

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

AGENDA DATE: July 16, 2024
PUBLIC HEARING DATE: August 13, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Luis F. Zamora, (915) 212-1552

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 the following real property known as: Parcel 1: 52.17 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033 Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial); and, Parcel 2: 9.72 Acre portion out of 381.90 Acre Tract described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas, being Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-2 (Commercial); and, Parcel 3: 15.00 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to A-O (Apartment/Office), and imposing conditions. 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: Joe Battle Boulevard and North of Pellicano Drive
Applicant: County of El Paso, PZRZ23-00018

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property into three (3) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial) to allow for government and hospital uses; Parcel 2 is proposed to be rezoned from R-F (Ranch and Farm) to C-2 (Commercial) to allow for bank and office uses; and Parcel 3 is proposed to be rezoned to from R-F (Ranch and Farm) to A-O (Apartment/Office) to allow medical offices and medical clinic uses. The City Plan Commission recommended 8-0 to approve the proposed rezoning request on April 18, 2024. As of July 1, 2024, the Planning Division has received three (3) phone calls and three (3) emails of 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

Revised 04/09/2021

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Fiore

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS: PARCEL 1: 52.17 ACRES OF LAND OUT OF A 381.90 ACRE TRACT (DESCRIBED IN VOLUME 2526, PAGE 2033 REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS), NOW KNOWN AS TRACT 1A, SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) AND R-F (RANCH AND FARM) TO C-4 (COMMERCIAL); AND, PARCEL 2: 9.72 ACRE PORTION OUT OF A 381.90 ACRE TRACT DESCRIBED IN VOLUME 2526, PAGE 2033, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, BEING TRACT 1A, SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL); AND, PARCEL 3: 15.00 ACRES OF LAND OUT OF A 381.90 ACRE TRACT (DESCRIBED IN VOLUME 2526, PAGE 2033, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS), NOW KNOWN AS TRACT 1A, SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO A-O (APARTMENT/OFFICE), 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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Parcel 1: 52.17 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033 Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, 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; and, *Parcel 2: 9.72 Acre portion out of a 381.90 Acre Tract described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas, being Tract 1A, Section 16, Block 79, Township 3, 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; and, *Parcel 3: 15.00 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, 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 as listed for **PARCEL 1: FROM R-3 (RESIDENTIAL) AND R-F (RANCH AND FARM) TO C-4 (COMMERCIAL); PARCEL 2: FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL); and PARCEL 3: R-F (RANCH AND FARM) TO A-O (APARTMENT/OFFICE)**, 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 conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential or ranch and farm zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*
2. *Within twenty feet (20') from the front property line abutting Joe Battle Boulevard, no parking or vehicular storage or display shall be allowed.*
3. *No motor vehicle repair uses shall be allowed within 600-feet of Paseo Del Sol Park.*

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

Oscar Leeser, Mayor

ATTEST:

Laura D. Prine
City Clerk

(ADDITIONAL SIGNATURES ON NEXT PAGE)

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

Barragan & Associates Inc.

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

DESCRIPTION
(Parcel 1)

Description of a 52.17 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described as follows:

COMMENCING, for reference a found "x" mark on concrete at the centerline intersection of Fito Hernandez Street and Cevalia Avenue, from which a found city monument at the centerline intersection of Fito Hernandez Street and Paseo Rosannie Avenue, bears S 02° 33' 17" W, a distance of 915.54 feet; THENCE, N 87° 30' 02" W, along the centerline of said Cevalia Avenue, a distance of 123.22 feet to a point on for the northwesterly corner of Mesquite Trails Unit Three, filed for record in Instrument No. 20070092103, Plat Records of El Paso County, Texas, the southwesterly corner of Mesquite Hills Unit One filed for record in Instrument No. 20070076323, Plat Records of El Paso County, Texas; THENCE, N 02° 29' 58" E, along the common line of Mesquite Trails Unit Three and said Tract 1A, a distance of 42.00 feet to a found nail for the northeasterly corner of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision", filed for record in Volume 80, Page 6, Plat Records of El Paso County, Texas; THENCE, N 86° 56' 07" W, along the common line of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision" filed for record in volume 80 page 6, Plat Records of El Paso County, Texas, a distance of 795.02 feet to the POINT OF BEGINNING of this description;

THENCE, S 03° 11' 58" W, a distance of 1340.03 feet to a found 5/8" rebar for corner on the southerly line of said Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas;

THENCE, N 86° 48' 02" W, leaving the common corner of said Tract 1C and Tract 1A1 along the southerly line of said Tract 1A, a distance of 1679.46 feet to a set 1/2" rebar with a cap stamped "B&A Inc." on the easterly right-of-way line of Joe Battle Boulevard (State Highway Loop 375), for the common corner of said Tract 1A and Tract 1C Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas; ;

THENCE, N 00° 19' 17" W, along said easterly right-of-way line of Joe Battle Boulevard (State Highway Loop 375) a distance of 225.16 (226.48) feet to a set 1/2" rebar with a cap stamped "B&A Inc.";

THENCE, N 02° 24' 38" E, along said easterly right-of-way line of Joe Battle Boulevard (State Highway Loop 375) a distance of 1111.39 feet to a point for corner, and for the common corner of Tract 1A and Tract 4, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas, from which a found 5/8" rebar with a cap stamped "RPLS 4178" bears N 84° 51' 05" W, a distance of 0.91 feet, also a found 1/2" rebar with cap stamped "TX 2998" bears, N 78°49' 23" W a distance of 2.94 feet;

