

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

**AGENDA DATE:** August 3, 2021  
**PUBLIC HEARING DATE:** August 31, 2021

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

**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 a 0.376-acre portion of Tract 1B, Nellie D. Mundy Survey 242 and Tract 2E4, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas from C-4/c (Commercial/conditions) to R-3A/c (Residential/conditions). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: East of Resler Dr. and South of Woodrow Bean Transmountain Rd.  
Applicant: CSA Design Group, Inc. c/o Adrian Holguin-Ontiveros, PZRZ21-00015

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from C-4/c (Commercial/conditions) to R-3A/c (Residential/conditions) to match the current zoning of the adjacent properties to the south and allow for single-family development. City Plan Commission recommended 5-0 to approve the proposed rezoning on June 17, 2021. As of July 27, 2021, staff has received no communication in support nor opposition to the request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?  X  YES \_\_\_ NO**

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

*Philip Etiwe*

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**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A 0.376-ACRE PORTION OF TRACT 1B, NELLIE D. MUNDY SURVEY 242 AND TRACT 2E4, NELLIE D. MUNDY SURVEY 243, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-4/C (COMMERCIAL/CONDITIONS) TO R-3A/C (RESIDENTIAL/CONDITIONS). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of a 0.376-acre portion of Tract 1B, Nellie D. Mundy Survey 242 and Tract 2E4, Nellie D. Mundy Survey 243, located in the City of El Paso, El Paso County, Texas, be changed from **C-4/c (Commercial/conditions)** to **R-3A/c (Residential/conditions)**, as defined in Section 20.06.020, 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 Section 20.24 of the El Paso City Code.

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

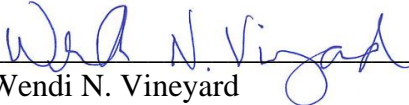
**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

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

# East of Resler Dr. and South of Woodrow Bean Transmountain Rd.



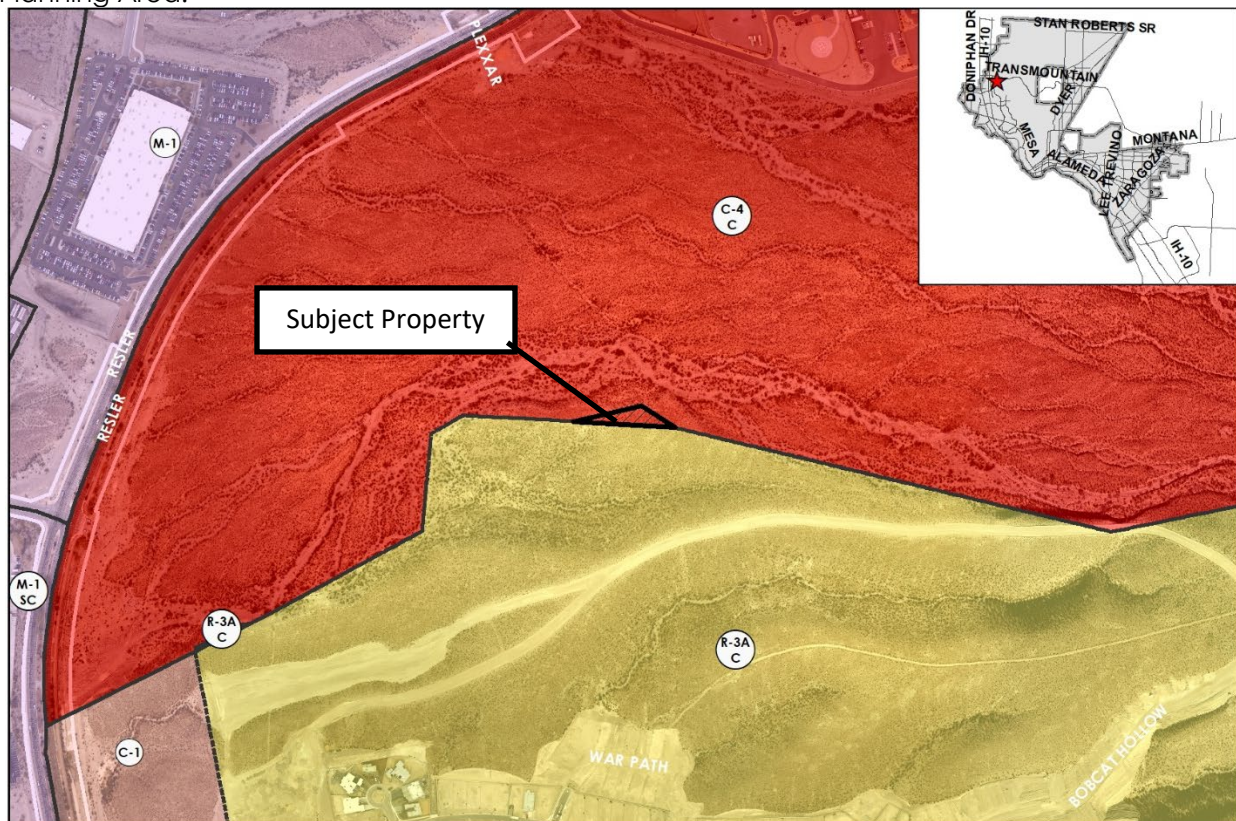
City Plan Commission — June 17, 2021 REVISED

