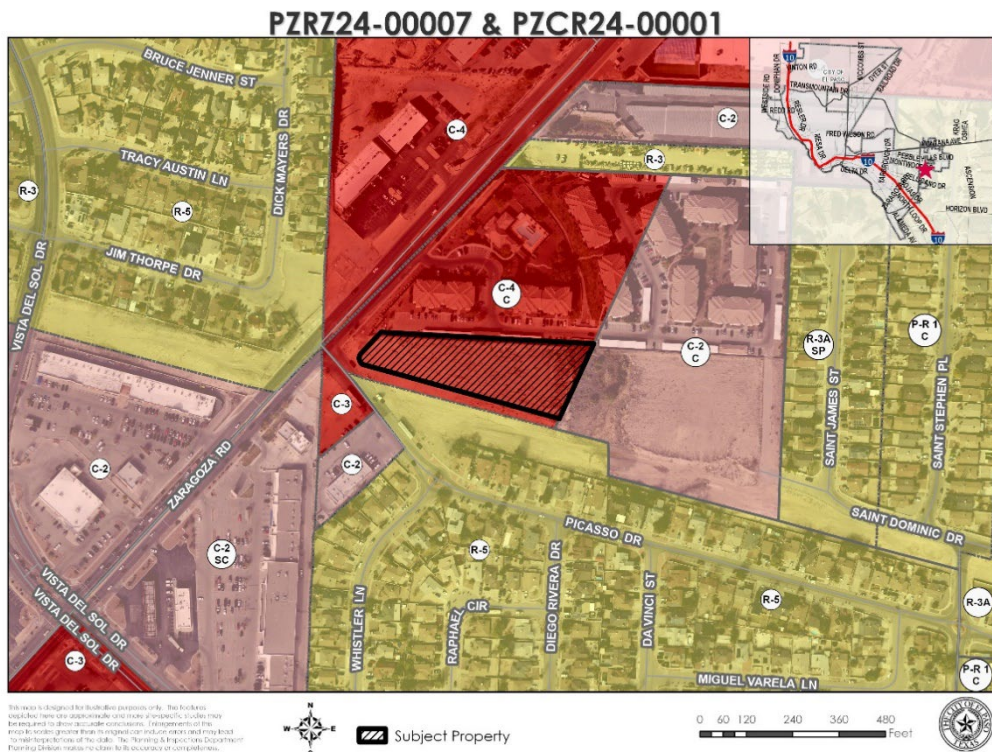


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the property from C-4/c (Commercial/conditions) to C-2/c (Commercial/condition) to allow for a proposed self-storage warehouse use. The size of the property is 1.84 acres and is currently vacant. The conceptual site plan shows ten (10) proposed buildings with main access to the property provided from Picasso Drive.

PREVIOUS CASE HISTORY: On December 7, 2004, City Council approved of the rezoning of the subject property from R-3 (Residential) to C-4 (Commercial) for Parcel 1 and from R-3 (Residential) to C-2 (Commercial) for Parcel 2. The applicable condition prohibited uses with that condition being requested to be released by PZCR24-00001 - Condition Release Application.

