

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

**AGENDA DATE:** June 8, 2021

**PUBLIC HEARING DATE:** July 7, 2021

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

**DISTRICT(S) AFFECTED:** District 1

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

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance changing the zoning of Tract 1J3, 1J1B, and 1K2, Block 10, and a portion of Tract 1H, Block 10, Upper Valley Grant Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) and P-R I/c (Planned Residential I/conditions) to G-MU (General-Mixed Use) and G-MU/c (General-Mixed Use/conditions) and approving a Master Zoning Plan. 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: South of Artcraft Road and East of Westside Drive  
Applicant: Wright and Dalbin Architects c/o Geoffrey Wright, PZRZ21-00004

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and P-R I/c (Planned-Residential I/conditions) to G-MU (General-Mixed Use) and G-MU/c (General-Mixed Use/conditions) and approval of a Master Zoning Plan (MZP) for a mixed commercial and residential use development. City Plan Commission recommended 7-0 to approve the proposed rezoning on May 20, 2021. As of May 28, 2021, the Planning Division received five letters via email in opposition to the rezoning request. Three people spoke in opposition to the request via the virtual meeting. 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 TRACT 1J3, 1J1B, AND 1K2, BLOCK 10, AND A PORTION OF TRACT 1H, BLOCK 10, UPPER VALLEY GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND P-R I/C (PLANNED RESIDENTIAL I/CONDITIONS) TO G-MU (GENERAL-MIXED USE) AND G-MU/c (GENERAL-MIXED USED/CONDITIONS) AND APPROVING A MASTER ZONING PLAN. 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 Tracts 1J3, 1J1B, and 1K2, Block 10, and a portion of Tract 1H, Block 10, Upper Valley Grant Surveys , City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm) and P-R I/c (Planned Residential I/conditions) to G-MU (General Mixed Use) and G-MU/c (General-Mixed Use/conditions)** and approving a Master Zoning Plan (MZP), as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as **Exhibit "B"** and the Master Zoning Report attached as **Exhibit "C"** incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

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

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
Oscar Leaser  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

*Wendi N. Vineyard*  
\_\_\_\_\_  
Wendi Vineyard  
Assistant City Attorney

*Philip F. Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

# EXHIBIT A



ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
AARON ALVARADO, R.P.L.S.  
Vice President - Surveying  
TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

## METES AND BOUNDS DESCRIPTION (EAST COMMERCIAL PARCEL)

*A 17.6073 acres parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as Tracts 1J3, 1J1B and 1K2, Block 10, Upper Valley Grant Surveys and being more particularly described by metes and bounds as follows:*

**BEGINNING** at 1/2 inch rebar found on the south right-of-way line of Artcraft Road (State Highway No. 178) (variable width) and the west right-of-way line of Borderland Spur Drain (110 feet wide), identical to the northeasterly corner of said Tract 1K2;

**THENCE**, leaving the south right-of-way line of said Artcraft Road and following the west right-of-way line of said Borderland Spur Drain, South 00°09'18" West, a distance of 1,065.22 feet to the northeasterly right-of-way line of the La Union Lateral (50 feet wide) for the southeast corner of the parcel herein described;

**THENCE**, leaving the west right-of-way line of said Borderland Spur Drain and following the northeasterly right-of-way line of said La Union Lateral, North 56°02'03" West, a distance of 732.55 feet to a 5/8 inch rebar with survey cap No. "TX 5372" found for an angle point of the parcel herein described;

**THENCE**, continuing along the northeasterly right-of-way line of said La Union Lateral, North 54°31'27" West, a distance of 630.31 feet to an angle point of the parcel herein described;

**THENCE**, continuing along the northeasterly right-of-way line of said La Union Lateral, North 52°09'45" West, a distance of 260.29 feet to a 5/8 inch rebar with survey cap No. "TX 5372" found for an angle point of the parcel herein described;

**THENCE**, continuing along and passing the northeasterly right-of-way line of said La Union Lateral, North 31°46'59" West, a distance of 112.47 feet to a 5/8 inch rebar with busted survey cap found on the south right-of-way line of said Artcraft Road for the northwest corner of the parcel herein described;

**THENCE**, following the south right-of-way line of said Artcraft Road, South 89°43'30" East, a distance of 1,163.28 feet to a 5/8 inch rebar found for an angle point of the parcel herein described;

**THENCE**, continuing along the south right-of-way line of said Artcraft Road, North 79°49'23" East, a distance of 228.88 feet to the **POINT OF BEGINNING**.

Said parcel containing 17.6073 acres (766,972.0 square feet), more or less, and being subject to all easements, restrictions or covenants of record.

  
\_\_\_\_\_  
Aaron Alvarado, TX R.P.L.S. No. 6223

Date: January 05, 2021

06884-026D-COMMERCIAL EAST-DESC





**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS    URBAN DESIGNERS    LAND SURVEYORS

ROMAN BUSTILLOS, P.E.  
President

RANDY P. BROCK, P.E.  
Executive Vice President

SERGIO J. ADAME, P.E.  
Vice President - Engineering

AARON ALVARADO, R.P.L.S.  
Vice President - Surveying

TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

**METES AND BOUNDS DESCRIPTION**  
**(WEST COMMERCIAL PARCEL)**

*A 4.4390 acres parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 1H, Block 10, Upper Valley Grant Surveys and being more particularly described by metes and bounds as follows:*

**COMMENCING** for reference at a 5/8 inch rebar with survey cap No. "TX 5372" found on the east right-of-way line of Westside Drive (50 feet wide) and the south right-of-way line of Artcraft Road (State Highway No. 178) (variable width); **WHENCE**, a 1/2 inch rebar found on the east right-of-way line of said Westside Drive, identical to the southwest corner of said Tract 1H, bears South 00°08'00" West, a distance of 3,538.39 feet; **THENCE**, following the south right-of-way line of said Artcraft Road, South 89°46'20" East, a distance of 30.00 feet to the northwest corner and the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, continuing along the south right-of-way line of said Artcraft Road, South 89°46'20" East, a distance of 60.34 feet to the northeast corner of the parcel herein described;

**THENCE**, continuing along the south right-of-way line of said Artcraft Road, South 23°46'17" East, a distance of 13.36 feet to an angle point of the parcel herein described;

**THENCE**, continuing and passing the south right-of-way line of said Artcraft Road, South 39°16'00" East, a distance of 175.00 feet to a 5/8-inch rebar with survey cap No. "TX 5372" found on the southwesterly right-of-way line of La Union Lateral (50 feet wide) for an angle point of the parcel herein described;

**THENCE**, continuing along the southwesterly right-of-way line of said La Union Lateral, South 54°35'00" East, a distance of 559.37 feet to the southeast corner of the parcel herein described;

**THENCE**, leaving the southwesterly right-of-way line of said La Union Lateral, South 58°17'23" West, a distance of 151.50 feet to an angle point of the parcel herein described;

**THENCE**, North 89°50'00" West, a distance of 369.75 feet to an angle point of the parcel herein described;

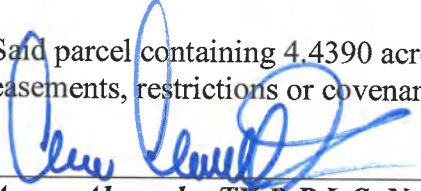
**THENCE**, North 00°08'00" East, a distance of 0.93 feet to an angle point of the parcel herein described;



**THENCE**, North 89°50'00" West, a distance of 135.00 feet to the southwest corner of the parcel herein described;

**THENCE**, North 00°08'00" East, a distance of 549.36 feet to the **POINT OF BEGINNING**.

Said parcel containing 4.4390 acres (193,363.8 square feet), more or less, and being subject to all easements, restrictions or covenants of record.



**Aaron Alvarado, TX R.P.L.S. No.6223**

**Date: January 05, 2021**

**06884-026D-COMMERCIAL WEST-DESC**





# EXHIBIT B

## ARTCRAFT ROAD (SH-178)

(R. O. W. VARIES)



2112 Main Street, Suite 1000  
El Paso, Texas 79902  
Ph: 915-573-3777  
www.wda.com



MAY 13, 2021.  
CONSULTANTS

**CONTRACT DOCUMENTS COORDINATION**  
THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONTRACT DOCUMENT. CONSULTANTS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

**Master Zoning Plan for Village at Westside Crossing**  
ARTCRAFT RD. & WESTSIDE DR., EL PASO, TX 79932

**OWNER**  
EPWCV LLC,  
6100 WESTSIDE DR., EL PASO, TEXAS 79932

MARK	DATE	DESCRIPTION
00-00-00		
C5-13-2C21		
EC		
GW		

**SHEET TITLE**  
ARCHITECTURAL SITE PLAN

**AC-101**

LEGEND	
RESIDENTIAL SINGLE FAMILY	[Symbol]
COMMERCIAL (OFFICE / RETAIL)	[Symbol]
COMMERCIAL (OFFICE / RETAIL / APARTMENTS)	[Symbol]
PARK / OPEN SPACE	[Symbol]
POND	[Symbol]
PROPOSED DRAINAGE	[Symbol]
AREA TO BE REZONED GMU	[Symbol]
HIKE AND BIKE TRAIL	[Symbol]
OUTDOOR DINING	[Symbol]

LEGAL DESCRIPTION	
<b>PARCEL 1</b>	17.6073 ACRES OF LAND SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS TRACTS U3, U1B AND IK2, BLOCK 10, UPPER VALLEY GRANTS SURVEY, AS DESCRIBED IN DOCUMENT NO.20190085715.
<b>PARCEL 2</b>	4.4390 AC PARCEL OF LAND SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS A PORTION OF TRACT 1H, BLOCK 10, UPPER VALLEY GRANT SURVEY.

PROJECT INFORMATION	
ADDRESS:	ARTCRAFT RD. & WESTSIDE DR.
FID No	317440 and 32454
CURRENT ZONING	RF and PR-1
PROPOSED ZONING	G-MU GENERAL MIXED USE DISTRICT
TOTAL AREA	986,062 S.F. = 22.04 ACRES
	PARCEL 1 = 17.6 AC.
	PARCEL 2 = 4.4390 AC.

