

Resler and Cimarron Canyon

City Plan Commission — December 4, 2025

REZONING



CASE NUMBER: PZRZ25-00022
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Canutillo Independent School District
REPRESENTATIVE: Nancy Hayes, CSA Design Group
LOCATION: East of Resler Dr. and North of Cimarron Canyon Dr. (District 1)
PROPERTY AREA: 1.97 acres
REQUEST: Rezone from C-3 (Commercial) to R-3A (Residential)
RELATED APPLICATIONS: PZCR25-00004 (Condition Release)
PUBLIC INPUT: One call of inquiry and one call in opposition received as of November 26, 2025

SUMMARY OF REQUEST: The applicant requests to rezone the subject property from C-3 (Commercial) to R-3A (Residential) for proposed development of a school.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed rezoning is in character with the surrounding area and is in compliance with the G4, Suburban (Walkable) future land use map designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZRZ25-00022 and PZCR25-00004

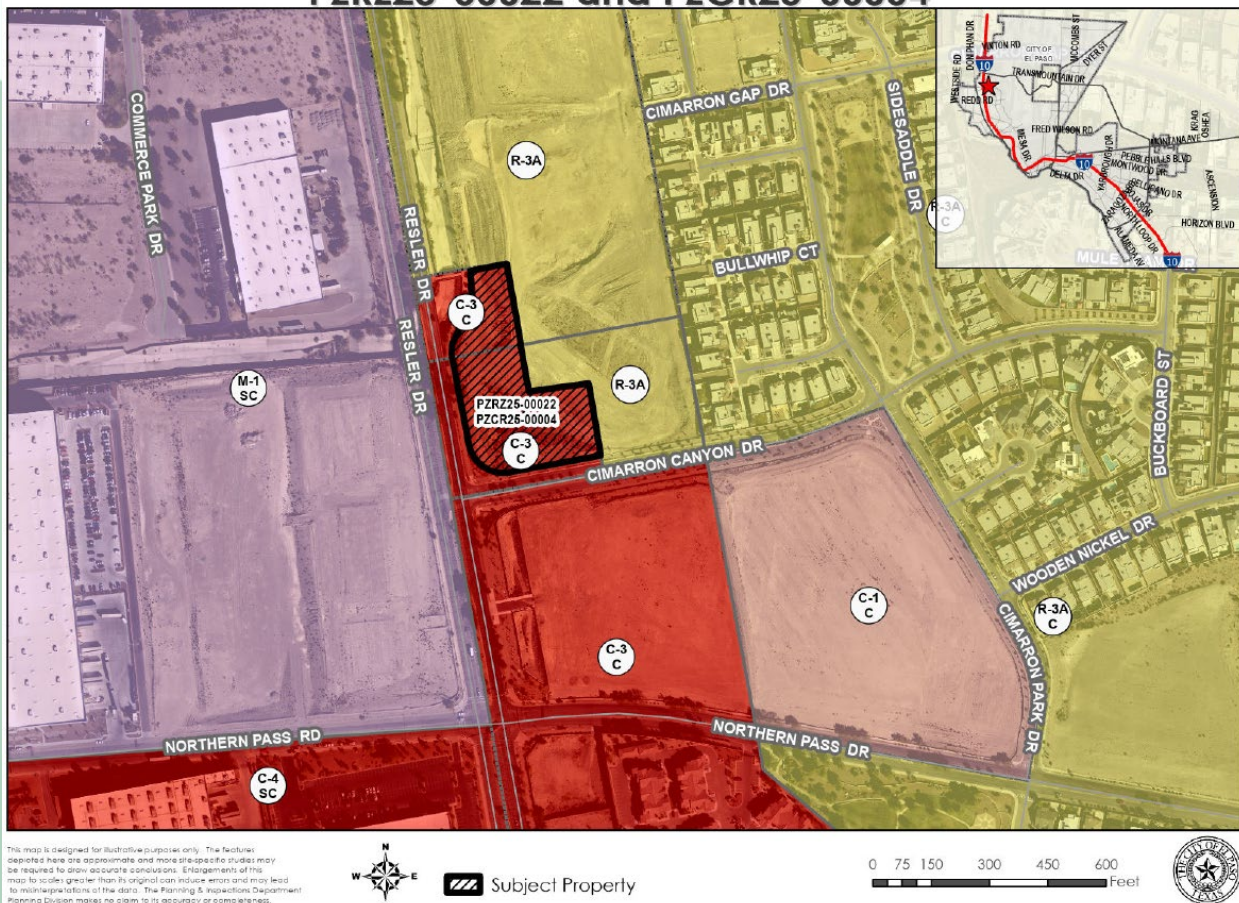


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant requests to rezone the subject property from C-3 (Commercial) to R-3A (Residential) for proposed development of a school. The property is approximately 1.97 acres in size and the conceptual site plan illustrates the subject property being part of a larger development proposed for a middle school with athletic facilities. The site plan is not binding and is not being reviewed for compliance with El Paso City Code. The subject property has access to Resler Drive and Cimarron Canyon Drive.

PREVIOUS CASE HISTORY: City Council approved a rezoning in January 20, 2004 for a large area of land 2 via Ordinance No. 15672 (attachment 3). The subject property is located within Parcel 1 and Parcel 2, with Parcel 1 having been rezoned from R-3 (Residential) to C-1 (Commercial) and Parcel 2 having been rezoned from R-3 (Residential) to C-3/c (Commercial/conditions). On November 7, 2023, City Council amended the imposed conditions via Ordinance No. 19555 (attachment 5) to the following:

The portion of Parcel 1 that will remain commercial zoned shall provide a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.