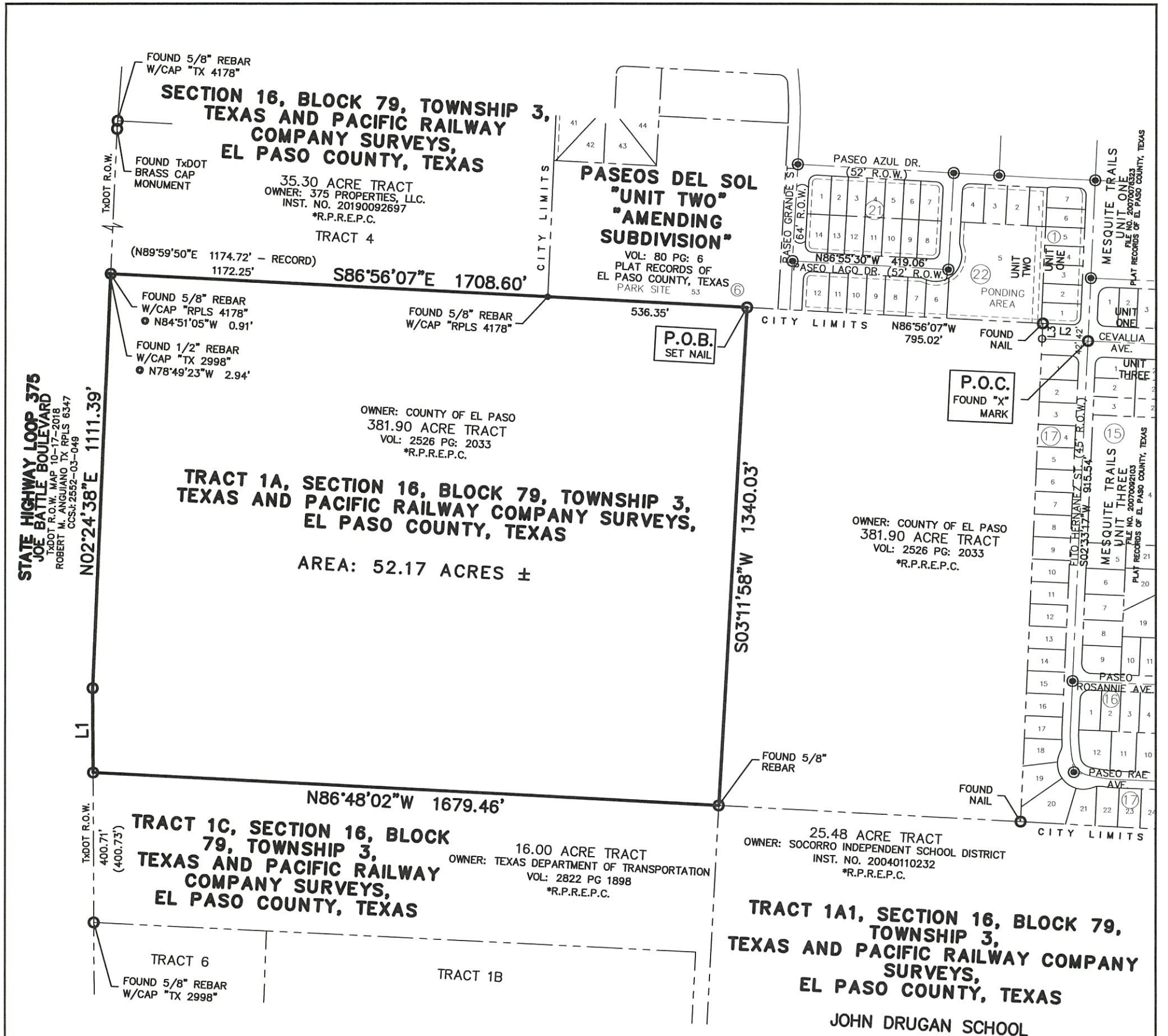
THENCE, S 86° 56' 07" E, leaving said easterly right-of-way line of Joe Battle Boulevard (State Highway Loop 375), along the common line of said Tract 1A, Tract 4, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas and Paseo Del Sol "Unit Two" "Amending Subdivision", an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 80, Page 6, Plat Records of El Paso County, Texas, a distance of 1708.60 feet to the POINT OF BEGINNING of this description and containing in all 52.17 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and may be converted to grid dividing by 1.000231.
3. This description is not intended to be a subdivision process which may be required by the local or state code, and it is the client's/owner's responsibility to comply with this code if required.
4. This survey was done without the benefit of a title report.
5. A Plat of Survey of even date accompanies this description.



Benito Barragan TX R.P.L.S 5615,
 Barragan and Associates Inc.
 Texas Surveying Firm # 10151200
 February 01, 2024
 Job No. 240131-18
 Parcel 1



*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP NO. 480212 0250 B; MAP REVISED 09/04/1991, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE 4203, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. COORDINATES SHOWN ARE SCALED TO SURFACE DISTANCES AT N: 0.0 AND E: 0.0 USING A SCALE FACTOR OF 1.000231. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
6. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
7. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
8. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
9. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.
10. NO IMPROVEMENTS ARE BEING SHOWN IN THIS SURVEY.
11. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.



LEGEND

- — FOUND 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- — FOUND ORIGINAL CITY MONUMENT
- — CALCULATED POINT (NOT SET)

LINE TABLE

| LINE | BEARING | LENGTH | |
|------|-------------|---------|-----------|
| L1 | N00°19'17"W | 225.16' | (226.48') |
| L2 | N87°30'02"W | 123.22' | |
| L3 | N02°29'58"E | 42.00' | |

B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

PARCEL 1
A PORTION OF TRACT 1A, SECTION 16,
BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS,
52.17 ACRES ±

PREPARED BY AND UNDER THE SUPERVISION OF

Benito Barragan TX, R.P.L.S. No. 5615
Job No. 240131-18 Copy Rights ©
Field: JM Book: N/A Page: N/A

Scale: 1"=300' Date: 02-01-2024 Drawn By: IB

**DESCRIPTION
(Parcel 2)**

Description of a 9.72 Acre portion out of a 381.90 Acre Tract described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas, being Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described as follows:

COMMENCING, for reference a found "x" mark on concrete at the centerline intersection of Fito Hernandez Street and Cevallia Avenue, from which a found city monument at the centerline intersection of Fito Hernandez Street and Paseo Rosannie Avenue, bears S 02° 33' 17" W, a distance of 915.54 feet; **THENCE**, N 87° 30' 02" W, along the centerline of said Cevallia Avenue, a distance of 123.22 feet to a point on for the northwesterly corner of Mesquite Trails Unit Three, filed for record in Instrument No. 20070092103, Plat Records of El Paso County, Texas, the southwesterly corner of Mesquite Hills Unit One filed for record in Instrument No. 20070076323, Plat Records of El Paso County, Texas; **THENCE**, N 02° 29' 58" E, along the common line of Mesquite Trails Unit Three and said Tract 1A, a distance of 42.00 feet to a found nail for the northeasterly corner of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision", filed for record in Volume 80, Page 6, Plat Records of El Paso County, Texas; **THENCE**, N 86° 56' 07" W, along the common line of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision" filed for record in volume 80 page 6, Plat Records of El Paso County, Texas, a distance of 453.95 feet to a point being the **POINT OF BEGINNING** of this description;

THENCE, S 03° 01' 52" W, leaving the common line of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision" a distance of 869.86 feet to a point being the beginning of a non-tangential curve;

THENCE, 135.29 feet, along an arc of a curve to the right with a radius of 80.65 feet, an interior angle of 96° 06' 56", and a chord which bears S 50° 44' 59" W, a distance of 119.98 feet to a point of intersection with a non-tangential line;

THENCE, S 03° 11' 58" W, a distance of 390.00 feet to a point on the common line of said Tract 1A and Tract 1A1, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas;

THENCE, N 86° 48' 02" W, along said common line of said Tract 1A and Tract 1A1, a distance of 255.09 feet to a found 5/8" rebar for corner;

THENCE, N 03° 11' 58" E, leaving the common line of Tracts 1A and Tract 1A1 a distance of 1340.03 feet to a point on the common line of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision";

