

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

DEPARTMENT: Planning & Inspections, Planning Division

AGENDA DATE: December 8, 2020

PUBLIC HEARING DATE: January 5, 2021

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

DISTRICT(S) AFFECTED: 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 portion of Tract 4G, Nellie D. Mundy Survey 240, 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 adjacent Future Land Use designation south of 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 PZRZ20-00023

BACKGROUND / DISCUSSION:

The applicant is proposing a rezoning 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. City Plan Commission recommended 5-0 to approve the proposed PZRZ20-00023 on November 12, 2020. As of November 30, 2020, staff has received no communication in support/opposition of the request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PORTION OF TRACT 4G, NELLIE D. MUNDY SURVEY 240, 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 Portion of Tract 4G, Nellie D. Mundy Survey 240, located in the City of El Paso, El Paso County, Texas, more particularly described by the metes and bounds attached as Exhibit "A", 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, attached hereto as Exhibit "B", 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 _____, 2020.

THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

EXHIBIT "A"

Property description: A 0.134-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 0.134-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, North 13°32'48" West, a distance of 14.60 feet;

THENCE, North 60°08'16" East, a distance of 48.63 feet;

THENCE, North 35°01'13" East, a distance of 74.73 feet;

THENCE, North 70°06'39" East, a distance of 28.98 feet;

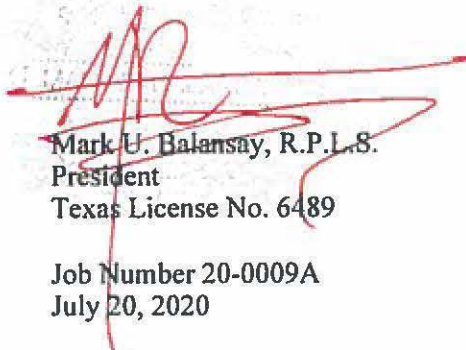
THENCE, North 84°13'25" East, a distance of 99.76 feet to the northerly boundary of that certain parcel of land described December 15, 2000, in Book 3902, Page 2012, Deed Records, El Paso County, Texas;

THENCE, South 60°08'16" West (deed: South 60°06'08" West), along said boundary, a distance of 240.02 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.134 acres (5,819 square feet) of land more or less.

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

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



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

Job Number 20-0009A
July 20, 2020

TRACT 2E
NELLIE D. MUNDY SURVEY 240

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	N13°32'48"W	14.60'
T2	N60°08'16"E	48.63'
T3	N35°01'13"E	74.73'
T4	N70°06'39"E	28.98'
T5	N84°13'25"E	99.76'
T6	S60°08'16"W	240.02'

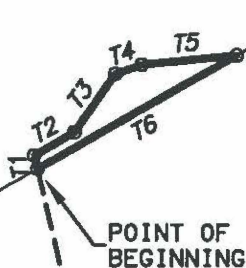
PARCEL AREA
0.134 ACRES
5,819 SQ. FT.

TRACT 1B
NELLIE D. MUNDY SURVEY 242

TRACT 4G
NELLIE D. MUNDY SURVEY 240

TRACT 1B2
NELLIE D. MUNDY SURVEY 242

RESLER DRIVE



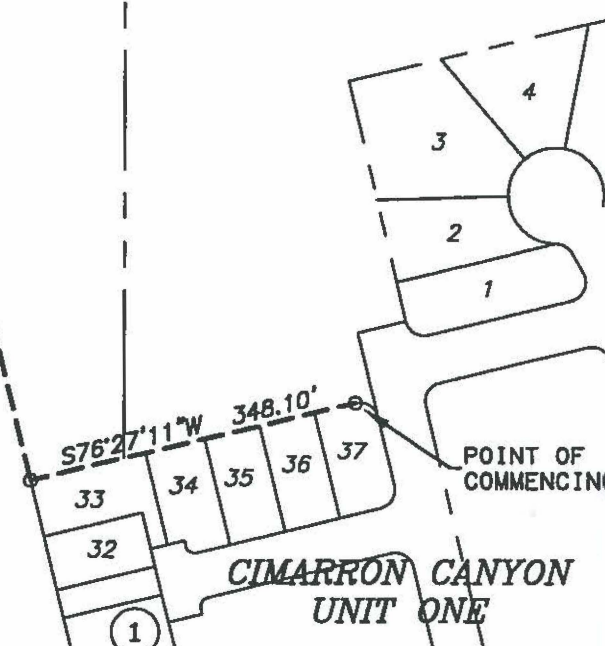
EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED JANUARY 20, 2014, IN BOOK 4825, PAGE 1944, DEED RECORDS, EL PASO COUNTY, TEXAS

TRACT 4G2
NELLIE D. MUNDY SURVEY 240

NOTE:

1. BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF NORTHWESTERN DRIVE FROM THE PLAT OF EL PASO WEST UNIT ONE IN BOOK 57, PAGE 5, PLAT RECORDS, EL PASO COUNTY, TEXAS.
2. NELLIE D. MUNDY SURVEY 242 IS DESCRIBED SEPTEMBER 10, 1949, IN BOOK 945, PAGE 411, DEED RECORDS, EL PASO COUNTY, TEXAS.
3. THIS PLAT OF SURVEY IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.
4. CIMARRON CANYON UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20180052184, PLAT RECORDS, EL PASO COUNTY, TEXAS.
5. THE SOUTH 1/2 OF NELLIE D. MUNDY SURVEY 240 IS DESCRIBED DECEMBER 4, 1943, IN BOOK 727, PAGE 353, DEED RECORDS, EL PASO COUNTY, TEXAS.
6. THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS DESCRIBED DECEMBER 15, 2000, IN BOOK 3902, PAGE 2012, DEED RECORDS, EL PASO COUNTY, TEXAS.