PROPOSED PROJECT AREAS	
SINGLE FAMILY DWELLING UNITS	48 UNITS
RETAIL / OFFICES	75,655 sq.ft.
APARTMENTS	135,222 sq.ft.
PARK/OPEN SPACE	111,935 sq.ft.
SHARED PARKING	605 SPACES

MAXIMUM PROPOSED DENSITY FOR RESIDENTIAL	
SINGLE FAMILY	5 du/ac (GROSS)

MAXIMUM PROPOSED INTENSITY FOR NON RESIDENTIAL (FAR)	
COMMERCIAL (RETAIL / OFFICE / APARTMENTS)	0.6 FAR

PROPOSED DEVELOPMENT STANDARDS				
PROPOSED LAND USE	PROPOSED MINIMUM SETBACK			
	FRONT (ft)	REAR (ft)	SIDE-INTERIOR (ft)	GARAGE (ft)
SINGLE FAMILY	20	20	10	0
COMMERCIAL (RETAIL, OFFICE, APARTMENTS)	0	20	10	0

PROPOSED MINIMUM LOT				
PROPOSED LAND USE	LOT AREA (sq.ft.)	LOT WIDTH (sq.ft.)	LOT DEPTH (sq.ft.)	OTHER
SINGLE FAMILY	5,000 sq.ft.	50	100	-
COMMERCIAL (RETAIL, OFFICE, APARTMENTS)	N/A	N/A	150	-

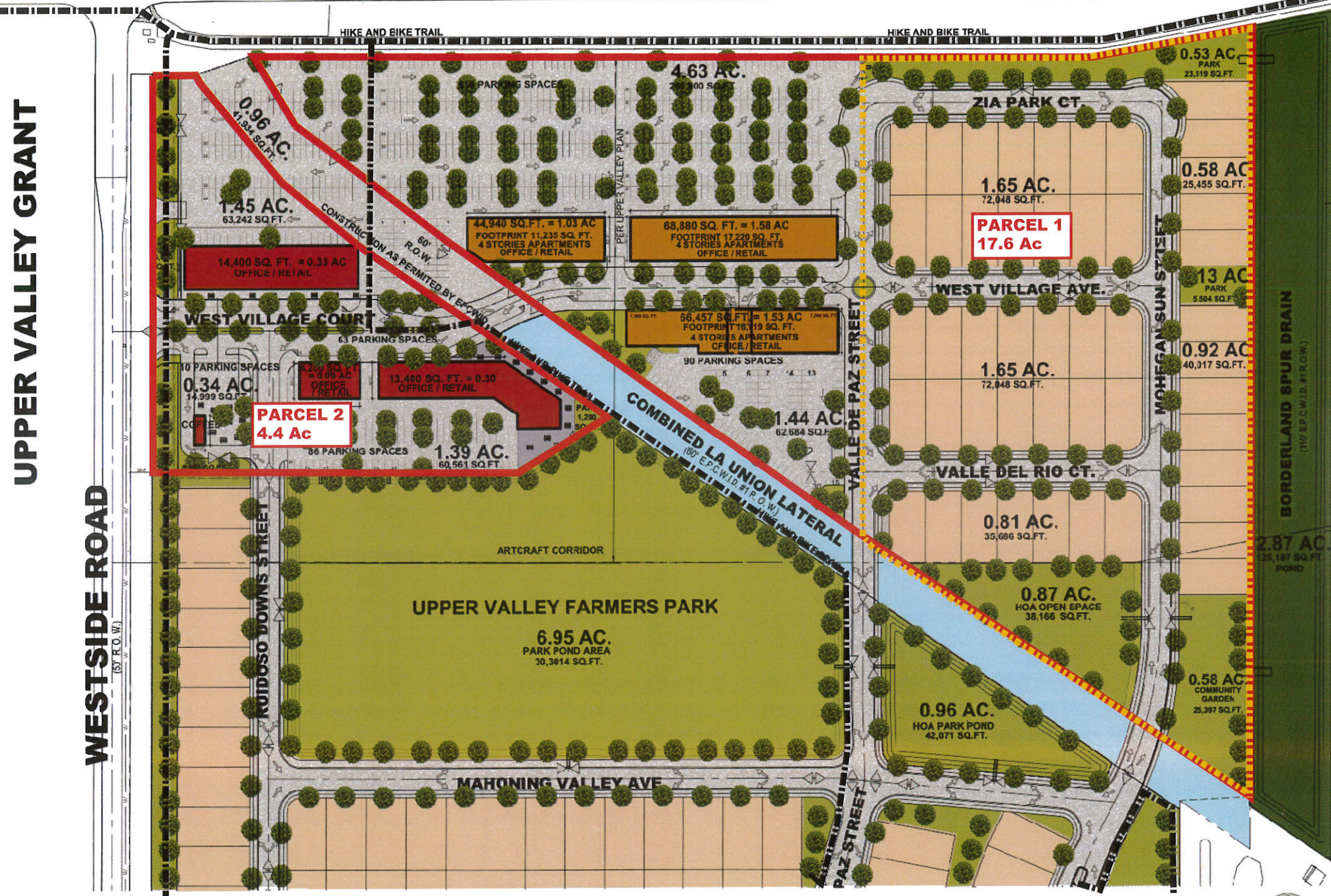
PROPOSED MAXIMUM BUILDING HEIGHT	
PROPOSED LAND USE	PRIMARY STRUCTURE(S) (ft)
SINGLE FAMILY	35 ft.
COMMERCIAL (RETAIL, OFFICE, APARTMENTS)	60 ft.

LOT COVERAGE		
PROPOSED LAND USE	MINIMUM	MAXIMUM
SINGLE FAMILY	4,924 sq.ft. / 0.11 Ac	5,114,72 sq.ft. / 0.11 Ac
COMMERCIAL (RETAIL, OFFICE, APARTMENTS)	14,999 sq.ft. / 0.34 Ac	201,900 sq.ft. / 4.63 Ac

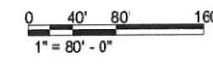
  

PROPOSED LAND USE					
ACRES(+/-)	SINGLE FAMILY (Ac)	COMMERCIAL (Ac)	OPEN SPACE / PARK (Ac)	R.O.W (Ac)	BORDERLAND SPUR DRAIN POND (Ac)
22.04 Ac.	5.61 Ac	9.25 Ac	2.77 Ac	4.4' Ac	2.87 Ac
%	25.5%	42%	12.5%	20%	11.5%



## VILLAGE AT WESTSIDE CROSSING MASTER ZONING PLAN

**A2** SCALE: 1/80" = 1' - 0"  
 \* THE NORTHWEST UPPER VALLEY PLAN DOES NOT REQUIRE 30% OPEN SPACE IN THE ARTCRAFT ROAD CORRIDOR.



PLANNING & INSPECTIONS DEPARTMENT  
 PLANNING DIVISION  
 MASTER ZONING PLAN  
 APPROVED BY CITY COUNCIL



DATE \_\_\_\_\_  
 APPLICANT  
*Kevin Smith*  
 EXECUTIVE SECRETARY, CITY PLAN COMMISSION  
 CITY MANAGER

\* COMMERCIAL, RETAIL MAY INCLUDE RESTAURANTS, REFER TO PROPOSED PERMITTED USES

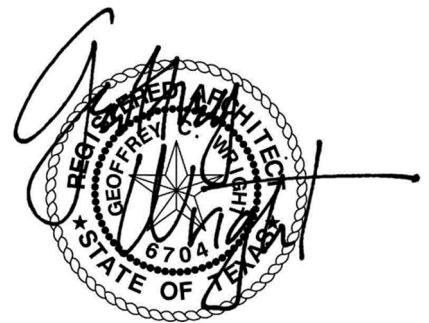


# EXHIBIT C



## Village at Westside Crossings Application Package

Dated: May 13<sup>th</sup>, 2021.





**MASTER ZONING PLAN  
REPORT  
for  
VILLAGE at WESTSIDE  
CROSSING**



# VILLAGE at WESTSIDE CROSSING INTRODUCTION



## **MASTER ZONING PLAN REPORT**

for

## **VILLAGE at WESTSIDE CROSSING**

This Master Zoning Plan is for a proposed GMU mixed use development at the southeast corner of Artcraft Road, an arterial running east-west and Westside Drive running north-south. The development falls within the Northwest Upper Valley Plan as described in Ordinance 01789. It falls entirely within the Artcraft Corridor as it is within 700 feet of Artcraft Road and is therefore subject to the portions of the ordinance that speak to the Corridor. See the attached map identifying the area to be rezoned. The area to be rezoned is approximately 22.04 acres.

The La Union Lateral cuts the land to be rezoned diagonally from the Artcraft/Westside intersection from northwest to southeast. That lateral belongs to the El Paso County Water Improvement District #1 and is not zoned. It will be crossed at two places by roads and placed underground as shown on the attachments for about 582 feet starting at the corner of the intersection. The large triangle north of the lateral of about 17 acres is currently zoned RF while the small portion south of the lateral of about 4 acres is currently zoned PR-1.

Vehicular access from Artcraft to the rezoned area is not currently allowed; thus, apart from portions served from the single-family development, commercial vehicular traffic will enter from Westside Drive. Discussions are underway with the Texas Department of Transportation (TXDOT) to allow access to Artcraft.

The single-family residential portion of the land to be rezoned consists of 48 lots of 5000 square feet each. It will be connected to the single-family development to the south by two bridges spanning the lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have an adjacent hike and bike trail will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

The setbacks for the single-family residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' – rear, 5' – side, and 10' – side street. The maximum residential structure height is 35 feet. The covenants for the residential portion will be the same as those of the PR-1 development.





As shown on the Master Zoning Plan, the gross area of the of the commercial buildings of the GMU is currently shown to be 210,877 square feet. The main divisions of this are as follows:

Retail and Offices (coffee shops, restaurants, day care, gas station etc.)	75,655 sf.
Apartments (3 stories above retail, Approx. 150 rooms)	135,222 sf.

All uses and sizes in the commercial area are subject to land sales and/or leases. All uses permitted are included in the attached permitted uses list.

The setbacks for commercial lots are front – 0', rear – 20', side – 0, side street – 10'.  
Minimum average lot depth is 150 feet. Maximum building height for the hotel is 65 feet.  
Maximum building height for other commercial structures is 60 feet.

As per the Upper Valley Plan the residential and the commercial portions includes a 35' landscaped strip along Westside Drive that will include native or regionally-adapted plants and trees.

#### Schedule

The anticipated completion date for the development is 1 January 2024.



# GENERAL DESIGN PRINCIPLES



**1. General Design Principles.** These design principles shall serve as guidelines only, and compliance with any guideline within the development will be determined on a case-by-case basis.

**a. Development Perspective.**

- The project property was recently cotton fields. The proposed development is intended to retain the characteristics of the area as per the North West Upper Valley Plan. Compliance with the NWUVP allows us to dedicate more than 3 times the parkland that would be otherwise required for a similar development in the adjacent PR-1 zoned land with encouraging commercial development in the Artcraft Corridor.
- Development is planned to include compatible uses that will serve the adjacent single-family home neighborhood. Both residential and commercial portions of the proposed GMU development will be connected to both single-family area and Artcraft by hike and bike trails.
- The proposed commercial design will be contiguous to and integrated with the adjacent neighborhood. It is organized as the neighborhood main street for the adjacent residential development with a pleasant pedestrian experience.

Bus stops are intended to be coordinated with Sun Metro. They will connect to existing hike and bike trail and continue connectivity throughout development. Valle de Paz Avenue will have an adjacent hike and bike trail that will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

- Vehicular access from Artcraft to the rezoned area is currently not allowed; thus, apart from portions served from the single-family development, all vehicular traffic will enter from Westside Drive. We have been working with TXDOT's consulting engineer Kelvin Kroeker of HTNB Corporation to include access from north boundary of the site and for access to Artcraft Rd.
- The single-family residential portion of the land to be rezoned consists of 48 single family lots of 5,000 square feet each. It will be connected to the single-family development to the south by two vehicular/pedestrian bridges spanning the La Union lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have a connecting hike and bike trail adjacent to it.
- Westside Village Court will be the main access to the commercial development having a wide R.O.W designed to have landscape at the front of commercial buildings with, parallel



parking and a landscaped median at selected areas. Development designed to be pedestrian friendly and connecting with existing hike and bike trail along Artcraft Rd. to the North.