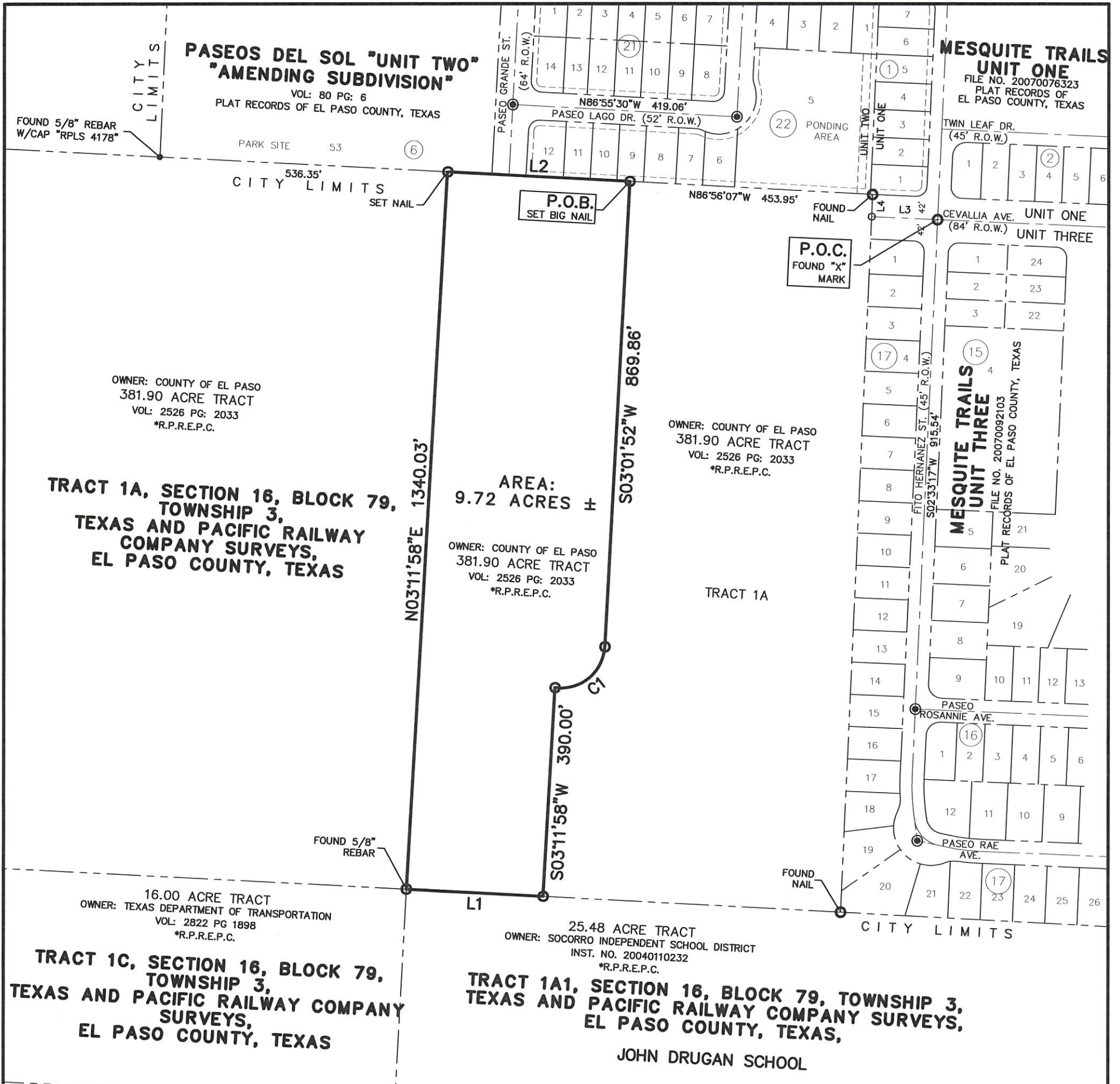
THENCE, S 86° 56' 07" E, along the common line of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision" a distance of 341.06 feet to the **POINT OF BEGINNING** of this description and containing in all 9.72 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and may be converted to grid dividing by 1.000231.
3. This description is not intended to be a subdivision process which may be required by the local or state code, and it is the client's/owner's responsibility to comply with this code if required.
4. This survey was done without the benefit of a title report.
5. A Plat of Survey of even date accompanies this description.



Benito Barragan, R.P.L.S 5615,
 Barragan and Associates Inc.
 Texas Surveying Firm # 10151200
 February 06, 2024
 Job No. 1240131-18
 Parcel 2



OWNER: COUNTY OF EL PASO
381.90 ACRE TRACT
VOL: 2526 PG: 2033
*R.P.R.E.P.C.

**TRACT 1A, SECTION 16, BLOCK 79,
TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS,
EL PASO COUNTY, TEXAS**

**AREA:
9.72 ACRES ±**

OWNER: COUNTY OF EL PASO
381.90 ACRE TRACT
VOL: 2526 PG: 2033
*R.P.R.E.P.C.

OWNER: COUNTY OF EL PASO
381.90 ACRE TRACT
VOL: 2526 PG: 2033
*R.P.R.E.P.C.

TRACT 1A

16.00 ACRE TRACT
OWNER: TEXAS DEPARTMENT OF TRANSPORTATION
VOL: 2822 PG 1898
*R.P.R.E.P.C.

**TRACT 1C, SECTION 16, BLOCK 79,
TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY
SURVEYS,
EL PASO COUNTY, TEXAS**

25.48 ACRE TRACT
OWNER: SOCORRO INDEPENDENT SCHOOL DISTRICT
INST. NO. 20040110232
*R.P.R.E.P.C.

**TRACT 1A1, SECTION 16, BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS,
JOHN DRUGAN SCHOOL**

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

- ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPART OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP NO. 480212 0250 B; MAP REVISED 09/04/1991, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE 4203, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. COORDINATES SHOWN ARE SCALED TO SURFACE DISTANCES AT N: 0.0 AND E: 0.0 USING A SCALE FACTOR OF 1.000231. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.
- NO IMPROVEMENTS ARE BEING SHOWN IN THIS SURVEY.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.

LEGEND

- — SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- ⊙ — FOUND ORIGINAL CITY MONUMENT
- — CALCULATED POINT (NOT SET)

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N86°48'02"W | 255.09' |
| L2 | S86°56'07"E | 341.06' |
| L3 | N87°30'02"W | 123.22' |
| L4 | N02°29'58"E | 42.00' |



B Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

PARCEL 2
A PORTION OF TRACT 1A, SECTION 16,
BLOCK 79, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS,
9.72 ACRES ±

Scale: 1"=200' Date: 02-06-2024 Drawn By: IB

PREPARED BY AND UNDER THE SUPERVISION OF

BENITO BARRAGAN
REGISTERED PROFESSIONAL SURVEYOR
No. 5615

Benito Barragan, TX, R.P.L.S. No. 5615
Job No. 240131-18 Copy Rights ©

Field: JM Book: N/A Page: N/A

DESCRIPTION
(Parcel 3)

Description of a 15.00 Acres of land out of a 381.90 Acre Tract (described in Volume 2526, Page 2033, Real Property Records of El Paso County, Texas), now known as Tract 1A, Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas, according to the Map made by the El Paso Central Appraisal District for Tax purposes, and being more particularly described as follows:

COMMENCING, for reference a found "x" mark on concrete at the centerline intersection of Fito Hernandez Street and Cevallia Avenue, from which a found city monument at the centerline intersection of Fito Hernandez Street and Paseo Rosannie Avenue, bears S 02° 33' 17" W, a distance of 915.54 feet; **THENCE**, N 87° 30' 02" W, along the centerline of said Cevallia Avenue, a distance of 123.22 feet to a point on for the northwesterly corner of Mesquite Trails Unit Three, filed for record in Instrument No. 20070092103, Plat Records of El Paso County, Texas, the southwesterly corner of Mesquite Hills Unit One filed for record in Instrument No. 20070076323, Plat Records of El Paso County, Texas; **THENCE**, N 02° 29' 58" E, along the common line of Mesquite Trails Unit Three and said Tract 1A, a distance of 42.00 feet to a found nail for the northeasterly corner of said Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision", filed for record in Volume 80, Page 6, Plat Records of El Paso County, Texas, and the **POINT OF BEGINNING** of this description;

THENCE, S 02° 29' 58" W, along the easterly line of Tract 1A, westerly line of Mesquite Trails Unit One and Unit Three, a distance of 1342.00 feet to a found nail for corner, on the south common corner of said Tract 1A and Mesquite Trails Unit Three and on the northerly line of a 25.48 Acre Tract (being Tract 1A1), Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas, (Instrument No. 20040110232 Real Property Records of El Paso County, Texas);

THENCE, N 86° 48' 02" W, along the common line of said Tract 1A and Tract 1A1, a distance of 556.32 feet to a point for corner;

THENCE, N 03° 11' 58" E, leaving the common line of Tract 1A and Tract 1A1, a distance of 390.00 feet to a point for corner being the beginning of a curve;

THENCE, 135.29 feet, along an arc of a curve to the left with a radius of 80.65 feet, an interior angle of 96° 06' 56", and a chord which bears N 50° 44' 59" E, a distance of 119.98 feet to a point for corner;

THENCE, N 03° 01' 52" E, a distance of 869.86 feet to a point for corner on the common line of Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision";