REZONING

**CASE NUMBER:** PZRZ21-00015  
**CASE MANAGER:** Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov  
**PROPERTY OWNER:** Hunt Communities Holding, LLC  
**REPRESENTATIVE:** CSA Design Group, Inc. c/o Adrian Holguin-Ontiveros  
**LOCATION:** East of Resler Dr. and South of Woodrow Bean Transmountain Rd. (District 1)  
**PROPERTY AREA:** 0.376 acres  
**REQUEST:** Rezone from C-4/c (Commercial/conditions) to R-3A/c (Residential/conditions)  
**RELATED APPLICATIONS:** SUSU21-00054 (Major Combination)  
**PUBLIC INPUT:** None as of June 10, 2021

**SUMMARY OF REQUEST:** The request is to rezone the subject property from C-4/c (Commercial/conditions) to R-3A/c (Residential/conditions) to match the existing zoning of the adjacent property to the south.

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. The proposed property is consistent with adjacent residential properties within its vicinity. Furthermore, the proposed residential zone is compatible with the adjacent G-4, Suburban (Walkable) Future Land Use Designation to the south and is in keeping with the policies of *Plan El Paso* in the Northwest Planning Area.



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 150 300 600 900 1,200 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant proposes to rezone the subject property from C-4/c (Commercial/conditions) to R-3A/c (Residential/conditions) to match the current zoning of the adjacent properties to the South and to allow for single-family dwelling development. The generalized plot plan shows the subject property being combined to three (3) residential lots in a proposed residential subdivision. Single-family dwelling development shall comply with the R-3A (Residential) district requirements. The proposed development is subject to a condition, but would not apply once it has been rezoned to residential and combined with adjacent properties to the south. Ordinance No. 15708, approved on March 2, 2004, imposed the following condition:

*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 Municipal Code and shall be required prior to the issuance of any building permits.*

**PREVIOUS CASE HISTORY:** The Open Space Advisory Board (OSAB) recommended approval on June 9, 2021.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The property to the north, west, and east is zoned C-4 (Commercial) and is currently vacant. The property to the south is zoned R-3A (Residential) and is currently vacant. The nearest school is Silvestre & Carolina Reyes Elementary School (1.43 miles) and the nearest park is Cimarron Park (0.81 miles).

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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-7, Industrial:</b> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>The proposed residential zone, although not compatible with the G-7 Industrial Future Land Use Designation, is compatible with the adjacent G-4, Suburban (Walkable) Future Land Use Designation. Additionally, the property will be part of a proposed residential subdivision entirely located within the G-4, Suburban (Walkable) Future Land Use Designation.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-3A (Residential):</b> The purpose of this district 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.</p>	<p>Yes, the proposed zone is the same as the adjacent R-3A (Residential) district to the south. The property is proposed to be combined and platted to become part of residential lots in a residential subdivision. Rezoning to R-3A (Residential) is needed to avoid the creation of any split zone properties. The proposed development is in character with the spirit of the R-3A (Residential) zone district.</p>

<b>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:</b>	
<b>Preferred Development Locations:</b> Is the property in a “Compact Urban” area?	The property is proposed to become part of a residential subdivision and fits the physical context of residential properties
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<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.	The property lies within the Hillside Development Area. The Open Space Advisory Board (OSAB) recommended approval of the rezoning on June 9, 2021.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed rezoning, if approved, will avoid the creation of any split zone properties.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property lies within the Hillside Development Area. There are no anticipated effects on the natural environment. Furthermore, the Open Space Advisory Board (OSAB) recommended approval of the rezoning on June 9, 2021.
<b>Stability:</b> Whether the area is stable or in transition.	The area is in transition as is currently under development. It is expected to be developed into a residential subdivision.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The property is currently in the process of being platted and currently does not have adequate public facilities, services or infrastructure. However, the property is proposed to be combined with proposed residential properties to the south and be part of a residential subdivision with appropriate facilities serving the development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** There are no other adverse comments from reviewing departments.

**PUBLIC COMMENT:** The property does not lie within any neighborhood associations. Public notices were mailed to property owners within 300 feet on June 4, 2021. Staff has received no communication in favor or opposition to the rezoning request as of June 10, 2021.

**RELATED APPLICATIONS:** SUSU21-00054, Cimarron Canyon Unit Five will be heard by the City Plan Commission (CPC) on June 17, 2021.