We are including a landscape buffer zone surrounding the residential area and also a 35' landscape strip at Westside Dr. Commercial will be adjacent to 7Ac park. Proposing to have landscape areas fronting the commercial at West Village Court. 1 tree per 10 parking spaces throughout development and having 3 park open spaces areas on GMU area.

- The proposed commercial / residential development consists of 22.04 acre.

**b. Building Perspective.**

- Buildings along the main street are intended to frame a pedestrian experience. Certain buildings will be planned to offer outdoor dining between the restaurant and the street. Current thoughts are that some 2 or 3 story buildings will be dedicated to professional office spaces and/or medical offices such as dentist, specialist, etc. on the upper floors.
- Retail buildings and restaurants are designed to be street oriented towards West Village Court. Commercial buildings lining the Main Street are intended to keep “eyes on the street” with a large amount of glass on the facades. Occasional and spontaneous public gathering is proposed to be at frontage of commercial buildings.
- No historic buildings have existed on this area. A 6.95-acre park is proposed to be named after upper valley farmers as a recognition of their work on these lands.

**2. General Design Elements.** Our design elements shall serve as guidelines only, and compliance with any design element within the Village at Westside Crossings development will be determined on a case-by-case basis. It is not intended that every element of the mixed-use development conform to all or any set number of the enumerated design elements.

- Pedestrian friendly activity will be encouraged throughout development by extending existing hike and bike trails throughout the development. Our main street will be designed to have shade, benches, and other pedestrian amenities.
- Proposed commercial uses will be compatible with and will serve adjacent neighborhoods. Permitted uses include grocery stores, apartments, a convenience store, medical offices, professional offices, retail spaces and restaurants.
- Development to include landscaped streets, parking trees, parks and open spaces. The adjacent development has over 13 ac of park space, more than 7 of which are immediately



adjacent the proposed GMU development. This is 3 times the park space that would be required for a similar residential development.

- Commercial buildings concept design is to have retail spaces of 1,200 square feet or more and no more than 4 stories tall.

**3. Architectural Objectives.** The architectural design has the following objectives:

- a. **Architectural compatibility.** Buildings will be related by a common architectural theme throughout the development.
- b. **Human scale design.** With the possible exception of a hotel, commercial (retail, office and apartments) buildings will be 1 to 4 story buildings.
- c. **Integration of uses.** Permitted uses such as offices, restaurants, and other uses listed on attached list will serve the adjacent neighborhood. Commercial uses to be compatible and beneficial to the residential development.
- d. **Encouragement of pedestrian activity.** Development is designed to encourage pedestrian friendly activity by extending existing hike and bike trail into the development. West Village Court design will include sidewalks with landscaped areas. Outdoor dining spaces will be provided at selected commercial spaces.
- e. **Buildings that relate to and are oriented toward the street and surrounding buildings.** Buildings along main street are proposed to be street oriented.
- f. **Buildings that contain special architectural features will signify entrances to the mixed-use development.** The proposed commercial development is designed to be a destination and West Village Court to be the focal point of commercial activity.
- g. **Buildings that focus activity on a neighborhood open space, square or plaza.** Commercial areas located on the south part of West Village Court will be adjacent to 7Ac of open space. Selected commercial spaces will include outdoor dining/gathering areas along the street and/ or park.

**4. Roadway Design.** The roadway designs will comply with the requirements of Title 19 (Subdivisions) of the El Paso City Code

- West Village Court Roadway Design: 88' R.O.W. at Westside Drive and will transition into a 55' R.O.W with a traffic circle separating the commercial residential portions of the development.
- Residential roadway design: 55 R.O.W.



## 5. Parking.

- For planning purposes, parking is designed to have 4 spaces per every 1000 sq.ft. This will be adjusted based on code requirements based on any particular use. Parking will be subject to a shared parking policy.

## 6. Setbacks.

- Residential: The setbacks for the residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' – rear, 5' – side, and 10' – side street.
- Commercial: The setbacks for commercial lots are front – 0, rear – 20', side – 0, side street – 10'. Minimum average lot depth is 150 feet.

## 7. Landscaping.

Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code.

This landscape standards section is intended to establish a design standard to create a uniform and consistent character among establishments. The character of the development shall consist of the following criteria:

At a minimum, 40% of the plant material shall be evergreen and all plant material shall be drought tolerant, consisting of native and adapted species. All plant material shall be in the City of El Paso's Approved Plant and Tree List.

Planting areas shall consist of the same rock mulch cover type and create uniformity throughout the development. The use of boulders and water harvesting techniques are encouraged to enhance the development's diligence in regional best practices.

### Landscape Quantities

A total of 15% of the net parcel area shall be landscaped, however, neither the building footprint nor the Right-of-Way are to be included within the accountable parcel area. The landscape units are acquired by dividing the (15%) landscape area by 1,000. This will result in the parcels units, and dictate landscape quantities as follows:

- One 2-inch caliper tree per Unit
- Fifteen 5-gallon shrubs per Unit
- Five 1-gallon shrubs per Unit

With the exception of street corners, all streets and frontages shall account for one shade tree at every thirty feet and include shrubs between spans that are intended to create a pedestrian buffer. Medians will consist of smaller decorative trees and low-lying plant material.





Parking lots shall include one shade tree for every 10 parking spaces and trees shall be installed no more than six feet from back-of-curb. The intent is that we reduce heat-island effect.

Additionally, canopy trees or shade structures may be provided so that at least 50% of the patio area will be shaded within 5 years of planting.

Landscaping plans including shade structures must be approved by the City Planning Commission.

Park equipment will consist of soccer fields, playground equipment and shaded trees.



# SUBMITTAL REQUIREMENTS



## Submittal Requirements

	PROJECT	SFD	SFA	MF	C
<b>General Data Required for the Mixed Use District.</b>					
Total acreage;	22.04				
Maximum proposed total number of dwelling units for all residential land uses combined;	48				
Maximum proposed total Floor Area for all nonresidential land uses combined, expressed in square feet.	210,877 S.F.				
<b>General Data Required for Each Proposed Subdistrict.</b>					
Total acreage;	Same as above				
Maximum proposed total number of dwelling units for all residential land uses combined;	Same as above				
Maximum proposed floor area for all nonresidential land use uses combined, expressed in square feet.	Same as above				
<b>Property Development Regulations Required per Subdistrict by Land Use Type.</b>					
Proposed acreages for each proposed land use including parks, open space, buffer zones, trails and school sites (as applicable);	Provided in MZP Report				
Minimum and maximum lot coverages;		5,114.72 S.F.	N/A	N/A	201,900 S.F.
Minimum lot width;		50'	N/A	N/A	N/A
Minimum lot depth;		100'	N/A	N/A	150'
Minimum building setbacks:					
Front,		20'	N/A	N/A	0'
Rear,		20'	N/A	N/A	20'
Cumulative front and rear,		N/A	N/A	N/A	N/A
Side-interior,		5'	N/A	N/A	0'
Side-street,		10'	N/A	N/A	10'
Cumulative side setbacks,		N/A	N/A	N/A	N/A
Garage;		N/A	N/A	N/A	N/A
Maximum building height:					
Primary structure(s),		35'	N/A	N/A	60'
Accessory structure(s);		N/A	N/A	N/A	N/A
Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land;		5 units per acre	N/A	N/A	N/A
Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).		N/A	N/A	N/A	0.6 FAR



# DEVELOPMENT PLAN REQUIREMENTS



## Development Plan Map Requirements

Overall development boundary, labeled with bearings and distances; Refer to Master Zoning Plan.

General arrangement and acreages of existing and proposed land uses including open space; Provided below.

Proposed phasing boundaries; GMU rezoned area is included to be built under Phase III of Village at Westside Crossing Subdivision, refer to attached Preliminary Plat for Phasing Schedule and phasing boundaries.

Layout and relationship of proposed development where adjacent to existing development; Included on the Master Zoning Plan

General location and acreages for each proposed park, open space, buffer zone, trails Locations Included on Master Zoning Plan. Note that the majority of the open spaces provided will be maintained by the Village at Westside Crossings Home-Owners Association (HOA).

### Proposed acreage for each land use type, park, and open space

1. COMMERCIAL / RETAIL / OFFICE / APARTMENTS	9.25 Ac
2. RESIDENTIAL (48 RESIDENTIAL LOTS)	5.61 Ac
3. PARK / OPEN SPACE	2.77 Ac

Development Plan Map Requirements.					
Overall development boundary, labeled with bearings and distances;	Refer to MZP				
General arrangement and acreages of existing and proposed land uses including open space;	Refer to MZP				
Proposed phasing boundaries;	Phasing schedule including on plat				
Layout and relationship of proposed development where adjacent to existing development;	Included on MZP				
General location and acreages for each proposed park, open space, buffer zone, trails and school site (as applicable), provided that any change in location may be approved administratively by the parks director.	Locations included on MZP				
<b>A table or list depicting the proposed acreage for each land use type, park, open space, trail and school site (as applicable) shall accompany the MZP.</b>					
<b>A written report shall accompany the MZP that describes:</b>	Provided in MZP report				



Purpose	Provided in MZP report				
Characteristics	Provided in MZP report				
Components	Provided in MZP report				
Timing of the proposed mix of land uses within the development,	Provided in MZP report				
General statement of how the development relates to the city's comprehensive plan	Provided in MZP report				
A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed-use district to determine the compatibility of such uses within the mixed-use district.	Provided in MZP report				
<b>A phasing schedule shall be submitted with the rezoning application that indicates the proposed phasing of the development, the approximate time frame in which construction and development is expected to begin and the duration of time required for completion of the development.</b>	Provided in MZP report				





# **PROPOSED LIST OF PERMITTED BUSINESSES / TENANTS**



## Village at Westside Crossings

### Proposed List of Permitted Businesses and/or Tenants

All offerings are subject to prior sale, lease, or withdrawal from the market without notice. Possible commercial uses, these uses cannot be designated without securing a possible tenant, but all compatible uses will be the below:

- Grocery
- Supermarket
- Convenience Store with gas pumps
- Office, Business
- Office, Medical
- Office, Professional
- Bank
- Veterinary Treatment Center
- Pet shop
- Barber Shop
- Beauty Salon
- Boutique
- Flower Shop
- Sporting Goods Store
- Community Recreational Facility
- Restaurant (sit down)
- Restaurant (drive in or walk up)
- Delicatessen
- Bakery
- Ice Cream Parlor
- Brewery
- Nightclub, bar, cocktail lounge
- Childcare Facility
- Apartments
- Hotel
- Personal Wireless Service Facility (PWSF) facility mounted.
- Other Uses:
  - o Driving School
  - o Wireless Telephone Tower with approval of HOA.