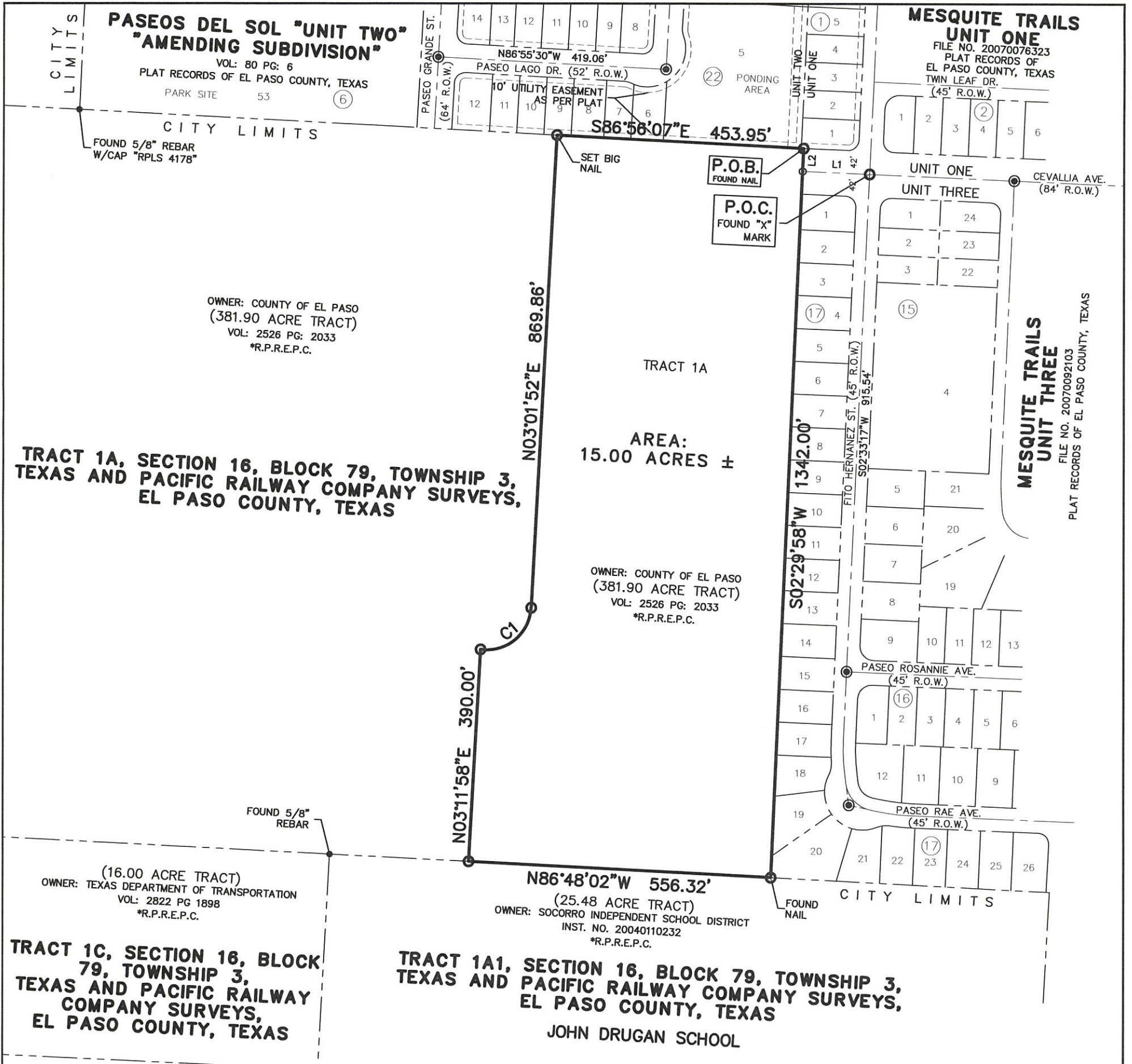
THENCE, S 86° 56' 07" E, along the common line of Tract 1A and Paseos Del Sol "Unit Two" "Amending Subdivision", a distance of 453.95 feet to the **POINT OF BEGINNING** of this description and containing in all 15.00 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and may be converted to grid dividing by 1.000231.
3. This description is not intended to be a subdivision process which may be required by the local or state code, and it is the client's/owner's responsibility to comply with this code if required.
4. This survey was done without the benefit of a title report.
5. A Plat of Survey of even date accompanies this description.



Benito Barragan P.E. R.P.L.S 5615,
 Barragan and Associates Inc.
 Texas Surveying Firm # 10151200
 February 06, 2024
 Job No. 240131-18
 Parcel 3



*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

- NOTES:**
1. ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP NO. 480212 0250 B; MAP REVISED 09/04/1991, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 2. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE 4203, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. COORDINATES SHOWN ARE SCALED TO SURFACE DISTANCES AT N: 0.0 AND E: 0.0 USING A SCALE FACTOR OF 1.000231, BEARINGS ARE GRID. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
 3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 6. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
 7. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
 8. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 9. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.
 10. NO IMPROVEMENTS ARE BEING SHOWN IN THIS SURVEY.
 11. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.

- LEGEND**
- — SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
 - ⊙ — FOUND ORIGINAL CITY MONUMENT
 - — CALCULATED POINT (NOT SET)

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N87°30'02"W | 123.22' |
| L2 | N02°29'58"E | 42.00' |

| CURVE TABLE | | | | | | |
|-------------|---------|--------|---------|-----------|-------------|---------|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA | BEARING | CHORD |
| C1 | 135.29' | 80.65' | 89.75' | 96°06'56" | N50°44'59"E | 119.98' |

Barragan & Associates Inc.

LAND PLANNING & SURVEYING
 TEXAS SURVEYING FIRM# 10151200
 10950 Pellicano Dr. Building-F,
 El Paso, Tx 79935
 Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

PARCEL 3
 A PORTION OF TRACT 1A, SECTION 16,
 BLOCK 79, TOWNSHIP 3,
 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
 EL PASO COUNTY, TEXAS,
 15.00 ACRES ±

Scale: 1"=200' Date: 02-06-2024 Drawn By: IB

PREPARED BY AND UNDER THE SUPERVISION OF

Benito Barragan, TX, R.P.L.S. No. 5615
 Job No. 240131-18 Copy Rights ©

Field: JM Book: N/A Page: N/A

Joe Battle and North of Pellicano



City Plan Commission — April 18, 2024 **REVISED**

REZONING

| | |
|------------------------------|--|
| CASE NUMBER: | PZRZ23-00018 |
| CASE MANAGER: | Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov |
| PROPERTY OWNER: | County of El Paso |
| REPRESENTATIVE: | Jorge Azcarate, CEA Group |
| LOCATION: | East of Joe Battle Blvd. and North of Pellicano Dr. (District 6) |
| PROPERTY AREA: | 76.89 acres |
| REQUEST: | Parcel 1: Rezone from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial) Parcel 2: Rezone from R-F (Ranch and Farm) to C-2 (Commercial) Parcel 3: Rezone from R-F (Ranch and Farm) to A-O (Apartment/Office) |
| RELATED APPLICATIONS: | None |
| PUBLIC INPUT: | Two (2) phone calls and three (3) emails of opposition received as of April 17, 2024. Three (3) phone calls and three (3) emails of opposition received as of July 1, 2024. |

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property into three (3) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial) for a proposed hospital and governmental use; Parcel 2 is proposed to be rezoned from R-F (Ranch and Farm) to C-2 (Commercial) for a proposed bank and office uses; and Parcel 3 is proposed to be rezoned from R-F (Ranch and Farm) to A-O (Apartment/Office) for proposed medical offices and medical clinics.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed development is in keeping with the policies of the G-4, Suburban (Walkable) Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. Staff recommends imposing the following conditions:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential or ranch and farm zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*
2. *Within twenty feet (20') from the front property line abutting Joe Battle Boulevard, no parking or vehicular storage or display shall be allowed.*
3. *No motor vehicle repair uses shall be allowed within 600-feet of Paseo Del Sol Park.*