In addition, City Council approved a rezoning in November 7, 2023 for a larger area of land, with the northern portion of the subject property located within Parcel 1, which was rezoned from C-1 (Commercial) to C-3/c (Commercial/conditions). The following condition was imposed on Parcel 1 via Ordinance No. 19554 (attachment 4):

That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning request and use is compatible with neighboring properties and zoning districts. Furthermore, the property is proposed to be part of a larger development under the same R-3A (Residential) zoning district. Land immediately abutting the property to the north and east is currently vacant zoned R-3A (Residential). To the south across Cimarron Canyon Drive, land is currently vacant zoned C-3/c (Commercial/conditions). To the west across Resler Drive, land is currently vacant zoned M-1/sc (Light Manufacturing/special contract). The closest school is Reyes Elementary School (0.85 mi.) and the closest park is Cimarron Canyon Park (0.16 mi.).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses	Yes. The proposed zoning is compatible with G-4, Suburban Future Land Use Map designation per <i>Plan El Paso</i>. Permitted uses align with the character of such designation.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: R-3A (Residential) District: The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes. Property adjacent to the north and east are zoned R-3A (Residential). Furthermore, the subject property is proposed to be part of a larger development with the proposed rezoning request to have the property match the zoning district.
Preferred Development Locations: 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.	Yes. The proposed rezoning request will expand the same zoning district of the adjacent property to the north and east into the subject property.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The proposed development is not within any historic district or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is in transition. Properties have been rezoned within the last ten years. Part of the subject property as well as adjacent property were rezoned from C-4/c (Commercial/conditions) and C-1/c (Commercial/conditions) to R-3A (Residential) on November 17, 2023.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Property is part of a larger development for a new school, which necessitates to be under the same zoning district prior to permitting.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property takes access from both Resler Drive and Cimarron Canyon Drive, designated as a major arterial and a local road, respectively as classified in the City's Major Thoroughfare Plan (MTP) and is appropriate to serve the proposed development. There is as sidewalk present along Cimarron Canyon Drive and a shared-use path along Resler Drive. There are no public transportation routes or facilities within walking distance (0.25 mile). Public transportation facilities are found 0.41 miles away from the subject property along Northern Pass Road near Northwestern Drive.

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

PUBLIC COMMENT: The subject property does not lie within the boundaries of any neighborhood association. Public notice was sent to all property owners within 300 feet of the subject property on November 21, 2025. As of November 26, 2025, the Planning Division has received one call of inquiry and one call of opposition to the rezoning and condition release request. The reasoning for the opposition was increased traffic, limited access, and safety concerns with the proposed development.

RELATED APPLICATIONS: There is a condition release application (PZCR25-00004) running concurrently with the rezoning request to release all imposed conditions on the subject property.

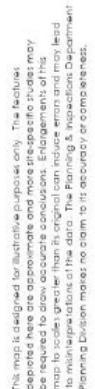
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.

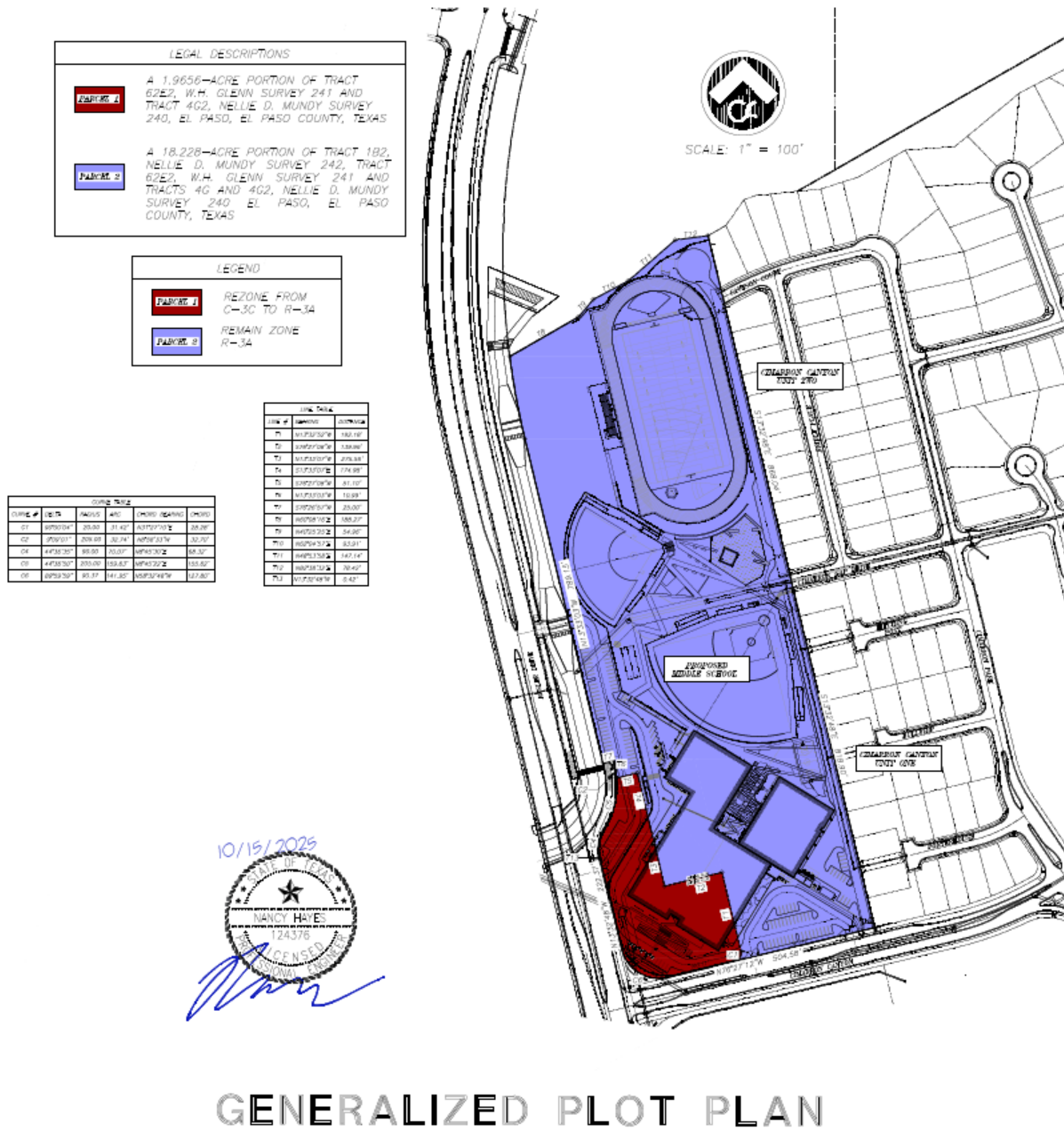
ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Ordinance No. 15672
4. Ordinance No. 19554
5. Ordinance No. 19555
6. Department Comments
7. Neighborhood Notification Boundary Map

PZR25-00022 and PZCR25-00004



ATTACHMENT 2



ATTACHMENT 3

ORDINANCE NO. 15872

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF NELLIE D. MUNDY SURVEY NO. 240, NELLIE D. MUNDY SURVEY NO. 242 AND W.H. GLENN SURVEY NO. 241, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), PARCEL 2: A PORTION OF NELLIE D. MUNDY SURVEY NO. 241, NELLIE D. MUNDY SURVEY NO. 242 AND W.H. GLENN SURVEY NO. 241, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 3: A PORTION OF S.J. LARKIN SURVEY NO. 264 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), PARCEL 4: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL), PARCEL 5: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), PARCEL 6: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 7: A PORTION OF NELLIE D. MUNDY SURVEY NO. 240 AND NELLIE D. MUNDY SURVEY NO. 242, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 8: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 9: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 10: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE), PARCEL 11: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 12: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL), AND PARCEL 13: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

