



AGENDA FOR THE CITY PLAN COMMISSION

December 04, 2025
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR
1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt, please enter the following Conference ID: 698 828 026#

A quorum of the City Plan Commission members must be present and participate in the meeting.

If you wish to sign up to speak, please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting.

A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes

1. Discussion and action on the City Plan Commission minutes for November 20, 2025. [BC-1495](#)

Major Combination

2. SUSU25-00045: Power of Dreams Unit Two - A portion of the Southwest ¼ of the Northwest ¼ of Section 16, and a portion of Tract 4, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas [BC-1496](#)

Location: East of Joe Battle Blvd. and South of Vista Del Sol Dr.

Existing Zoning: N/A Property lies within Extraterritorial Jurisdiction (ETJ)

Property Owner: 375 Properties, LLC

Representative: CSA Design Group, Inc.

District: N/A Property lies within ETJ

Staff Contact: Myrna Aguilar, (915) 212-1584,
AguilarMP@elpasotexas.gov

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications

SUBDIVISION MAP APPROVAL

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination

3. SUSU25-00090: Francisco Torres Subdivision - Tract 7A, Block 13, [BC-1497](#)
Upper Valley Surveys, El Paso County, Texas
- Location: North of Artcraft Rd. and East of Westside Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: Juan Aguilar and Sandra Aguilar
Representative: Wall Engineers
District: N/A property lies within Extraterritorial Jurisdiction (ETJ)
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

PUBLIC HEARING Rezoning Application

4. PZRZ25-00022: Portion of Tract 62-E-2, W H Glenn Surv 241 Abst [BC-1498](#)
8425 and a portion of Tract 4-G-2-B-1, Nellie D
Mundy Surv #240, City of El Paso, El Paso County,
Texas
- Location: East of Resler Dr. and North of Cimarron Canyon Dr.
Zoning: C-3 (Commercial)
Request: Rezone from C-3 (Commercial) to R-3A (Residential)
Existing Use: Vacant
Proposed Use: School
Property Owner: Canutillo Independent School District
Representative: Nancy Hayes, CSA Design Group
District: 1
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

PUBLIC HEARING Zoning Condition Release Application

5. PZCR25-00004: Portion of Tract 62-E-2, W H Glenn Surv 241 Abst [BC-1499](#)
8425 and a portion of Tract 4-G-2-B-1, Nellie D
Mundy Surv #240, City of El Paso, El Paso County,

Texas

Location: East of Resler Dr. and North of Cimarron Canyon Dr.
Zoning: C-3 (Commercial)
Request: Release All Zoning Conditions
Existing Use: Vacant
Proposed Use: School
Property Owner: Canutillo Independent School District
Representative: Nancy Hayes, CSA Design Group
District: 1
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

PUBLIC HEARING Special Permit Application

6. PZST25-00007: A portion of Section 12, Block 81, Township 1, Texas and Pacific Railway Surveys and a portion of Section 11, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas

[BC-1500](#)

Location: 5000 Stan Roberts Sr. Ave.
Existing Zoning: R-F (Ranch and Farm)
Request: Special Permit and Detailed Site Development Plan approval to allow for a solar major utility facility in the R-F (Ranch and Farm) zone district
Existing Use: Vacant
Proposed Use: Solar major utility facility
Property Owner: City of El Paso - Managed by El Paso Water
Representative: Georges Halloul, SLI Engineering Inc.
District: 4
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

Other Business

7. Discussion and Action on an amendment to El Paso City Code Title 20 (Zoning) to add a new definition for short-term rental.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

[BC-1501](#)

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

ADJOURN

NOTE TO THE PROPERTY OWNER:

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-0088.

NOTICE TO THE PUBLIC:

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this 26th day of November, 2025 at _____ AM/PM.

By: _____
Elsa Ramirez, Administrative Support Associate



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1495, **Version:** 1

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

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on the City Plan Commission minutes for November 20, 2025.



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
November 20, 2025
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
Lauren Hanson (1st Chair)
Albert Apodaca
Lisa Badillo
Jim W. Dobrowolski
Jose L. Reyes
Juan Uribe

COMMISSIONERS ABSENT:

Sal Masoud (2nd Chair)

AGENDA

Commissioner Badillo read the rules into the record.

Chair Borrego welcomed the newest Commissioner Jim Dobrowolski.