On May 2, 2024, City Plan Commission approved the subdivision of the Picasso Place on a major combination basis (SUSU24-00025) subject to the rezoning be approved by City Council prior to the recording of the final plat.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed self-storage warehouse and the C-2 (Commercial) district are compatible with the adjacent C-4 (Commercial) zoning district to the north consisting of an apartment complex, R-5 (Residential) consisting of single-family dwellings and a vacant lot to the south, a C-2/c (Commercial/conditions) zoning district consisting of a vacant lot to the east, and R-5 (Residential) consisting of single-family dwellings and C-4 (Commercial) consisting of a vacant lot to the west. The proposed self-storage warehouse in a C-2 (Commercial) zoning district is compatible with the established character of area surrounding the subject property. The nearest school is Vista Del Sol Environmental Science Academy School, which is located 0.52 miles away, and the nearest park is El Paso County Sports Park, which is (0.74 miles) from the subject property.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-2 (Commercial) District: The purpose of this district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes. The proposed C-2 (Commercial) zoning district will provide for the integration of light commercial uses with adjacent R-5 (Residential), C-2, C-3, and C-4 (Commercial) zoning districts in the surrounding area.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for</p>	<p>Yes. The subject property has access to Picasso Drive, which is designated as a local street in the City's Major Thoroughfare Plan. In addition, it is adjacent to Zaragoza Road which is designated as a major arterial.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	The classification of these roads is appropriate for the proposed development.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The subject property is not located within any historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	Yes. The property cannot be platted due to the split zone.
Natural Environment: Anticipated effects on the natural environment.	None. The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been stable with no rezonings within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property borders Zaragoza Road and Picasso Drive, which are designated as a major arterial and local street, respectively, under the City’s Major Thoroughfare Plan (MTP). Access is proposed from Picasso Drive. The classification of this road is appropriate for the proposed development. Existing infrastructure and services are adequate to serve the proposed development. There are at least three (3) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is along Zaragoza Road, which is located 0.19 miles from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: The subject property does not lie within any neighborhood associations. Public notices were mailed to property owners within 300 feet on May 16, 2024 and June 5, 2024. As of June 6, 2024, the Planning Division has not received any communication in support of or opposition to the request from the public.

RELATED APPLICATIONS: There is a condition release application (PZCR24-00001) running concurrently with the current rezoning application to release conditions. Additionally, there is a Subdivision application (SUSU24-00025) under Major Combination basis for Picasso Place which was conditionally approved by City Plan Commission May 2, 2024 requiring the proposed rezoning to be approved prior to recording.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

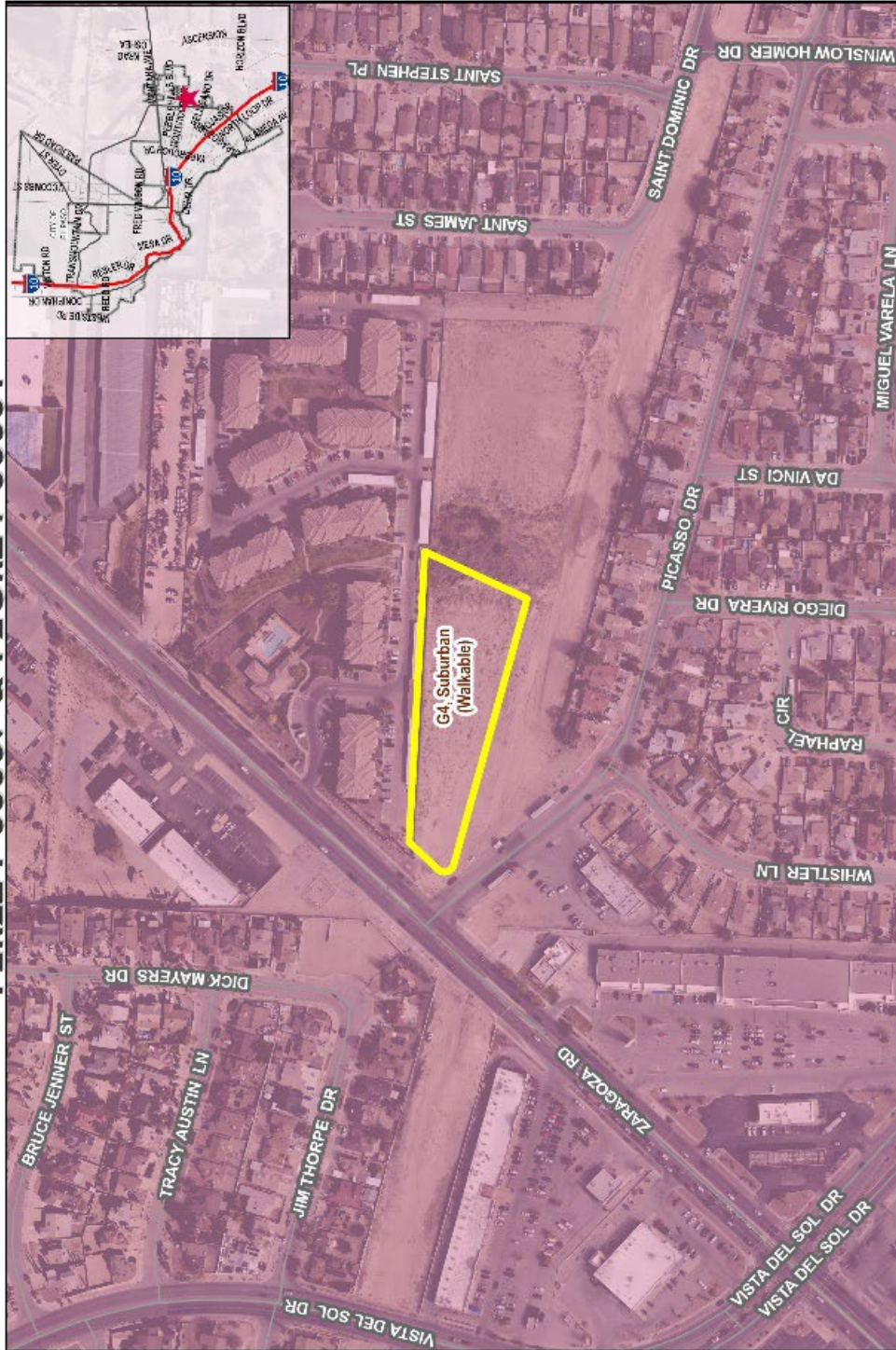
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Ordinance No. 15959, dated December 7, 2004
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR24-00007 & PZR24-00001