SCALE: 1" = 200'



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

A 0.134-ACRE PORTION OF TRACT 4G,
NELLIE D. MUNDY SURVEY 240,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 07-20-20
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY:
FB: CC2 #1
FILE #: 20-0009A
REVISED:

20-1007-2666 | 1042342

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

PZRZ20-00023

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



City Plan Commission — November 12, 2020 **REVISED**

CASE NUMBER:	PZRZ20-00023
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:	0.134 acres
REQUEST:	Rezone from C-4/c (Commercial/conditions) to R-3A/c (Residential/conditions)
RELATED APPLICATIONS:	SUSU20-00075 (Major Combination)
PUBLIC INPUT:	None as of November 5, 2020

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 properties 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.

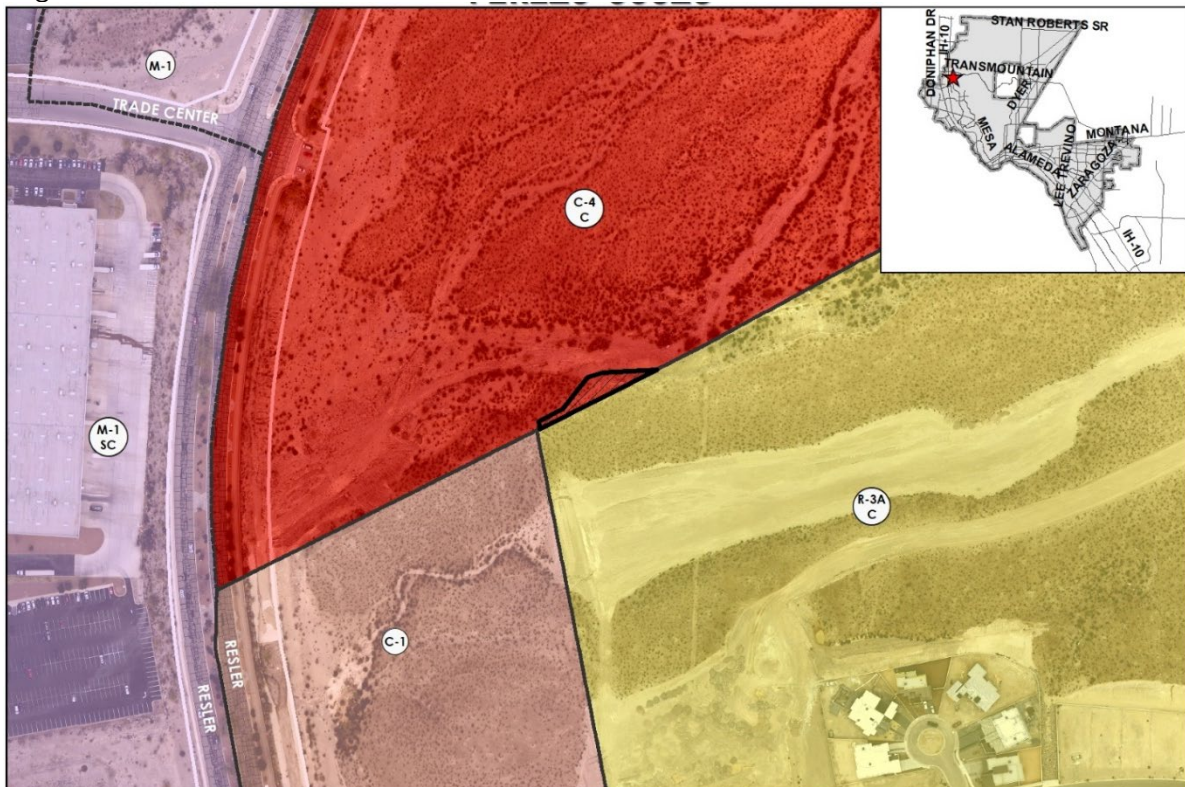


Figure A. Subject Property & Immediate Surroundings

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 four (4) 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: N/A

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The property to the north, west, and east is zoned C-4 (Commercial) and is currently vacant. The properties to the south are zoned R-3A (Residential) and are currently vacant. The nearest school is Canutillo High School (0.72 miles) and the nearest park is Cimarron Park (0.55 miles).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial: 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>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-3A (Residential): 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>

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:	
Preferred Development Locations: 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
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The property lies within the Hillside Development Area. It will be required to be heard by the Open Space Advisory Board (OSAB) for their recommendation prior to City Council.
Potential Adverse Effects: 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.
Natural Environment: Anticipated effects on the natural environment.	The subject property lies within a FEMA designated arroyo and located towards the bottom end. It will be required to be heard by the Open Space Advisory Board (OSAB) for their recommendation prior to City Council, as it lies in the Hillside Development Area.
Stability: Whether the area is stable or in transition.	The area is in transition as it is currently undeveloped and is expected to be developed into a residential subdivision.
Socioeconomic & Physical Conditions: 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 unplatted and does not have adequate public facilities, services or infrastructure. However, the property is proposed to be combined with adjacent properties to the south and be part of a residential subdivision with appropriate facilities serving the development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: The Open Space Advisory Board (OSAB) recommended approval on January 6, 2021. 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 October 29, 2020. Staff has received no communication in favor or opposition to the rezoning request as of November 5, 2020.

RELATED APPLICATIONS: SUSU20-00075, Cimarron Canyon Unit Two (Major Combination).