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

ORDINANCE NO. 15872

Zoning Case No: ZON03-00046

That the zoning of *Parcels 1 - 13*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; as follows:

Parcel 1:	From R-3 (Residential) to C-1 (Commercial)
Parcel 2:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 3:	From R-3 (Residential) to C-1 (Commercial)
Parcel 4:	From R-3 (Residential) to R-3A (Residential)
Parcel 5:	From R-3 (Residential) to C-1 (Commercial)
Parcel 6:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 7:	From R-3 (Residential) to R-3A/c (Residential/conditions)
Parcel 8:	From R-3 (Residential) to R-3A/c (Residential/conditions)
Parcel 9:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 10:	From R-3 (Residential) to A-O (Apartment/Office)
Parcel 11:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 12:	From R-3 (Residential) to R-3A (Residential)
Parcel 13:	From R-3 (Residential) to R-3A/c (Residential/conditions)

That the properties described as **Parcels 2, 6, 9, and 11** be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning **from R-3 (Residential) to C-3 (Commercial)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

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

That the properties described as **Parcel 7** be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning **from R-3 (Residential) to R-3A (Residential)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. Sixty percent (60%) of the land area within Parcel 7 shall not exceed the gross density of the R-3 (Residential) zoning district. The sixty percent (60%) shall be calculated based on the entire acreage within each subdivision plat recorded within this parcel, and shall only count toward the sixty percent (60%) required if the gross density for the subdivision plat does not exceed 7.26 units to the gross acre. Should the gross density exceed 7.26 units per acre, the entire acreage represented within the subdivision plat shall not count toward the sixty percent (60%) requirement stated herein.
2. For lots within subdivision plats meeting the density requirements of Condition No. 1, the minimum front yard setback shall be at least twenty-five (25) feet.

That the properties described as **Parcels 8 and 13** be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning **from R-3 (Residential) to R-3A (Residential)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

The land area within these parcels shall not exceed the gross density of the R-3 (Residential) zoning district.

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

PASSED AND APPROVED this 20th day of **January, 2004**.

(signatures on the next page)

ORDINANCE NO. 15672

3

1/21/2004

Zoning Case No: ZON03-00046

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

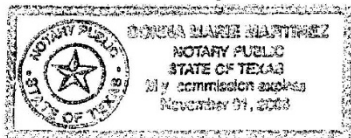
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 23rd day of January, 2004, by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:



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

ORDINANCE NO.

15672

Zoning Case No: ZON03-00046

ATTACHMENT 4

Doc # 20230083443

ORDINANCE NO. 019554

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS: PARCEL 1: A 0.367-ACRE PORTION OF TRACT 62E2, W.H. GLENN SURVEY 241 AND TRACT 4G2, NELLIE D. MUNDY SURVEY 240, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL) TO C-3 (COMMERCIAL) AND, PARCEL 2: A 18.228-ACRE PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242, TRACT 62E2, W.H. GLENN SURVEY 241 AND TRACTS 4G AND 4G2, NELLIE D. MUNDY SURVEY 240, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL), C-3/C (COMMERCIAL/CONDITIONS), AND C-4/C (COMMERCIAL/CONDITIONS) TO R-3A (RESIDENTIAL); AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Parcel 1: A 0.367-acre portion of Tract 62E2, W.H. Glenn Survey 241 and Tract 4G2, Nellie D. Mundy Survey 240, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and, Parcel 2: A 18.228-acre portion of Tract 1B2, Nellie D. Mundy Survey 242, Tract 62E2, W.H. Glenn Survey 241 and Tracts 4G and 4G2, Nellie D. Mundy Survey 240, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference; be changed as listed for **PARCEL 1: FROM C-1 (COMMERCIAL) TO C-3 (COMMERCIAL); AND PARCEL 2: FROM C-1 (COMMERCIAL), C-3/c (COMMERCIAL/CONDITIONS), AND C-4/C (COMMERCIAL/CONDITIONS) TO R-3A (RESIDENTIAL)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above as Parcel 1 be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.

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

ORDINANCE NO. 019554

HQ 23-1265 | Tran #499634 | P&I
Reser Cim Canyon
RTA

Zoning Case No: PZRZ23-00002

1

ADOPTED this 7 day of NOVEMBER, 2023.

THE CITY OF EL PASO

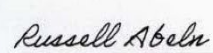

Oscar Leeser
Mayor

ATTEST:

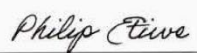


Laura D. Prine, City Clerk

APPROVED AS TO FORM:


Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

ORDINANCE NO. 019554
HQ 23-1265 | Tran #499634 | P&I
Resler Cim Canyon
RTA

Zoning Case No: PZRZ23-00002

2

Doc # 20230083443
#Pages 7 #NFPages 1
11/14/2023 09:19 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$50.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

EXHIBIT "A"

Property description: A 0.367-acre portion of Tract 62E2, W.H. Glenn Survey 241 and Tract 4G2, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.367-acre portion of Tract 62E2, W.H. Glenn Survey 241 and Tract 4G2, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common most westerly corner of Cimarron Canyon Unit One (Clerk's File No. 20180052184, Plat Records, El Paso County, Texas) and Cimarron Canyon Unit Two (Clerk's File No. 20220003665, Plat Records, El Paso County, Texas); Thence, South 13°32'48" East, along the westerly boundary of Cimarron Canyon Unit One, a distance of 818.90 feet to the north right-of-way of Cimarron Canyon Drive (varied-width right-of-way; Cimarron Canyon Unit One); Thence, South 76°27'12" West, along said right-of-way, a distance of 341.47 feet; Thence, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'04" and a chord which bears North 31°27'10" East, a distance of 28.28 feet; Thence, North 13°32'52" West, a distance of 192.18 feet; Thence, South 76°27'08" West, a distance of 139.96 feet; Thence, North 13°33'07" West, a distance of 100.58 feet to the northerly boundary of that certain parcel of land described January 20, 2004, in Book 4825, Page 1944, Parcel 1, Deed Records, El Paso County, Texas, for the **POINT OF BEGINNING** of this description;

THENCE, South 76°26'41" West, along said boundary, a distance of 133.50 feet to the east right-of-way of Resler Drive (varied width right-of-way; January 8, 2002, Book 4158, Page 910, Deed Records, El Paso County, Texas);

