

**CITY OF EL PASO, TEXAS  
AGENDA SUMMARY FORM**



**DEPARTMENT / COUNCIL OFFICE:**

**AGENDA DATE:**

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:**

**PHONE NUMBER:**

**2nd CONTACT PERSON NAME:**

**PHONE NUMBER:**

**DISTRICT(S) AFFECTED:**

**AGENDA ITEM:**

**ISSUE STATEMENT:**

**BACKGROUND:**

**COUNCIL OPTIONS:**

**COMMITTEE REVIEW AND/OR RECOMMENDATION:**

**COMMUNITY AND STAKEHOLDER OUTREACH (if applicable, as an attachment) – please include:**

**RELATED CITY POLICIES:**

**PRIOR COUNCIL ACTION:**

**LEGAL REVIEW:**

*Legal counsel reviewed as a part of Council packet*

*Legal counsel reviewed in advance of packet as an individual item*

**AMOUNT AND SOURCE OF FUNDING:**

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

| NAME | AMOUNT (\$) |
|------|-------------|
|      |             |

**ATTACHMENTS:**

**FOR MORE INFORMATION:**

---

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

**SIGNATURE:**

*Philip Tiive*

(If Agenda Summary Form is initiated by Purchasing, client department should sign also)

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

**AN ORDINANCE RELEASING ALL CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 15672, AMENDED BY ORDINANCE NO. 19555, AND BY ORDINANCE NO. 19554, WHICH CHANGED THE ZONING OF A PORTION OF TRACT 62-E-2, W H GLENN SURV 241 ABST 8425 AND A PORTION OF TRACT 4-G-2-B-1, NELLIE D MUNDY SURV#240, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the zoning of the property described as *A PORTION OF TRACT 62-E-2, W H GLENN SURV 241 ABST 8425 AND A PORTION OF TRACT 4-G-2-B-1, NELLIE D MUNDY SURV#240, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 15672, approved by City Council on JANUARY 20, 2004, AMENDED BY ORDINANCE NO. 19555 APPROVED BY CITY COUNCIL ON NOVEMBER 7, 2003, AND CHANGED BY ORDINANCE NO. 19554 APPROVED BY CITY COUNCIL ON NOVEMBER 7, 2023; 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 all of the 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,

**WHEREAS**, the City Council of the City of El Paso has determined that the release 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:**

That all of the zoning conditions imposed by Ordinance No. *15672* approved by City Council on *JANUARY 20, 2004, AMENDED BY ORDINANCE NO. 19555 APPROVED BY CITY COUNCIL ON NOVEMBER 7, 2023*, and conditions imposed by Ordinance No. *19554* approved by City Council on *NOVEMBER 7, 2023*, on the portion of land identified in Exhibit "A" be released because the conditions have been satisfied and are no longer necessary, or are current requirements of the City Code.

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

**PZCR25-00004**

Conditions as follows:

ORDINANCE NO. 19555: 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.

ORDINANCE NO. 19554: 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 HEIGH 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 MAINTAINES BY THE PROPERTY OWNER AT ALL TIMES AND SJALL 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.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Renard U. Johnson  
Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

*Russel T. Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

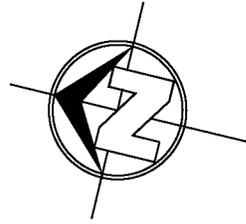
**APPROVED AS TO CONTENT:**

*Phillip Etiwe*  
\_\_\_\_\_  
Phillip Etiwe, Director  
Planning & Inspections Department

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

**PZCR25-00004**

EXHIBIT "A"



P.O.C.  
EXISTING  
CITY MONUMENT

CIMARRON GAP DR.  
(52' PUBLIC R.O.W)

CIMARRON CANYON  
UNIT ONE

DRNG PSB &  
ACCESS ROW

LOT 33 LOT 32 LOT 19 LOT 18 LOT 9 LOT 8 LOT 7 LOT 6

S13°32'48"E

531.65'

461.45'

S76°26'41"W

CIMARRON CANYON DR.  
(91' PUBLIC R.O.W)

P.O.B.

PARCEL 1  
AREA  
69,728.17 Sq.Ft.  
1.6007 ACRES±

PARCEL 2

APPROXIMATE LOCATION  
OF SEWER EASEMENT  
NO. 20180046591

APPROXIMATE LOCATION  
OF DRAINAGE EASEMENT  
NO. 20180046592

RESLER DR.  
(130' PUBLIC R.O.W)

LINE TABLE

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| T1   | S76°27'11"W | 131.04'  |
| T2   | S13°32'52"E | 192.60'  |
| T3   | N76°27'09"E | 139.97'  |
| T4   | S13°32'52"E | 100.58'  |
| T8   | N76°26'41"E | 133.50'  |
| T10  | S76°27'12"W | 163.11'  |
| T11  | N13°32'48"W | 222.79'  |

CURVE TABLE

| CURVE | RADIUS | LENGTH  | CHORD   | BEARING     | DELTA     |
|-------|--------|---------|---------|-------------|-----------|
| C1    | 20.00' | 31.42'  | 28.29'  | S31°27'10"W | 90°00'04" |
| C2    | 90.37' | 141.95' | 127.80' | N58°32'48"W | 90°00'05" |

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SLI ENGINEERING, INC.  
Reg. No. F-1902  
SURVEYING  
Reg. No. 100120-00



PLAT OF SURVEY



PARCEL 1  
LEGAL DESCRIPTION

PORTION OF TRACT 62-E-2, W H GLENN  
SURVEY 241 ABST 8425

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY  
AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY  
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST  
OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998

JOB # 06-25-5269  
DRAWN BY: CV CK BY: GH/ET  
DATE: 12/18/2025 SCALE: 1"=100'

CITY OF EL PASO, EL PASO COUNTY, TEXAS.

PLAT REFERENCE

VOLUME x PAGE xx

DATE: 12-22-2025

**PARCEL 1  
METES AND BOUNDS DESCRIPTION**

Being a portion of Tract 62-E-2, W H GLENN SURV 241 ABST 8425 , El Paso, El paso County, Texas and as described by metes and bounds as follows:

Commencing at a found city monument located at the centerline of Cimarron Gap Drive; Thence South 76°27'11" West, along said centerline, a distance of 131.04 feet to a point lying on the common boundary line of Block 1, CIMARRON CANYON UNIT ONE; Thence, South 13°32'48" East, along said boundary line, a distance of 531.65 feet to a point; Thence South 76°26'41" West, a distance of 461.45 to a point being the northeast corner of the parcel being described, with Northing =360898.65 and Easting =10706320.02 as coordinates, and being considered as the "TRUE POINT OF BEGINNING" of this metes and bounds.

THENCE, South 13°32'52" East, a distance of 100.58 feet to a point for a boundary corner;  
 THENCE, North 76°27'09" East, a distance of 139.97 feet to a point for a boundary corner;  
 THENCE, South 13°32'52" East, a distance of 192.60 feet to the beginning of a curve; Said curve turning to the right through an angle of 90°00'04", having a radius of 20.00 feet, and whose long chord bears South 31°27'10" West, a distance of 28.29 feet to a point of intersection with a non-tangential line;  
 THENCE, South 76°27'12" West; a distance of 163.11 feet to the beginning of a curve; Said curve turning to the right through an angle of 90°00'05", having a radius of 90.37 feet, and whose long chord bears North 58°32'48" West, a distance of 127.80 feet;  
 THENCE, North 13°32'48" West, a distance of 222.79 feet to a point for a boundary corner;  
 THENCE North 76°26'41" East, a distance of 133.50 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 69,728.17 Square Feet (1.6007 Acres) of land, more or less.