**CITY PLAN COMMISSION OPTIONS:**

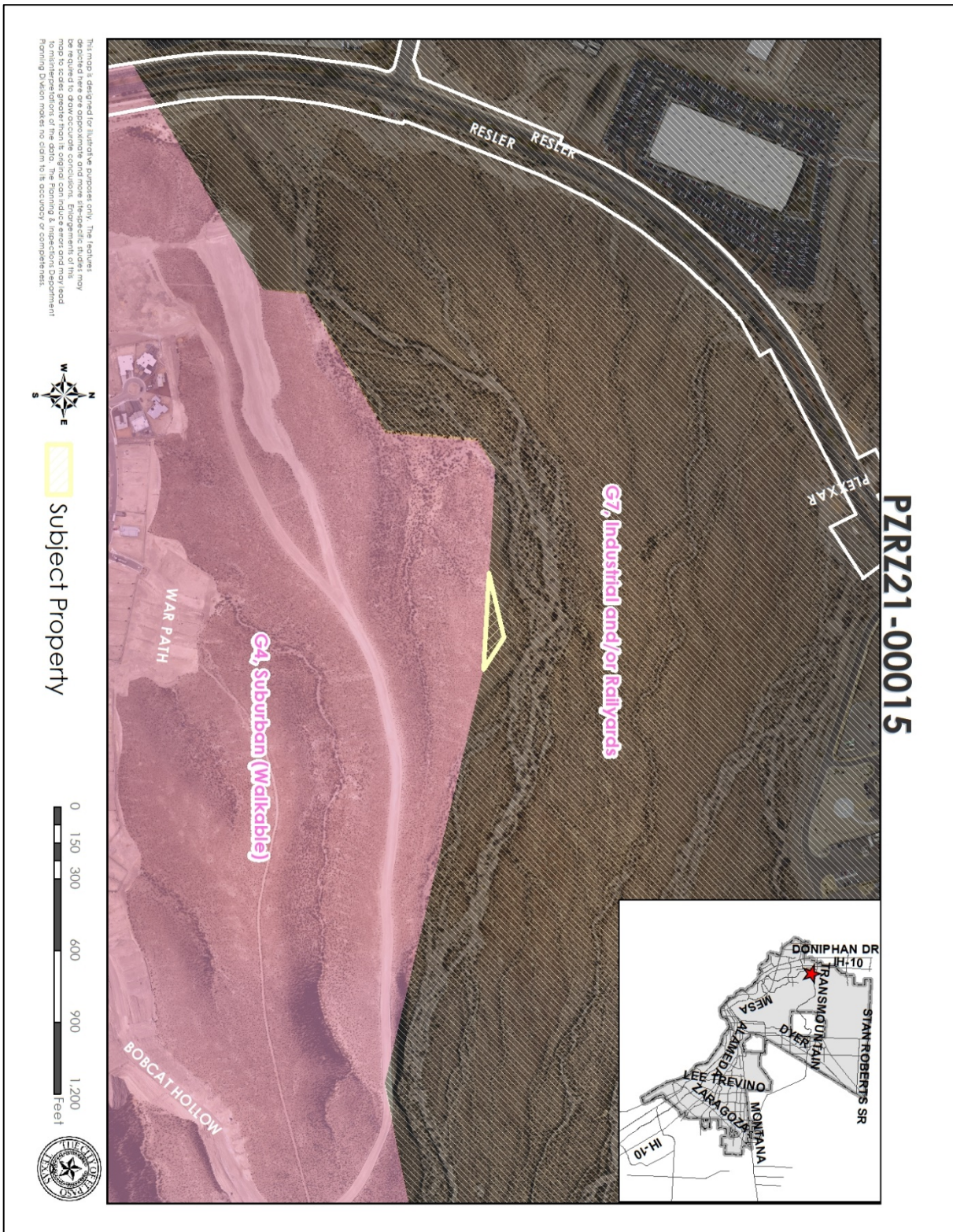
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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:**

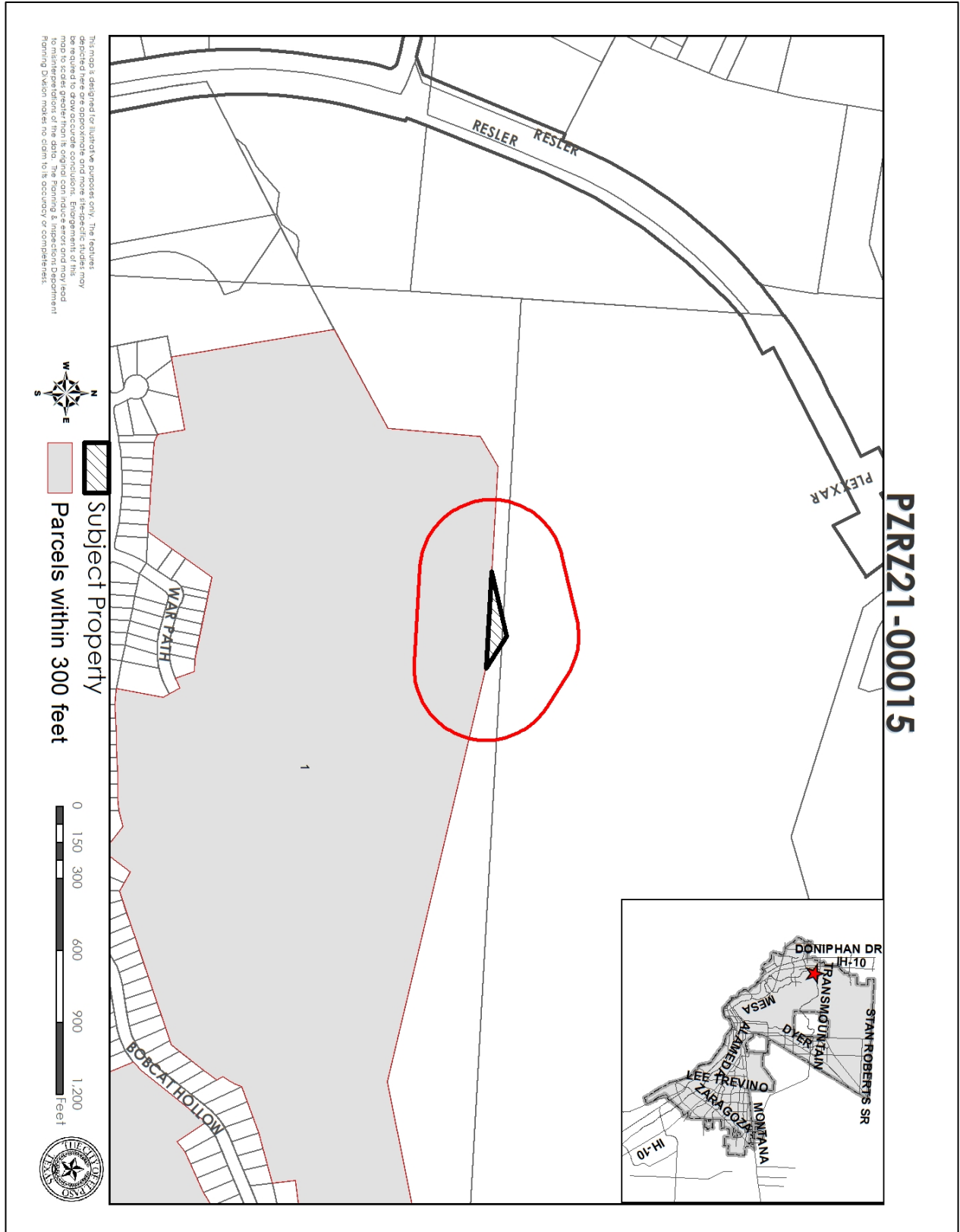
1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Generalized Plot Plan
4. Ordinance No. 15708
5. Department Comments