THENCE, along said right-of-way the following courses and distances:

North 13°32'48" West, a distance of 0.42 feet;

70.07 feet along the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 44°36'35", and a chord which bears North 8°45'30" East, a distance of 68.32 feet;

126.89 feet along the arc of a curve to the left, having a radius of 205.00 feet, a central angle of 35°27'50", and a chord which bears North 13°19'53" East, a distance of 124.87 feet;

THENCE, North 76°27'08" East, a distance of 51.10 feet;

THENCE, South 13°33'07" East, a distance of 174.98 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.367 acres (16,003 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm #10060500


Mark U. Batansay, R.L.S. 6489
President
Texas License No. 6489
Job Number 22-0009B
January 19, 2023

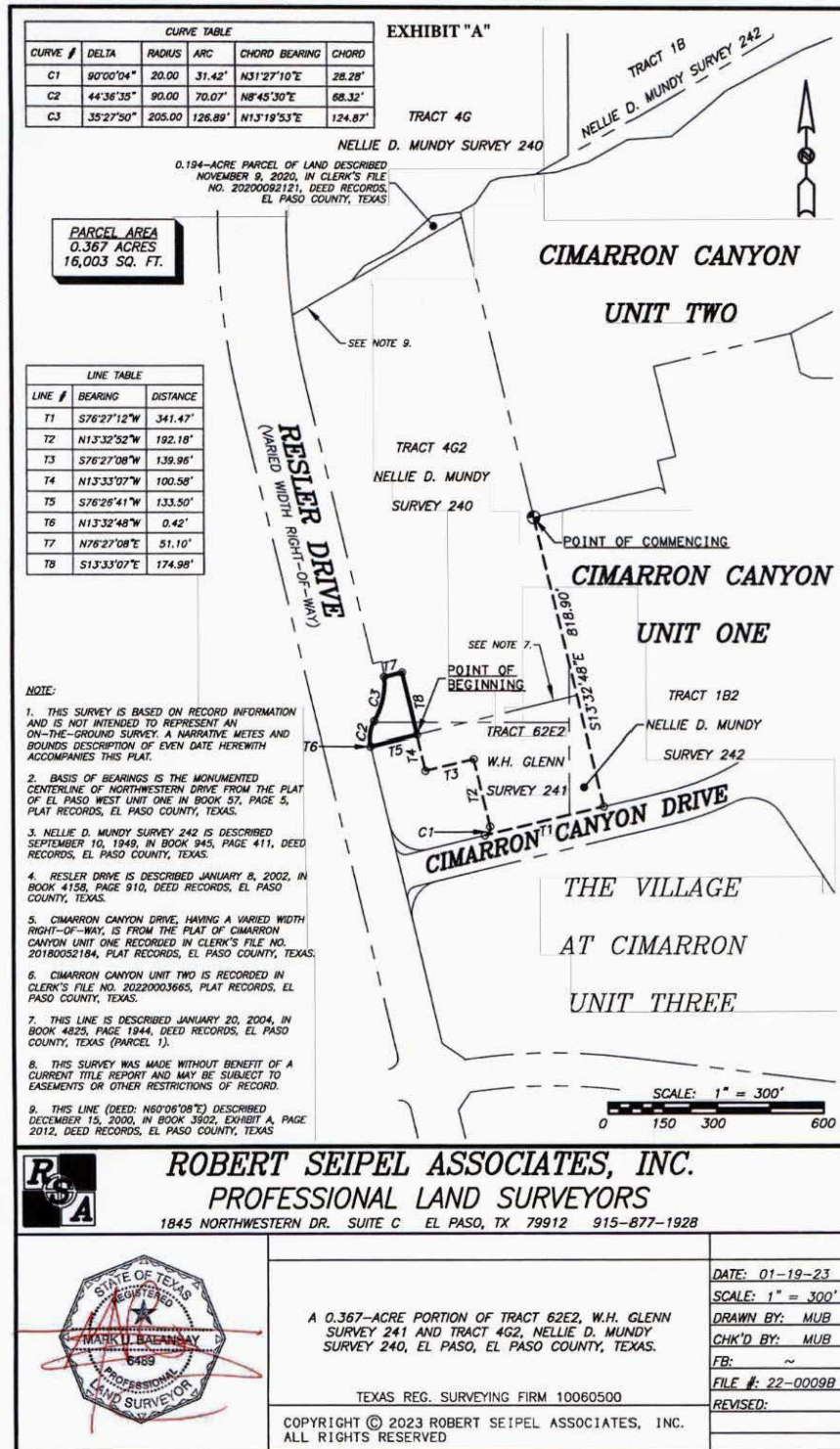


EXHIBIT "B"

Property description: A 18.228-acre portion of Tract 1B2, Nellie D. Mundy Survey 242, Tract 62E2, W.H. Glenn Survey 241 and Tracts 4G and 4G2, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 18.228-acre portion of Tract 1B2, Nellie D. Mundy Survey 242 (September 10, 1949, Book 945, Page 411, Deed Records, El Paso County, Texas), Tract 62E2, W.H. Glenn Survey 241 and Tracts 4G and 4G2, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common most westerly corner of Cimarron Canyon Unit One (Clerk's File No. 20180052184, Plat Records, El Paso County, Texas) and Cimarron Canyon Unit Two (Clerk's File No. 20220003665, Plat Records, El Paso County, Texas) and the **POINT OF BEGINNING** of this description;

THENCE, South 13°32'48" East, along the westerly boundary of Cimarron Canyon Unit One, a distance of 818.90 feet to the north right-of-way of Cimarron Canyon Drive (varied-width right-of-way; Cimarron Canyon Unit One);

THENCE, South 76°27'12" West, along said right-of-way, a distance of 341.47 feet;

THENCE, 31.42 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'04" and a chord which bears North 31°27'10" East, a distance of 28.28 feet;

THENCE, North 13°32'52" West, a distance of 192.18 feet;

THENCE, South 76°27'08" West, a distance of 139.96 feet;

THENCE, North 13°33'07" West, a distance of 275.56 feet;

THENCE, South 76°27'08" West, a distance of 51.10 feet to the east right-of-way of Resler Drive (varied width right-of-way; January 8, 2002, Book 4158, Page 910, Deed Records, El Paso County, Texas);

THENCE, along said right-of-way the following courses and distances:

32.74 feet along the arc of a curve to the left, having a radius of 205.00 feet, a central angle of 9°09'01" and a chord which bears North 8°58'33" West, a distance of 32.70 feet;

North 13°33'03" West, a distance of 10.99 feet;