SLI ENGINEERING, INC.  
 Reg. No. F-1902  
 SURVEYING  
 Reg. No. 100120-00



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**METES AND BOUNDS**



**PARCEL 1  
LEGAL DESCRIPTION**  
 PORTION OF TRACT 62-E-2, W H GLENN  
 SURVEY 241 ABST 8425

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

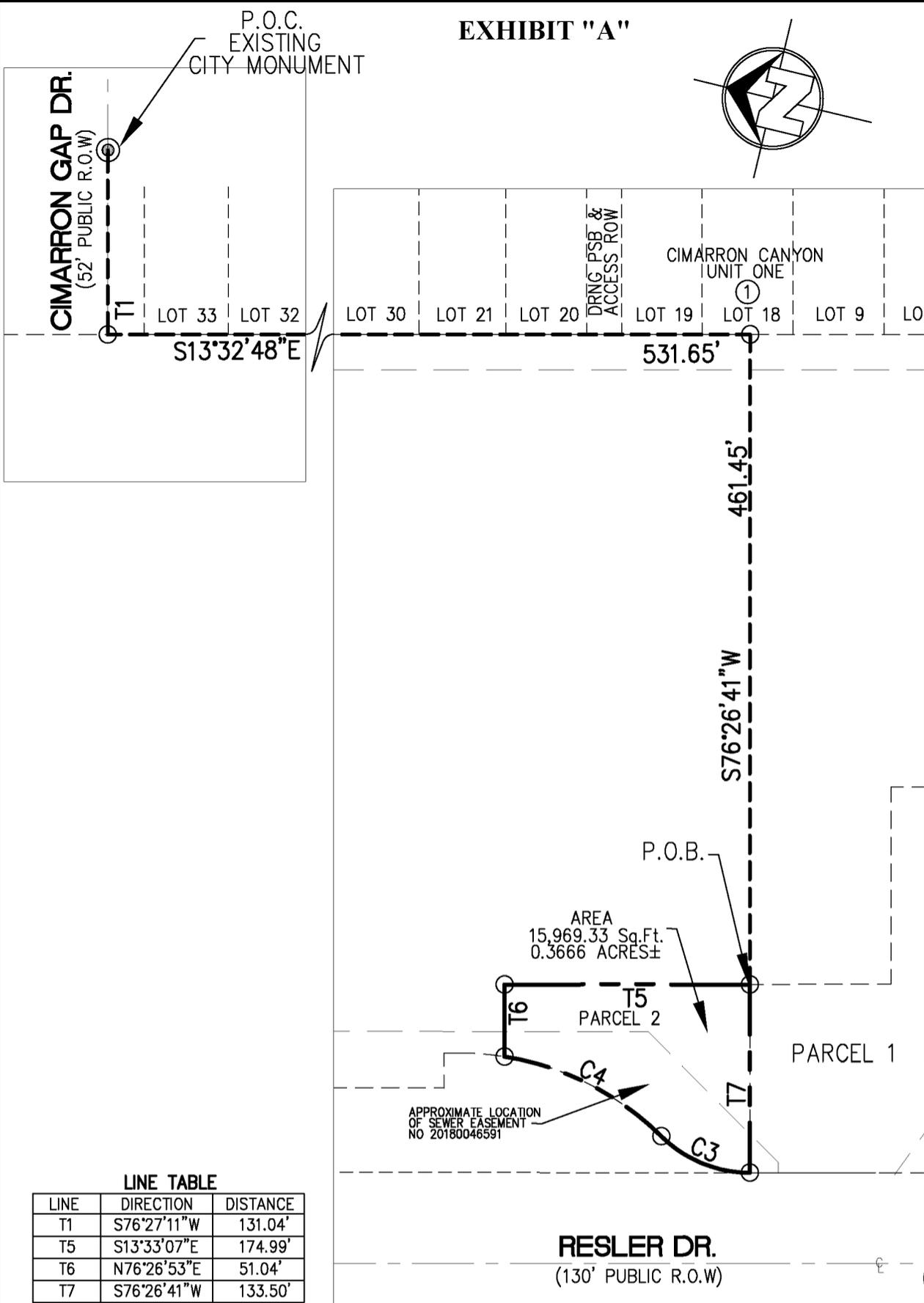
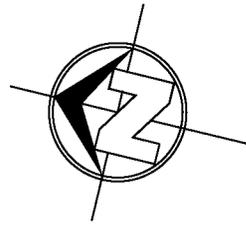
\_\_\_\_\_  
 GUILLERMO LICON, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 2998  
 DATE: 12-22-2025

JOB # 06-25-5269  
 DRAWN BY: CV CK BY: GH/ET  
 DATE: 12/18/2025 SCALE: 1"=100'

CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 PLAT REFERENCE  
 VOLUME x PAGE xx

F:\PROJECTS\CANUTILLO CIMARRON SCHOOL\ZONING\PLAT OF SURVEY 1.dwg, 12/18/2025 5:03:07 PM

EXHIBIT "A"



CIMARRON GAP DR.  
(52' PUBLIC R.O.W)

P.O.C.  
EXISTING  
CITY MONUMENT

CIMARRON CANYON  
UNIT ONE

AREA  
15,969.33 Sq.Ft.  
0.3666 ACRES±

RESLER DR.  
(130' PUBLIC R.O.W)

LINE TABLE

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| T1   | S76°27'11"W | 131.04'  |
| T5   | S13°33'07"E | 174.99'  |
| T6   | N76°26'53"E | 51.04'   |
| T7   | S76°26'41"W | 133.50'  |

CURVE TABLE

| CURVE | RADIUS  | LENGTH  | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|-------------|-----------|
| C3    | 90.00'  | 70.08'  | 68.32'  | N08°45'30"E | 44°36'44" |
| C4    | 205.00' | 127.30' | 125.27' | N13°16'21"E | 35°34'49" |

SLI ENGINEERING, INC.  
Reg. No. F-1902  
SURVEYING  
Req. No. 100120-00



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PLAT OF SURVEY

CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS  
6600 WESTWIND DRIVE  
EL PASO, TEXAS  
(915) 584-4457

**SLI ENGINEERING, INC.**

JOB # 06-25-5269

DRAWN BY: CV CK BY: GH/ET  
DATE: 12/18/2025 SCALE: 1"=100'

**PARCEL 2  
LEGAL DESCRIPTION**

PORTION OF TRACT 4-G-2-B-1,  
NELLIE D MUNDY SURV #240  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

PLAT REFERENCE  
VOLUME   x   PAGE   xx  

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
GUILLERMO LICON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 2998  
DATE: 12-22-2025

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**PARCEL 2  
METES AND BOUNDS DESCRIPTION**

Being a portion of Tract 4-G-2-B-1, NELLIE D MUNDY SURV #240 El Paso, El Paso County, Texas and as described by metes and bounds as follows:

Commencing at a found city monument located at the centerline of Cimarron Gap Drive; Thence South 76°27'11" West, along said centerline, a distance of 131.04 feet to a point lying on the common boundary line of Block 1, CIMARRON CANYON UNIT ONE; Thence, South 13°32'48" East, along said boundary line, a distance of 531.65 feet to a point; Thence South 76°26'41" West, a distance of 461.45 to a point being the northeast corner of the parcel being described, with Northing =360898.65 and Easting =10706320.02 as coordinates, and being considered as the "TRUE POINT OF BEGINNING" of this metes and bounds.

THENCE bearing South 76°26'41" West, a distance of 133.50 feet to a point for a boundary corner;  
 THENCE along a curve to the RIGHT, having a radius of 90.00 feet, a delta angle of 44°36'44", and whose long chord bears North 08°45'30" East, a distance of 68.32 feet ;  
 THENCE along a curve to the LEFT, having a radius of 205.00 feet, a delta angle of 35°34'49", and whose long chord bears North 13°16'21" East, a distance of 125.27 feet ;  
 THENCE bearing North 76°26'53" East, a distance of 51.04 feet to a point for a boundary corner;  
 THENCE bearing South 13°33'07" East, a distance of 174.99 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 15,969.33 Square Feet (0.3666 Acres) of land, more or less.

SLI ENGINEERING, INC.  
 Reg. No. F-1902  
 SURVEYING  
 Rea. No. 100120-00



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**METES AND BOUNDS**

**SLI**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 6600 WESTWIND DRIVE  
 EL PASO, TEXAS  
 (915) 584-4457  
**SLI ENGINEERING, INC.**

**PARCEL 2  
LEGAL DESCRIPTION**

PORTION OF TRACT 4-G-2-B-1,  
 NELLIE D MUNDY SURV #240  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 2998

JOB # 06-25-5269  
 DRAWN BY: CV CK BY: GH/ET  
 DATE: 12/18/2025 SCALE: 1"=100'

PLAT REFERENCE  
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DATE: 12-22-2025

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# Resler and Cimarron Canyon



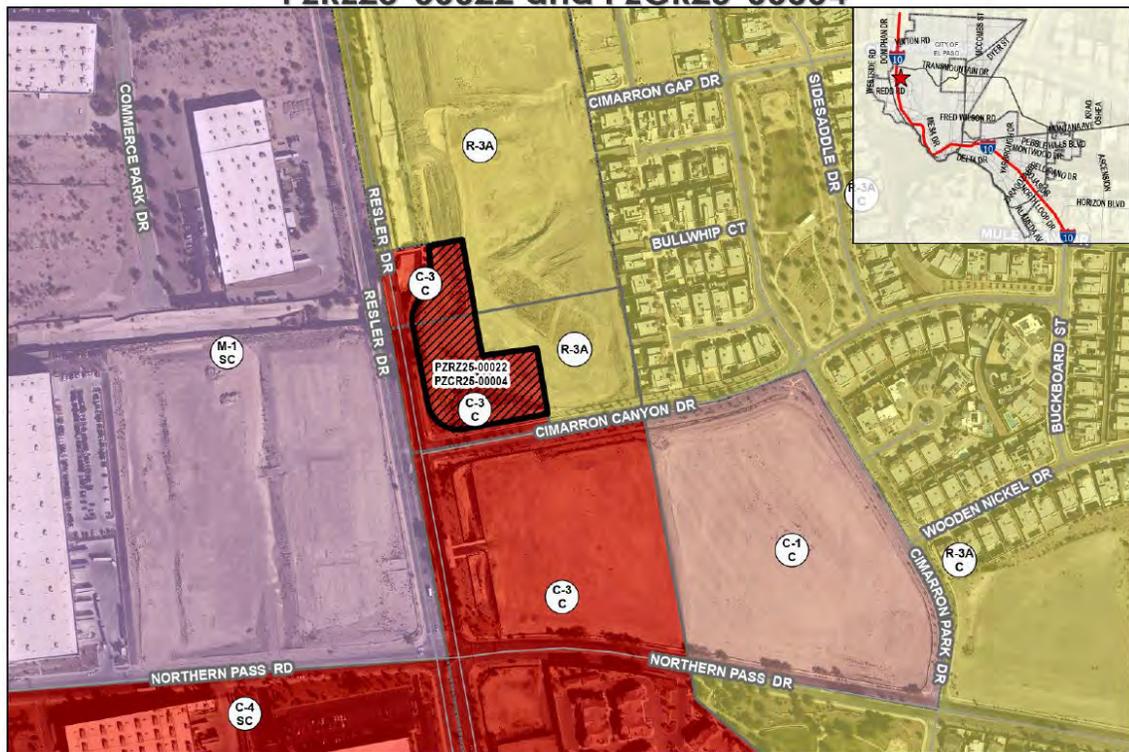
City Plan Commission — December 4, 2025 **REVISED February 8, 2026**

|                              |  |
|------------------------------|--|
| <b>CASE NUMBER:</b>          | <b>PZCR25-00004</b>  |
| <b>CASE MANAGER:</b>         | Luis Zamora, (915) 212-1552, <a href="mailto:ZamoraLF@elpasotexas.gov">ZamoraLF@elpasotexas.gov</a>  |
| <b>PROPERTY OWNER:</b>       | Canutillo Independent School District  |
| <b>REPRESENTATIVE:</b>       | Nancy Hayes, CSA Design Group  |
| <b>LOCATION:</b>             | East of Resler Dr. and North of Cimarron Canyon Dr. (District 1)   |
| <b>PROPERTY AREA:</b>        | 1.97 acres   |
| <b>REQUEST:</b>              | Release all conditions imposed by Ordinance No. 15672, Ordinance No. 19554, and Ordinance No. 19555  |
| <b>RELATED APPLICATIONS:</b> | PZRZ25-00022 (Rezoning)  |
| <b>PUBLIC INPUT:</b>         | One (1) call of inquiry, one (1) email in support, and six (6) calls, two (2) emails, and one (1) letter in opposition received as of February 8, 2026 |