# ATTACHMENT 1



PZR21-00015

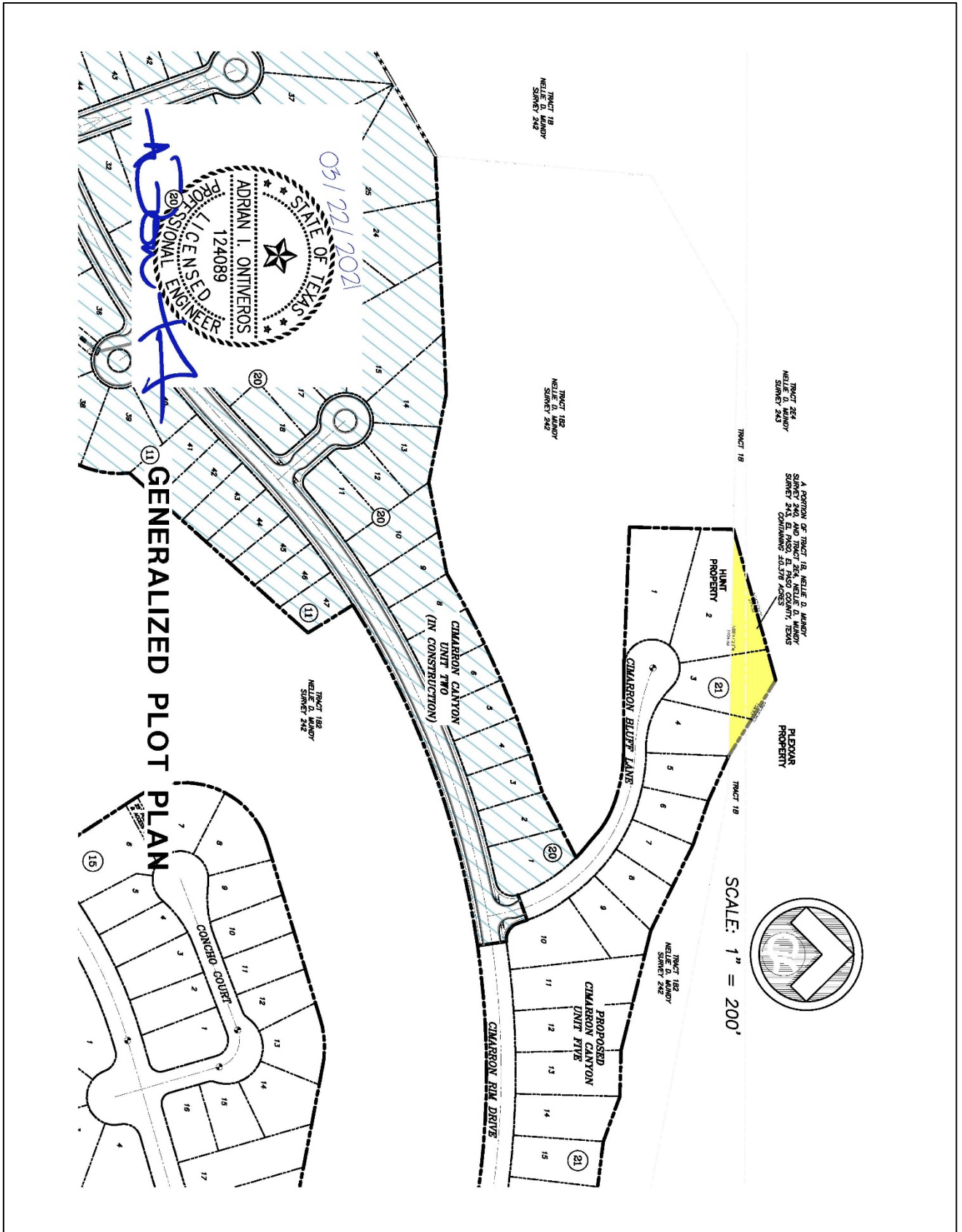
# ATTACHMENT 2



PZR221-00015



# ATTACHMENT 3



# ATTACHMENT 4

300

ORDINANCE NO. 15708

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 1A1, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 2: A PORTION OF TRACT 1A1, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, ~~PARCEL 3: A PORTION OF TRACT 1D, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL),~~ PARCEL 4: A PORTION OF TRACT 1D, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 5: A PORTION OF TRACT 10B4, NELLIE D. MUNDY SURVEY NO. 239 AND A PORTION OF TRACT 2D, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 6: A PORTION OF RESLER DRIVE AND A PORTION OF TRACT 2E, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 7: RESLER DRIVE AND A PORTION OF TRACTS 2E & 4G, A PORTION OF NELLIE D. MUNDY SURVEY NO. 240 AND A PORTION OF TRACT 1B, NELLIE D. MUNDY SURVEY NO. 242 AND ALL OF TRACT 2A & A PORTION OF TRACT 2E, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 8: A PORTION OF TRACT 2C, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 9: A PORTION OF TRACT 3B, NELLIE D. MUNDY SURVEY NO. 242 AND A PORTION OF TRACT 2C, NELLIE D. MUNDY SURVEY NO. 243, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of *Parcels 1 - 9*, 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:

ORDINANCE NO. 15708

1

3/30/2004

Zoning Case No: ZON03-00047

That the properties described as **Parcel 5** 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 **M-1 (Light Manufacturing)** to **C-4 (Commercial)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

*A forty (40) foot wide buffer shall be required abutting Loop 375 right-of-way and any future frontage roads. Within this forty (40) foot buffer, a minimum twenty-five (25) foot landscaped area to include a twelve (12) foot bike trail, except for any ingress or egress access locations, shall be required. The additional fifteen (15) foot buffer can include the requirements of Chapter 20.65 of the El Paso Municipal Code. This forty (40) foot buffer shall be developed in accordance with the plan identified in the attached Exhibit "B" and shall be completed prior to the issuance of any certificates of occupancy.*

That the properties described as **Parcels 4 and 8** 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 **PMD (Planned Mountain Development)** to **C-3 (Commercial)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