South 76°26'57" West, a distance of 25.00 feet;

North 13°33'03" West, a distance of 789.15 feet;

198.69 feet along the arc of a curve to the right, having a radius of 1875.00 feet, a central angle of 6°04'17" and a chord which bears North 10°30'55" West, a distance of 198.59 feet to the northerly boundary of that certain parcel of land described December 15, 2000, in Book 3902, Page 2012, Exhibit A, Deed Records, El Paso County, Texas;

THENCE, North 60°08'16" East (Deed: North 60°06'08" East) along said boundary, a distance of 188.27 feet to the northerly boundary of that 0.194-acre parcel of land described November 9, 2020, in Clerk's File No. 20200092121, Deed Records, El Paso County, Texas;

THENCE, along said boundary the following courses and distances:

North 40°25'25" East, a distance of 54.96 feet;

North 62°04'57" East, a distance of 93.91 feet;

North 48°53'58" East, a distance of 147.14 feet;

North 82°38'32" East, a distance of 78.42 feet to the westerly boundary of Cimarron Canyon Unit Two;

THENCE, South 13°32'48" East, along said boundary, a distance of 868.04 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 18.228 acres (794,011 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.

Page 1 of 2
22-0009A.docx

Copyright © 2023 Robert Seipel Associates, Inc. All rights reserved.

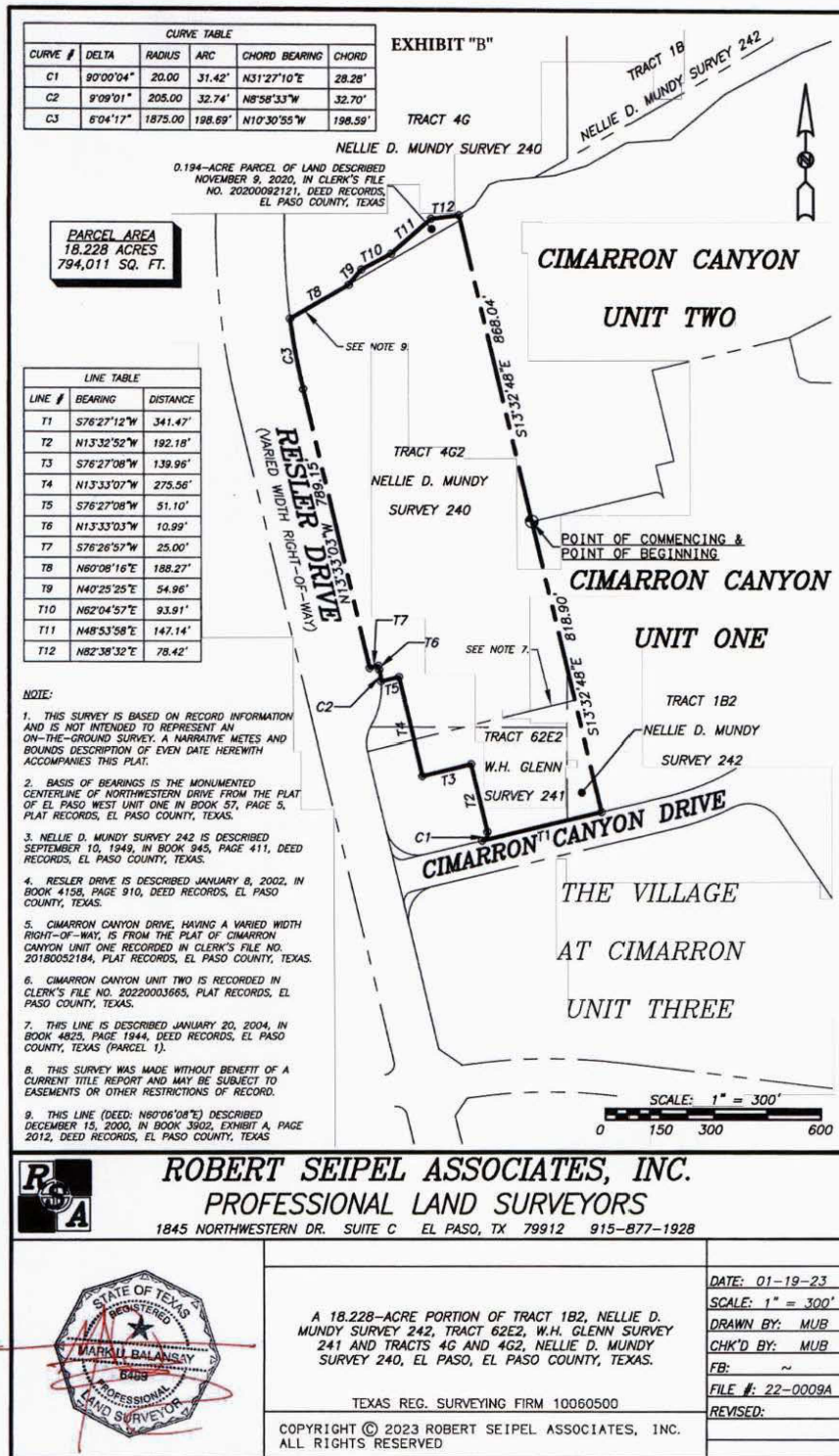
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying License No. 00009A


Mark U. Balansay, R.L.S.
President
Texas License No. 6489

Job Number 22-0009A
January 19, 2023

Page 2 of 2
22-0009A.docx

Copyright © 2023 Robert Seipel Associates, Inc. All rights reserved.



ATTACHMENT 5

Doc # 20230083442

48

ORDINANCE NO. 019555

AN ORDINANCE AMENDING A CONDITION PLACED ON PARCEL 1 BY ORDINANCE NO. 15672 WHICH CHANGED THE ZONING OF A 4.32-ACRE PORTION OF TRACT 1B2, NELLIE D. MUNDY SURVEY 242, TRACT 62E2, W.H. GLENN SURVEY 241 AND TRACT 4G2, NELLIE D. MUNDY SURVEY 240, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND WHICH IMPOSED A CONDITION, AND RELEASING ALL CONDITIONS PLACED ON PARCEL 2 BY ORDINANCE NO. 15708 WHICH CHANGED THE ZONING OF A 0.194-ACRE PORTION OF TRACT 4G, NELLIE D. MUNDY SURVEY 240, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND WHICH IMPOSED A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the zoning of Parcel 1 described as *a 4.232-acre portion of Tract 1B2, Nellie D. Mundy Survey 242, Tract 62E2, W.H. Glenn Survey 241 and Tract 4G2, Nellie D. Mundy Survey 240, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 15672 approved by City Council on January 20, 2004; and,