CITY PLAN COMMISSION OPTIONS:

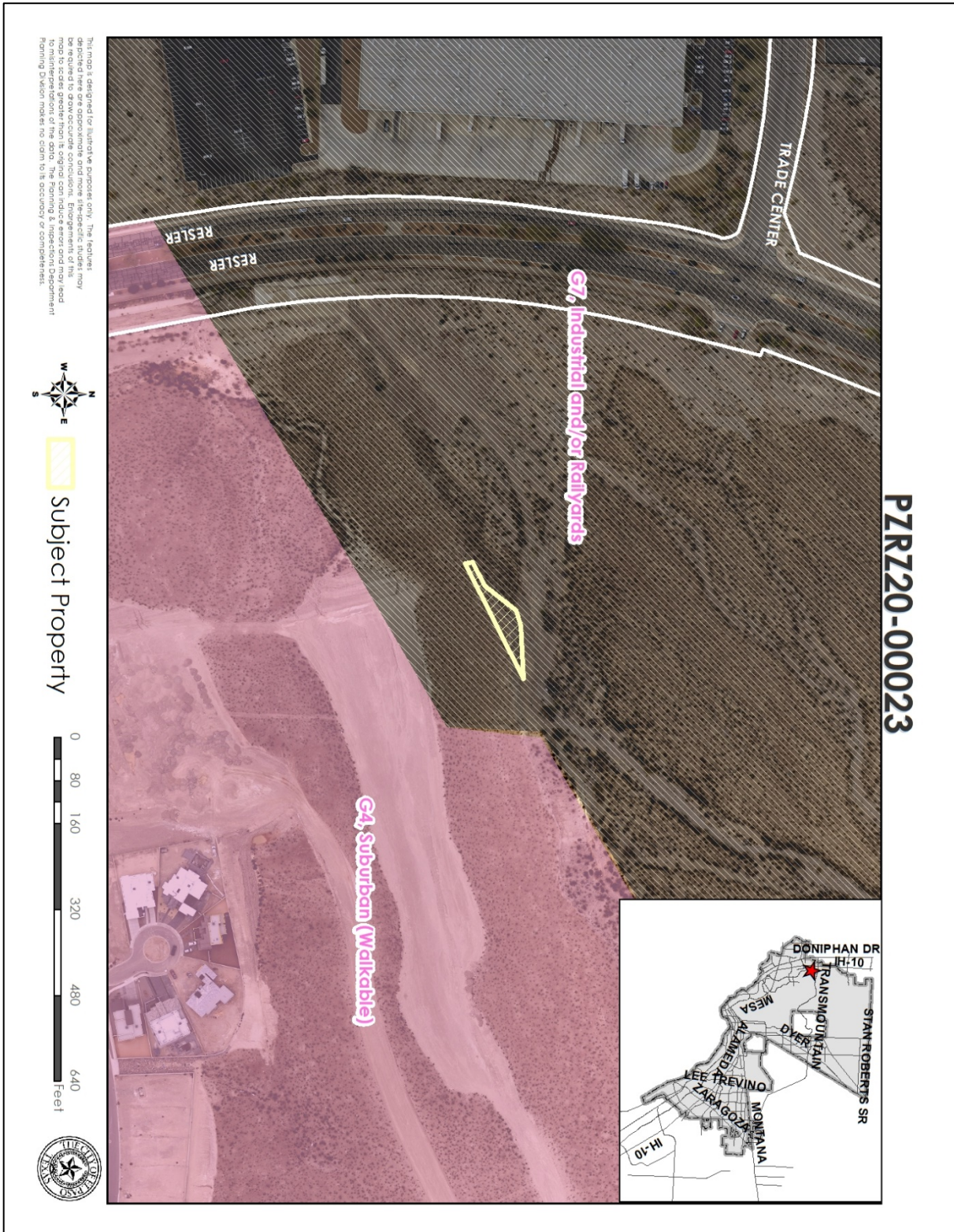
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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:

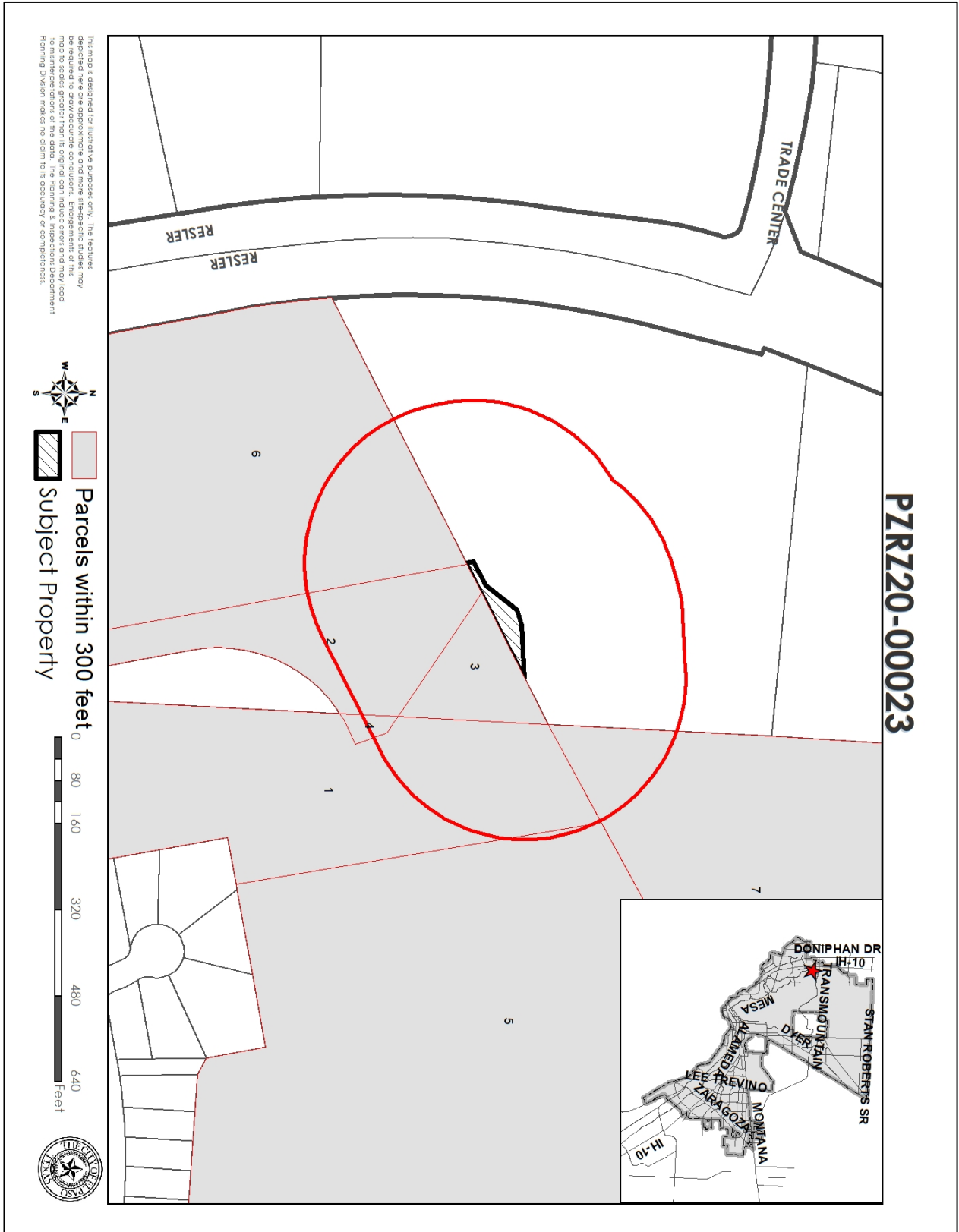
1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Generalized Plot Plan
4. Ordinance No. 15708
5. Department Comments