Kevin Smith, Assistant Director of Planning, noted the only change to Agenda is that Item 2 is to be postponed until January 29, 2026.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Apodaca and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Borrego, Hanson, Apodaca, Badillo, Dobrowolski, Reyes, and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Masoud

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

None

II. CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes:

1. Discussion and action on the City Plan Commission minutes for October 23, 2025.

Major Preliminary:

2. **SUSU25-00081:** Ocotillo Estates Unit Six - Being a portion of A.G. McMath, Survey No. 298, City of El Paso, El Paso County, Texas
Location: East of Redd Rd. and South of Transmountain Rd.
Existing Zoning: PMD (Planned Mountain Development)
Property Owner: EP Park Hills II, Ltd.
Representative: Conde, Inc.
District: 1
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

POSTPONED FROM SEPTEMBER 25, 2025

POSTPONED FROM OCTOBER 23, 2025

POSTPONED UNTIL JANUARY 29, 2026

ACTION: Motion made by Commissioner Reyes, seconded by Commissioner Apodaca to **APPROVE** all matters listed under the **CONSENT AGENDA** and carried unanimously.

Motion Passed.

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

- | | |
|--|--|
| <p>3. SUSU25-00089:</p> <p>Location:</p> <p>Existing Zoning:</p> <p>Property Owner:</p> <p>Representative:</p> <p>District:</p> <p>Staff Contact:</p> | <p>Azzam Estates - Being a portion of Tract 2X, AF Miller Survey No. 215 and Tract 1G, A.F. Miller Survey No. 216, City of El Paso, El Paso County, Texas</p> <p>East of Mesa St. and North of Mesa Hills Dr.</p> <p>R-3 (Residential)</p> <p>Fuel Depot, LLC</p> <p>Conde, Inc.</p> <p>1</p> <p>Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov</p> |
|--|--|

Saul Fontes, Planner, made a presentation to the Commission. Staff recommends **approval** of Azzam Estates on a Major Preliminary basis and **approval** of the exception requests.

- To waive the dedication of 25' feet of right-of-way, the construction of 5' of sidewalk and 5' of planter strip along a portion of Azzam Drive.
- To allow for the construction of Azzam Drive as a private street, in accordance with the Street Design Manual.
- To waive the construction of 5' of planter strip and to allow for the sidewalk to abut the roadway along Barbaree Drive.

Conrad Conde, Conde, Inc., concurs with all staff comments and answered questions from the Commission.

ACTION: Motion made by Commissioner Apodaca **TO APPROVE ITEM #SUSU25-00089**, seconded by Commissioner Uribe.

VOTE:

Ayes = 6 (Badillo, Borrego, Uribe, Apodaca, Reyes, and Dobrowolski)
Nays = 1 (Hanson)

Motion Passed.

Other Business:

4. Discussion and Action on the 2026 City Plan Commission Meeting Schedule.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Uribe and unanimously carried to **APPROVE 2026 CITY PLAN COMMISSION SCHEDULE.**

Motion Passed.

5. Presentation on Foundation of Development Requirements in Texas.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

Kevin Smith, Assistant Director of Planning, made a presentation to the Commission.

6. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Apodaca, seconded by Commissioner Reyes and unanimously carried to **ADJOURN.**

Motion passed.

Meeting adjourned at 2:20 p.m.

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

Approved as to form:



Kevin W. Smith, City Plan Commission Executive Secretary



Legislation Text

File #: BC-1496, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00045: Power of Dreams Unit Two - A portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, and a portion of Tract 4, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas

Location: East of Joe Battle Blvd. and South of Vista Del Sol Dr.
Existing Zoning: N/A Property lies within Extraterritorial Jurisdiction (ETJ)
Property Owner: 375 Properties, LLC
Representative: CSA Design Group, Inc.
District: N/A Property lies within ETJ
Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Power of Dreams Unit Two

City Plan Commission — December 4, 2025



CASE NUMBER/TYPE:	SUSU25-00045 – Major Combination
CASE MANAGER:	Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov
PROPERTY OWNER:	375 Properties, LLC
REPRESENTATIVE:	CSA Design Group, Inc.
LOCATION:	East of Joe Battle Blvd. and South of Vista del Sol Dr. / Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	20.26 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$20,260.00
ZONING DISTRICT(S):	N/A property lies within ETJ
RELATED APPLICATIONS:	SUSU22-00125 Power of Dreams Unit One

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Power of Dreams Unit Two on a Major Combination basis.