**SUMMARY OF REQUEST:** The applicant requests to release all conditions imposed by Ordinance No. 15672, Ordinance No. 19554, and Ordinance No. 19555 for proposed development of a school.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request subject to approval of the concurrent rezoning request. The conditions being released are no longer applicable and not necessary. The proposed development complies 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



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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

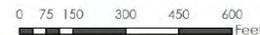


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant requests to release all conditions imposed by Ordinance No. 15672, Ordinance No. 19554, and Ordinance No. 19555 for proposed development of a school. The conditions being released are no longer applicable and not necessary.

**PREVIOUS CASE HISTORY:** City Council approved a rezoning in January 20, 2004 for a large area of land 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.*

**STAFF ANALYSIS:** Conditions on the property were imposed to protect adjacent residential uses from commercial uses that would be permitted on the subject property. Conditions involved a landscape buffer, which would act to setback any construction, as well as act as screening between such developments. The subject property is concurrently going through a rezoning from C-3 (Commercial) to R-3A (Residential). If the rezoning is approved, the subject property will match the adjacent residential property to the north and east. Due to this, the conditions would no longer be necessary and staff recommends their release.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed conditions release request and concurrently rezoning request 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.).

| <b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed condition release 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</p> | <p>Yes. The proposed zoning and condition release request 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.</p> |

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

|  |  |
|--|--|
| supplement the limited housing stock and add missing civic and commercial uses   |  |
| <p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-3A (Residential) District:</b> 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.</p> | 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.                             |
| <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>   | Yes. The proposed rezoning and condition release request will expand the same zoning district of the adjacent property to the north and east into the subject property making the conditions no longer necessary.  |
| <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>   | None. The proposed development is not within any historic district or study area plan boundaries.  |
| <p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested condition release.</p>  | The proposed development is not anticipated to pose any adverse effects on the community.  |
| <p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>   | The subject property does not involve green field or environmentally sensitive land arroyo disturbance.  |
| <p><b>Stability:</b> Whether the area is stable or in transition.</p>  | 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. |
| <p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing conditions no longer suitable for the property.</p>   | Property is part of a larger development for a new school, which necessitates to be under the same zoning district prior to permitting. Due to the concurrent rezoning bringing the property to an R-3A (Residential) zoning district, the conditions are not necessary.   |

**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 February 8, 2026, the Planning Division has received one (1) call of inquiry, one (1) email in support, and six (6) calls, two (2) emails, and one (1) letter in opposition in opposition to the rezoning and condition release request. The reasoning for the opposition is increased traffic, limited access, safety concerns with the proposed development, and request for the applicant to include residents in the plans for the development.

**RELATED APPLICATIONS:** There is a rezoning application (PZRZ25-00022) running concurrently with the condition release request, requesting to rezone the subject property from C-3 (Commercial) to R-3A (Residential).

**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:

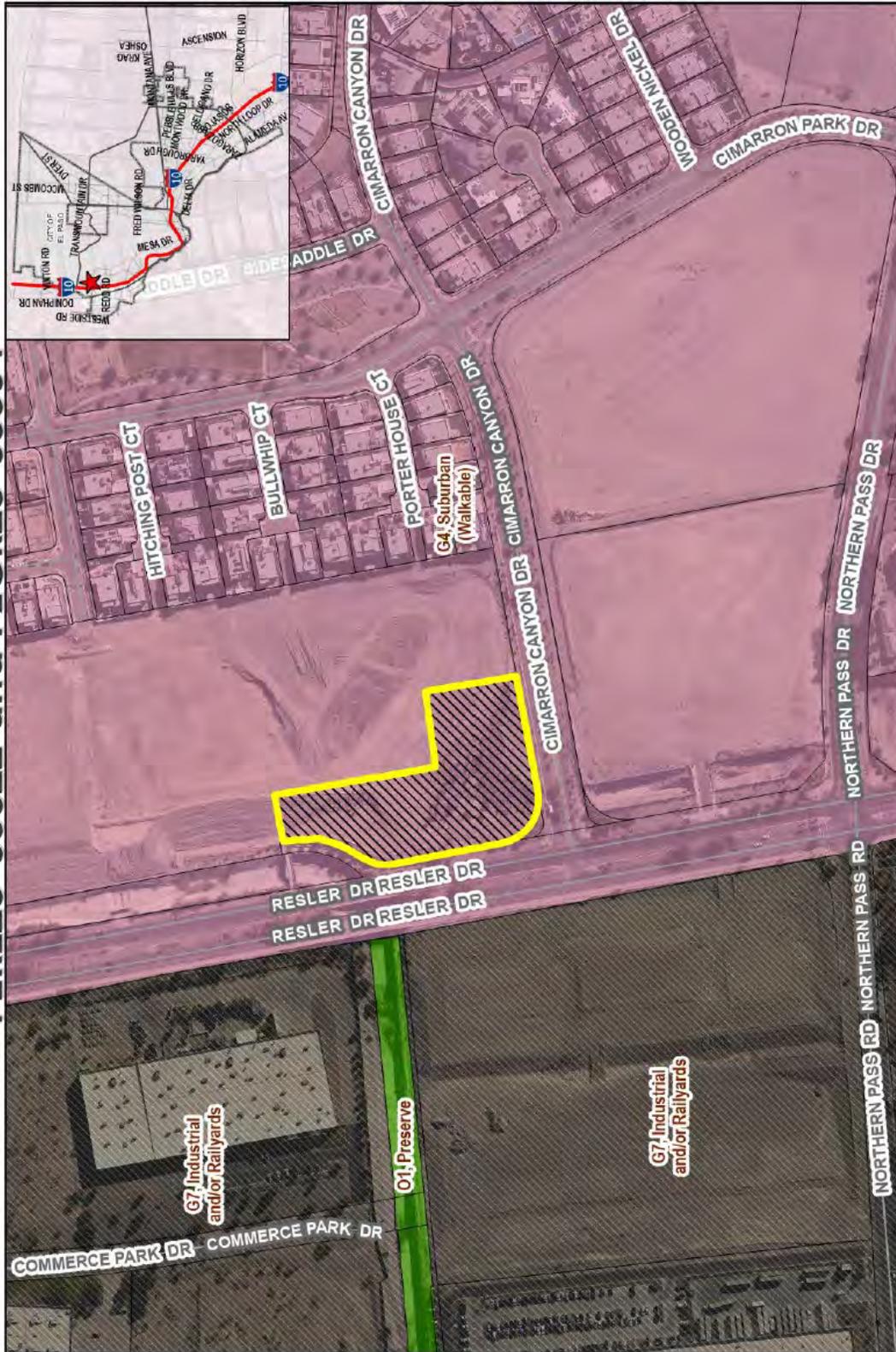
1. **Recommend Approval** of the condition release request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the condition release 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 condition release 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. Zoning 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
8. Public Input