WHEREAS, the zoning of Parcel 2 described as *a 0.194-acre portion of Tract 4G, Nellie D. Mundy Survey 240, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 15708 approved by City Council on March 2, 2004; and,

WHEREAS, placement of such conditions was 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 a condition amendment and the removal of all conditions because these conditions have been satisfied or are current requirement of the City Code; and,

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

WHEREAS, the City Council of the City of El Paso has determined that the release and amendment of certain 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:

1. That all of the zoning conditions imposed by Ordinance No. 15672 approved by City Council on January 20, 2004, on Parcel 1 identified in **Exhibit "A"** be amended to read as follows:

ORDINANCE NO. 019555

#168960 / 11-1007-071 / Zoning Condition Release

Zoning Case No: PZCR23-00002

1

The portion of Parcel 1 that will remain commercial zoned shall provide a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas; and,

2. That all of the zoning conditions imposed by Ordinance No. 15708 approved by City Council on March 2, 2004, on Parcel 2 identified in **Exhibit "B"** be released because the conditions have been satisfied and are no longer necessary, or are current requirements of the City Code.

Conditions as follows:

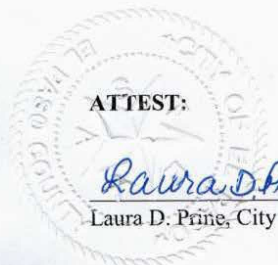
A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting el paso natural gas company right - of -way, or a twenty-five (25) foot setback shall be required where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of the chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of any building permits.

ADOPTED this 7 day of NOVEMBER, 2023

THE CITY OF EL PASO


Oscar Leaser
Mayor

ATTEST:

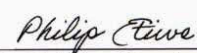


Laura D. Prine, City Clerk

APPROVED AS TO FORM:


Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. **019555**
#168960 / 11-1007-071 / Zoning Condition Release

Zoning Case No: PZCR23-00002

2

Doc # 20230083442
#Pages 6 #NFPages 1
11/14/2023 09:19 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$46.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

EXHIBIT "A"

Property description: A 4.232-acre portion of Tract 1B2, Nellie D. Mundy Survey 242, Tract 62E2, W.H. Glenn Survey 241 and Tract 4G2, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 4.232-acre portion of Tract 1B2, Nellie D. Mundy Survey 242 (September 10, 1949, Book 945, Page 411, Deed Records, El Paso County, Texas), Tract 62E2, W.H. Glenn Survey 241 and Tract 4G2, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common most westerly corner of Cimarron Canyon Unit One (Clerk's File No. 20180052184, Plat Records, El Paso County, Texas) and Cimarron Canyon Unit Two (Clerk's File No. 20220003665, Plat Records, El Paso County, Texas); Thence, South 13°32'48" East, along the westerly boundary of Cimarron Canyon Unit One, a distance of 506.07 feet to the **POINT OF BEGINNING** of this description;

THENCE, South 13°32'48" East, continuing along said boundary, a distance of 312.83 feet to the north right-of-way of Cimarron Canyon Drive (varied-width right-of-way; Cimarron Canyon Unit One)

THENCE, South 76°27'12" West, along said right-of-way, a distance of 504.58 feet to the northerly boundary of Lot 1, Block 15, Cimarron Canyon Unit One;

THENCE, 141.95 feet continuing along said boundary and along the arc of a curve to the right, having a radius of 90.37 feet, a central angle of 89°59'59", and a chord which bears North 58°32'48" West, a distance of 127.80 feet to the east right-of-way of Resler Drive (varied width right-of-way; January 8, 2002, Book 4158, Page 910, Deed Records, El Paso County, Texas);

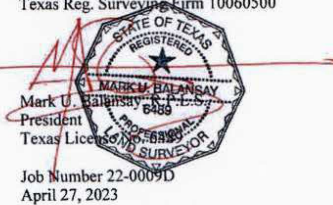
THENCE, North 13°32'48" West, along said right-of-way, a distance of 222.38 feet to the southerly boundary of that certain parcel of land described January 20, 2004, in Book 4825, Page 1944, Deed Records, El Paso County, Texas;

THENCE, North 76°26'41" East, along said boundary, a distance of 594.95 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 4.232 acres (184,343 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm 10060500


Mark U. Balansay
President
Texas License No. 6489
Job Number 22-0009D
April 27, 2023

Page 1 of 1
22-0009D.docx

Copyright © 2023 Robert Seipel Associates, Inc. All rights reserved.