Power of Dreams Unit Two

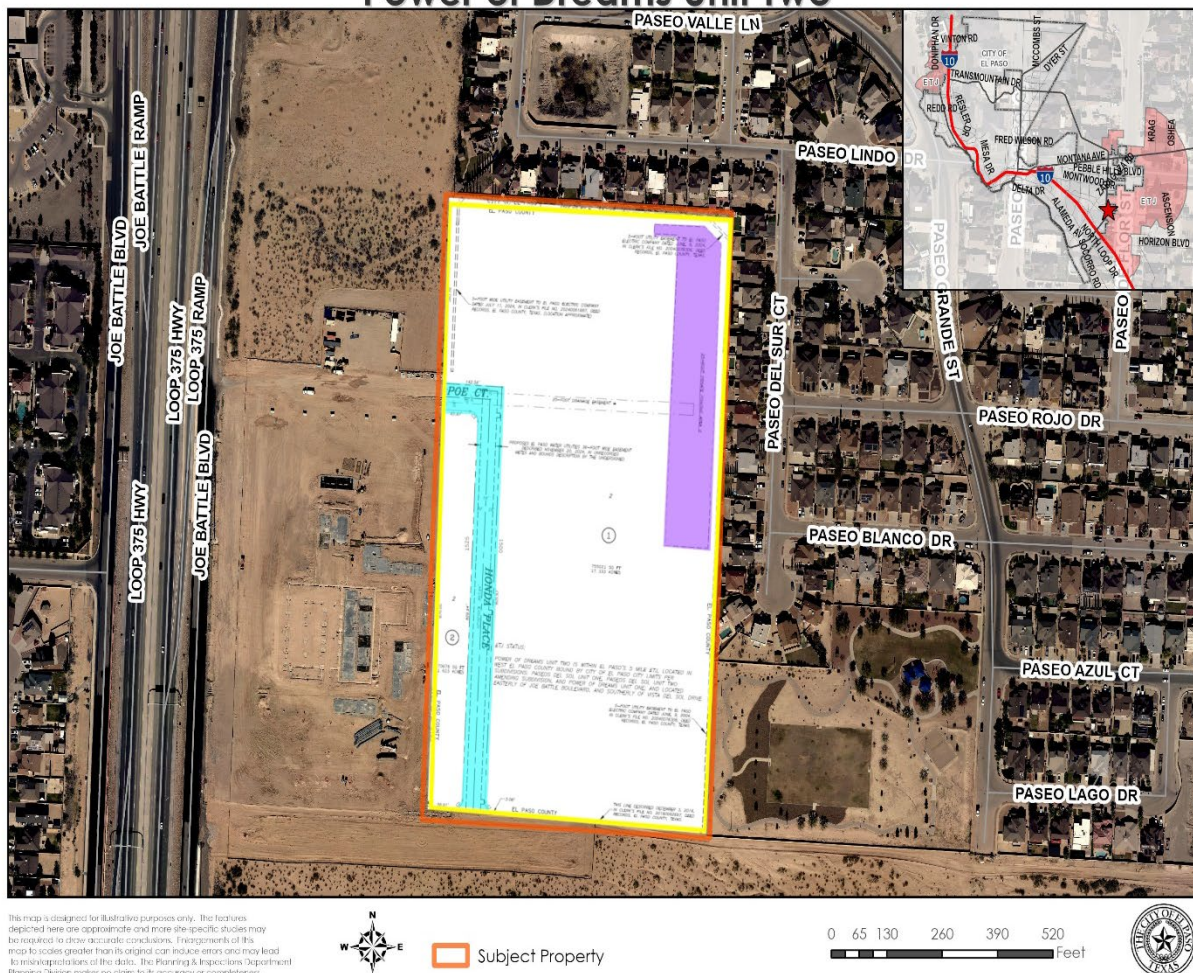


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 20.26 acres of vacant land to create two (commercial) lots, ranging in size from 1.62 acres to 17.33 acres. Primary access will be from Joe Battle Blvd and the extension of previously created Poe Court into the subdivision. Drainage flow will be provided by onsite ponding, to be maintained by the applicant. The subdivision was reviewed under the standards of the current Subdivision Code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission recommended approval of Power of Dreams Unit One subdivision December 15, 2022. This subdivision created Poe Court, thereby providing access to Power of Dreams Unit Two through the extension of the roadway cross-section.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	C-4/c (Commercial/contract) and R-3A/sp (Residential/special permit) / Vacant Lot and Residential development.
South	C-4/c (Commercial/contract) / Vacant Lot
East	R-3A (Residential) / Residential development
West	C-3 (Commercial) / Commercial development
Nearest Public Facility and Distance	
Park	Paseo del Sol Park (0.87 mi.)
School	Captain Walter Clarke (6-8) & Sierra Vista (PK-6) (1.04 mi.)
Plan El Paso Designation	
G-4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **December 4, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