# ATTACHMENT 1

PZR25-00022 and PZCR25-00004

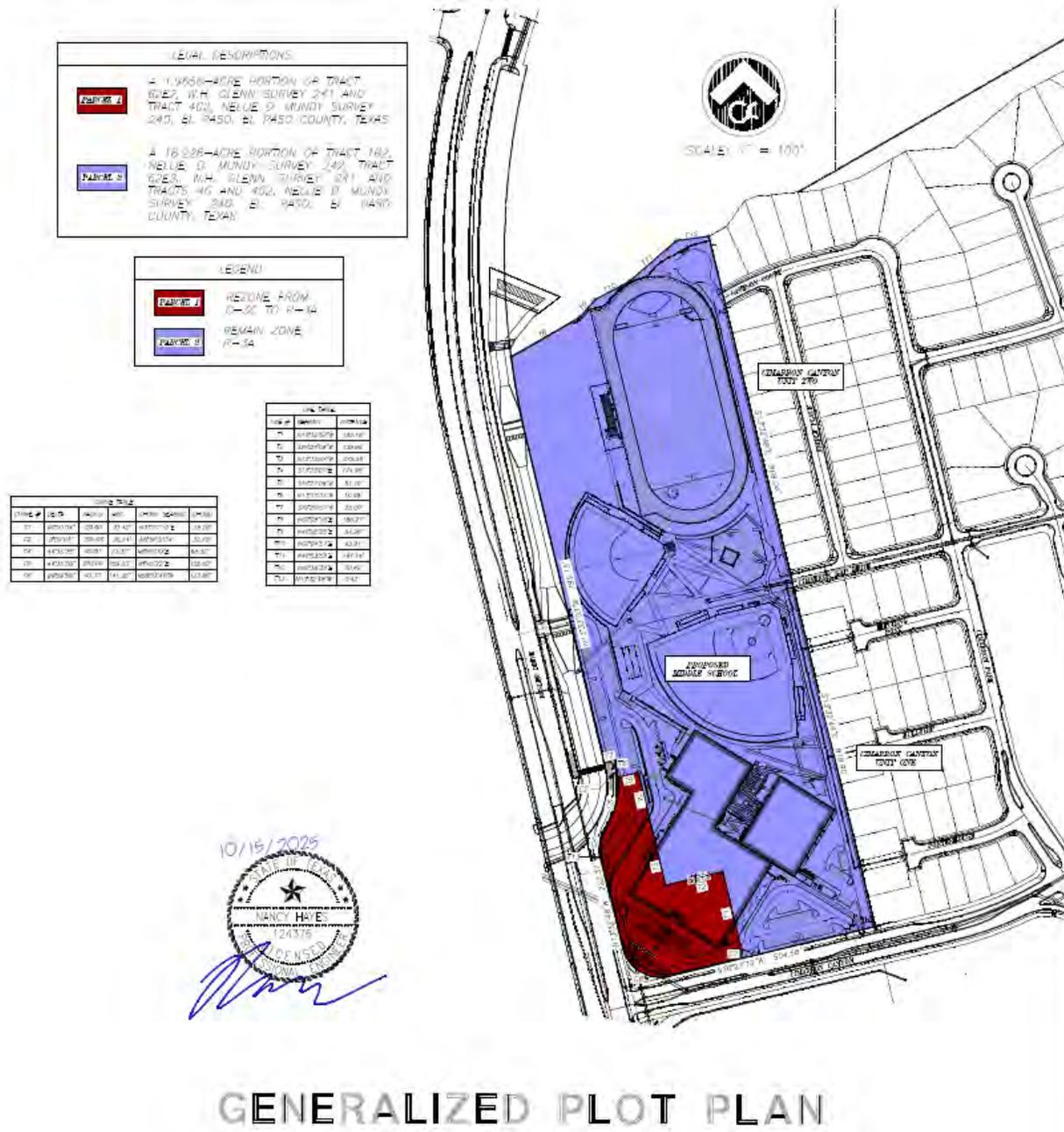


Subject Property



This map is designed for illustrative purposes only. The fact that depictions here are approximate and more detailed studies may be required to allow accurate subdivisions. Enlargements of this map to scales greater than original may introduce errors and may lead to misinterpretation. The Planning Division makes no claim to its accuracy or completeness.

# ATTACHMENT 2



# ATTACHMENT 3

15

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

1/21/2004

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:

ORDINANCE NO. 15872

Zoning Case No: ZON03-00046

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.

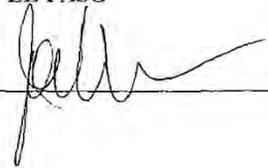
**PASSED AND APPROVED** this 20<sup>th</sup> day of **January, 2004**.

(signatures on the next page)

ORDINANCE NO. 15672 <sup>3</sup> 1/21/2004  
Zoning Case No: ZON03-00046

THE CITY OF EL PASO

Joe Wardy  
Mayor

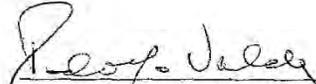


ATTEST:

  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO CONTENT:

  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

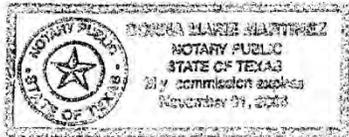
  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

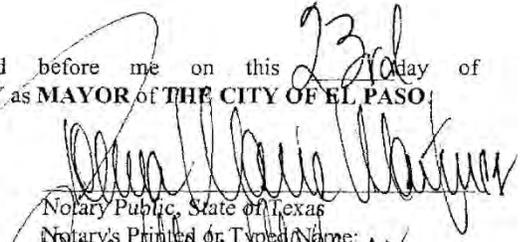
Acknowledgment

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: Norma Marie Martinez

ORDINANCE NO. 15672

Zoning Case No: ZON03-00046

1/21/2004

# ATTACHMENT 4

Doc # 20230083443

4x

## 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**

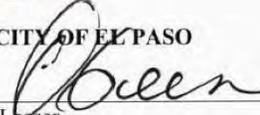
HQ 23-1265 | Tran #499634 | P&I  
Reser Cim Canyon  
RTA

Zoning Case No: PZRZ23-00002

1

ADOPTED this 7 day of NOVEMBER, 2023.

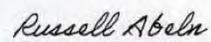
THE CITY OF EL PASO

  
\_\_\_\_\_  
Oscar Leeper  
Mayor

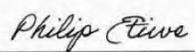
ATTEST:

  
  
\_\_\_\_\_  
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  
Re: 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  
heron 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;

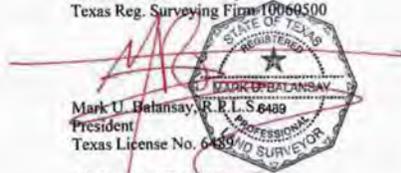
**THENCE**, North 76°27'08" East, a distance of 51.10 feet;

**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.

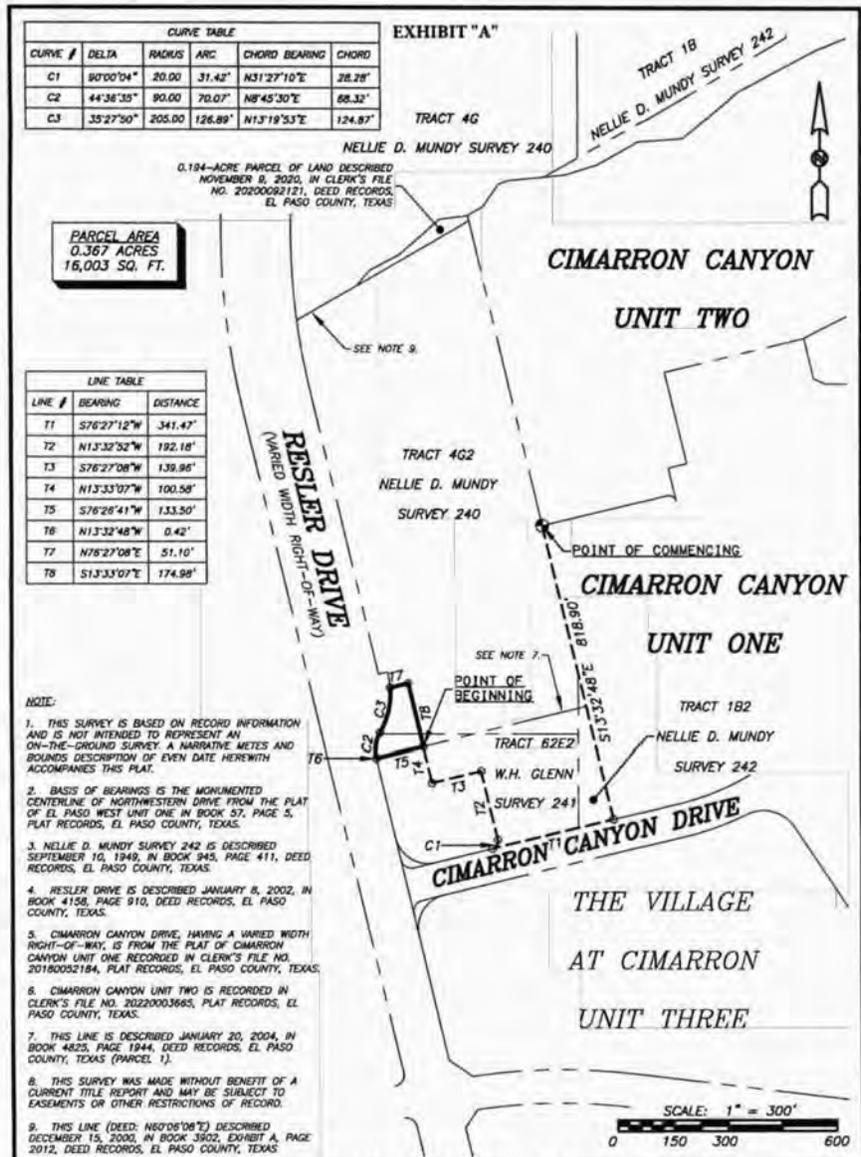
NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.

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



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

Job Number 22-0009B  
January 19, 2023



**ROBERT SEIPEL ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

|  |  |   |
|--|--|---|
|  | 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. | DATE: 01-19-23<br>SCALE: 1" = 300'<br>DRAWN BY: MUB<br>CHK'D BY: MUB<br>FB: ~<br>FILE #: 22-0009B<br>REVISED: |
|  | TEXAS REG. SURVEYING FIRM 10060500<br>COPYRIGHT © 2023 ROBERT SEIPEL ASSOCIATES, INC.<br>ALL RIGHTS RESERVED                         |   |