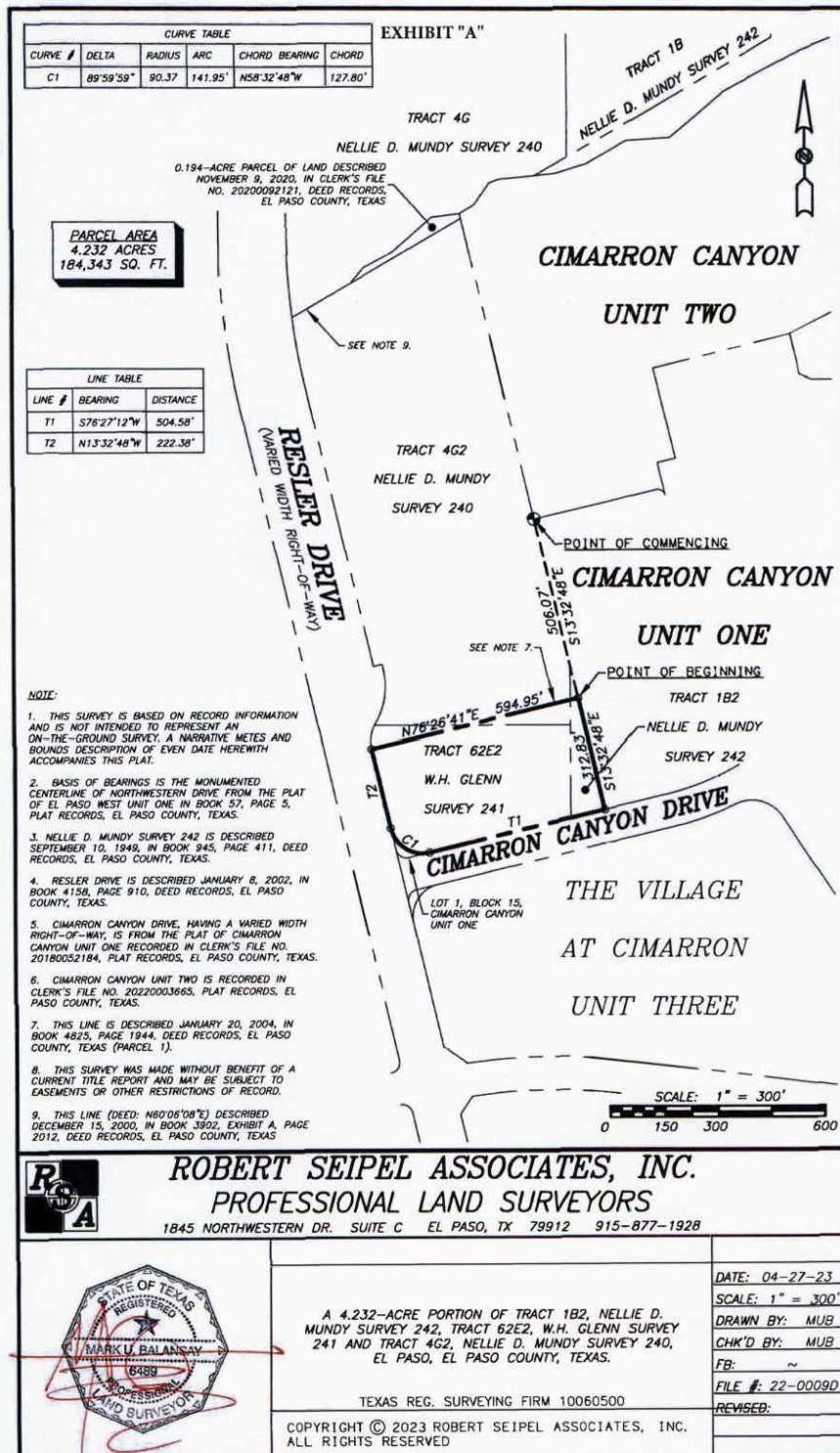


EXHIBIT "B"

Property description: A 0.194-acre portion of Tract 4G, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.194-acre portion of Tract 4G, Nellie D. Mundy Survey 240, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the most northerly corner of Lot 37, Block 1, Cimarron Canyon Unit One (Clerk's File No. 20180052184, Plat Records, El Paso County, Texas), said point being on the northerly boundary of Cimarron Canyon Unit One; Thence, South 76°27'11" West, along said boundary, a distance of 348.10 feet to the easterly boundary of that certain parcel of land described January 20, 2014, in Book 4825, Page 1944, Deed Records, El Paso County, Texas; Thence, North 13°32'48" West, along said boundary, a distance of 853.44 feet to the northerly boundary of that certain parcel of land described December 15, 2000, in Book 3902, Page 2012, Deed Records, El Paso County, Texas, for the **POINT OF BEGINNING** of this description;

THENCE, South 60°08'16" West (deed: South 60°06'08" West), along said boundary, a distance of 358.26 feet;

THENCE, North 40°25'25" East, a distance of 54.96 feet;

THENCE, North 62°04'57" East, a distance of 93.91 feet;

THENCE, North 48°53'58" East, a distance of 147.14 feet;

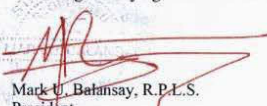
THENCE, North 82°38'32" East, a distance of 78.42 feet;

THENCE, South 13°32'48" East, a distance of 14.60 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.194 acres (8,429 square feet) of land more or less.

NOTE: A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION. THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm 10060500

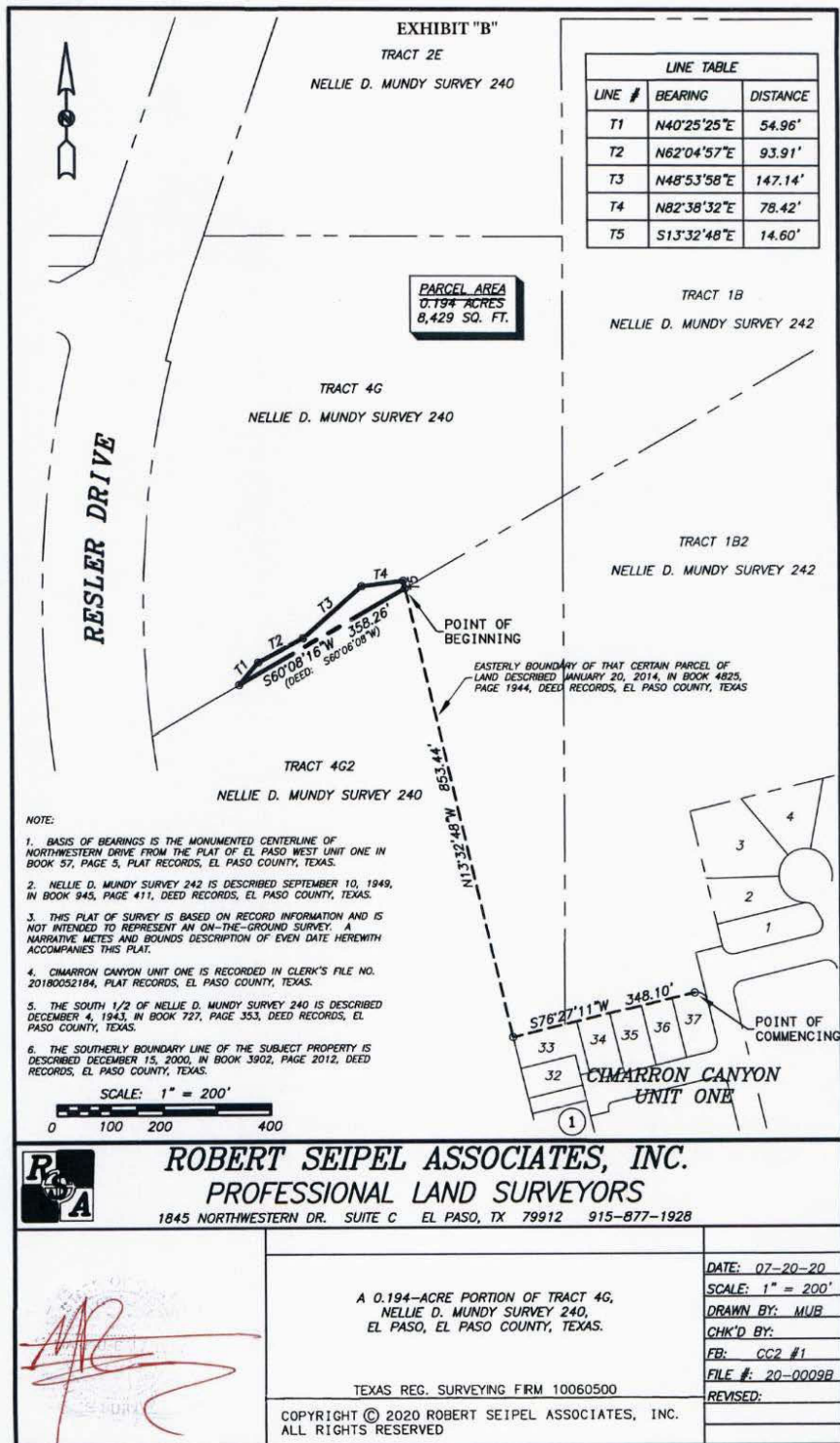


Mark U. Batansay, R.P.L.S.
President
Texas License No. 6489

Job Number 20-0009B
July 20, 2020

Page 1 of 1
20-0009B.docx

Copyright © 2020 Robert Seipel Associates, Inc. All rights reserved.