PZR23-00018

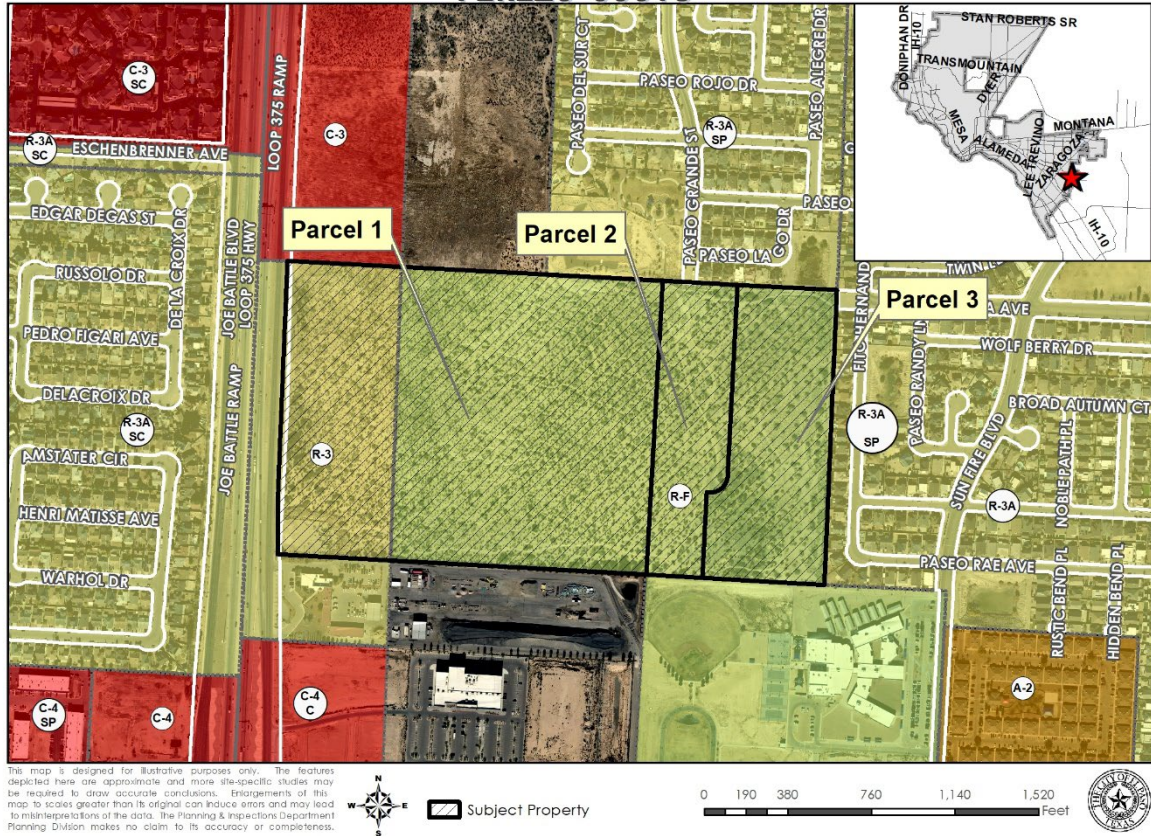


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property into three (3) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial) for a proposed hospital and governmental use; Parcel 2 is proposed to be rezoned from R-F (Ranch and Farm) to C-2 (Commercial) for a proposed bank and office uses; and Parcel 3 is proposed to be rezoned from R-F (Ranch and Farm) to A-O (Apartment/Office) for proposed medical offices and medical clinics uses. Parcel 1 consists of 52.17 acres, Parcel 2 consists of 9.72 acres, and Parcel 3 consists of 15 acres. Access to the subject property is provided from Joe Battle Boulevard, Paseo Lago Drive, and Cevalia Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed uses and proposed zoning districts of C-4 (Commercial), C-2 (Commercial), and A-O (Apartment/Office) are in character with commercial and residential zoning districts in the proximity. The property to the east is zoned R-3A/sp (Residential/special permit) and consists of single-family dwellings, while the subject property abuts Joe Battle Boulevard to the west. Adjacent properties to the north include a vacant lot zoned C-3 (Commercial), a vacant lot located in the El Paso Extraterritorial Jurisdiction (ETJ), and a park and single-family dwellings zoned R-3A/sp (Residential/special permit). The adjacent properties to the south of the subject property include an elementary school zoned R-F (Ranch and Farm), a movie theatre (indoor) located in the El Paso Extraterritorial Jurisdiction (ETJ), and a governmental use zoned R-3 (Residential). Rezoning the subject property to a C-4 (Commercial) district, C-2 (Commercial), and A-O (Apartment/Office) will allow for commercial use already present along Joe Battle Boulevard, while also serving as a buffer for residential properties located behind Joe Battle Boulevard. The distance to the nearest school, Sierra Vista Elementary School, is 0.23 miles, while the subject property is adjacent to the nearest park, Paseo del Sol Park.

| 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 proposed zoning districts of C-4 (Commercial), C-2 (Commercial), and A-O (Apartment/Office) as well as the proposed hospital, government, bank, offices, medical office and medical clinic uses are compatible with uses in the proximity as they add the missing civic and commercial uses in the G-4, Suburban Walkable land use designation.</p> |
| <p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p> <p>C-2 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and 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 district 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>A-O (Apartment/Office) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p> | <p>Yes. The proposed C-4 (Commercial), C-2 (Commercial), and A-O (Apartment/Office) are compatible with an adjacent property to the north zoned C-3 (Commercial). This proposed zoning designation will buffer the residential neighborhood from the Joe Battle traffic and noise pollution.</p> |
| <p>Preferred Development Locations: Located along an arterial (or greater street classification) or the</p> | <p>Yes. Access to the subject property is provided by Joe Battle Boulevard, a freeway as classified under the</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: | |
|---|--|
| intersection of two collectors (or greater street classification). The site for 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. | City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed developments. Adjacent properties to the north and south of the subject property along Joe Battle Boulevard are already zoned commercially. Changing the zoning designation of the subject property will keep a consistency of commercial zoning along this block along Joe Battle Boulevard. |
| 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. | This property does not fall within any historic districts, special designations, or study plan areas. |
| Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning. | No adverse effects are anticipated by the rezoning of the subject property. |
| Natural Environment: Anticipated effects on the natural environment. | The subject property does not involve green field or environmentally sensitive land or arroyo disturbance. |
| Stability: Whether the area is stable or in transition. | There has been some little transition in the area in the last 10 years. An adjacent property to the north of the subject property was rezoned in 2022 from R-3 (Residential) to C-3 (Commercial). |
| Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | Residential and Ranch and Farm zones are not suitable as frontage locations along freeways. Properties to the north and south of the subject property are already zoned commercial. Rezoning the subject property from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial), C-2 (Commercial), and A-O (Apartment/Office) will keep consistency in zoning for this area fronting Joe Battle Boulevard. |

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is provided from Joe Battle Boulevard, classified as a freeway, and from Paseo Lago Drive and Cevalia Avenue which are both classified as local roads in the City of El Paso's Major Thoroughfare Plan (MTP). The classification of these roads is appropriate for the proposed development. The subject property is not located within a five-minute walking distance (1/4 mile) from any bus stops. The subject property does not have any sidewalks along Joe Battle Boulevard.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections from reviewing departments. After review of the Traffic Impact Analysis (TIA), the developer will need to provide their share of mitigation fee for the proposed traffic signal at time of development.