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  
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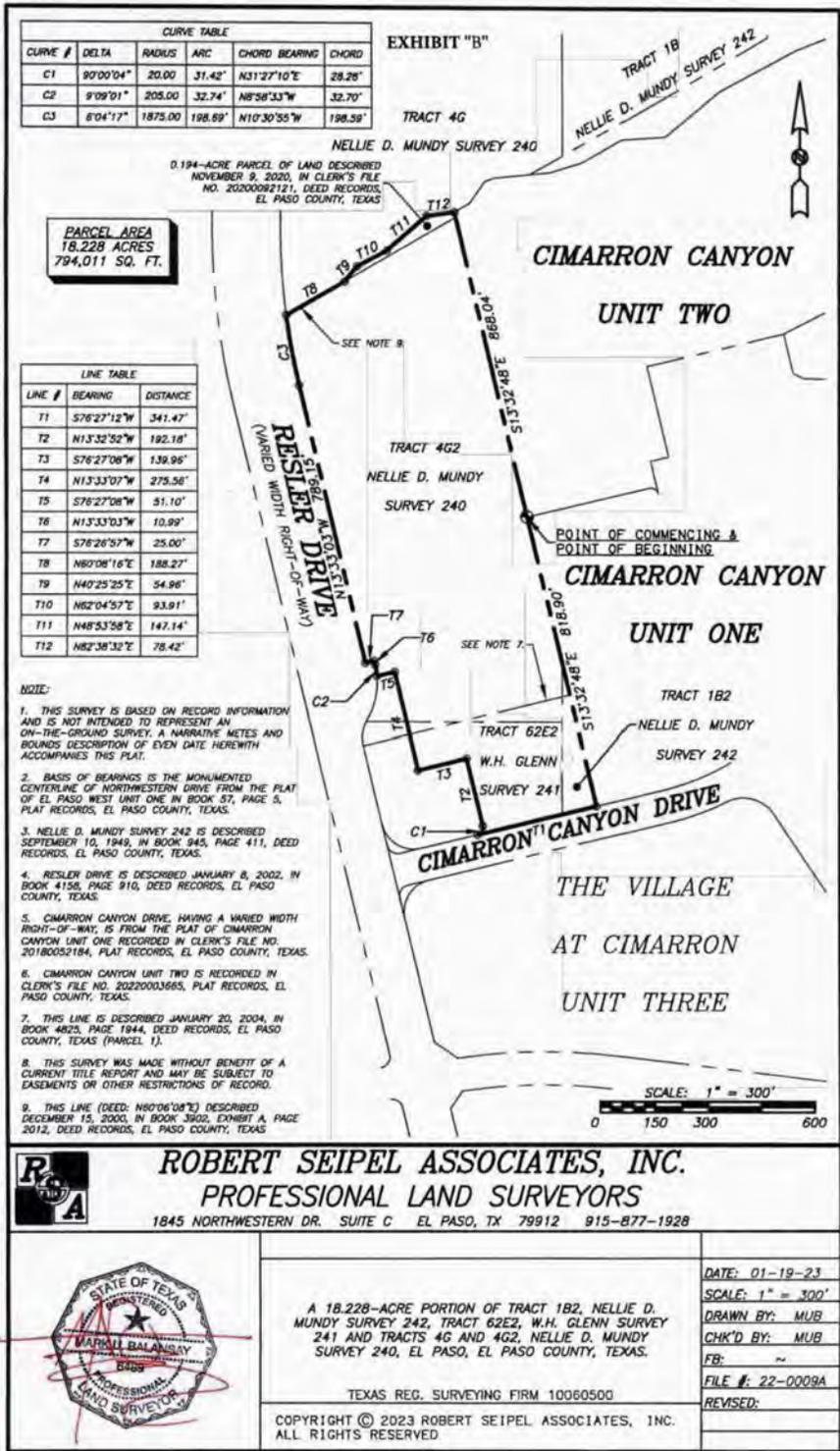
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ROBERT SEIPEL ASSOCIATES, INC.  
Professional Land Surveyors  
Texas Reg. Surveying Firm 00000000



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

Job Number 22-0009A  
January 19, 2023



# 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:

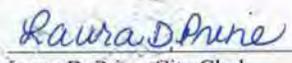
A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting el paso natural gas company right - of -way, or a twenty-five (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

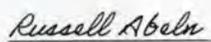
THE CITY OF EL PASO

  
Oscar Leeser  
Mayor

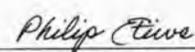
ATTEST:

  
  
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

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.

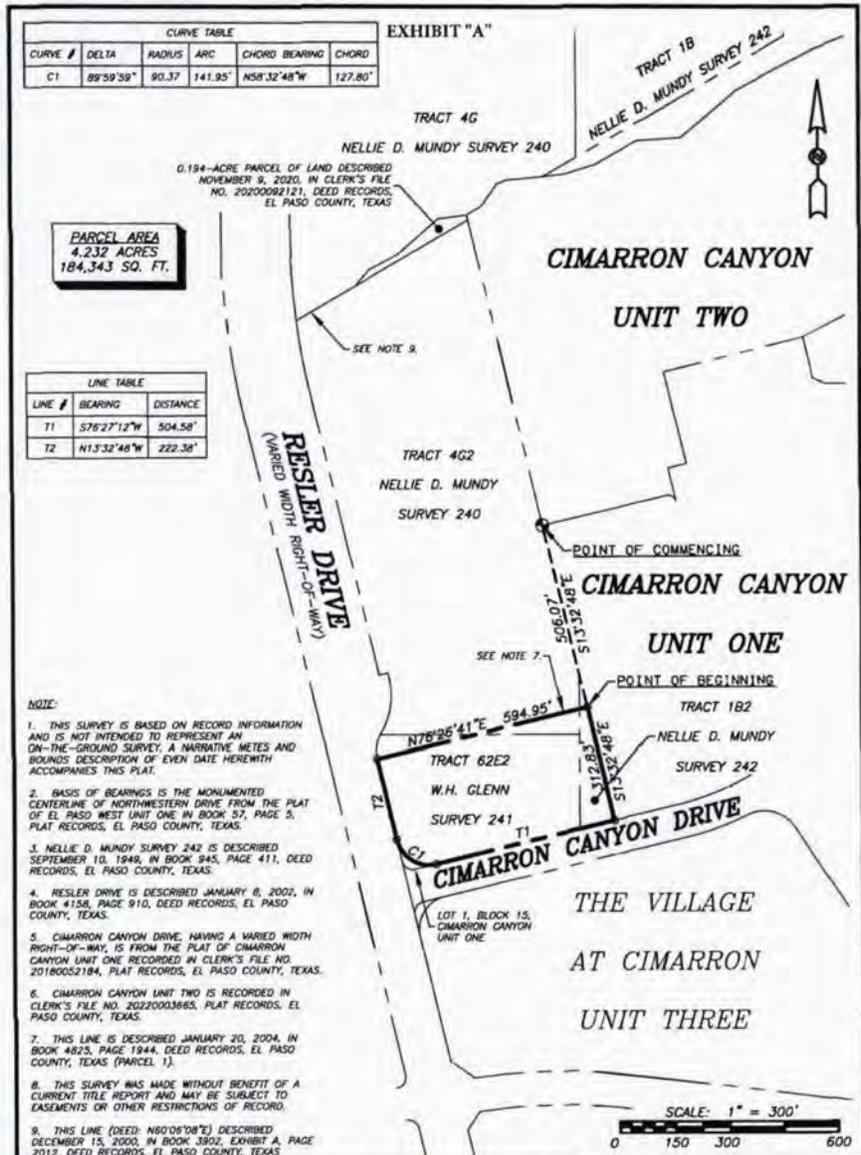
Said parcel of land contains 4.232 acres (184,343 square feet) of land more or less.

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. Bilansay  
President  
Texas License No. 6400  
Job Number 22-0009D  
April 27, 2023



**ROBERT SEIPEL ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 1845 NORTHWESTERN DR., SUITE C EL PASO, TX 79912 915-877-1928



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.

TEXAS REG. SURVEYING FIRM 10060500

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|           |           |
|-----------|-----------|
| DATE:     | 04-27-23  |
| SCALE:    | 1" = 300' |
| DRAWN BY: | MUB       |
| CHK'D BY: | MUB       |
| FB:       | ~         |
| FILE #:   | 22-0009D  |
| REVISED:  |           |

**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;

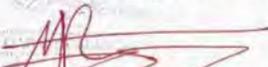
**THENCE**, North 82°38'32" East, a distance of 78.42 feet;

**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.

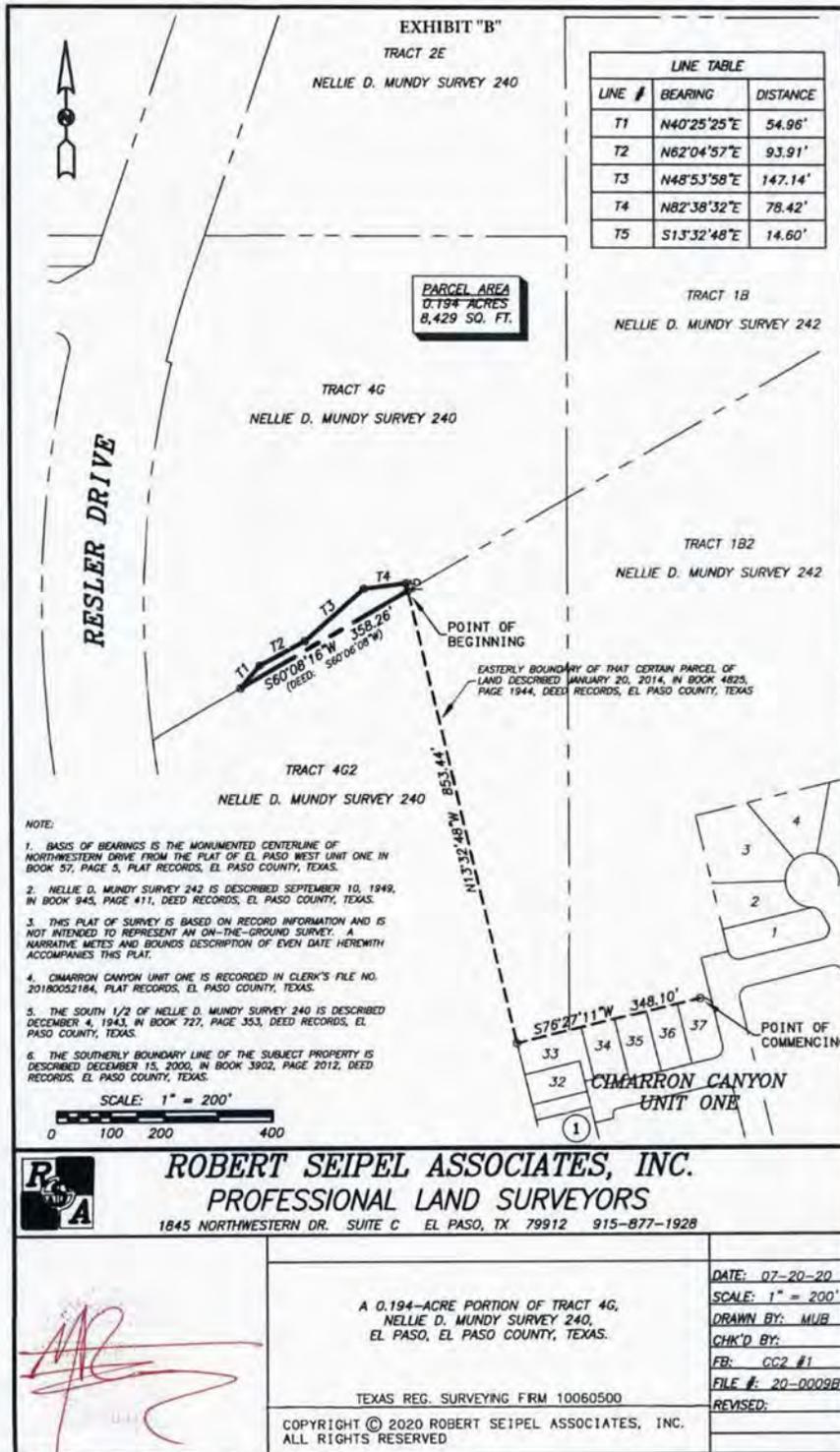
**NOTE:** A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION. THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY.