*A forty (40) foot wide buffer shall be required abutting Loop 375 right-of-way and any future frontage roads. Within this forty (40) foot buffer, a minimum twenty-five (25) foot landscaped area to include a twelve (12) foot bike trail, except for any ingress or egress access locations, shall be required. The additional fifteen (15) foot buffer can include the requirements of Chapter 20.65 of the El Paso Municipal Code. This forty (40) foot buffer shall be developed in accordance with the plan identified in the attached Exhibit "B" and shall be completed prior to the issuance of any certificates of occupancy.*

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 **C-4 (Commercial)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

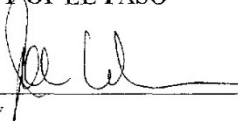
*A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting El Paso Natural Gas Company right-of-way, or a twenty-five (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 Municipal Code and shall be required prior to the issuance of any building permits.*

ORDINANCE NO. 15708

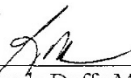
3/30/2004  
Zoning Case No: ZON03-00047

PASSED AND APPROVED this 2<sup>nd</sup> day of March, 2004.

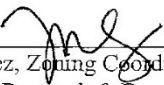
THE CITY OF EL PASO

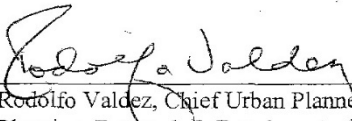
  
\_\_\_\_\_  
Joe Wardy  
Mayor

ATTEST:

  
\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

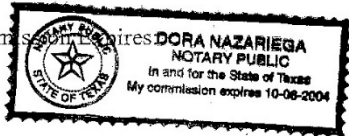
  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

Acknowledgment


THE STATE OF TEXAS    )  
  )  
COUNTY OF EL PASO    )

This instrument is acknowledged before me on this 12<sup>th</sup> day of April, 2004, by **JOE WARDY** as **MAYOR** of **THE CITY OF EL PASO**.

My Commis



pires **DORA NAZARIEGA**  
NOTARY PUBLIC  
In and for the State of Texas  
My commission expires 10-06-2004

  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:  
Dora Nazariaga

15708

5

3/30/2004

ORDINANCE NO. \_\_\_\_\_

Zoning Case No: ZON03-00047

Being a portion of Tract 1A1,  
Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas  
Prepared for: Hunt/Plexxar  
January 27, 2004  
(PARCEL 1A)

## Exhibit "A"

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being portion of Tract 1A1, Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas and being more particularly described by metes and  
bounds as follows:

Commencing for Reference at a point being the intersection of the northerly right of way line  
of Woodrow Bean Transmountain Dr. (Loop 375) and the common boundary line of Nellie  
D. Mundy Surveys No. 239 and 243. Thence along said common boundary line North  
00°02'07" East a distance of 401.51 feet to a point for The "TRUE POINT OF  
BEGINNING".