- Other Retail Establishments (high-volume):
  - Furniture / Housewares / Decorations
  - Beauty Salons / Barber Shop / Salon & Spa
  - Cellular / Wireless / Cable / Internet
  - Gift Shop / Cards / Florists
  - Shipping / Packaging / Postal Mail services
  - Bridal Shop / Dress shop / Formalwear
  - Tailoring / Alterations
  - Beauty Supplies
  - Bicycle shop
  - Beverage specialty store
  - Sporting Goods / Hunting / Boating
  - Tobacco / Cigar shop
  - Apparel (Mens, Womens, Children, Family, Maternity, Uniforms, Activewear)

# South of Artcraft Rd. & East of Westside Dr.



City Plan Commission — May 20, 2021 **(REVISED)**

**CASE NUMBER:** PZRZ21-00004  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov  
**PROPERTY OWNER:** EPWCV, LLC  
**REPRESENTATIVE:** Wright and Dalbin Architects  
**LOCATION:** South of Artcraft Rd. and East of Westside Dr. (District 1)  
**PROPERTY AREA:** 22.05 acres  
**REQUEST:** Rezone from R-F (Ranch and Farm) and P-R I/c (Planned-Residential I/condition) to G-MU (General-Mixed Use) and G-MU/c (General-Mixed Use/conditions)  
**RELATED APPLICATIONS:** N/A  
**PUBLIC INPUT:** Five letters via email in opposition

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and P-R I/c (Planned-Residential I/conditions) to G-MU (General-Mixed Use) and G-MU/c (General-Mixed Use/conditions) and approval of a Master Zoning Plan (MZP) for a mixed commercial and residential use development.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request and master zoning plan. The recommendation is based on the compatibility of the proposed zoning district with the surrounding residential districts in the immediate area. It is also based on the consistency of the request with Plan El Paso, the City's adopted Comprehensive Plan.

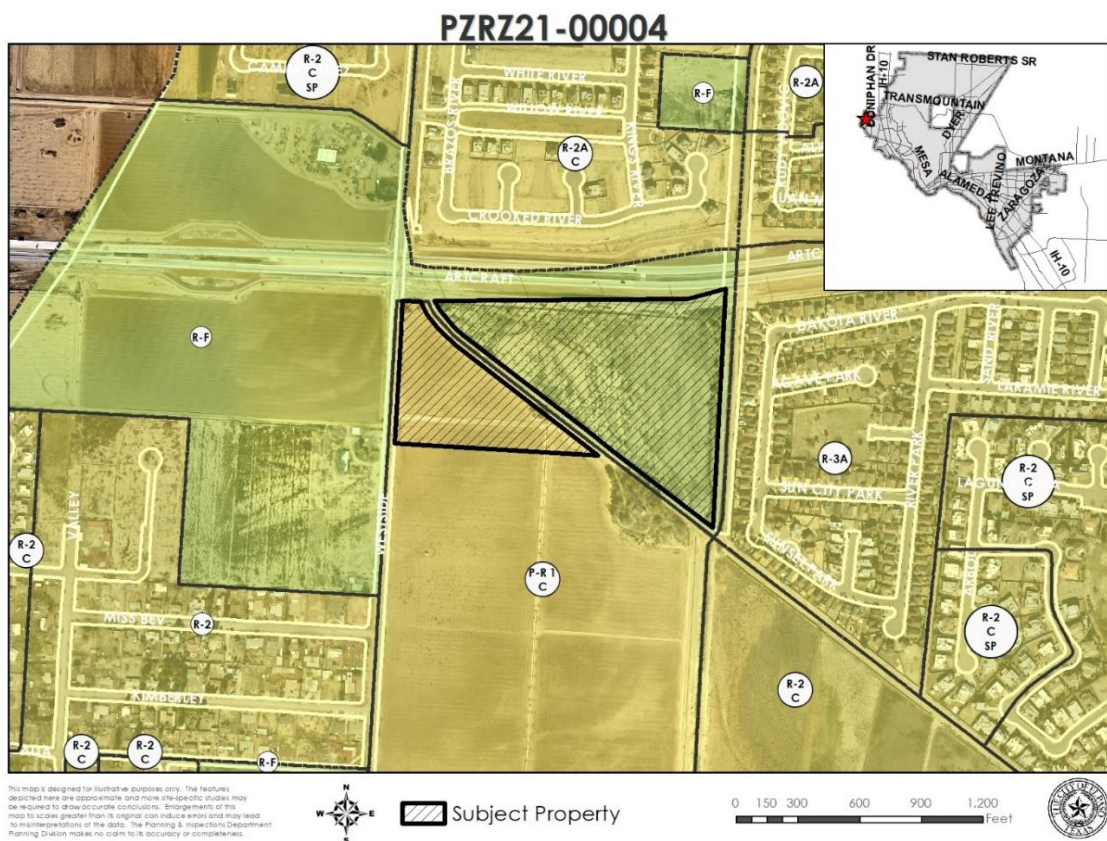


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and P-R I/c (Planned-Residential I/conditions) to G-MU (General-Mixed Use) and G-MU/c (General-Mixed Use/conditions) and approval of a Master Zoning Plan (MZP) for a mixed commercial and residential use development. The master zoning plan shows four (4) one-story retail/office buildings, and three (3) four-story buildings proposed for office, retail and apartment use, with a combined total of 150 apartment units. The master zoning plan also shows 48 single-family dwelling lots of approximately 5,000 square-foot each. The residential development portion is proposed to be similar to the adjacent P-R I (Planned Residential I) development to the south. The proposed maximum commercial building height is sixty-five (65) feet with a proposed residential building height of thirty-five (35) feet. Additionally, the master zoning plan proposes 2.77 acres of park and open space. The proposed development meets all applicable code provisions, to include the supplemental regulations of El Paso City Code 20.10.360 required for mixed-use development. As required, the applicant has provided a Master Zoning Plan depicting the proposed development and a Master Zoning Plan Report describing the permitted uses, character, and setbacks of the proposed development (see Attachment 5).

The development requires maximum 678 parking spaces. 865 shared parking spaces are shown on the Master Zoning Plan to serve the mixed-use development area as permitted by El Paso City Code Section 20.10.360.G.5. In addition to the landscape requirements of El Paso City Code 18.46, one tree for every five spaces in excess of the maximum parking requirement shall be required. All vehicular traffic will access to the development area from Westside Drive. Vehicular access from Artcraft Road to the development area is prohibited.

**PREVIOUS CASE HISTORY:** On July 31, 2007, City Council approved a rezoning of a portion of the subject property from R-F (Ranch and Farm) to P-R I (Planned Residential I) with the following condition: that the density shall not exceed 2.5 dwelling units per gross acres.

On July 25, 2017, City Council approved an Ordinance releasing a condition for the aforementioned portion of the subject property that the density shall not exceed 2.5 dwelling units per gross acres and replaced by the following standard:

1. In accordance with the Northwest Upper Valley Plan, new development on the subject property shall provide and make provision to maintain at least 30% of the net developable area of the development as open space, inclusive of any parkland dedication requirement. This provided open space shall serve a clear function, such as preservation of natural landscape, vegetation or unique features, agricultural production, or functional recreational spaces. Such space shall be preserved via deed restriction or public dedication and maintained in perpetuity by a homeowner's association, land trust, or other nonprofit organization, or the municipality. This open space shall be distributed in a manner that provides scenic, agricultural, or recreational value to residents.
2. Prior to the issuance of building permits, a detailed site development plan must be submitted for review and approval by the City Plan Commission.

On February 25, 2021, CPC approved with conditions of Village at Westside Crossing on a Major Preliminary Plat basis and approval of the alternative designs and exception request subject to the following conditions:

- That the rezoning application from P-R1/c (Planned Residential/condition) and R-F (Ranch-Farm) to GMU (General Mixed Use) be approved by City Council prior to recording of the final plat for phase three.
- Coordination and submittal of required documents to EPCWID#1 be finalized prior to approval of the final plat application submittal for phase three.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed district are consistent with the surrounding residential district in the immediate area and meet the established character of the neighborhood surrounding the subject property. Furthermore, the proposed development meets the intent of the G-4, Suburban (Walkable) use designation of *Plan El Paso* in the Northwest Upper Valley planning area.

<b>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:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-4, Suburban (Walkable):</b> 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 developments meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to residential uses and contributes to the addition of missing mixed commercial and residential uses provided to surrounding residential neighborhoods within the area of the existing vacant lot and potentially reduces travel and infrastructure needs.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>G-MU (General Mixed Use):</b> Large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.</p>	<p>Yes, the proposed mixed-use development is consistent with residential uses in the neighborhood. Mixed commercial and residential uses are common and appropriate in this sector. The surrounding properties are zoned residential and abuts the Artcraft corridor. The proposed development is adjacent to residential development and vacant lots; therefore, has the potential to repurpose the lot for mixed-use development and employment to the area.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the 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.</p>	<p>Yes, the property is located on Westside Drive which is classified as a major arterial roadway on the City of El Paso’s Major Thoroughfare Plan.</p>
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>The proposed development is within the Upper Valley Plan area and Artcraft corridor.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community. It is compatible with and provides missing neighborhood commercial uses that will serve the established neighborhood</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is in transition and the proposed development is compatible with the existing residential zoning of the surrounding properties.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The proposed development is in transition from inactive agricultural uses for the property. The proposed zoning will provide a mix of uses that work in harmony with the existing residential development in</p>



**COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:**

the area. Additionally, the proposed commercial development is a suitable transition from the residential development to the existing Artcraft state highway.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders Westside Drive, which are designated a major arterial as per the City of El Paso’s Major Thoroughfare Plan. Access is proposed from Westside Drive. It is adequate to serve the development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No objections to the proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the Upper Valley Neighborhood Association which was notified prior to submittal of the Rezoning Application. Public notices were mailed to property owners within 300 feet on May 7, 2021. As of May 20, 2021, the Planning Division received five letters via email in opposition to the rezoning request.

**OTHER CONSIDERATIONS:** Include any other relevant information that may be needed to inform the staff recommendation. If none, this section should be removed from the staff report.