Subject Property



This map is only for informational purposes only. It does not constitute an offer of insurance. The information on this map is for general informational purposes only. It is not intended to be used for any other purpose. The information on this map is for general informational purposes only. It is not intended to be used for any other purpose.

ATTACHMENT 2



ATTACHMENT 3

21D

ORDINANCE NO. 15959

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 17C60, 17C61, 17C23, 17C181, 17C182, 17C9, 17C1, AND 17C2, BLOCK 79, SECTION 8, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS; AND PARCEL 2: A PORTION OF TRACT 17C60, 17C61, 17C23, 17C181, 17C182, 17C9, 17C1, AND 17C2, BLOCK 79, SECTION 8, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel 1: *A portion of Tract 17C60, 17C61, 17C23, 17C181, 17C182, 17C9, 17C1, and 17C2, Block 79, Section 8, Township 3, Texas and Pacific Railroad Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-3 (Residential) to C-4 (Commercial)**; and Parcel 2: *A portion of Tract 17C60, 17C61, 17C23, 17C181, 17C182, 17C9, 17C1, and 17C2, Block 79, Section 8, Township 3, Texas and Pacific Railroad Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-3 (Residential) to C-2 (Commercial)**; within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That Parcels 1 and 2 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-4 (Commercial) for Parcel 1, and from R-3 (Residential) to C-2 (Commercial) for Parcel 2, in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

Parcel 1:

The following uses shall be prohibited: automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service; sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment; trailer, mobile home, travel trailer and recreational vehicle sales, display and repair; and contractor's yard.

DOC: 5917 - Planning/7/ORD - Zoning Change MW

1

11/4/2004

ORDINANCE NO. 15959

Zoning Case No. ZON04-00127

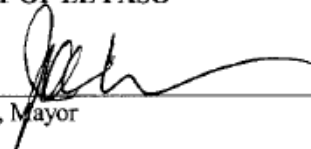
Parcel 2:

A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the easterly property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

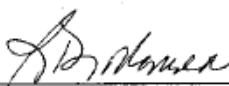
PASSED AND APPROVED this 7TH day of December, 2004.

THE CITY OF EL PASO



Joe Wardy, Mayor

ATTEST:



Richarda Duffy Momsen, City Clerk

(additional signatures on the following page)

DOC: 5917 - Planning/7/ORD - Zoning Change MW

2

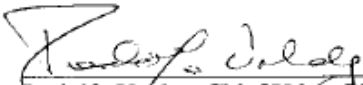
11/4/2004

ORDINANCE NO. 15959

Zoning Case No. ZON04-00127

APPROVED AS TO CONTENT:


 Fred Lopez, Zoning Coordinator
 Planning, Research & Development


 Rodolfo Valdez, Chief Urban Planner
 Planning, Research & Development

APPROVED AS TO FORM:


 Matt Watson, Assistant City Attorney

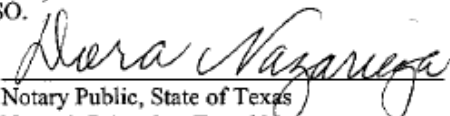
Acknowledgment

THE STATE OF TEXAS)
)
 COUNTY OF EL PASO)

This instrument is acknowledged before me on this 13th day of December, 2004,
 by IOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:




 Notary Public, State of Texas
 Notary's Printed or Typed Name:
Dora Nazariega

DOC: 5917 - Planning/7/ORD - Zoning Change MW

3

11/4/2004

ORDINANCE NO. 15959

Zoning Case No. ZON04-00127

Being portion of Tracts 17C-60,
17C-61, 17C-23, 17C-181, 17C-182,
17C-9, 17C-1, AND 17C-2, Section 8,
Block 79, Township 3, T. & P. R.R. Surveys
City of El Paso, El Paso County, Texas
Prepared for: Juan Uribe
November 1, 2004
(PARCEL-1)
From R-3 to C-4

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 17C-60, 17C-61, 17C-23, 17C-181, 17C-182, 17C-9, 17C-1, and 17C-2, Section 8, Block 79, Township 3, Texas and Pacific Railroad 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 TX-DOT Disk set at the centerline intersection of Vista Del Sol Dr. and Zaragoza Rd. (FM 659), Thence along the centerline of Zaragoza Rd. (FM 659) North 39°36'01" East (rec. North 39°33'00" East) a distance of 1619.49 feet to a point from which a found TX-DOT Disk set for the point of inverse of said road centerline lies North 39°36'01" East (rec. North 39°33'00" East) a distance of 1025.51 feet; Thence South 50°23'59" East a distance of 50.00 feet to a point at the southeast right of way line of said road and the common corner of tracts 17C-13 and 17C-60, also being the "TRUE POINT OF BEGINNING".

Thence leaving said right of way and along the common boundary line of said tracts South 89°59'37" East (rec. South 90°00'00" East) a distance of 400.00 feet to a point;

Thence leaving said common boundary line South 24°15'07" West a distance of 724.50 feet to a point at the northerly line of a 100.0 foot right of way to Paso TEX pipeline recorded in book 1446, page 328, deed records of El Paso County, Texas;

Thence with said northerly right of way line North 77°59'02" West (rec. North 78°01'00" West) a distance of 438.58 feet to a point on the northeasterly line of Picasso Dr. (90.0 foot right of way) platted in Vista Ridge Unit One subdivision recorded in volume 59, page 29, plat records of El Paso County, Texas;

Thence with said northeasterly right of way line North 41°58'02" West (rec. North 42°00'00" West) a distance of 112.49 feet to a point on the at the southeasterly right of way line of Zaragoza Rd. (FM 659)

Thence with said right of way North 39°36'01" East (rec. North 39°33'00" East) a distance of 630.31 feet to the "TRUE POINT OF BEGINNING" and containing in all 6.984 acres of land more or less.

Bearing basis in true north for a Transverse Mercator Projection based at the center of this site.


Tony G. Conde
R.P.L.S. No. 2665

Job #804-104 T.C.

15959

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

Being portion of Tracts 17C-60,
17C-61, 17C-23, 17C-181, 17C-182,
17C-9, 17C-1, AND 17C-2, Section 8,
Block 79, Township 3, T. & P. R.R. Surveys
City of El Paso, El Paso County, Texas
Prepared for: Juan Uribe
November 1, 2004
(PARCEL-2)
From R-3 to C-2

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 17C-60, 17C-61, 17C-23, 17C-181, 17C-182, 17C-9, 17C-1, and 17C-2, Section 8, Block 79, Township 3, Texas and Pacific Railroad 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 TX-DOT Disk set at the centerline intersection of Vista Del Sol Dr. and Zaragoza Rd. (FM 659), Thence along the centerline of Zaragoza Rd. (FM 659) North $39^{\circ}36'01''$ East (rec. North $39^{\circ}33'00''$ East) a distance of 1619.49 feet to a point from which a found TX-DOT Disk set for the point of inverse of said road centerline lies North $39^{\circ}36'01''$ East (rec. North $39^{\circ}33'00''$ East) a distance of 1025.51 feet; Thence South $50^{\circ}23'59''$ East a distance of 50.00 feet to a point at the southeast right of way line of said road and the common corner of tracts 17C-13 and 17C-60; Thence leaving said right of way and along the common boundary line of said tracts South $89^{\circ}59'37''$ East (rec. South $90^{\circ}00'00''$ East) a distance of 400.00 feet to a point, also being the "TRUE POINT OF BEGINNING".