Thence North 00°02'07" East a distance of 1353.10 feet to a point;

Thence South 85°42'48" East a distance of 106.26 feet to a point;

Thence North 85°51'57" East a distance of 226.65 feet to a point;

Thence South 00°02'51" West a distance of 678.45 feet to a point;

Thence South 89°57'19" East a distance of 693.95 feet to a point;

Thence South 00°02'31" West a distance of 245.91 feet to a point;

Thence South 89°57'19" East a distance of 957.40 feet to a point;

Thence North 00°02'58" East a distance of 331.84 feet to a point;

Thence South 89°56'53" East a distance of 1522.68 feet to a point;

Thence North 00°03'03" East a distance of 574.76 feet to a point;

Thence South 87°17'03" East a distance of 164.98 feet to a point on the westerly  
right-of-way line of El Paso Natural Gas Company right of way;

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

Being a portion of Tract 1A1,  
Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas  
Prepared for: Hunt/Plexxar  
January 27, 2004  
(PARCEL 2A)

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being portion of Tract 1A1, Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas and being more particularly described by metes and  
bounds as follows:

THE "TRUE POINT OF BEGINNING" being a point on the intersection of the northerly  
right of way line of Woodrow Bean Transmountain Dr. (Loop 375) and the common  
boundary line of Nellie D. Mundy Surveys No. 239 and 243.

Thence North  $00^{\circ}02'07''$  East a distance of 401.51 feet to a point;

Thence South  $84^{\circ}59'40''$  East a distance of 2048.21 feet to a point;

Thence South  $75^{\circ}31'28''$  East a distance of 2178.13 feet to a point on the westerly  
right-of-way line of El Paso Natural Gas right of way;

Thence along said right-of-way line South  $08^{\circ}01'01''$  East a distance of 427.90 feet to  
a point on the northerly right-of way line of Woodrow Bean Transmountain Dr.(Loop  
375);

Thence along said right-of-way line the following three courses:

North  $80^{\circ}00'09''$  West a distance of 59.68 feet to a point;

North  $75^{\circ}31'28''$  West a distance of 2249.25 feet to a point;

North  $84^{\circ}59'40''$  West a distance of 1980.24 feet to the "TRUE POINT OF BEGINNING"  
and containing in all 39.10 acres of land more or less.

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



job #1202-78-2A R.C.  
LGL-02:120278-2A.LGL

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

Being a portion of Tract 1D,  
Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas  
Prepared for: HuntPlexxar  
January 27, 2004  
(PARCEL 4A)

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being portion of Tract 1D, Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas and being more particularly described by metes and  
bounds as follows:

The "TRUE POINT OF BEGINNING" being a found TXDOT 4"x4" concrete R.O.W. Marker  
on the intersection of the northerly right-of-way line of Woodrow Bean Transmountain  
Dr. (Loop 375) with the common boundary line of Nellie D. Mundy Surveys No. 243 and 246

Thence along the right-of-way line of Woodrow Bean Transmountain Dr. (Loop 375)  
the following two courses:

North 84°25'25" West a distance of 263.68 feet to a point;

North 80°00'09" West a distance of 710.28 feet to a common point on the easterly  
right-of-way line of El Paso Natural Gas Company right of way;

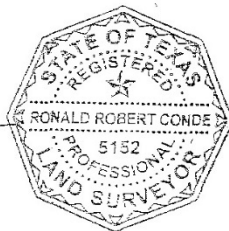
Thence along said right-of-way line North 08°01'01" West a distance of 419.01 feet to  
a point;

Thence leaving said right-of-way line South 75°31'28" East a distance of 400.91 feet  
to a point;

Thence South 84°25'25" East a distance of 635.59 feet to a point;

Thence South 00°03'24" West a distance of 401.87 feet to the "TRUE POINT OF  
BEGINNING" and containing in all 8.90 Acres of land more or less.

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



job #1202-78-4A.R.C.  
LGL-04\120278-4A.LGL

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

Being a portion of Resler Drive and a portion  
of Tract 2E, Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas  
Prepared for: HuntPlexxar  
January 27, 2004  
(PARCEL 6A)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Resler Drive and portion of Tract 2E, Nellie  
D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas and being more  
particularly described by metes and bounds as follows:

Commencing for reference at a found city monument at the point of curve Resler Drive  
station 116+66.54, Thence from said monument South 80°27'07" East a distance of 7.50 feet  
to a point for The "TRUE POINT OF BEGINNING".

Thence North 09°32'33" East a distance of 39.24 feet to a point on the southerly  
right-of-way line of Woodrow Bean Transmountain Dr. (Loop 375);

Thence continuing along said right-of-way line the following two courses:

South 80°16'04" East a distance of 726.02 feet to a point;

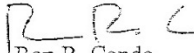
South 75°31'42" East a distance of 1911.39 feet to a point on the westerly right-of-  
way line of an El Paso Natural Gas Company right of way;

Thence leaving said right-of-way line and along the westerly right-of-way line of an  
El Paso Natural Gas Company right of way South 08°01'01" East a distance of  
433.65 feet to a point;

Thence leaving said right-of-way line North 75°31'42" West a distance of 2061.21  
feet to a point;

Thence North 80°13'14" West a distance of 740.37 feet to a point;

Thence 362.65 feet along the arc of a curve to the left whose radius is 2000.00 feet whose  
interior angle is 10°23'21" whose chord bears North 14°44'13" East a distance of 362.16 feet  
to the "TRUE POINT OF BEGINNING" and containing in all 24.95 acres of land more or  
less.