**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:

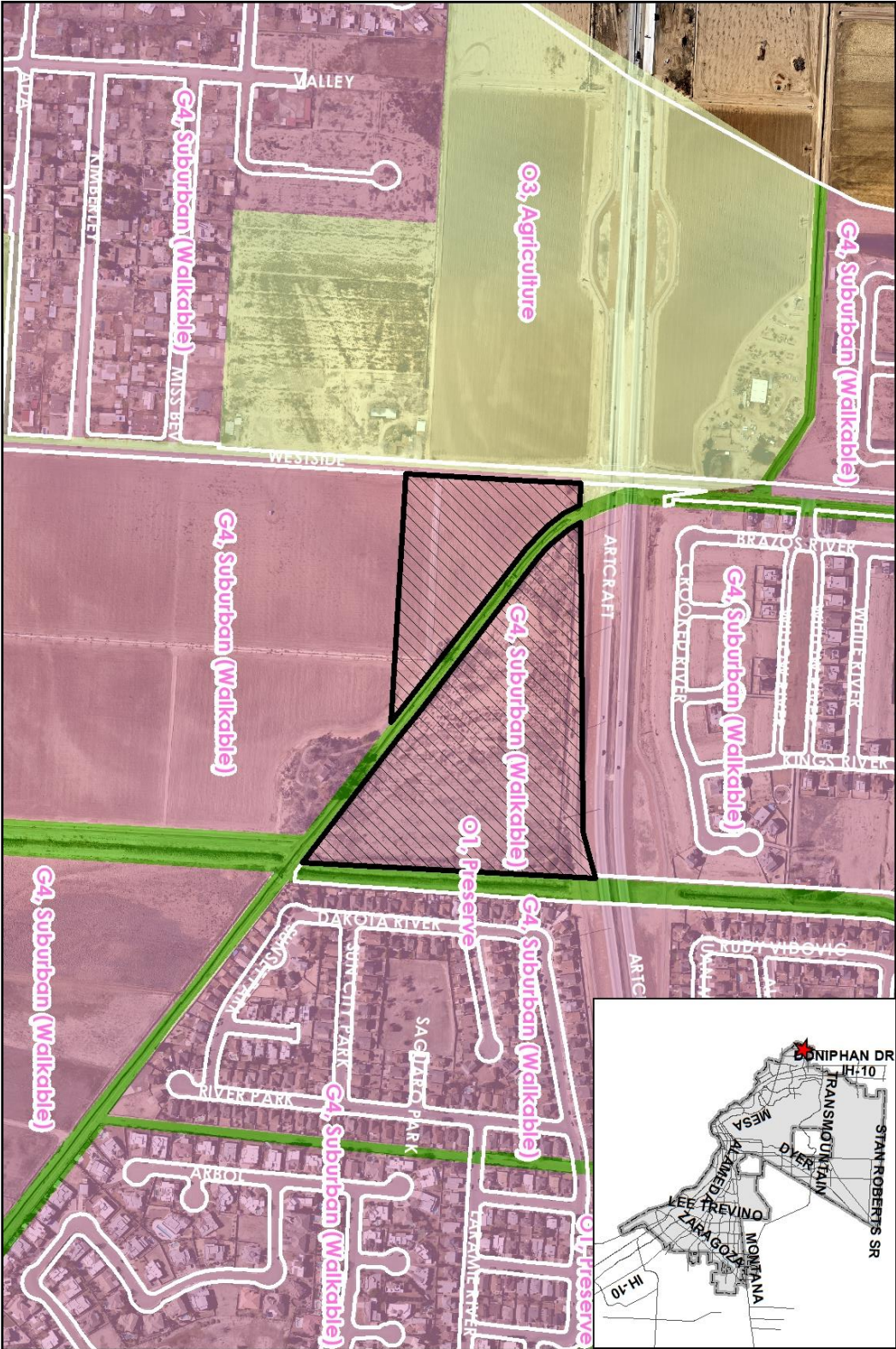
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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.
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. Department Comments
3. Neighborhood Notification Boundary Map
4. Letters in Opposition
5. Master Zoning Plan
6. Master Zoning Report
7. Canutillo ISD Resolution
8. Ordinance No. 016704
9. Ordinance No. 018711

# ATTACHMENT 1

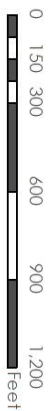
PZR221-00004



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. Enhancements of this map to scales greater than 1:50,000 can produce errors and may lead to misinterpretation. Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# **ATTACHMENT 2**

## **Planning and Inspections Department – Planning Division**

Recommended approval of the rezoning and master zoning plan.

## **Planning and Inspections Department – Plan Review and Landscaping**

No objections to the rezoning.

All proposed buildings in the rezoned area shall meet adopted ICC and local ordinances at time of building permit submittal.

## **Planning and Inspections Department – Land Development**

1. Show existing and proposed drainage flow patterns on the site plans.
2. Coordinate plat with the Water Improvement District #1 for proposed improvements abutting laterals, bridge crossings, and securing access and if retaining water rights for the subdivision.

Note: the comments will be addressed at time of permitting stage.

## **Streets and Maintenance Department**

Verify the coding and phasing of the Synchro Report as per the Traffic Signal Timing Sheets provided by the City.

Note: the pending minor technical points will be finalized prior to City Council.

## **Texas Department of Transportation**

Have the applicants submit a grading and drainage plan to for review to [ELp\\_access@txdot.gov](mailto:ELp_access@txdot.gov).

Note: The comments will be addressed at time of the permitting stage.

## **Environmental Service**

No adverse comments.

## **Fire Department**

No adverse comments.

## **Sun Metro**

No objections.

## **El Paso County Water Improvement District #1**

The West Retail group has meet with us several times on their planned development at the southeast corner of Artcraft Rd. and Westside Dr. Their plans are to build two bridges crossing our La Union Lateral Canal as well as placing a portion of this canal underground with box culverts and using the top portion as parking.

EPCWID does not object; however, the developer will build to the approved requirements of the El Paso County Water Improvement District.

## El Paso Water

El Paso Water (EPWU) does not object to this request.

### Water:

There is an existing 12-inch diameter water main along Westside Drive located approximately 7-feet west of the right of way east boundary line. This 12-inch water main ends approximately 570' north of Miss Bev Avenue. This main is available for service. This main increases to a 16-inch diameter water main to Artcraft Road. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. This water main is available for main extensions.

There are no water mains along Artcraft Road.

Previous water pressure from fire hydrant #6306 located at 1049 Miss Bev Avenue, has yielded a static pressure of 76 psi, a residual pressure of 60 psi, and a discharge of 949 gallons per minute.

### Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main along a 20-foot PSB Easement located east of and parallel to Westside Drive. This sewer main dead ends approximately 400-feet North of Miss Bev Avenue. This main is available for service and main extensions.

There are no sewer mains along Artcraft Road.

Sanitary sewer service critical for the portion of the property located north of the La Union Lateral. A License for Private-Use of District Real Property from El Paso County Water Improvement District No. 1 will be required to cross La Union Lateral with water and/or sewer mains.

Owner is to grade property to allow sanitary sewer by gravity towards Westside Drive. Sanitary sewer improvements maybe required depending on anticipated land use and density of the proposed development.

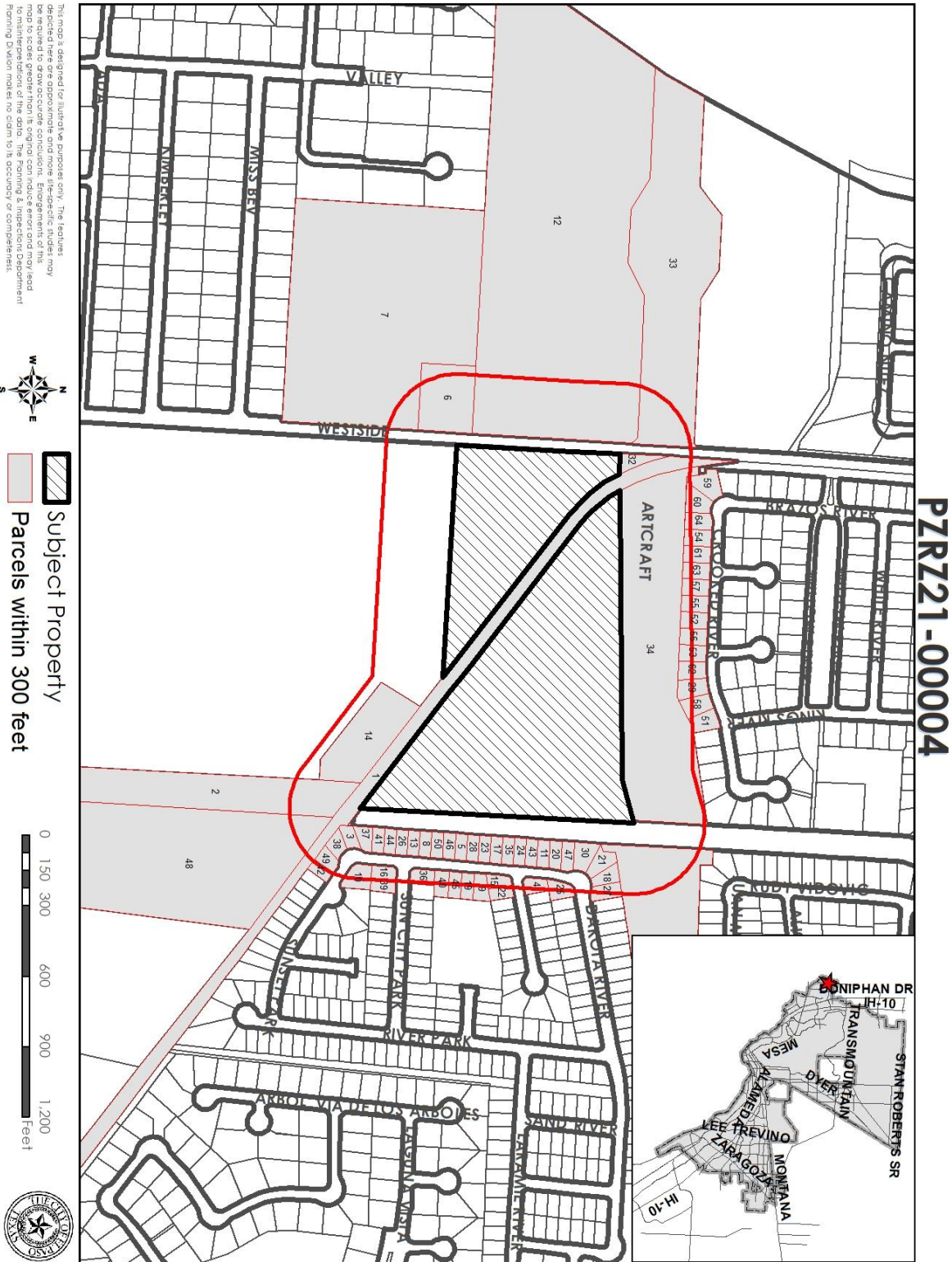
### General:

All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. EPWater-PSB requires access to water and/or sanitary sewer facilities and appurtenances within an easement 24 hours a day, seven days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (EPWater-PSB easements) without the written consent of EPWater-PSB.

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.



# ATTACHMENT 3



PZR21-00004

# ATTACHMENT 4

**Salloum, Andrew M.**

---

**From:** Salloum, Andrew M.  
**Sent:** Tuesday, May 18, 2021 11:13 AM  
**To:** Gonzalez  
**Subject:** RE: Case Number PZRZ21-00004

Mr. Gonzalez,

Thank you for your email. It will be added to the backup that will be presented to the City Plan Commission.

As you requested a copy of traffic impact analysis, an open records request will be needed. You can make this request through this link: [Public Information Request \(govqa.us\)](https://govqa.us). Thank you.