PUBLIC COMMENT: The subject property lies within the boundaries of the Paseo Del Sol and Mesquite Trails Neighborhood Association which was notified of the rezoning request. Property owners within 300 feet of the subject property were notified of the rezoning request on April 4, 2024. As of April 17, 2024, the Planning Division received two (2) phone calls and three (3) emails of opposition to the rezoning request, and one (1) email of inquiry. As of July 1, 2024, the Planning Division received three (3) phone calls and three (3) emails of opposition to the rezoning request, and one (1) email of inquiry. Comments in opposition to the rezoning request cite concerns over abundance of medical uses in the area, increased taxes, increased traffic, devaluation of property values, and the potential uses of a morgue, crematorium, and medical examiner's office.

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:

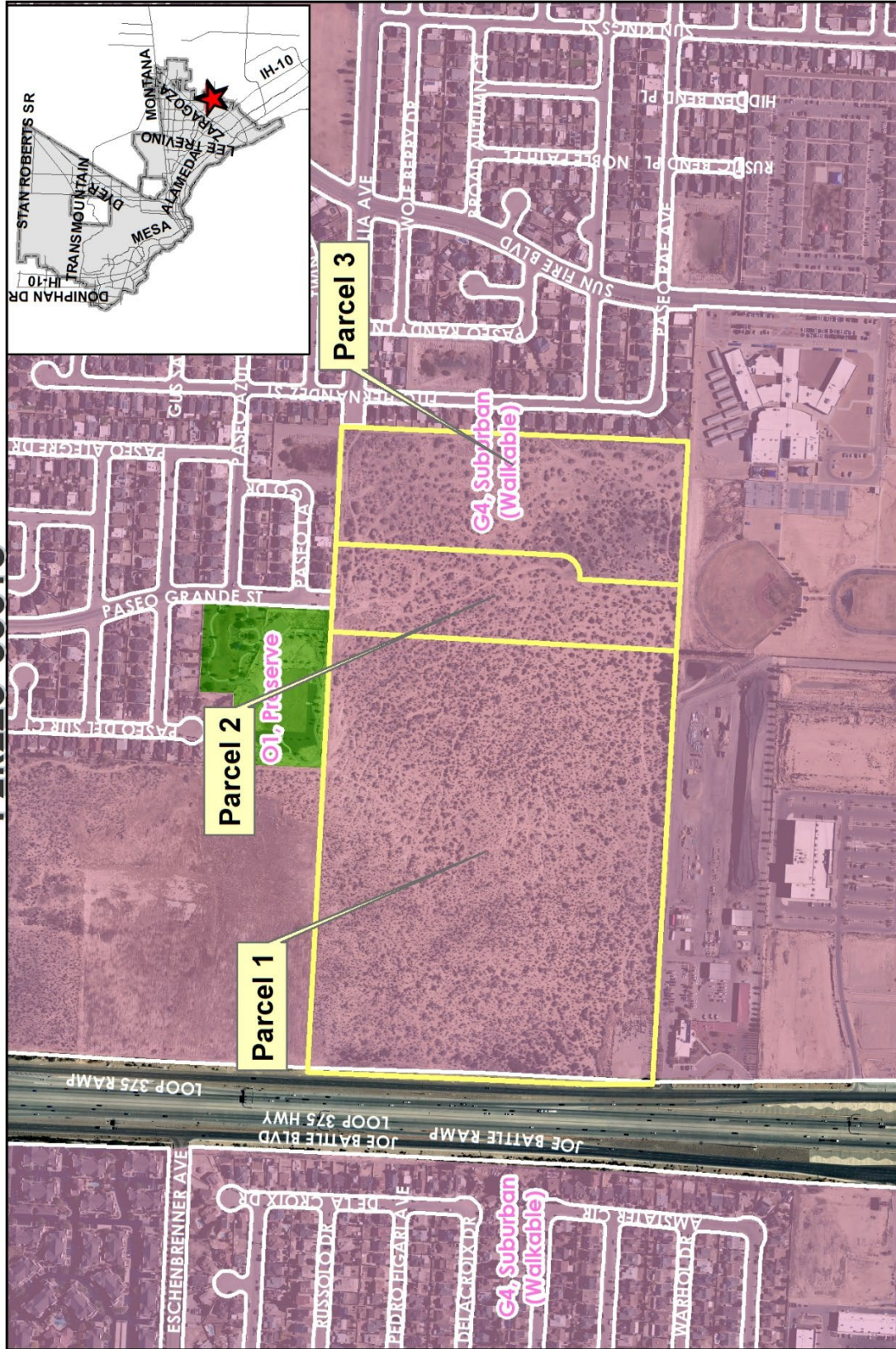
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. **Public Notice**

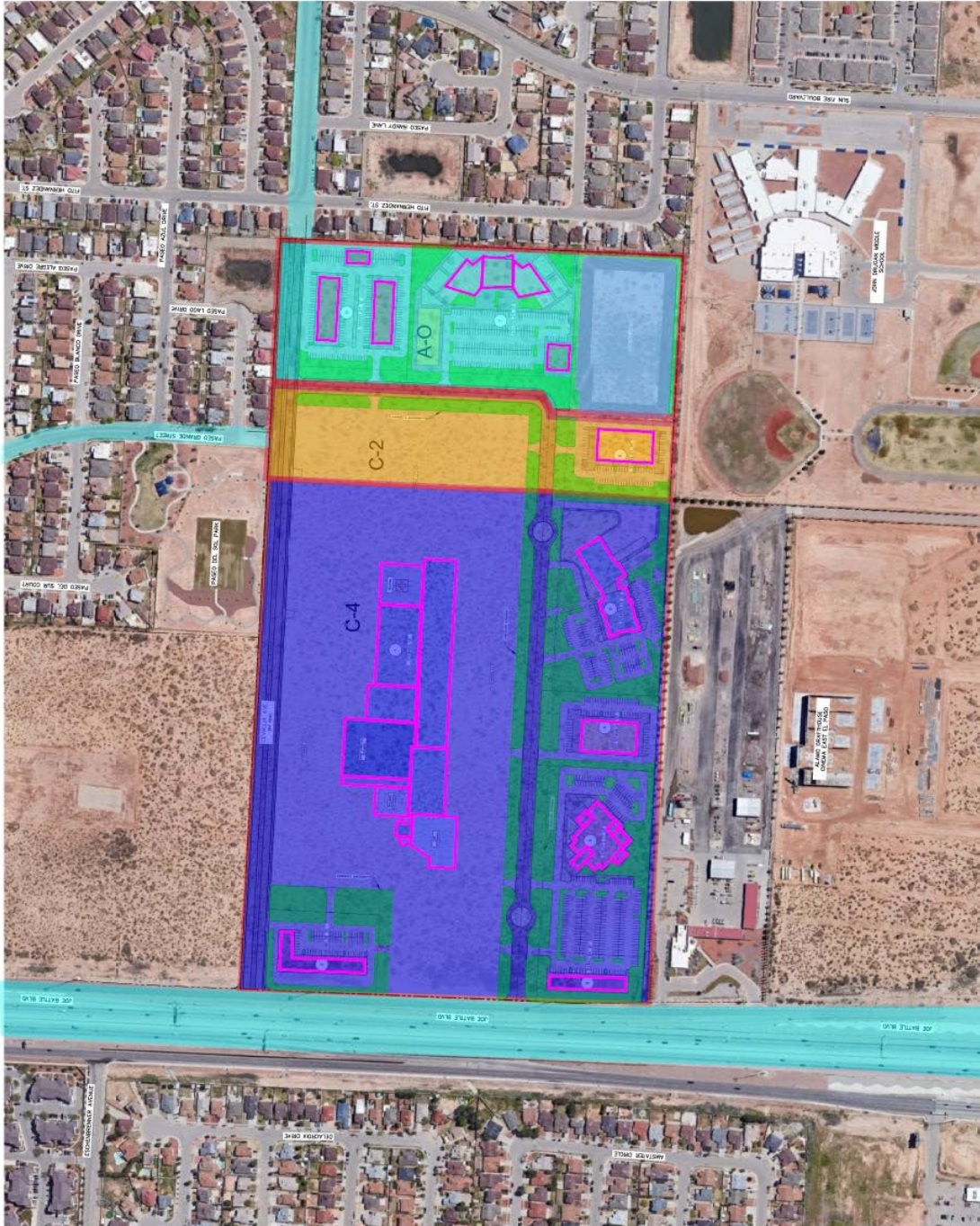
ATTACHMENT 1

PZR23-00018



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. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