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



Mark C. Belansay, R.P.L.S.  
President  
Texas License No. 6489

Job Number 20-0009B  
July 20, 2020



# **ATTACHMENT 6**

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

Staff recommends **APPROVAL** of the request subject to approval of the concurrent rezoning request. The conditions being released are no longer applicable and not necessary. The proposed development complies 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**

No objection to application

## **Contract Management Section:**

No opposition to proposed Condition Release. (PZCR25-00004)

## **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**

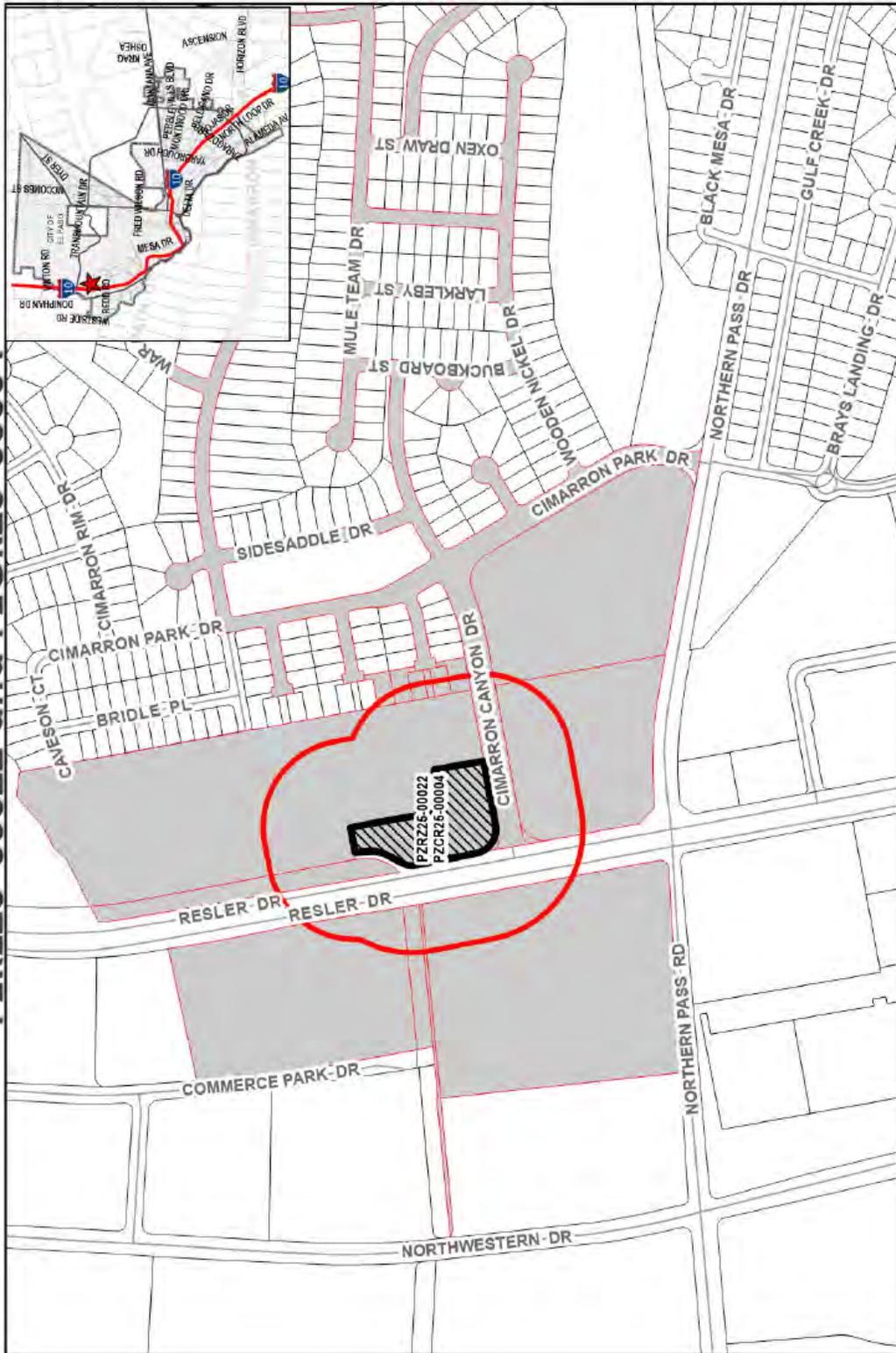
No comments received.

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

No comments received.

# ATTACHMENT 7

**PZR25-00022 and PZR25-00004**



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



The map is designed for computer purposes only. The recorder is not responsible for any errors or omissions that may appear in this map. The map is based on the original survey and may not be identical to the actual property lines. The Planning & Inspection Department is not responsible for any errors or omissions that may appear in this map.

# ATTACHMENT 8

**Zamora, Luis F.**

---

**From:** Janet Reichardt <janetr6849@gmail.com>  
**Sent:** Thursday, December 4, 2025 10:41 AM  
**To:** Zamora, Luis F.  
**Subject:** Alderete Middle School (PZR25-00022)

You don't often get email from janetr6849@gmail.com. [Learn why this is important](#)

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Mr. Zamora,

My name is Janet Reichardt and live on Bullwhip Crt right off Cimaron park and one block away from Cimarron Canyon. As a resident here in Cimarron I am opposed to the School being built so close to our neighborhood. Our neighborhood has only TWO VERY NARROW entrances and both are off extremely busy cross streets. This would cause considerate backup of vehicles trying to enter and exit our neighborhood. I invite you, the City Council and the School Board to come and watch the traffic at peak hours and see for yourselves what a danger this would be to school age children and buses. I witness this every morning as I and many others try to use the walking path that runs along Resler. Cars coming off Northern Pass onto Resler do not stop at the light which would not allow for traffic coming from Trans Mountain to cross over 3 lanes of traffic to turn onto Cimarron Canyon to enter the proposed drop off parking lot. Using Cimarron Canyon as the drop off would be a nightmare to ALL involved. Please reconsider this, I understand the need for another school but the location is terrible and very dangerous.

Thank You for your consideration regarding this matter.

Janet Reichardt

**Zamora, Luis F.**

---

**From:** Whitley Miles <sarjeah@gmail.com>  
**Sent:** Thursday, December 18, 2025 12:46 PM  
**To:** Ernie Ortiz; greveles@canutillo-isd.org; orico@canutillo-isd.org; Breanne Barnes; Acosta, Gladys; District #1; PMendoza@canutillo-isd.org; lborrego@canutillo-isd.org; czuniga@canutillo-isd.org; btrout@canutillo-isd.org; Peteraguilar@procedeogroup.com; ArmandoRodriguezTEXAS@gmail.com; rguilfoil@canutillo-isd.org; emeza@canutillo-isd.org; cpulley@canutillo-isd.org; dkerney@canutillo-isd.org; chernandez@canutillo-isd.org; pgalaviz@canutillo-isd.org; Zamora, Luis F.; Mayor; sermartinez@canutillo-isd.org; limaldonado@canutillo-isd.org; cortega@canutillo-isd.org  
**Subject:** [External] - Community meeting request - Alderete Middle School (Cimarron Canyon / Resler)

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Good morning all,

I'm reaching out on behalf of neighbors in the Cimarron Canyon / Resler area regarding the proposed Alderete Middle School site, particularly concerns related to traffic flow, neighborhood access, and safety.

It is in everyone's best interest to hold a community meeting with CISD, the project team, and relevant City departments present so residents can better understand the plans, the process, and the traffic mitigation measures being considered.

Representative Alejandra Chavez has offered to help gather appropriate City officials to attend and has been copied here for coordination. A meeting of this nature, with clear notification to the surrounding neighborhood, supports transparency and constructive dialogue.

**For context, there is an active community petition related to this project with nearly 200 signatures from residents in the surrounding area.** The petition reflects the level of interest and concern within the neighborhood and underscores the importance of open communication. This has been merely based on hearsay and one community app that not all residents utilize. Therefore many do not know of this petition or were unable to sign due to addresses for new homes not being available.