Regards,  
**Andrew Salloum | Senior Planner**  
P: 915.212.1603  
A: 801 Texas Ave. El Paso, TX 79901  
E: [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
[ElPasoTexas.gov](https://ElPasoTexas.gov) | [Take Our Survey](#)



Planning & Inspections Department  
City of El Paso

---

**From:** Gonzalez <[adrianoxide@me.com](mailto:adrianoxide@me.com)>  
**Sent:** Tuesday, May 18, 2021 10:48 AM  
**To:** Salloum, Andrew M. <[SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)>  
**Subject:** Case Number PZRZ21-00004

Dear Mr. Salloum,

I would like to formally object to EPWCV's request to rezone the subject property from R-F and P-R I/c to G-MU and G-MU/c because is the fact the Artcraft is not capable of handling this additional traffic.

This area's zoning was cunningly relaxed in 2017, replacing the 2.5 dwelling units per gross acres, with 30% open space.

Now EPWCV is wanting to stretch these conditions even further, so that they can build 4 story apartments and stores. Any claim that apartments in this area are compatible with the neighborhood character and surroundings, or that they will not cause adverse effects, affect the environment, stability, and socioeconomic conditions is a lie. This area cannot handle that density.

As it us, the developer has already demonstrated their incompetence, by failing to maintain dust control, traffic control, and further damaging Westside road. Trucks constantly pull into Westside road, without care of oncoming traffic. I witness daily close calls. It is only a matter of time before someone gets seriously hurt.

I understand that those that allow this to happen are not affected, thus they do not have the best interest of those us that are. If they want to spike property appraisals by 10%, they should at least make the area surrounding our homes pleasant, not flush it down the toilet.

In the end, Artcraft cannot handle this additional traffic. Please send me a copy of the traffic study performed.

Thank you in advance for your help in this matter.

Regards,

Adrian Gonzalez

Here are some pictures I took this morning showing the lack of dust control.





**Salloum, Andrew M.**

---

**From:** Irene Krauzas <renek\_tx@yahoo.com>  
**Sent:** Wednesday, May 19, 2021 6:45 AM  
**To:** Salloum, Andrew M.  
**Subject:** Opposition to Zoning Change 5/20/21

I am writing to voice my opinion regarding the zoning changes in Public Hearing PZRZ21-00004. The original plans announced single family homes with some commercial use. They are now trying to change this to incorporate large apartment buildings. I believe I can speak for many of my neighbors in that, we did not invest our hard earned money into a quiet, residential area, just to have a large developer ruin it with 65 foot tall, 4 story apartment buildings. The original plan of 420 single family homes was going to be enough in itself to ruin what we have left of Westside Drive. Now they want to add on 150 apartments, AND commercial use. And the only consolation we have been given, is that someday the road infrastructure will be reviewed....with the potential improvements to be done at the detriment of our already overly inflated property taxes. The developers' proposals insult us by saying that their design will be complimentary to the housing in the areas. There are NO buildings of that size or height within miles of this area. Also not to ignore the fact that the single family lots are not complimentary to the average lot size of any adjoining subdivision in the area, again at the detriment of the lifestyle of the existing homeowners. If you average each dwelling to have an average of 2 children each, you will also be overburdening our schools with 1,000 more children.

1) NO apartments.

2) Make the developer PAY for ALL road improvements, immediately before the opening of any businesses.

Sincerely,

Irene Krauzas  
1092 Dona Beatriz Circle, Spanish Pines Subdivision  
(773)418/1975  
ReneK\_TX@yahoo.com

**Salloum, Andrew M.**

---

**From:** Kim Fagan <chinook19@yahoo.com>  
**Sent:** Tuesday, May 18, 2021 9:54 PM  
**To:** Salloum, Andrew M.  
**Cc:** District #1  
**Subject:** Opposition to Zoning change 5/20/21

I am writing to voice my opinion regarding the zoning changes in Public Hearing PZRZ21-00004.

The original plans announced single family homes with some commercial use. They are now trying to change this to incorporate large apartment buildings. I believe I can speak for many of my neighbors in that, we did not invest our hard earned money into a quiet, residential area, just to have a large developer ruin it with 65 foot tall, 4 story apartment buildings. The original plan of 420 single family homes was going to be enough in itself to ruin what we have left of Westside Drive.

Now they want to add on 150 apartments, AND commercial use. And the only consolation we have been given, is that someday the road infrastructure will be reviewed....with the potential improvements to be done at the detriment of our already overly inflated property taxes.

The developers' proposals insult us by saying that their design will be complimentary to the housing in the areas. There are NO buildings of that size or height within miles of this area. Also not to ignore the fact that the single family lots are not complimentary to the average lot size of any adjoining subdivision in the area, again at the detriment of the lifestyle of the existing homeowners.

If you average each dwelling to have an average of 2 children each, you will also be overburdening our schools with 1,000 more children.

1) NO apartments.

2) Make the developer PAY for ALL road improvements, immediately before the opening of any businesses.

Sincerely,

Kimberly Fagan  
1092 Dona Beatriz Circle, Spanish Pines Subdivision  
(708)259-5759  
chinook19@yahoo.com

Sent from my iPhone

**Salloum, Andrew M.**

---

**From:** Donald Fagan <dfagan@sbcglobal.net>  
**Sent:** Wednesday, May 19, 2021 10:31 AM  
**To:** Salloum, Andrew M.  
**Subject:** Opposition to Zoning Change 5/20/21

I am writing to voice my opinion regarding the zoning changes in Public Hearing PZR221-00004. The original plans announced single family homes with some commercial use. They are now trying to change this to incorporate large apartment buildings. I believe I can speak for many of my neighbors in that, we did not invest our hard earned money into a quiet, residential area, just to have a large developer ruin it with 65 foot tall, 4 story apartment buildings. The original plan of 420 single family homes was going to be enough in itself to ruin what we have left of Westside Drive.

Now they want to add on 150 apartments, AND commercial use. And the only consolation we have been given, is that someday the road infrastructure will be reviewed....with the potential improvements to be done at the detriment of our already overly inflated property taxes.

The developers' proposals insult us by saying that their design will be complimentary to the housing in the areas. There are NO buildings of that size or height within miles of this area. Also not to ignore the fact that the single family lots are not complimentary to the average lot size of any adjoining subdivision in the area, again at the detriment of the lifestyle of the existing homeowners.

If you average each dwelling to have an average of 2 children each, you will also be overburdening our schools with 1,000 more children.

1) NO apartments.

2) Make the developer PAY for ALL road improvements, immediately before the opening of any businesses.

Sincerely,

Donald L. Fagan  
1092 Dona Beatriz cir  
El Paso, Tx  
79932

(779)875-3235  
Sent from my iPhone

**Salloum, Andrew M.**

---

**From:** Jose Sanchez <josersanchez211@live.com>  
**Sent:** Wednesday, May 19, 2021 4:14 PM  
**To:** Salloum, Andrew M.  
**Cc:** district1@elapasobx.gov  
**Subject:** Opposition to Zoning Change

I am writing to voice my opinion regarding the zoning changes in public hearing PZRZ21-00004. THE ORIGINAL PLANS ANNOUNCE SINGLE FAMILY homes with some commercial use. They are now trying to change this to incorporate large apartment buildings. I believe I can speak for many of my neighbors in that we did not invest our hard earned money into a quiet residential area, just to have a large developer ruin it with 65 foot tall, 4 story apartment buildings. The original plan of 420 single family homes was going to be enough in itself to ruin what we have left of westside drive. Now they want to add on 150 apartment and commercial use. And the only consolation we have been given is that someday the road infrastructure will be reviewed with the potential improvements to be done at the detriment of our already overly inflated property taxes. The developers proposals insult us by saying that their design will be complimentary to the housing in the areas. There are NO buildings of that size or height within miles of this area. Also not to ignore the fact that the single family lots are not complimentary to the average lot size of any subdivision in the area, again at the detriment of the lifestyle of the existing homeowners. If you average each dwelling to have an average of 2 children each, you will also be over burdening our schools with 1000 more children.

- 1) No apartments.
- 2) Make the developer PAY for ALL road improvements, immediately before the opening of any business.

Sincerely,  
Crystal Balderrama  
937 Pecos River  
(915)226-8845

Sent from [Mail](#) for Windows 10





# ATTACHMENT 6



## MASTER ZONING PLAN REPORT for VILLAGE at WESTSIDE CROSSING

This Master Zoning Plan is for a proposed GMU mixed use development at the southeast corner of Artcraft Road, an arterial running east-west and Westside Drive running north-south. The development falls within the Northwest Upper Valley Plan as described in Ordinance 01789. It falls entirely within the Artcraft Corridor as it is within 700 feet of Artcraft Road and is therefore subject to the portions of the ordinance that speak to the Corridor. See the attached map identifying the area to be rezoned. The area to be rezoned is approximately 22.04 acres.

The La Union Lateral cuts the land to be rezoned diagonally from the Artcraft/Westside intersection from northwest to southeast. That lateral belongs to the El Paso County Water Improvement District #1 and is not zoned. It will be crossed at two places by roads and placed underground as shown on the attachments for about 582 feet starting at the corner of the intersection. The large triangle north of the lateral of about 17 acres is currently zoned RF while the small portion south of the lateral of about 4 acres is currently zoned PR-1.

Vehicular access from Artcraft to the rezoned area is not currently allowed; thus, apart from portions served from the single-family development, commercial vehicular traffic will enter from Westside Drive. Discussions are underway with the Texas Department of Transportation (TXDOT) to allow access to Artcraft.

The single-family residential portion of the land to be rezoned consists of 48 lots of 5000 square feet each. It will be connected to the single-family development to the south by two bridges spanning the lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have an adjacent hike and bike trail will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

The setbacks for the single-family residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' - rear, 5' - side, and 10' - side street. The maximum residential structure height is 35 feet. The covenants for the residential portion will be the same as those of the PR-1 development.



As shown on the Master Zoning Plan, the gross area of the of the commercial buildings of the GMU is currently shown to be 210,877 square feet. The main divisions of this are as follows:

Retail and Offices (coffee shops, restaurants, day care, gas station etc.)	75,655 sf.
Apartments (3 stories above retail, Approx. 150 units)	135,222 sf.

All uses and sizes in the commercial area are subject to land sales and/or leases. All uses permitted are included in the attached permitted uses list.

The setbacks for commercial lots are front – 0', rear – 20', side – 0, side street – 10'.  
Minimum average lot depth is 150 feet. Maximum building height for the hotel is 65 feet.  
Maximum building height for other commercial structures is 60 feet.

As per the Upper Valley Plan the residential and the commercial portions includes a 35' landscaped strip along Westside Drive that will include native or regionally-adapted plants and trees.

#### Schedule

The anticipated completion date for the development is 1 January 2024.



**1. General Design Principles.** These design principles shall serve as guidelines only, and compliance with any guideline within the development will be determined on a case-by-case basis.

**a. Development Perspective.**

- The project property was recently cotton fields. The proposed development is intended to retain the characteristics of the area as per the North West Upper Valley Plan. Compliance with the NWUVP allows us to dedicate more than 3 times the parkland that would be otherwise required for a similar development in the adjacent PR-1 zoned land with encouraging commercial development in the Artcraft Corridor.
- Development is planned to include compatible uses that will serve the adjacent single-family home neighborhood. Both residential and commercial portions of the proposed GMU development will be connected to both single-family area and Artcraft by hike and bike trails.
- The proposed commercial design will be contiguous to and integrated with the adjacent neighborhood. It is organized as the neighborhood main street for the adjacent residential development with a pleasant pedestrian experience.