CONCEPT PLAN

cea
818 N. Kames St.
Austin, TX 78702
951-541-5232
www.cea.com

TEXAS REGISTERED ENGINEERING FIRM F-4664

ATTACHMENT 3

Planning and Inspections Department - Planning Division

1. Staff recommends to start the platting process on the subject property as soon as possible.
2. Staff recommends addressing the comments from Streets and Maintenance at platting stage.
3. Staff recommends imposing the following conditions:
 1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential or ranch and farm zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*
 2. *Within twenty feet (20') from the front property line abutting Joe Battle Boulevard, no parking or vehicular storage or display shall be allowed.*
 3. *No motor vehicle repair uses shall be allowed within 600-feet of Paseo Del Sol Park.*

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. 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. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. The complete drainage system must be completed in phase I, as per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
3. Label if the pond will be private or public and the entity responsible for maintenance at the time of platting.
4. Coordinate with TXDOT on Joe Battle Blvd. (Driveways, deceleration, and acceleration lane if required) for their review and approval at the time of grading permit.
5. Place this note on the Preliminary & Filing Plat sheets: "The retention of the difference between historic and developed storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)."
6. Add note: If lots are further subdivided, then additional private easement shall be required at the time of platting.

Note: Items will be addressed at platting or permitting stage.

Fire Department

Recommend approval, no adverse comments.

Police Department

No comments received.

Streets and Maintenance Department

Approve and agree with conclusions of TIA, with the exception of developer would need to provide a share cost of mitigation fee for the proposed traffic signal.

Sun Metro

No comments received.

El Paso Water

EPWater does not object to this request.

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

EPWU-PSB Comments

There is an existing 16-inch water main that extends along Paso Grande St. approximately 24-feet west of the east right-of-way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch diameter water that extends along Joe Battle Blvd. (Loop 375). This main is located approximately 7-feet west of the property. This water main is available main extension.

There is an existing 8-inch water main that extends along Cevalia Ave. approximately 20-feet south of the north right-of-way boundary line. This water main is available for main extension.

Previous water pressure from fire hydrant #2656 located on Joe Battle Blvd. 1,125 feet north of Pellicano Drive has yielded a static pressure of 50 psi, a residual pressure of 48 psi, and a discharge of 949 gallons per minute.

Sanitary Sewer

Sanitary sewer service is critical due to the topography of the property. EPWater-PSB requires complete final grading plans before committing to provide sanitary sewer service. EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity.

There is an existing 8-inch diameter sanitary sewer main along Paseo Grande. This main is located approximately 21-feet north of the south right-of-way line. This sanitary sewer main is available for main extension.

There is an existing 12-inch diameter sanitary sewer main that extends along Cevallia Ave. This sanitary sewer main is available for extension.

General

Water and sanitary sewer main extensions are required to provide service. Water main extension shall be extended creating a looped system. Main extension cost is the responsibility of the Owner/Developer.

Joe Battle Blvd. (Loop 375) is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within the Joe Battle Blvd. right-of-way requires written permission from TxDOT.

An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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.

Stormwater:

No comments received.

Texas Department of Transportation

Please have requestor submit plans for a driveway permit review and approval.

Note: Comments will be addressed at permitting stage.

El Paso County Water Improvement District

No comments received.

Texas Gas Service

Texas Gas Service does not have any comments.

Environmental Services Department

ESD does not have any comments.

ATTACHMENT 5

From: [Estrada, Monica M](#)
To: [Rodriguez, Nina A.](#)
Subject: Zoning Change
Date: Thursday, April 11, 2024 12:05:34 AM

You don't often get email from mmestrada2@utep.edu. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to SpamReport@elpasotexas.gov.

Hi Nina, this is Monica Estrada from 12454 Paseo Lago Dr. We spoke on the phone in regards to the proposed zoning changes. I also received the letter sent out further detailing the zoning. I am writing this email to officially advise that I am opposed to the proposal. There are a several reasons for this and I will briefly summarize them.

First, there is already a Hospital (Sierra Providence East) just up the road from us on Joe Battle. There is already a very large UMC clinic directly across us on Joe Battle. There is another medical clinic on Paseo Nuevo just up the street from us, and at the corner of Vista Del Sol and Paseo Grande there is a lot advertising for more medical cites. Clearly we are inundated with medical care all around us. I do not see the need for more. I am also concerned that if a Hospital goes up what the tax rate ramifications would be for us. We are being suffocated with tax hikes, not to mention that we fall under one of the highest taxed districts in El Paso.

Second, if warehouses are chosen to take up the area on Joe battle this is going to cause more 18 wheelers and traffic congestion that we are also currently battling. Also a hole slew of warehouses popped up just north of us on Joe Battle. Pellicano is still under "construction" with no estimated end date due to the situation with the contractor that went bankrupt. The traffic back up is horrendous, not to mention hazardous.

It feels as if all around us there is nothing but commercial and industrial buildings popping up. It feels like we are being squeezed out. I have been in my home for 18 years now and nothing useful has been built near us. We have to cross Joe battle or fight traffic on Pellicano just to get gas. All the stores and restaurants are also further away from us.

I personally would like to see a gas station, convenience store, maybe a grocery store, eating out options, completed park and roads, that would greatly benefit our neighborhood and our community.

I am not opposed to a bank closer to us, but I do not feel that medical facilities or warehouses are lacking in our neighborhood. Any consideration into these issues would be greatly appreciated. Please feel free to contact me at this email or my personal email at mrodriguez0913@yahoo.com or my cell 915-637-6332.

Respectfully,

Monica Estrada
Sent from [Mail](#) for Windows

From: [Rodriguez, Nina A.](#)
To: [Krystal Terrazas](#)
Subject: RE: PZRZ23-00018 Joe Battle and N of Pellicano Opinion on Relocation of Morgue with On-Site Cremation Facility
Date: Monday, April 15, 2024 11:22:00 AM
Attachments: [image001.png](#)

Good Morning,
Thank you for the clarification. Please know this email will be added in the public comment section for the staff report for this case so that it may be reviewed by the City Plan Commission and City Council. I will also share your email with the applicant.

Respectfully,
Nina Rodriguez

Nina Rodriguez | Senior Planner
Planning & Inspections | City of El Paso
801 Texas Ave. | El Paso, TX 79901
915-212-1561 | RodriguezNA@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)



Planning & Inspections Department
City of El Paso

From: Krystal Terrazas <k.marie03@hotmail.com>
Sent: Monday, April 15, 2024 11:20 AM
To: Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Subject: Re: PZRZ23-00018 Joe Battle and N of Pellicano Opinion on Relocation of Morgue with On-Site Cremation Facility

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use [Phish Alert](#) or forward to SpamReport@elpasotexas.gov.

Yes, please have them contact me. This can be classified as an opposition.