ATTACHMENT 1

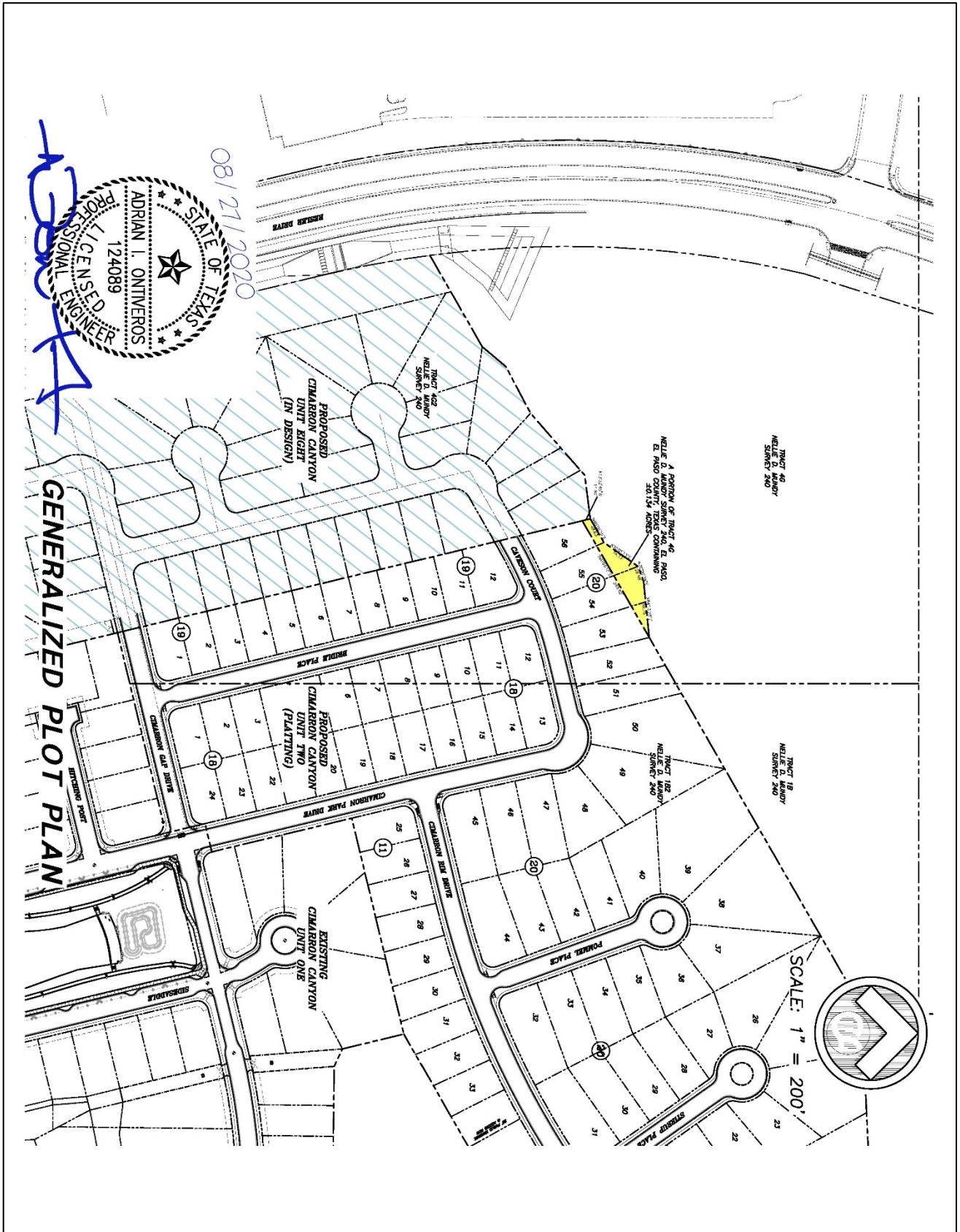


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engineers of this map do not warrant, represent, or guarantee the accuracy of the information shown on this map. The information shown on this map is for informational purposes only and does not constitute a planning Division map. No claim to be accurate or complete.

ATTACHMENT 2



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:

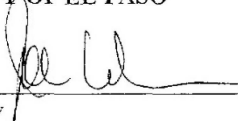
A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting El Paso Natural Gas Company right-of-way, or a twenty-five (25) 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

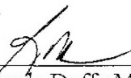
PASSED AND APPROVED this 2nd day of March, 2004.