Bus stops are intended to be coordinated with Sun Metro. They will connect to existing hike and bike trail and continue connectivity throughout development. Valle de Paz Avenue will have an adjacent hike and bike trail that will connect the development to the trail system running throughout the residential development to the south and to the existing hike and bike trail along Artcraft.

- Vehicular access from Artcraft to the rezoned area is currently not allowed; thus, apart from portions served from the single-family development, all vehicular traffic will enter from Westside Drive. We have been working with TXDOT's consulting engineer Kelvin Kroeker of HTNB Corporation to include access from north boundary of the site and for access to Artcraft Rd.
- The single-family residential portion of the land to be rezoned consists of 48 single family lots of 5,000 square feet each. It will be connected to the single-family development to the south by two vehicular/pedestrian bridges spanning the La Union lateral, one on Mohegan Sun Boulevard on the east and one on Valle de Paz Avenue on the west. In addition, Valle de Paz Avenue will have a connecting hike and bike trail adjacent to it.
- Westside Village Court will be the main access to the commercial development having a wide R.O.W designed to have landscape at the front of commercial buildings with, parallel

2112 Murchison Drive . El Paso . Texas . 79930 . p: 915.533.3777 . www.wrightdalbin.com





parking and a landscaped median at selected areas. Development designed to be pedestrian friendly and connecting with existing hike and bike trail along Artcraft Rd. to the North.

We are including a landscape buffer zone surrounding the residential area and also a 35' landscape strip at Westside Dr. Commercial will be adjacent to 7Ac park. Proposing to have landscape areas fronting the commercial at West Village Court. 1 tree per 10 parking spaces throughout development and having 3 park open spaces areas on GMU area.

- The proposed commercial / residential development consists of 22.04 acre.
  - b. Building Perspective.**
  - Buildings along the main street are intended to frame a pedestrian experience. Certain buildings will be planned to offer outdoor dining between the restaurant and the street. Current thoughts are that some 2 or 3 story buildings will be dedicated to professional office spaces and/or medical offices such as dentist, specialist, etc. on the upper floors.
  - Retail buildings and restaurants are designed to be street oriented towards West Village Court. Commercial buildings lining the Main Street are intended to keep “eyes on the street” with a large amount of glass on the facades. Occasional and spontaneous public gathering is proposed to be at frontage of commercial buildings.
  - No historic buildings have existed on this area. A 6.95-acre park is proposed to be named after upper valley farmers as a recognition of their work on these lands.
- 2. General Design Elements.** Our design elements shall serve as guidelines only, and compliance with any design element within the Village at Westside Crossings development will be determined on a case-by-case basis. It is not intended that every element of the mixed-use development conform to all or any set number of the enumerated design elements.
- Pedestrian friendly activity will be encouraged throughout development by extending existing hike and bike trails throughout the development. Our main street will be designed to have shade, benches, and other pedestrian amenities.
  - Proposed commercial uses will be compatible with and will serve adjacent neighborhoods. Permitted uses include grocery stores, apartments, a convenience store, medical offices, professional offices, retail spaces and restaurants.
  - Development to include landscaped streets, parking trees, parks and open spaces. The adjacent development has over 13 ac of park space, more than 7 of which are immediately



adjacent the proposed GMU development. This is 3 times the park space that would be required for a similar residential development.

- Commercial buildings concept design is to have retail spaces of 1,200 square feet or more and no more than 4 stories tall.

**3. Architectural Objectives.** The architectural design has the following objectives:

- a. **Architectural compatibility.** Buildings will be related by a common architectural theme throughout the development.
- b. **Human scale design.** With the possible exception of a hotel, commercial (retail, office and apartments) buildings will be 1 to 4 story buildings.
- c. **Integration of uses.** Permitted uses such as offices, restaurants, and other uses listed on attached list will serve the adjacent neighborhood. Commercial uses to be compatible and beneficial to the residential development.
- d. **Encouragement of pedestrian activity.** Development is designed to encourage pedestrian friendly activity by extending existing hike and bike trail into the development. West Village Court design will include sidewalks with landscaped areas. Outdoor dining spaces will be provided at selected commercial spaces.
- e. **Buildings that relate to and are oriented toward the street and surrounding buildings.** Buildings along main street are proposed to be street oriented.
- f. **Buildings that contain special architectural features will signify entrances to the mixed-use development.** The proposed commercial development is designed to be a destination and West Village Court to be the focal point of commercial activity.
- g. **Buildings that focus activity on a neighborhood open space, square or plaza.** Commercial areas located on the south part of West Village Court will be adjacent to 7Ac of open space. Selected commercial spaces will include outdoor dining/gathering areas along the street and/ or park.

**4. Roadway Design.** The roadway designs will comply with the requirements of Title 19 (Subdivisions) of the El Paso City Code

- West Village Court Roadway Design: 88' R.O.W. at Westside Drive and will transition into a 55' R.O.W with a traffic circle separating the commercial residential portions of the development.
- Residential roadway design: 55 R.O.W.



**5. Parking.**

- For planning purposes, parking is designed to have 4 spaces per every 1000 sq.ft. This will be adjusted based on code requirements based on any particular use. Parking will be subject to a shared parking policy.

**6. Setbacks.**

- Residential: The setbacks for the residential portion are to be the same as those for the single-family PR-1 development to the south: 20' - front; 20' – rear, 5' – side, and 10' – side street.
- Commercial: The setbacks for commercial lots are front – 0, rear – 20', side – 0, side street – 10'. Minimum average lot depth is 150 feet.

**7. Landscaping.** Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. This landscape standards section is intended to establish a design standard to create a uniform and consistent character among establishments. The character of the development shall consist of the following criteria:

At a minimum, 40% of the plant material shall be evergreen and all plant material shall be drought tolerant, consisting of native and adapted species. All plant material shall be in the City of El Paso's Approved Plant and Tree List.

Planting areas shall consist of the same rock mulch cover type and create uniformity throughout the development. The use of boulders and water harvesting techniques are encouraged to enhance the development's diligence in regional best practices.

**Landscape Quantities**

A total of 15% of the net parcel area shall be landscaped, however, neither the building footprint nor the Right-of-Way are to be included within the accountable parcel area. The landscape units are acquired by dividing the (15%) landscape area by 1,000. This will result in the parcels units, and dictate landscape quantities as follows:

- One 2-inch caliper tree per Unit
- Fifteen 5-gallon shrubs per Unit
- Five 1-gallon shrubs per Unit

With the exception of street corners, all streets and frontages shall account for one shade tree at every thirty feet and include shrubs between spans that are intended to create a pedestrian buffer. Medians will consist of smaller decorative trees and low-lying plant material.



Parking lots shall include one shade tree for every 10 parking spaces and trees shall be installed no more than six feet from back-of-curb. The intent is that we reduce heat-island effect.

Additionally, canopy trees or shade structures may be provided so that at least 50% of the patio area will be shaded within 5 years of planting.

Landscaping plans including shade structures must be approved by the City Planning Commission.

Park equipment will consist of soccer fields, playground equipment and shade trees.



## Development Plan Map Requirements

Overall development boundary, labeled with bearings and distances; Refer to Master Zoning Plan.

General arrangement and acreages of existing and proposed land uses including open space; Provided below.

Proposed phasing boundaries; GMU rezoned area is included to be built under Phase III of Village at Westside Crossing Subdivision, refer to attached Preliminary Plat for Phasing Schedule and phasing boundaries.

Layout and relationship of proposed development where adjacent to existing development; Included on the Master Zoning Plan

General location and acreages for each proposed park, open space, buffer zone, trails Locations Included on Master Zoning Plan. Note that the majority of the open spaces provided will be maintained by the Village at Westside Crossings Home-Owners Association (HOA).

### Proposed acreage for each land use type, park, and open space

1. COMMERCIAL / RETAIL / OFFICE / APARTMENTS	9.25 Ac
4. RESIDENTIAL (48 RESIDENTIAL LOTS)	5.59 Ac
5. PARK / OPEN SPACE	2.77 Ac

Development Plan Map Requirements.					
Overall development boundary, labeled with bearings and distances;	Refer to MZP				
General arrangement and acreages of existing and proposed land uses including open space;	Refer to MZP				
Proposed phasing boundaries;	Phasing schedule including on plat				
Layout and relationship of proposed development where adjacent to existing development;	Included on MZP				
General location and acreages for each proposed park, open space, buffer zone, trails and school site (as applicable), provided that any change in location may be approved administratively by the parks director.	Locations included on MZP				
<b>A table or list depicting the proposed acreage for each land use type, park, open space, trail and school site (as applicable) shall accompany the MZP.</b>					
<b>A written report shall accompany the MZP that describes:</b>	Provided in MZP report				





Purpose	Provided in MZP report				
Characteristics	Provided in MZP report				
Components	Provided in MZP report				
Timing of the proposed mix of land uses within the development,	Provided in MZP report				
General statement of how the development relates to the city's comprehensive plan	Provided in MZP report				
A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed-use district to determine the compatibility of such uses within the mixed-use district.	Provided in MZP report				
A phasing schedule shall be submitted with the rezoning application that indicates the proposed phasing of the development, the approximate time frame in which construction and development is expected to begin and the duration of time required for completion of the development.	Provided in MZP report				



## Village at Westside Crossings Proposed List of Permitted Businesses and/or Tenants

All offerings are subject to prior sale, lease, or withdrawal from the market without notice.  
Possible commercial uses cannot be designated without securing a possible tenant, but all compatible uses will be the below:

- Grocery
- Supermarket
- Convenience Store with gas pumps
- Office, Business
- Office, Medical
- Office, Professional
- Bank
- Veterinary Treatment Center
- Pet shop
- Barber Shop
- Beauty Salon
- Boutique
- Flower Shop
- Sporting Goods Store
- Community Recreational Facility
- Restaurant (sit down)
- Restaurant (drive in or walk up)
- Delicatessen
- Bakery
- Ice Cream Parlor
- Brewery
- Nightclub, bar, cocktail lounge
- Childcare Facility
- Apartments
- Hotel
- Personal Wireless Service Facility (PWSF) facility mounted.
- Other Uses:
  - o Driving School
  - o Wireless Telephone Tower with approval of HOA.