A link to the petition is included below.

 Community petition: <https://c.org/sSD97K56nx>

**\*\*Given CISD’s broader communication channels, it is also in the district’s best interest to assist with community outreach for this meeting (for example, mailed notices, flyers, or other district-supported notification methods). Ensuring residents are adequately informed ahead of time helps avoid confusion or misinformation.\*\***

**Proposed timing: early January**

**Possible dates: Friday, January 9 (evening) or Saturday, January 10 (morning)**

**Proposed location: Cimarron Canyon Park (near the project site)**

**—We are flexible on timing and location, but would appreciate confirming something soon so residents have adequate notice.**

**At the meeting, residents are primarily hoping to understand:**

- **How parent drop-off/pick-up and bus traffic will function without backing onto Resler or into the neighborhood**
- **How the plan accounts for Cimarron Canyon being the primary access point for hundreds of homes**
- **Safety considerations related to peak traffic hours and the adjacent trail**
- **What traffic mitigation measures have already been identified and what remains under review**
- **How residents can review the traffic study or key assumptions ahead of upcoming hearings**

**Please let us know:**

- **Whether CISD and the project team can participate**
- **Who the best CISD contact would be to help coordinate logistics and community outreach**

- **Whether traffic study information can be shared in advance**

Residents are not opposed to a school. The goal is a clear, transparent process and a plan that keeps the neighborhood safe and accessible.

Thank you for your time and consideration. I'm happy to help coordinate and look forward to your guidance on next steps.

Best regards,

**Whitley Miles-Ray, CRNA**

**Zamora, Luis F.**

---

**From:** Tamina Brighton <tamina.brighton@hotmail.com>  
**Sent:** Saturday, January 17, 2026 5:04 PM  
**To:** Zamora, Luis F.  
**Subject:** [External] - New Alderete Middle School Concern - Basketball Courts

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Dear Mr. Zamora,

I am a resident of Cimarron Canyon who lives directly in front of the planned basketball courts (as it appears on viewed plans). I am concerned that basketball courts being used after hours and on weekends will create a noise nuisance and negatively impact the peaceful environment. Please consider moving the basketball courts further away from our backyards on Bullwhip Court and closer to the Resler side of the campus.

Sincerely,

Tamina Brighton  
7520 Bullwhip Ct  
El Paso, TX 79911

**Zamora, Luis F.**

---

**From:** Bobby Jones <bobby.jones07@gmail.com>  
**Sent:** Friday, December 5, 2025 9:17 AM  
**To:** Zamora, Luis F.  
**Subject:** Resident Concerns Regarding Rezoning Case PZRZ25-00022 & School Traffic Plan

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Dear Mr. Zamora,

My name is Bobby Jones, and I am a resident of Cimarron Canyon. I am writing regarding the rezoning case PZRZ25-00022 and the proposed plans for the new middle school adjacent to our neighborhood.

While I understand that the school district owns the land, I am respectfully requesting that the concerns of impacted residents be fully considered before final approvals are granted.

Primary Concerns:

1. Traffic Flow & Safety Risks

The current plan appears to route significant school traffic toward Cimarron Canyon Drive, a narrow road that already experiences congestion during peak hours.

This presents major safety risks for:

- Children walking or biking in the area
- Families entering/exiting the neighborhood
- Trail users along the Cimarron Canyon trail system

We urge the City and CISD to explore alternative traffic flow options, such as directing school ingress/egress onto Restler or Northern Pass, where roads are safer and built for higher volumes.

2. Neighborhood Impact

Turning Cimarron Canyon into a primary entrance would funnel hundreds of vehicles daily into a residential area not designed for that load. Residents are deeply concerned about noise, safety, and livability changes that have not been addressed.

3. Request for Design Review Before Final Approval

Given that the project is not yet fully approved by City Council, we ask for:

- A review of the traffic plan
- Consideration of safer alternatives
- Inclusion of neighborhood feedback in final design adjustments

Residents are not opposed to the school itself — we simply want a safe and reasonable traffic plan that does not put our families at risk.

Thank you for your time and for considering the concerns of the Cimarron Canyon community. We appreciate your openness and your willingness to ensure resident voices are heard in this process.

Respectfully,  
Bobby Jones  
7364 Mule Team  
Cimarron Canyon, El Paso TX 79911

--  
Bobby Jones  
512 665 1819  
[Bobby.jones07@gmail.com](mailto:Bobby.jones07@gmail.com)

**Zamora, Luis F.**

---

**From:** Luis Ojeda <luisojeda@live.com>  
**Sent:** Wednesday, December 10, 2025 8:09 PM  
**To:** Zamora, Luis F.  
**Cc:** District #1; Peteraguiar@procedeogroup.com; sermartinez@canutillo-isd.org; brbarnes@canutillo-isd.org; lborrego@canutillo-isd.org; cortega@canutillo-isd.org; ArmandoRodriguezTEXAS@gmail.com; limaldonado@canutillo-isd.org; czuniga@canutillo-isd.org  
**Subject:** [External]Resident Concerns Regarding Rezoning Case PZRZ25-00022 & School Traffic Plan

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**Subject:** Resident Concerns Regarding Rezoning Case PZRZ25-00022 & School Traffic Plan

**To:** ZamoraLF@elpasotexas.gov

**CC:** Canutillo ISD School Board, City Planning Division, District 1 Representative Alejandra Chavez

Dear Mr. Zamora,

My name is Luis A. Ojeda, and I am a resident of Cimarron Canyon. I am writing regarding rezoning case PZRZ25-00022 and the proposed plans for the new middle school adjacent to our neighborhood.

While I understand that the school district owns the land, I am respectfully requesting that the concerns of impacted residents be fully considered before final approvals are granted.

Primary Concerns:

1. Traffic Flow & Safety Risks

The current plan appears to route significant school traffic toward Cimarron Canyon Drive, a narrow road that already experiences congestion during peak hours.

This presents major safety risks for:

- Children walking or biking in the area
- Families entering/exiting the neighborhood
- Trail users along the Cimarron Canyon trail system

We urge the City and CISD to explore alternative traffic flow options, such as directing school ingress/egress onto Resler or Northern Pass, where roads are safer and built for higher volumes.

2. Neighborhood Impact

Turning Cimarron Canyon into a primary entrance would funnel hundreds of vehicles daily into a residential area not designed for that load. Residents are deeply concerned about noise, safety, and livability changes that have not been addressed.

### 3. Request for Design Review Before Final Approval

Given that the project is not yet fully approved by City Council, we ask for:

- A review of the traffic plan
- Consideration of safer alternatives
- Inclusion of neighborhood feedback in final design adjustments

Residents are not opposed to the school itself — we simply want a safe and reasonable traffic plan that does not put our families at risk.

Thank you for your time and for considering the concerns of the Cimarron Canyon community. We appreciate your openness and your willingness to ensure resident voices are heard in this process.

Respectfully,

Luis A. Ojeda  
1823 Cimarron Park Dr.  
Cimarron Canyon, El Paso TX 79911

Bernadette Herrera-Martinez  
7386 Sidewinder Bend Dr  
El Paso, TX 79911  
915-920-9114  
Member, Cimarron Owners Association

Date: 12/03/2025

RE: Opposition to Rezoning Request PZRZ25-00022 and Zoning Condition Release PZCR25-00004

Property East of Resler Dr. and North of Cimarron Canyon Dr.

From C-3 (Commercial) to R-3A (Residential) – Proposed School Development

To the City Plan Commission and Honorable Members of the El Paso City Council,

I am writing as a homeowner and member of the Cimarron Owners Association to express my strong opposition to the proposed rezoning (PZRZ25-00022) and zoning condition release (PZCR25-00004) requested by Canutillo Independent School District for the construction of a school at the site north of Cimarron Canyon Dr. and east of Resler Dr.

1. Significant Traffic Impacts and Limited Neighborhood Access

The Cimarron community has very limited access points, and traffic congestion is already a concern. A school will significantly increase daily traffic—including buses, staff vehicles, and parent pickup/drop-off flow—resulting in unsafe roadway conditions for residents, delays entering or exiting the community, and higher risks to pedestrians and cyclists.

2. Increased Risk of Vandalism and Damage to Walking/Biking Trails

The proposed site sits directly next to our community's walking and biking paths. A school may lead to vandalism, litter, trail damage, and disruption of our quiet recreational areas.

3. Negative Impact on Property Values

Schools adjacent to residential areas often lead to congestion, noise, overflow parking, and increased public activity—factors that can reduce surrounding property values.

4. Environmental and Wildlife Concerns

The construction would significantly disrupt natural desert landscape and wildlife habitat, increase noise and light pollution, and cause soil disturbance and stormwater runoff impacts.

5. Emergency Access and Safety Risks

A school located at the primary entry point to our community risks delaying police, fire, or medical response during emergencies due to increased roadway congestion.

Request:

For these reasons, I respectfully urge the City Plan Commission and the City Council to deny rezoning application PZRZ25-00022 and zoning condition release PZCR25-00004.

Thank you for your time and thoughtful consideration.

Sincerely,

Bernadette Herrera-Martinez

Cimarron Owners Association Member

7386 Sidewinder Bend Dr

El Paso, TX 79911

915-920-9114

**Zamora, Luis F.**

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**From:** Oscar Ortiz <oscarortiz@gmail.com>  
**Sent:** Saturday, January 10, 2026 3:21 PM  
**To:** Zamora, Luis F.  
**Subject:** [External] - Concern about Alderete School Traffic

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

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Peter Aguilar - CISD Design Manager

Luis Zamora - Planning & inspections

Alejandra Chavez - District 1 Representative

Dear all:

I am a resident of the Cimarron Canyon area and I'm writing to express my support for the concerns raised regarding the proposed school traffic plan along Cimarron Canyon Drive.