THE CITY OF EL PASO



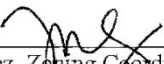
Joe Wardy
Mayor

ATTEST:

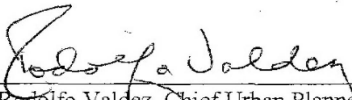


Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Fred Lopez, Zoning Coordinator
Planning, Research & Development

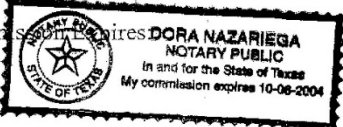



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

My Commission Expires **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 Nazariega

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;

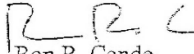
South 75°31'42" East a distance of 1911.39 feet to a point on the westerly right-of-
way line of an El Paso Natural Gas Company right of way;

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-04\120278-6A.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)

METES AND BOUNDS DESCRIPTION

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.
ENGINEERING / LAND SURVEYING / PLANNING
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 Bear 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 Bear Transmountain Dr.
(Loop 375) South 75°31'42" East a distance of 201.87 feet to a point;

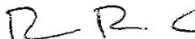
Thence continuing along said right-of-way line South 84°25'25" East a distance of
737.60 feet to a point;

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;

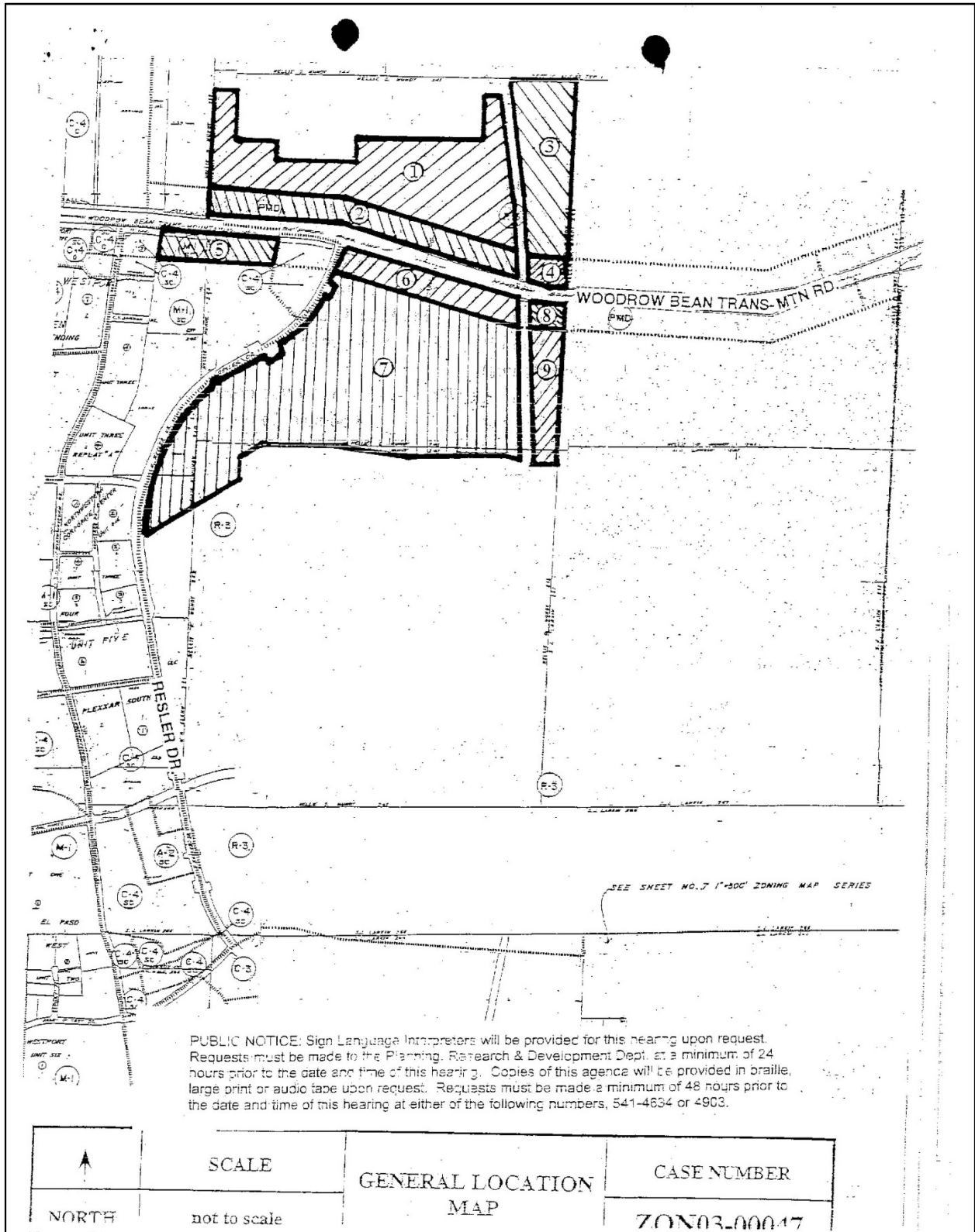
Thence along said right-of-way line North 08°01'01" West a distance of 433.65 feet to
the "TRUE POINT OF BEGINNING" and containing in all 8.34 acres of land more
or less.


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



job #1202-78-8A.R.C.
LGL-04120278-8A.LGL

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



DATE: 4-2004

TO: MAPPING SECTION

RETURN TO: Sandra

ORDINANCE #: 15708

ORDINANCE DATE: ~~3-2004~~ 3-2-04

CASE #: ZONING 00047

CONDITIONS: UCS

METES & BOUNDS: UCS

RETURNED ON 5-25-04 DL

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Recommend approval of the rezoning request.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

Recommend approval. No objections to proposed rezoning plan.

Environmental Services Department

No comments.

Fire Department

Recommend approval. No adverse comments.

Police Department

No comments received.

Sun Metro

Recommend approval. No objections.