2112 Murchison Drive . El Paso . Texas . 79930 . P: 915.533.3777 . [www.wrightdalbin.com](http://www.wrightdalbin.com)



- Other Retail Establishments (high-volume):
  - o Furniture / Housewares / Decorations
  - o Beauty Salons / Barber Shop / Salon & Spa
  - o Cellular / Wireless / Cable / Internet
  - o Gift Shop / Cards / Florists
  - o Shipping / Packaging / Postal Mail services
  - o Bridal Shop / Dress shop / Formalwear
  - o Tailoring / Alterations
  - o Beauty Supplies
  - o Bicycle shop
  - o Beverage specialty store
  - o Sporting Goods / Hunting / Boating
  - o Tobacco / Cigar shop
  - o Apparel (Mens, Womens, Children, Family, Maternity, Uniforms, Activewear)

2112 Murchison Drive . El Paso . Texas . 79930 . P: 915.533.3777 . [www.wrightdalbin.com](http://www.wrightdalbin.com)









# ATTACHMENT 7

## *Resolution of the Board of Trustees of the Canutillo Independent School District to build an open and welcome district*

WHEREAS, the mission of the Canutillo Independent School District is to create rigorous, student-centered classrooms which develop future-ready students to compete in a global economy and thrive in a multicultural world, and our vision is that Canutillo ISD is a premier district preparing tomorrow's best today with innovative, future-focused learning opportunities for every student; and

WHEREAS, Canutillo ISD does not discriminate on the basis of race, color, religion, gender, sex, national origin, age, disability, military status, genetic information, or any other basis prohibited by law in providing education services, activities, and programs; and

WHEREAS, Canutillo ISD values the whole child both academically and the social and emotional well-being of all students; and

WHEREAS, expansive population and economic growth of the El Paso region is occurring within the District's boundaries with rapid residential and commercial development; and

WHEREAS, Canutillo ISD welcomes such growth as it will bring new families into the community, new students into its schools, and new businesses into its neighborhoods; and

WHEREAS, the District supports residential development that provides safe, healthy, and affordable housing accommodations that meet the needs of the district's students and families living in our community; and

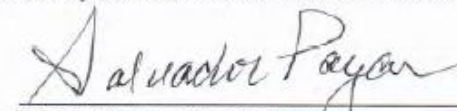
WHEREAS, the District will promote the future development of land use that ensures a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities to include open space.

THEREFORE, be it resolved that the Canutillo Independent School District expresses its strong support of the population and economic growth, welcoming all residential and commercial development within the District's boundaries, and

THEREFORE, be it resolved that, according to its mission and vision, Canutillo ISD enthusiastically embraces its responsibility to educate all students, and the District is committed to ensuring that its schools are a welcoming and safe place for its students and their families.

APPROVED on the 28 day of January 2020 by the Canutillo ISD Board of Trustees.

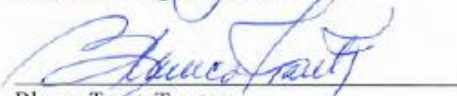
  
Sergio Coronado, School Board President

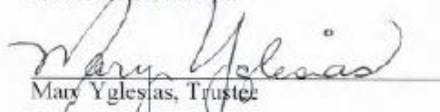
  
Salvador Payan, Vice President

  
Armando Rodriguez, Board Secretary

  
Annette R. Drigham, Trustee

  
Laure Scars, Trustee

  
Blanca Troul, Trustee

  
Mary Yglesias, Trustee

# ATTACHMENT 8

118

ORDINANCE NO. 016704

AN ORDINANCE CHANGING THE ZONING OF TRACT 1H AND 1H1, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) DISTRICT TO P-R I/C (PLANNED RESIDENTIAL/CONDITION) DISTRICT, AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

That the zoning of *Tract 1H and 1H1, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm) District** to **P-R I/c (Planned Residential/condition) District**, within the meaning of the zoning ordinance, 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 density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City: " *That the density shall not exceed 2.5 dwelling units per gross acre.*"

PASSED AND APPROVED this 31<sup>st</sup> day of July, 2007.

THE CITY OF EL PASO


  
John F. Cook  
Mayor

CITY CLERK DEPT.  
07 JUN 26 AM 9:05

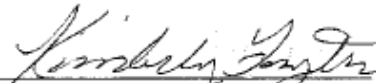
ATTEST:

  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Kimberly Forsyth, Senior Planner  
Development Services Department

DocZON07-00033 ORD

ORDINANCE NO. 016704

Zoning Case No: ZON07-00033

# ATTACHMENT 9

22.3

CITY CLERK DEPT.

Doc# 20170056311

2017 JUL 23 AM 11:09

ORDINANCE NO. 018711

**AN ORDINANCE RELEASING A CONDITION IMPOSING A MAXIMUM DENSITY OF 2.5 DWELLING UNITS PER GROSS ACRE, FOR LOT 1-H AND 1-H-1, BLOCK 10, UPPER VALLEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS LOCATED AT 6100 WESTSIDE DRIVE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the zoning of the land described as Lot 1-H and 1-H-1, Block 10, Upper Valley, City of El Paso, El Paso County, Texas; 6100 Westside Drive, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, was rezoned by Ordinance No. 16704 as approved by City Council on July 31, 2007 attached as Exhibit "B"; and

**WHEREAS**, the rezoning was subject to certain zoning conditions, and

**WHEREAS**, placement of such conditions were necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

**WHEREAS**, the owner (applicant) submitted an application requesting the removal of the condition imposing a maximum density requirement of 2.5 dwelling units per gross acre in order to replace it with a standard that better meets the intent of the Upper Valley Plan; and,

**WHEREAS**, a public hearing regarding removal of the condition was held before the City Plan Commission, and the Commission recommended approval of the release of all conditions; and,

**WHEREAS**, the City Council of the City of El Paso has determined that the release of all conditions will protect the best interest, health, safety, and welfare of the public in general.

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

That the density restriction condition imposed by Ordinance No. 16704 as approved by City Council on July 31, 2004, on the portion of land identified in Exhibit "A" be released and replaced by the following standard:

1. In accordance with the NW Upper Valley Plan, new development on the subject property shall provide and make provision to maintain at least 30% of the net developable area of the development as open space, inclusive of any parkland dedication requirement. This provided open space shall serve a clear function, such as preservation of natural landscape, vegetation or unique features, agricultural production, or functional recreational spaces. Such space shall be preserved via deed restriction or public dedication, and maintained in perpetuity by a homeowner's association, land trust, or other nonprofit organization, or the municipality. This open space shall be distributed in a manner that provides scenic, agricultural, or recreational value to residents.

018711

ORDINANCE NO. \_\_\_\_\_  
17-1007-1947 | 666507\_3  
6100 Westside Drive  
KMN

PZCR16-00006

Page 1 of 4

2. Prior to the issuance of building permits, a Detailed Site Plan must be submitted for review and approval by the City Plan Commission.

The condition to be released is identified in Exhibit "B."

ADOPTED this 25<sup>th</sup> day of July, 2017.



THE CITY OF EL PASO

[Signature]  
Dee Margo  
Mayor

ATTEST:

[Signature]  
Laura D. Prine  
Interim City Clerk

APPROVED AS TO FORM:

[Signature]  
Karia M. Neuman  
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]  
Larry F. Nichols  
Planning and Inspections Department

CITY CLERK DEPT.  
2017 JUL 20 AM 11:09

ORDINANCE NO. 018711  
17-1007-1947 | 666507\_3  
6100 Westside Drive  
KMN

PZCR16-00006

Page 2 of 4

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

6100 Westside Road  
101.8845 ACRES

Description of a parcel of land being Tracts 1-H and 1-H-1, Block 10, Upper Valley Surveys, El Paso County, TEXAS, as shown on map of said Block 10 by JW Carter and dated February 1920, on file at the El Paso Central Appraisal District, and also being that same parcel recorded in book 688, page 618, El Paso County Clerks Records, and described as follows:

Beginning at an existing TX-DOT aluminum cap highway marker found on the south ROW line of Aircraft Road (variable width ROW), and marking the southeasterly corner of Tract 1-H-2, said Tract described in book 3283, page 2056, and also lying on the southeasterly ROW line of the La Union Lateral and being the "Point Of Beginning";

Thence, with said southeasterly ROW line of the La Union Lateral, South 23°46'17" East a distance of 13.36' to a 5.8" rebar with cap stamped "5372" set at an angle point;

Thence, continuing with said southeasterly ROW line of the La Union Lateral, South 39°16'00" East a distance of 173.00' to a 5.8" rebar with cap stamped "5372" set an angle point;

Thence, continuing with said southeasterly ROW line of the La Union Lateral, South 55°23'49" East a distance of 1517.63' in a 1.8" rebar with cap stamped "5372" set at the northeasterly corner of this parcel;

Thence, leaving said southeasterly ROW line of the La Union Lateral, and along the westerly ROW line of the Stevens Lateral (40' wide), South 00°02'00" East a distance of 2533.70' to a 5.8" rebar with cap stamped "5372" set at the southeasterly corner of this parcel from whence a rebar with cap stamped "landmark" found lies South 00°02'00" East a distance of 505.00';

Thence, leaving said westerly ROW line of said Stevens Lateral, and with the common tract line of this parcel and Tract 1-H-2 (recorded as Lotaneous # 20070015399), North 89°30'00" West a distance of 1465.41' to a fixed point found at the southwesterly corner of this parcel and lying on the east ROW line of Westside Road (50' ROW) from whence a 3.8" rebar found lies South 00°00'00" West a distance of 505.00';

Thence, along to the east ROW line of Westside Road, North 00°00'00" East a distance of 1918.39' to a 5.8" rebar with cap stamped "5372" set at the southwest corner of said Tract 1-H-2;

Thence, with the common tract line of this parcel and said Tract 1-H-2, South 89°46'20" East a distance of 90.34' to the "Point Of Beginning" and containing 4,468,091 sq. ft. or 101.8845 acres

Based on a field survey performed under my supervision and dated June 12, 2015 and updated on August 11, 2016.

  
John A. Eby Texas R.P.L.S. 5372 104 PLS 10779  
Paso Del Norte Surveying Inc. TBPLS FIRM #10001206  
13998 Bradley Road  
El Paso, TX 79939  
915-241-1841



018711

**ORDINANCE NO.**  
17-1007-1947 | 666507\_3  
6100 Westside Drive  
KMN

**PZCR16-00006**

Page 3 of 4



EXHIBIT "B"

ATTACHMENT 4: ORDINANCE NO. 8848, DATED NOVEMBER 11, 1986

ORDINANCE NO. 016704

AN ORDINANCE CHANGING THE ZONING OF TRACT 1B AND 1H1, BLOCK 1A, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) DISTRICT TO P-R MC (PLANNED RESIDENTIAL/CONDITION) DISTRICT, AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

That the zoning of Tract 1H and 1H1, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas, be changed from R-F (Ranch and Farm) District to P-R Mc (Planned Residential/condition) District, within the meaning of the zoning ordinance, 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 amenable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City: "That the density shall not exceed 2.5 dwelling units per gross acre."

PASSED AND APPROVED this 31st day of July, 2007.

THE CITY OF EL PASO

*John F. Cook*  
John F. Cook  
Mayor

CITY CLERK DEPT.  
07 JUN 26 AM 9:05

ATTEST:

*Richards Duffy Mosen*  
Richards Duffy Mosen  
City Clerk

APPROVED AS TO FORM:

*Lupe Cuellar*  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

*Kimberly Forsyth*  
Kimberly Forsyth, BSA  
Development Services Department

Doc. 2007-0011 OLD

ORDINANCE NO. 016704

Zoning Case No: ZON07-00333

PZCR16-00006

8

March 1, 2017

018711

ORDINANCE NO. \_\_\_\_\_  
17-1007-1947 | 666507\_3  
6100 Westside Drive  
KMN

PZCR16-00006

Page 4 of 4