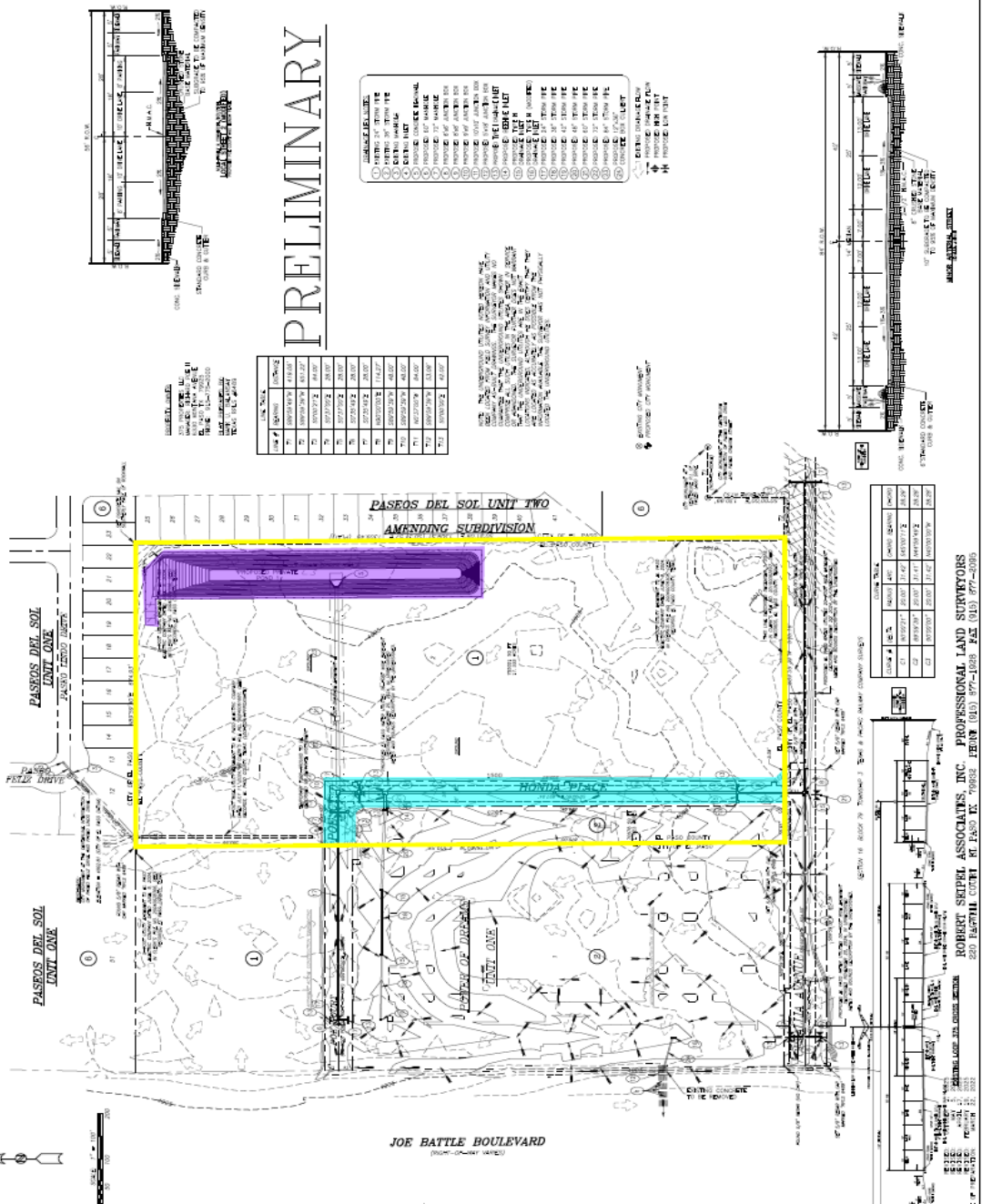
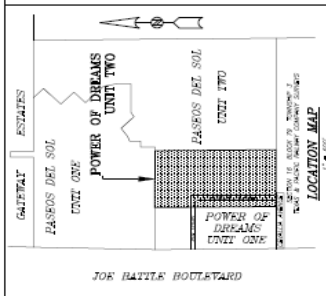
1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Department Comments

ATTACHMENT 1

Power of Dreams Unit Two



POWER OF DREAMS UNIT TWO
BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF
SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 20.263 ± ACRES (882,640 SQ. FT.)