I fully support the construction of the new school and recognize the value it brings to our community. However, the current traffic proposal raises serious safety and access concerns that I believe deserve further evaluation before implementation.

Cimarron Canyon Drive is one of only two entrances serving a large and growing subdivision. Routing school traffic—particularly during peak morning and afternoon hours—onto this road will significantly increase congestion and creates real risks for:

- Children walking or biking to school
- Residents entering and exiting the neighborhood
- Runners, cyclists, and trail users
- Emergency vehicle access and response times

These concerns are not hypothetical; they reflect daily traffic patterns that residents already experience.

I respectfully request that CISD and the City:

- Revisit the traffic plan to avoid routing school traffic through Cimarron Canyon Drive
- Evaluate redirecting traffic to Resler Drive or Northern Pass
- Seriously consider adding a third subdivision access point
- Share transparent traffic studies and hold a community meeting so residents can better understand the analysis and provide input

A school should strengthen a neighborhood, not compromise safety or access for the families who live there. I appreciate your attention to this matter and hope we can work collaboratively toward a safer solution for everyone involved.

Thank you for your time and consideration.

Sincerely,

Oscar Ortiz

7374 Sidewinder Bnd, El Paso, TX 79911

**Zamora, Luis F.**

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**From:** Tamina Brighton <tamina.brighton@hotmail.com>  
**Sent:** Sunday, February 8, 2026 8:58 AM  
**To:** Zamora, Luis F.; brbarnes@canutillo-isd.org; phil.wrobel@huntcompanies.com  
**Subject:** [External] - Opportunity for New Alderete MS  
**Attachments:** IMG\_3983.jpeg; Available property next to new Alderete MS.pdf; IMG\_3984.jpeg

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

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To All Concerned:

In order to expedite, I will keep this short:

There is escalating upset (re: Cimarron Canyon residents) about new Alderete MS traffic design. To date, a petition has 323 signatures against current traffic designs.

Opportunity: Vacant land for sale next to the school site (see attached). School traffic and parking could be designed for this site with entrances and exits on Northern Pass and Resler Dr.

This should alleviate concerns about the current design and reduce risk of continued escalating upset, leading to further actions by the community. Polling residents would help here.

Challenge: Funding. Here we look to negotiations and charitable contributions. I am optimistic that the vacant land owner (Hunt Communities) and Canutillo ISD can reach an agreement on the land purchase to make this a reality.

Would it not be a triumph to begin our school-community relationship in a spirit of mutual support and respect?

Please reach out to each other. Open a dialogue about this idea.

Respectfully,

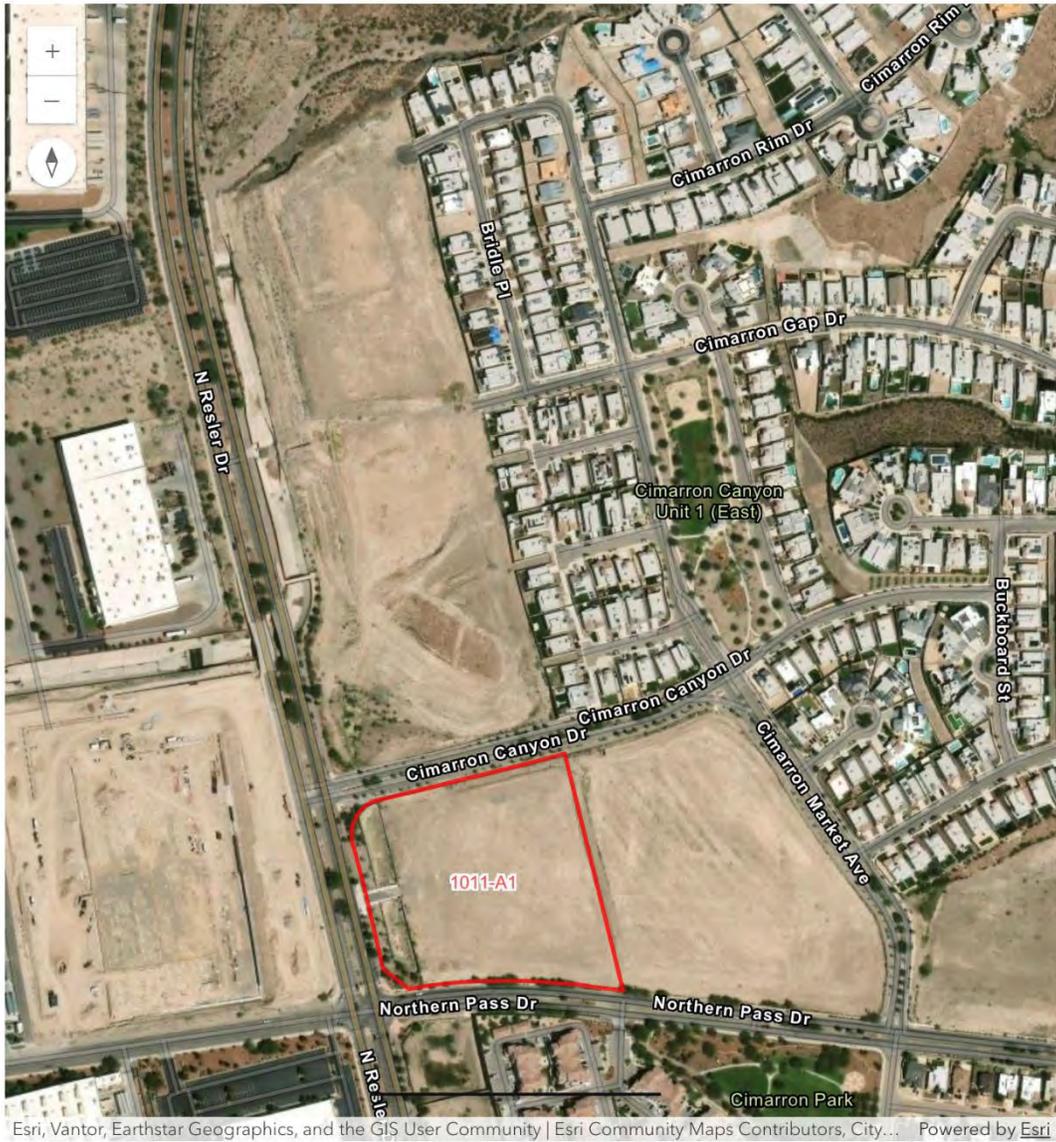
Tamina Brighton, Taxpayer, Cimarron Community Resident  
7520 Bullwhip Ct  
El Paso, TX 79911

6:52 AM Sun Feb 8 VPN 100%

narron.com

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**CIMARRON**



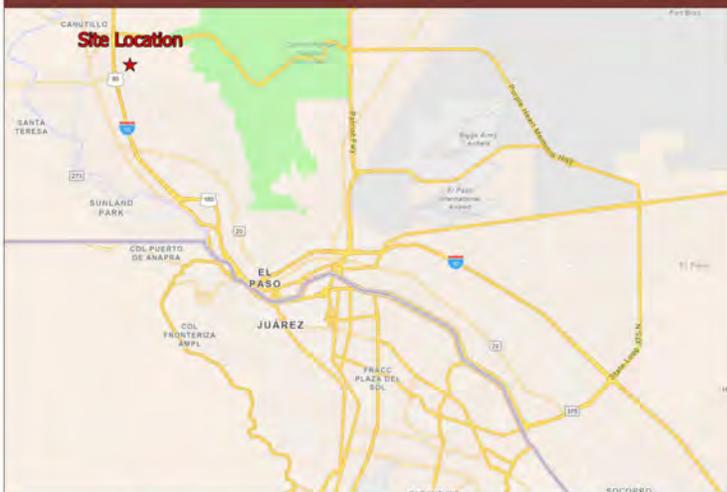


## COMMERCIAL PROPERTY

**7.405** ACRES

SELL/GROUND LEASE: BOTH

PARCEL # 1011-A1 PLATTED: YES



### LOCATION DESCRIPTION:

#### Village at Cimarron

Northeast corner of Resler Drive  
and Northern Pass Drive

Site surrounded by Resler Drive,  
Northern Pass Drive and Cimarron  
Canyon Drive - Adjacent Eastside  
is Multi-Family Site

### CONTACT US

> [PHIL.WROBEL@HUNTCOMPANIES.COM](mailto:PHIL.WROBEL@HUNTCOMPANIES.COM)

> [WWW.LIVEATCIMARRON.COM](http://WWW.LIVEATCIMARRON.COM)

**CIMARRON**



**Locations**

**El Paso Airport: 19 miles**

**Fort Bliss: 18 miles**

**Paso Del Norte: 13 miles**

**Stanton Lerdo: 13 miles**

**Ysleta-Zaragoza: 29 miles**

**Bridge of the Americas: 19 miles**

**Demographics**

**Population: 884,432**

**Population Growth Rate: 5.5%**

**GDP: \$46.8 Billion**

**Median Income: \$58,734**

**Average Home Price: \$331,400**

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# Protect Cimarron Canyon: request safe traffic planning for new Alderete middle school



### Recent signers:

Justin M. • 1 week ago

Eric R. • 2 weeks ago

Nicole R. • 2 weeks ago



Decision Makers: Deanna Maldonado-Rocha +18



6 Supporter Voices



9 Updates

## The Issue

Why We Are Concerned



Unsafe Traffic Flow

The current proposed entrance routes heavy school traffic into Cimarron Canyon Drive, a residential street not designed

323

Verified signatures

Let's get to 500 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!



Support now

Take the next step!