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 Owner/Developer will enter into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, 8-inch diameter water mains and 8-inch diameter sanitary sewer mains for Cimarron Canyon Unit Two Subdivision. The Developer’s utility contractor will install the required water and sanitary sewer mains which will be available for permanent service once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

Open Space Advisory Board

Recommend approval.

El Paso County Water Improvement District #1

Not within the boundaries of EPCWID.

Texas Department of Transportation

No comments received.



East of Resler Dr. and South of
Transmountain Rd

Rezoning

PZRZ20-00023

Strategic Goal 3.

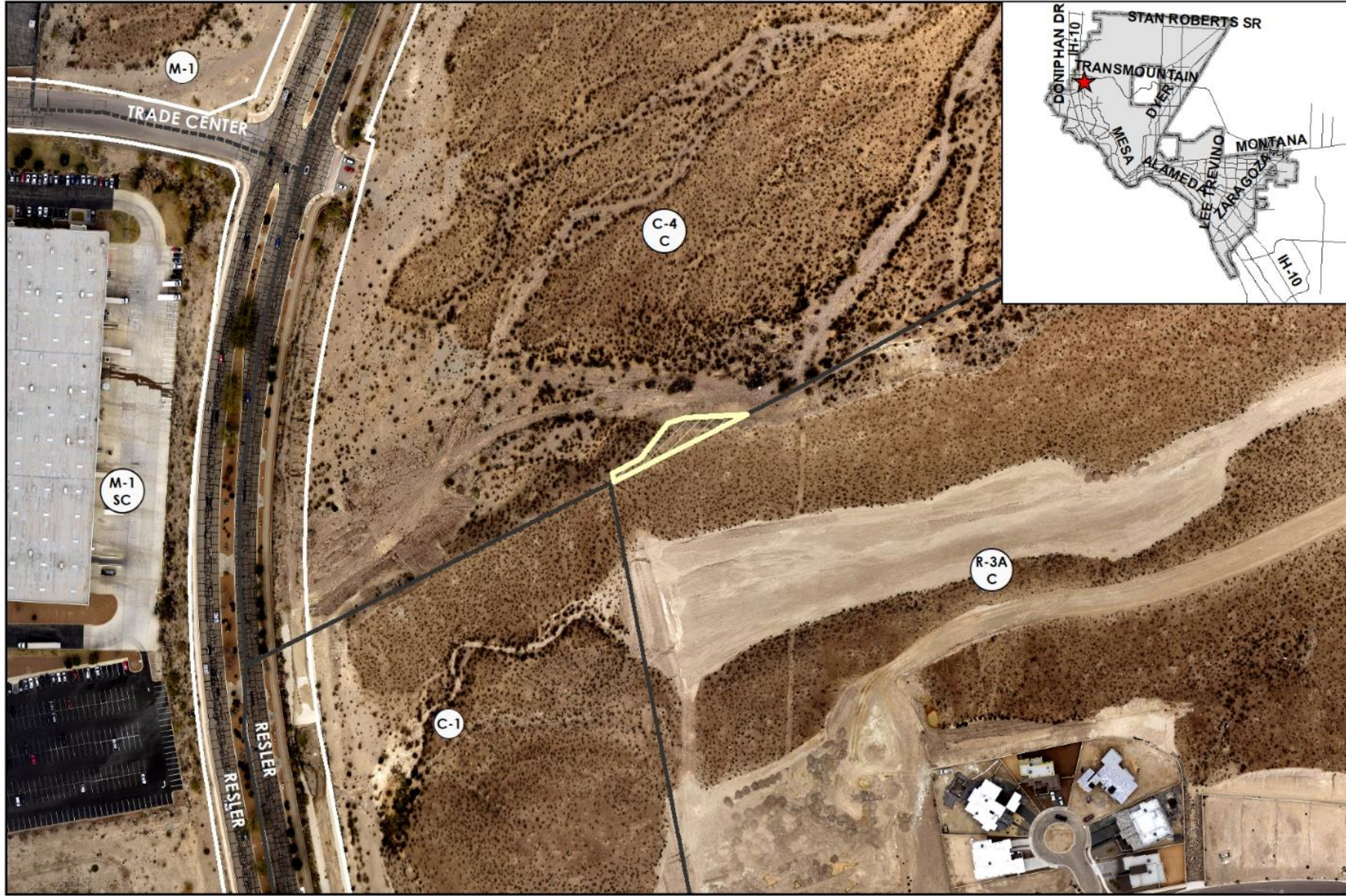
Promote the Visual Image of
El Paso





Recommendation

- Staff recommend approval of the rezoning request
- CPC recommended approval (5-0) on November 12, 2020



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.