Sent from my iPhone

On Apr 15, 2024, at 11:04 AM, Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov> wrote:

Hello,
This does help! This case is for PZRZ23-00013 Joe Battle and N of Pellicano. As stated in the letter, the applicant is proposing to

rezone:

1. Parcel 1: from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial) for a proposed hospital and governmental use,
2. Parcel 2 from R-F (Ranch and Farm) to C-2 (Commercial) for a proposed bank and office uses, and
3. Parcel 3 from R-F (Ranch and Farm) to A-O (Apartment/Office) for proposed medical offices and medical clinics.

As the uses are proposed, the applicant is not obligated to develop the proposed use and is able to develop what ever would be allowed in the new zone if the property is rezoned.

If you would like, I can share your email with the applicant so that they can discuss their proposal with you. Would you like me to do so?

As we classify comments as in support, opposition, or inquiry, how would you like me to classify your input?

Respectfully,
Nina Rodriguez

Nina Rodriguez | Senior Planner
Planning & Inspections | City of El Paso
801 Texas Ave. | El Paso, TX 79901
915-212-1561 | RodriguezNA@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)
<image001.png>

From: Krystal Terrazas <k.marie03@hotmail.com>
Sent: Monday, April 15, 2024 9:48 AM
To: Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Subject: Re: Opinion on Relocation of Morgue with On-Site Cremation Facility

You don't often get email from k.marie03@hotmail.com. [Learn why this is important](#)

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Good morning Nina,

I have attached some documents. I hope this helps.

<image002.jpg>

<image003.jpg>

Sent from my iPhone

On Apr 15, 2024, at 7:25 AM, Rodriguez, Nina A.
<RodriguezNA@elpasotexas.gov> wrote:

Good Morning Ms. Terrazas,
Would you mind letting me know which zoning case you are speaking of? If you could please provide the case number and location of the property, that would greatly help me figure out which case your email refers to.

Respectfully,
Nina Rodriguez

Nina Rodriguez | Senior Planner
Planning & Inspections | City of El Paso
801 Texas Ave. | El Paso, TX 79901
915-212-1561 | RodriguezNA@elpasotexas.gov
ElPasoTexas.gov | [Take Our Survey](#)
<image001.png>

From: Krystal Terrazas <k.marie03@hotmail.com>
Sent: Saturday, April 13, 2024 12:35 PM
To: Rodriguez, Nina A. <rodriguezNA@elpasotexas.gov>
Subject: Opinion on Relocation of Morgue with On-Site Cremation Facility
Importance: High

You don't often get email from k.marie03@hotmail.com. [Learn why this is important](#)

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Dear Planning Division,

I hope this email finds you well. I am writing to express my thoughts and opinions regarding the proposed relocation of the morgue with an on-site cremation facility in our area. After careful consideration and discussion with fellow residents, I have developed some perspectives that I believe are important to share.

Firstly, while I understand the need for such facilities and the practicality of having them in close proximity to medical facilities, schools, or residential areas, I have concerns about the potential impact on the community. Relocating a morgue with an on-site cremation facility to our

area may raise valid concerns about health and environmental issues. The emissions from cremation processes, although regulated, could still pose risks to air quality and public health, especially if the facility is situated near residential areas or sensitive environments.

Furthermore, the presence of such a facility may also have psychological implications for residents, particularly those living in close proximity. The thought of having a morgue nearby could evoke feelings of discomfort and unease, impacting the overall well-being of the community.

On the other hand, I recognize the practicality of consolidating these services into one location for efficiency and convenience. Having an on-site cremation facility could streamline the process for families who have lost loved ones, providing them with a more accessible and centralized location to handle funeral arrangements. Additionally, it could alleviate some of the burden on existing facilities and help manage the increasing demand for these services.

In conclusion, while I acknowledge the benefits of having a morgue with an on-site cremation facility, I believe it is essential to carefully weigh the potential drawbacks and consider alternative locations that may be less intrusive to the community. Open dialogue and transparent communication between stakeholders are crucial in addressing concerns and finding a solution that meets the needs of both the community and the authorities responsible for these services.

Thank you for taking the time to consider my perspective on this matter. I am open to further discussion and collaboration to ensure that any decisions made prioritize the well-being and interests of our community.

Best regards,

Krystal Terrazas
915.526.8576

From: [Perla Renteria](#)
To: [Rodriguez, Nina A.](#)
Subject: Case: PZRZ23-00018 Joe Battle & North of Pellicano
Date: Tuesday, April 16, 2024 12:02:03 PM

You don't often get email from perla.l.renteria@gmail.com. [Learn why this is important](#)

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Dear Rodriguez,

I am writing to express my concerns about the case PZRZ23-00018 Joe Battle and North of Pellicano. I received a public notice from the City Plan Commission about changing the zoning of the property located on Joe Battle and north of Pellicano. There are rumors that a medical examiner's office will be built. I oppose the construction on the following basis:

Space and Overcrowding: Medical examiner's offices can face space issues, especially in cases of sudden increases in deaths, which may lead to overcrowding and the need for larger facilities. Such as it occurred during the COVID-19 pandemic.

Traffic and Accessibility: Increased traffic, congestion, and noise due to official vehicles and visitors may affect the residential area's accessibility.

Property Values: The presence of such facilities may impact property values in the surrounding area.

Public Perception: There is a stigma associated with having such an office nearby, affecting the community's perception of our neighborhood.

Respectfully submitted,

Perla L. Renteria
A resident of the area

From: [Belinda McMillan](#)
To: [Rodriguez, Nina A.](#)
Subject: Re: CPC c/o Planning Division Case No. PZRZ23-00018 - Belinda McMillan - 12466 Paseo Lago Dr.
Date: Monday, April 15, 2024 2:29:51 PM

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Thank you for your prompt responses, appreciate it.
Belinda McMillan

On Apr 15, 2024, at 11:16 AM, Rodriguez, Nina A.
<RodriguezNA@elpasotexas.gov> wrote:

Hello,
Please find my answers to your questions below:

My concern since I live in the buffer zone, will there be any future development that would put our residences in jeopardy of eminent domain?

The proposed development and rezoning of this case is within the confines of the applicant's property. Your property and property rights will be maintained.

What is the timeline of the construction initiatives?

We do not have such information, as this is at the discretion of the applicant.

Will raising rock walls along the buffer zone be paid by the city government?

Raising rock walls is the responsibility of the property owner.

Currently, there are only two points egress to Loop 375 how does the city plan to mitigate the increase volume of traffic in our neighborhood, specifically the park area?

This application is for a rezoning of the subject property. Traffic patterns evaluations will be considered during the future subdivision phase.

Will there be multi-level buildings adjacent to the buffer zone?

We do not have such information, as this is at the discretion of the applicant.

I hope this helps, please reach out if you have any more questions or concerns.

Respectfully,
Nina Rodriguez

Nina Rodriguez | Senior Planner
Planning & Inspections | City of El Paso
801 Texas Ave. | El Paso, TX 79901
915-212-1561 | RodriguezNA@elpasotexas.gov
ElPasoTexas.gov | Take Our Survey

-----Original Message-----

From: Belinda McMillan <belmcm2@gmail.com>
Sent: Sunday, April 14, 2024 8:56 PM
To: Rodriguez, Nina A. <RodriguezNA@elpasotexas.gov>
Subject: CPC c/o Planning Division Case No. PZRZ23-00018 - Belinda McMillan - 12466
Paseo Lago Dr.

[You don't often get email from belmcm2@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Ms. Nina Rodriguez, Senior Planner,

My concern since I live in the buffer zone, will there be any future development that would put our residences in jeopardy of eminent domain?

What is the timeline of the construction initiatives?

Will raising rock walls along the buffer zone be paid by the city government?

Currently, there are only two points egress to Loop 375 how does the city plan to mitigate the increase volume of traffic in our neighborhood, specifically the park area?

Will there be multi-level buildings adjacent to the buffer zone?

Our concern is a possible devaluation of our properties.

Thank you,
Belinda McMillan