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



job #1202-78-6A R.C.  
LGL-04A120278-6A.LGL

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



Being a portion of Resler Drive, and Tracts 2E and 4G,  
Nellie D. Mundy Survey No. 240, and a portion  
Tract 1B, Nellie D. Mundy Survey No. 242, and  
All of Tract 2A and portion of Tract 2E, Nellie D.  
Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas  
Prepared for: HuntPlexxar  
January 27, 2004  
(PARCEL 7A)

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METES AND BOUNDS DESCRIPTION

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Description of a parcel of land being a portion of Resler Drive and Tracts 2E and 4G, Nellie D. Mundy Survey No. 240 and a portion of Tract 1B, Nellie D. Mundy Survey No. 242, and all of Tract 2A and a portion of Tract 2E, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the point of curve Resler Drive station 116+66.54, Thence from said monument South  $13^{\circ}33'12''$  West a distance of 361.55 feet to a point for The "TRUE POINT OF BEGINNING".

Thence South  $80^{\circ}13'14''$  East a distance of 740.37 feet to a point;

Thence South  $75^{\circ}31'42''$  East a distance of 2061.21 feet to a point on the westerly line of an El Paso Natural Gas Company right of way;

Thence along said right-of-way line South  $08^{\circ}01'01''$  East a distance of 2047.94 feet to a point;

Thence leaving said right-of-way line North  $77^{\circ}44'17''$  West a distance of 192.12 feet to a point;

Thence South  $85^{\circ}54'38''$  West a distance of 479.15 feet to a point;

Thence South  $78^{\circ}29'51''$  West a distance of 758.12 feet to a point;

Thence North  $79^{\circ}02'30''$  West a distance of 1502.00 feet to a point;

Thence North  $88^{\circ}47'23''$  West a distance of 830.80 feet to a point;

Thence South  $60^{\circ}02'38''$  West a distance of 309.60 feet to a point;

Thence South  $05^{\circ}10'26''$  West a distance of 386.91 feet to a point;

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

Being a portion of Tract 2C,  
Nellie D. Mundy Survey No. 243  
City of El Paso, El Paso County, Texas  
Prepared for: Hunt/Plexxar  
January 27, 2004  
(PARCEL 8A)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 2C, Nellie D. Mundy Survey No. 243,  
City of El Paso, El Paso County, Texas and being more particularly described by metes and  
bounds as follows:

THE "TRUE POINT OF BEGINNING" being a point on the intersection of the southerly  
right-of-way line of Woodrow Bean Transmountain Drive (Loop 375) with the easterly line  
of an 100' El Paso Natural Gas Company right of way;

Thence along the southerly right of way line of Woodrow Bean Transmountain Dr.  
(Loop 375) South 75°31'42" East a distance of 201.87 feet to a point;

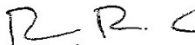
Thence continuing along said right-of-way line South 84°25'25" East a distance of  
737.60 feet to a point;

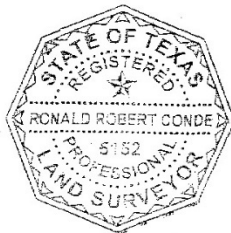
Thence leaving said right-of-way line South 00°03'24" West a distance of 401.89 feet  
to a point;

Thence North 84°27'31" West a distance of 808.39 feet to a point;

Thence North 75°31'42" West a distance of 66.19 to a point on the easterly right-of-  
way line of El Paso Natural Gas Company right of way;