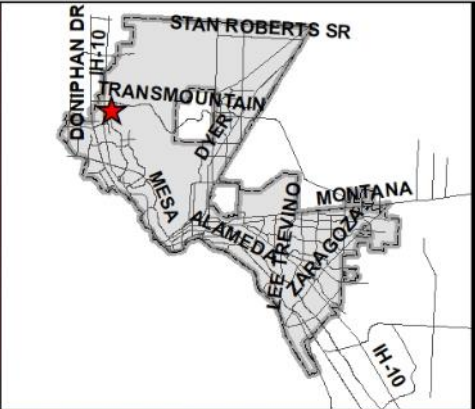
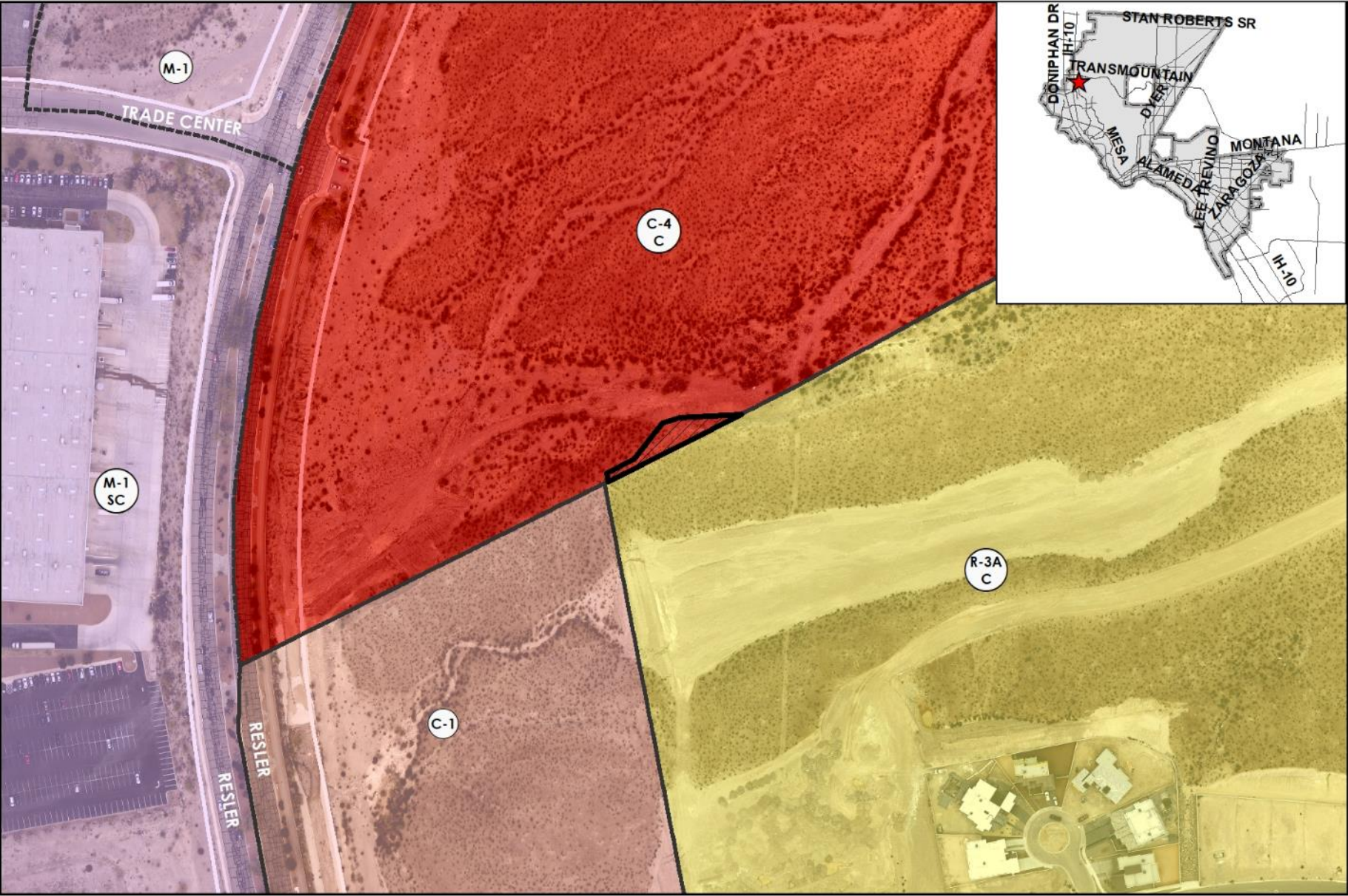


 Subject Property





Existing Zoning



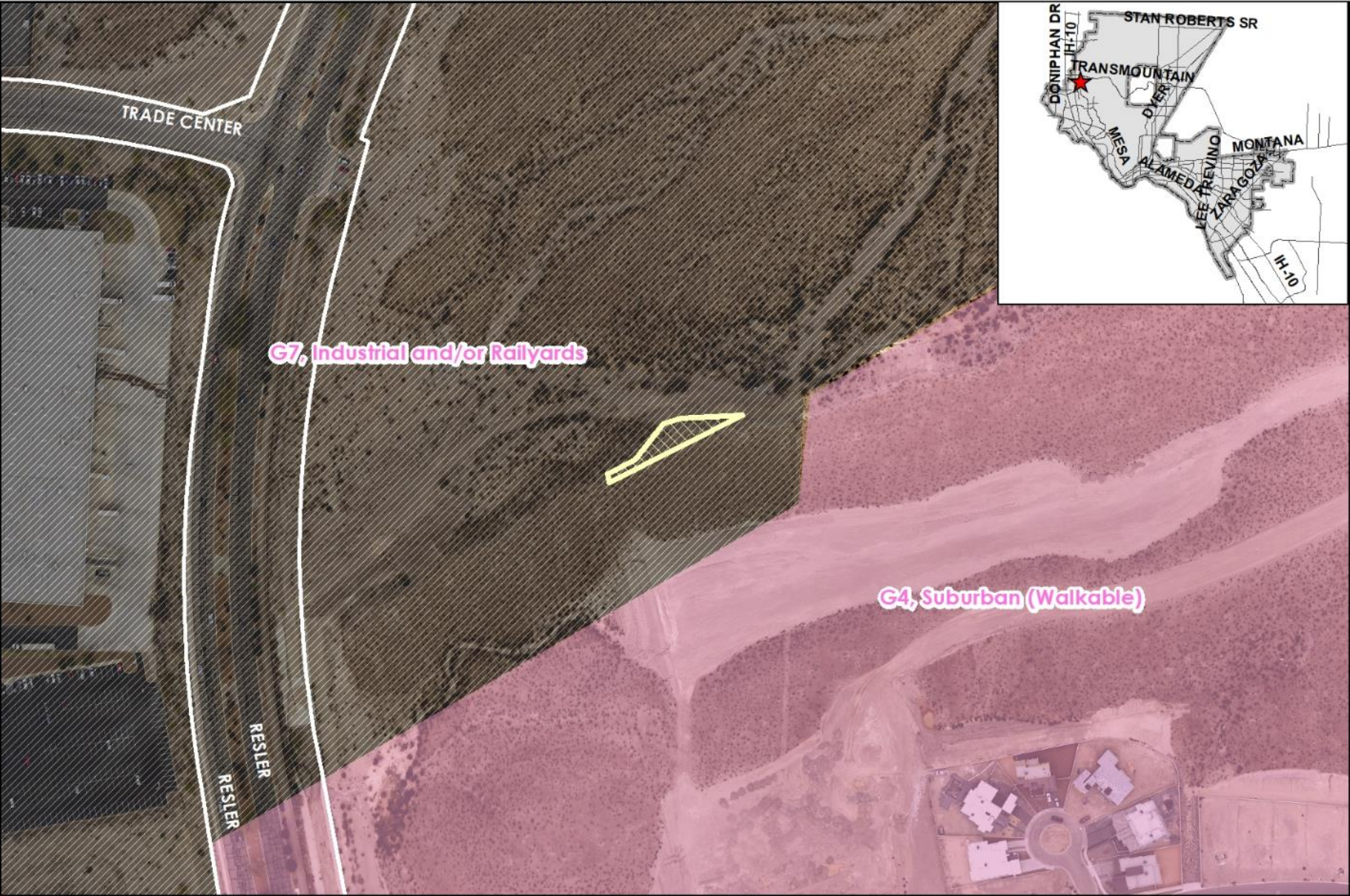
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 Subject Property