Thence along the common boundary line of said tracts, South $89^{\circ}59'37''$ East (rec. South $90^{\circ}00'00''$ East) a distance of 329.05 feet to a point at the northeast corner of Tract 17C-60.

Thence leaving the common boundary line of said tracts South $00^{\circ}34'31''$ East (rec. South $00^{\circ}34'31''$ East) a distance of 795.65 feet to a point at the northerly line of a 100.0 foot right of way to Paso TEX pipeline recorded in book 1446, page 328, deed records of El Paso County, Texas;

Thence with said northerly right of way line North $77^{\circ}59'02''$ West (rec. North $78^{\circ}01'00''$ West) a distance of 648.84 feet to a;

Thence leaving said northeasterly right of way line North $24^{\circ}15'07''$ East a distance of 724.50 feet to the "TRUE POINT OF BEGINNING" and containing in all 8.278 acres of land more or less.

Bearing basis in true north for a Transverse Mercator Projection based at the center of this site.



Tony G. Conde
R.P.L.S. No. 2665

job #604-104 T.C.

15959

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

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-4, Suburban (Walkable) for the future land use designation. The recommended condition is the following:

- That within thirty feet (30') from the front property line abutting Zaragoza Road, no parking or vehicular storage or display shall be allowed.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to rezoning and condition release.

At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
2. On site ponding is required as per Municipal Code. New developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
3. The proposed ponding area(s) shall have enough capacity to hold all stormwater runoff for a designed 100-yr. storm event.

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has the following comments:

- No Traffic Impact Analysis (TIA) is required.
- Applicants shall be coordinated with TXDOT.

Note: Comments will be addressed at the permitting stage.

Sun Metro

No comments provided.

El Paso Water

EPWater-PSB does not object to this request.

A 15-foot Private Easement for the existing 8-inch diameter private sanitary sewer service shall be dedicated by plat. EPWater-PSB records indicate that the service line is west of the 12-foot EP Electric easement and proposed 15-foot utility easement. See Sanitary Sewer notes below.

Water:

There is an existing 12-inch diameter water main that extends along a 10-foot water line easement east of and parallel to Zaragoza Rd. This main is available for service.

There is an existing 8-inch diameter water main that extends along Saint Dominic Dr., located approximately 15-feet south of the north right-of-way line. This main dead-ends approximately 150-feet west of Saint James Dr. This main is available for main extension.

Previous water pressure reading from fire hydrant #9789, located approximately 50-feet north of the property within an easement, has yielded a static pressure of 70 (psi), a residual pressure of 66 (psi), and a discharge of 1,061 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along a 10-foot utility easement east of and parallel to Zaragoza Rd. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Saint Dominic Dr., located approximately 25-feet south of the north right-of-way line. This main dead-ends approximately 130-feet west of Saint James Dr. This main is available for main extension.

There is an existing 8-inch diameter private sanitary sewer service that extends parallel to the eastern property line, approximately 30-feet to 35-feet west of the east property line. This service line serves 1640 Zaragoza Rd. A 15-foot Private Easement is needed for this private service to be dedicated by plat.

General:

The lot shall have water and sewer service connections fronting the limits of the lot.

Zaragoza Rd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Zaragoza Rd. right-of-way requires written permission from TxDOT.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sanitary sewer mains, and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing EPWater-PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any

necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County 911 District

No comments provided.

Texas Department of Transportation

Water must be drained away from TXDOT ROW. Additionally, submit grading and drainage plans to TXDOT for review.

Note: Comments will be addressed at the permitting stage.