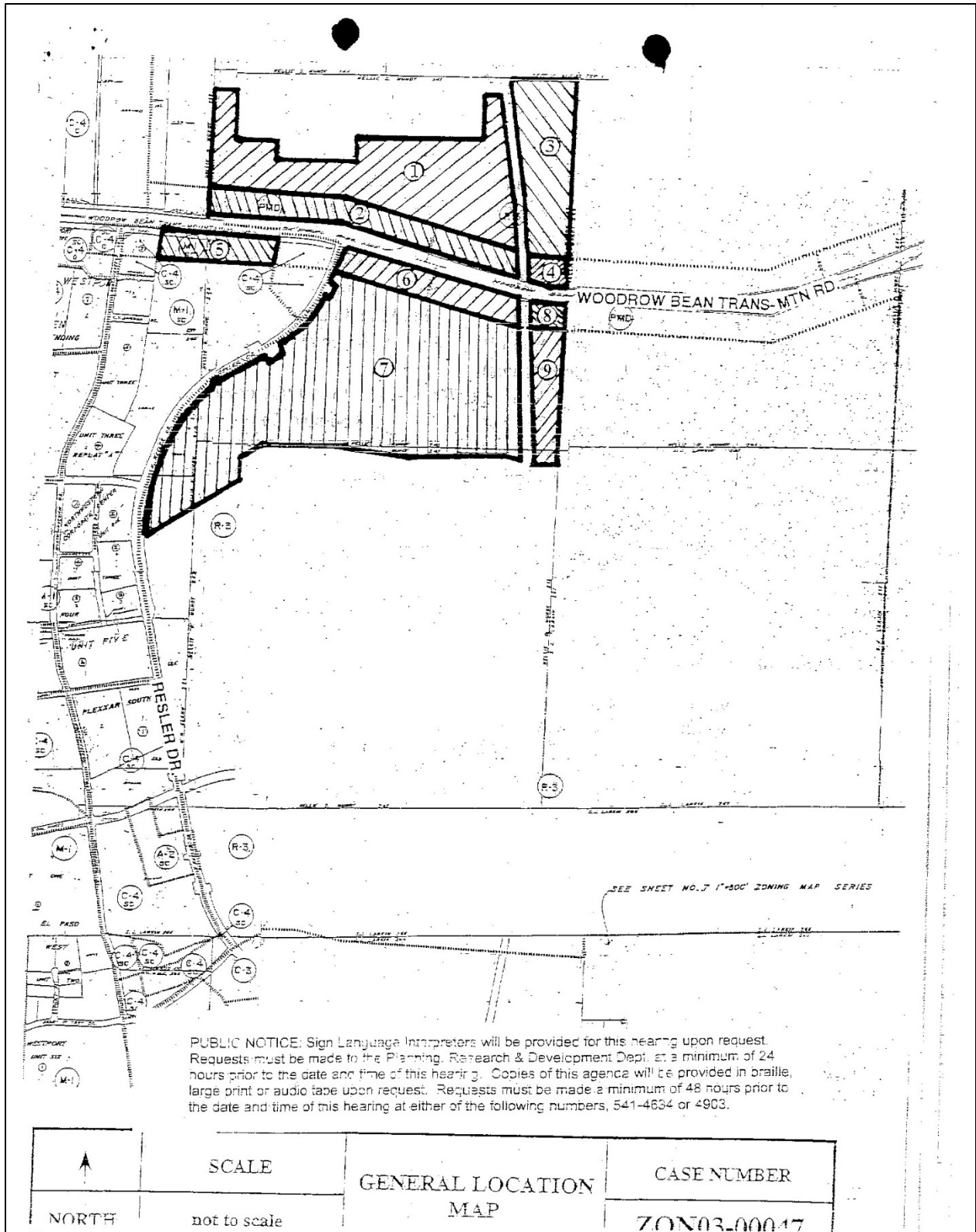
Thence along said right-of-way line North 08°01'01" West a distance of 433.65 feet to  
the "TRUE POINT OF BEGINNING" and containing in all 8.34 acres of land more  
or less.

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



job #1202-78-8A.R.C.  
LGL-04/120278-8A.LGL

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



DATE: 4-20-04

TO: MAPPING SECTION

RETURN TO: Sandra

ORDINANCE #: 15708

ORDINANCE DATE: ~~3-20-04~~ 3-2-04

CASE #: ZONING 00047

CONDITIONS: UCS

METES & BOUNDS: UCS

RETURNED ON 5-28-04 DL

# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

Recommend approval of the rezoning request.

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

Recommend approval.

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

Recommend approval. No objections to proposed rezoning of 0.376 Acres.

## **Environmental Services Department**

No comments received.

## **Fire Department**

Recommend approval. No adverse comments.

## **Police Department**

No comments received.

## **Sun Metro**

Recommend approval. No objections.

## **Streets and Maintenance Department**

TIA not required. No additional comments.

## **El Paso Water Utilities**

We have reviewed the request described above and provide the following comments:

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

The subject property is located within the Westside Impact Fee Service Area. Impact fees for will be assessed and collected at the time the El Paso Water Utilities receive an application for water and sanitary sewer services.

### **Water:**

There is an existing 8-inch diameter water main along Cimarron Gap Drive. This main dead-ends approximately 46-feet east of Bobcat Hollow Drive. This main is available for main extension.

There is an 8-inch diameter water main along War Path Drive. This main dead-ends approximately 422.5-feet east from the corner of War Path Drive. This main is available for main extension.

There will be an existing 8-inch diameter water main along Cimarron Rim Drive. This main will be available for extension.

There will be an (2) 8-inch diameter water mains high pressure and low pressure along Cimarron Bluff Lane. Those mains will be available for extensions.

Water pressure between 35-psi and 50-psi is expected between ground elevation 4,094-feet and 4,060-feet. The EPWU requests that the Developer construct single level houses between ground elevation 4,060-feet and 4,094-feet, until a high-pressure water main that extends from the C.C.C. 2 Pressure Zone is constructed. Water service to lots located above elevation 4,094-feet cannot be provided until the high-pressure water main is installed.

Previous water pressure from fire hydrant #11775 located at the northwest corner of Bobcat Hollow Drive and 7357 Cimarron Gap Drive, has yielded a static pressure of 72 psi, a residual pressure of 50 psi, and a discharge of 1,244 gallons per minute.

**Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main along Cimarron Gap Drive. This main dead-ends approximately 74-feet east of Bobcat Hollow Drive. This main is available for main extension.

There is an 8-inch diameter sanitary sewer main along War Path Drive. This main dead-ends approximately 203-feet east from the corner of War Path Drive. This main is available for main extension.

There will be an existing 8-inch diameter sanitary sewer main along Cimarron Rim Drive. This main will be available for extension.

There will be an 8-inch diameter sanitary sewer main along Cimarron Bluff Lane. This main will be available for extension.

**General:**

Owner is responsible for all main extension costs.

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.

**El Paso County 911 District**

The 911 District has no objections/comments for this rezoning.

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

Not within the boundaries of EPCWID1.

**Texas Department of Transportation**

No comments received.