ATTACHMENT 6

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. The proposed rezoning is in character with the surrounding area and is in compliance with the G4, Suburban (Walkable) future land use map designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed special permit. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Approved. No objections to rezoning and condition release.

Streets and Maintenance Department

Traffic & Transportation Engineering

Approve TIA report. No Objections to application

Contract Management Section:

No opposition to proposed Rezoning. (PZRZ25-00022).

Fire Department

No comments received.

Police Department

No comments received.

Environment Services

No comments received.

Sun Metro

No comments received.

Texas Gas

In reference to case PZRZ25-00022 and PZCR25-00004 (Resler - Cimmaron), Texas Gas Service does not have any comments.

El Paso Water

No comments received

Stormwater Engineering

1. Although ordinance No. 19554 does not explicitly contain language that refers to stormwater, the buffer could serve as a positive in practical ways such as soil infiltration, grade control, and as landscape to reduce the amount of developed stormwater runoff. This non-structural water management is encouraged by the municipal code, as stated in 19.19.010 Subparagraph A-5.
2. If the impact of reducing landscape is addressed by stormwater engineering methods that will have capacity to hold the developed runoff for a designed 100-year storm event, EPWU has no objections to the rezoning and release conditions.

El Paso County 911 District

The 9-1-1 District has no comments/concerns regarding this zoning

Texas Department of Transportation

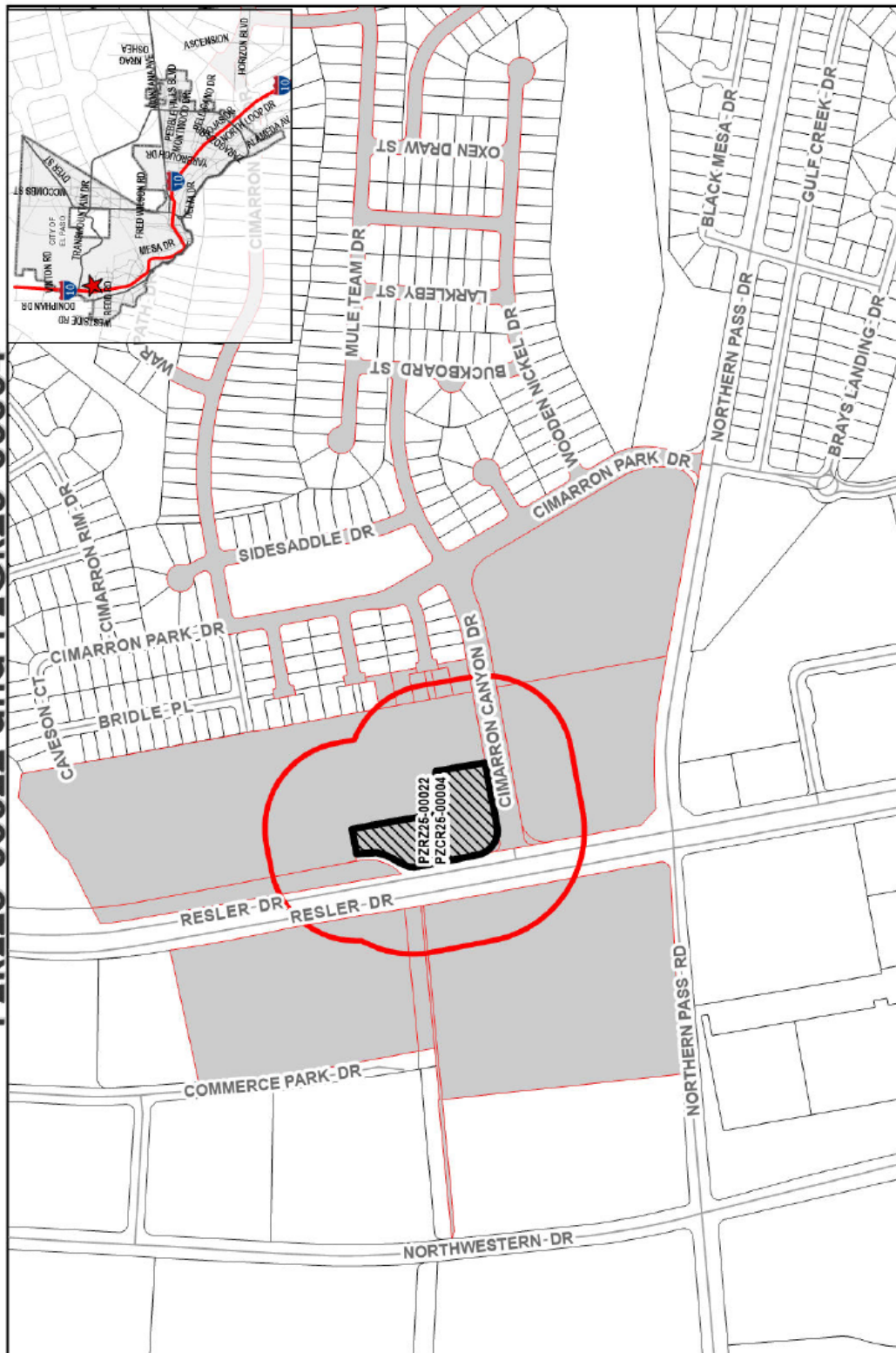
No comments received.

El Paso County Water Improvement District #1

No comments received.

ATTACHMENT 7

PZRZ25-00022 and PZCR25-00004



 Subject Property
 300 Feet Notice Area
 Notified Properties



This map is designed for reference purposes only. The features shown on this map are not guaranteed to be accurate. The City of Dallas Planning Division makes no claim to its accuracy or completeness.