Future Land Use



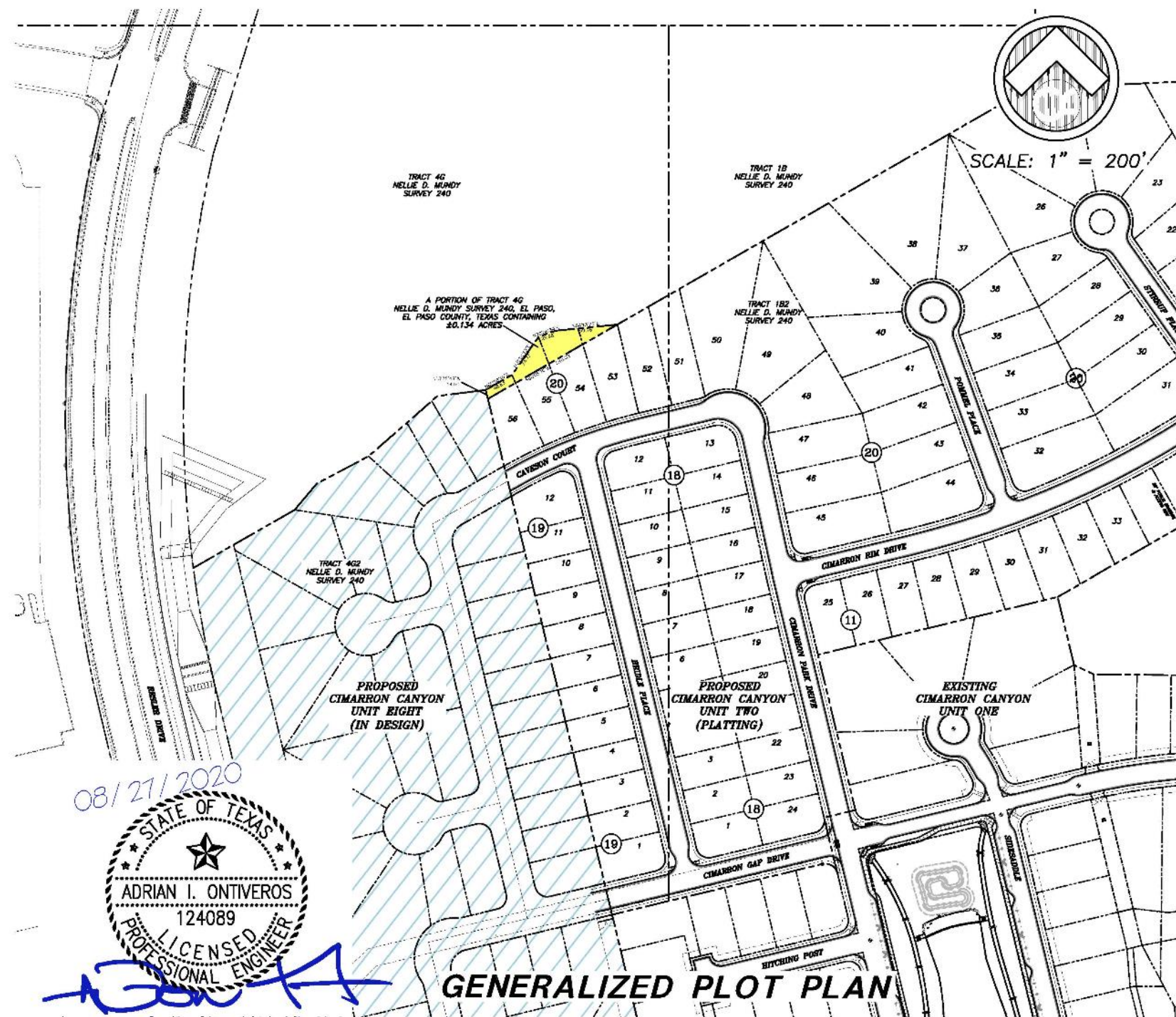
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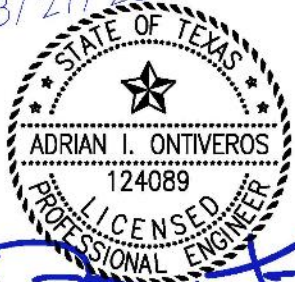
 Subject Property



Conceptual Plan



08/21/2020





Subject Property

Surrounding Development



W



N



E



S



Public Input

- Notices were mailed to property owners within 300 feet on October 29, 2020.
- The Planning Division has not received any communications in support nor opposition to the request.





Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People