El Paso County Water Improvement District #1

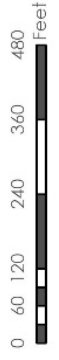
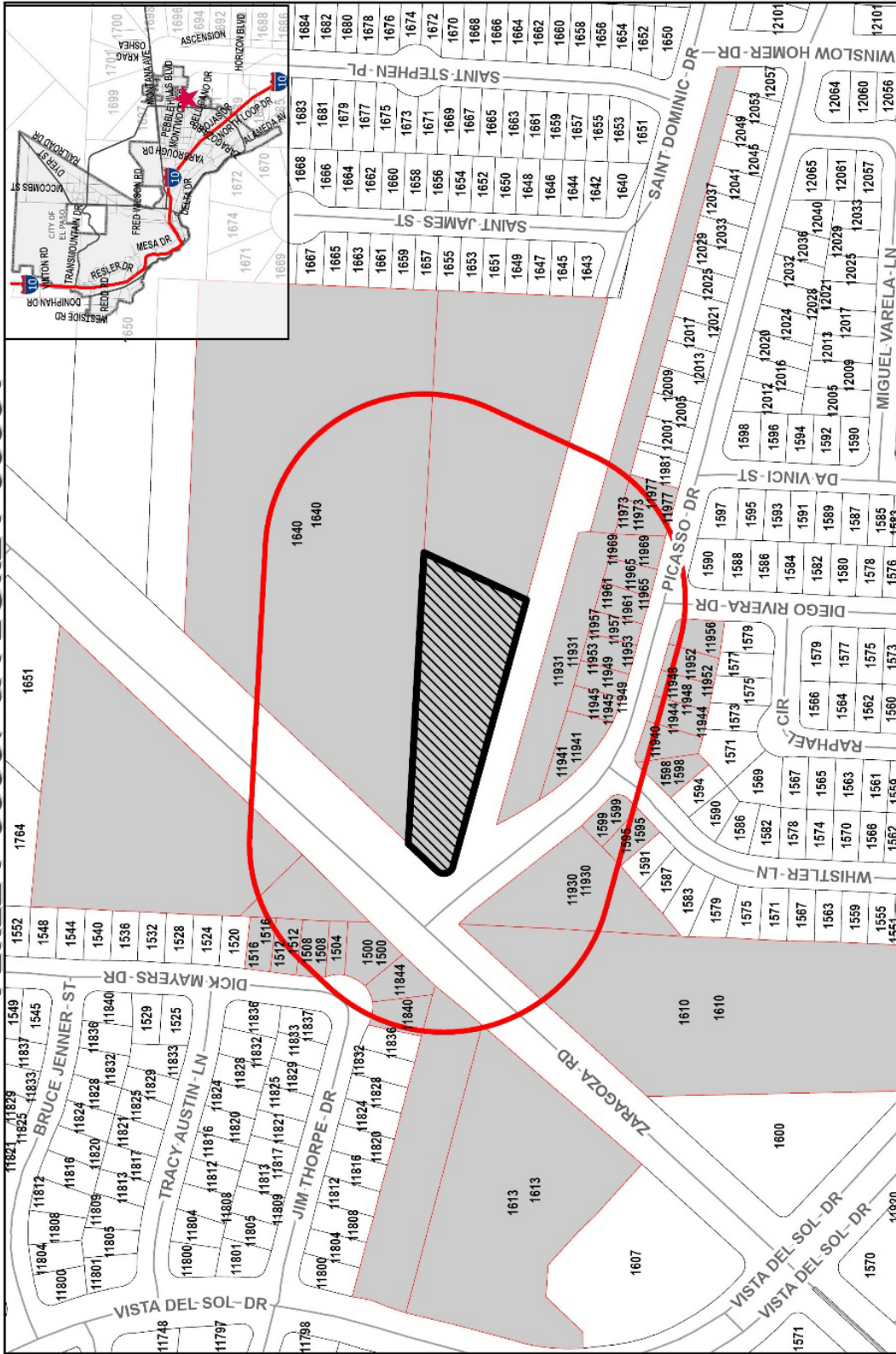
No comments provided.

Texas Gas Service

No comments provided.

ATTACHMENT 5

PZRZ24-00007 & PZCR24-00001



 Subject Property
 300 Feet Notice Area
 Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Discrepancies of this nature may occur due to the use of different data sources. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.