ROBERT SKIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
220 EAGLE COTTAGE BL. PASO TX 79832 PHONE (915) 877-1928 FAX (915) 877-3085

POWER OF DREAMS UNIT TWO

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 20.263 ± ACRES (882,640 SQ. FT.)

UNIT ONE

UNIT TWO

UNIT THREE

UNIT FOUR

UNIT FIVE

UNIT SIX

UNIT SEVEN

UNIT EIGHT

UNIT NINE

UNIT TEN

UNIT ELEVEN

UNIT TWELVE

UNIT THIRTEEN

UNIT FOURTEEN

UNIT FIFTEEN

UNIT SIXTEEN

UNIT SEVENTEEN

UNIT EIGHTEEN

UNIT NINETEEN

UNIT TWENTY

UNIT TWENTY-ONE

UNIT TWENTY-TWO

UNIT TWENTY-THREE

UNIT TWENTY-FOUR

UNIT TWENTY-FIVE

UNIT TWENTY-SIX

UNIT TWENTY-SEVEN

UNIT TWENTY-EIGHT

UNIT TWENTY-NINE

UNIT THIRTY

UNIT THIRTY-ONE

UNIT THIRTY-TWO

UNIT THIRTY-THREE

UNIT THIRTY-FOUR

UNIT THIRTY-FIVE

UNIT THIRTY-SIX

UNIT THIRTY-SEVEN

UNIT THIRTY-EIGHT

UNIT THIRTY-NINE

UNIT FORTY

UNIT FORTY-ONE

UNIT FORTY-TWO

UNIT FORTY-THREE

UNIT FORTY-FOUR

UNIT FORTY-FIVE

UNIT FORTY-SIX

UNIT FORTY-SEVEN

UNIT FORTY-EIGHT

UNIT FORTY-NINE

UNIT FIFTY

UNIT FIFTY-ONE

UNIT FIFTY-TWO

UNIT FIFTY-THREE

UNIT FIFTY-FOUR

UNIT FIFTY-FIVE

UNIT FIFTY-SIX

UNIT FIFTY-SEVEN

UNIT FIFTY-EIGHT

UNIT FIFTY-NINE

UNIT SIXTY

UNIT SIXTY-ONE

UNIT SIXTY-TWO

UNIT SIXTY-THREE

UNIT SIXTY-FOUR

UNIT SIXTY-FIVE

UNIT SIXTY-SIX

UNIT SIXTY-SEVEN

UNIT SIXTY-EIGHT

UNIT SIXTY-NINE

UNIT SEVENTY

UNIT SEVENTY-ONE

UNIT SEVENTY-TWO

UNIT SEVENTY-THREE

UNIT SEVENTY-FOUR

UNIT SEVENTY-FIVE

UNIT SEVENTY-SIX

UNIT SEVENTY-SEVEN

UNIT SEVENTY-EIGHT

UNIT SEVENTY-NINE

UNIT EIGHTY

UNIT EIGHTY-ONE

UNIT EIGHTY-TWO

UNIT EIGHTY-THREE

UNIT EIGHTY-FOUR

UNIT EIGHTY-FIVE

UNIT EIGHTY-SIX

UNIT EIGHTY-SEVEN

UNIT EIGHTY-EIGHT

UNIT EIGHTY-NINE

UNIT NINETY

UNIT NINETY-ONE

UNIT NINETY-TWO

UNIT NINETY-THREE

UNIT NINETY-FOUR

UNIT NINETY-FIVE

UNIT NINETY-SIX

UNIT NINETY-SEVEN

UNIT NINETY-EIGHT

UNIT NINETY-NINE

UNIT ONE HUNDRED

UNIT ONE HUNDRED-ONE

UNIT ONE HUNDRED-TWO

UNIT ONE HUNDRED-THREE

UNIT ONE HUNDRED-FOUR

UNIT ONE HUNDRED-FIVE

UNIT ONE HUNDRED-SIX

UNIT ONE HUNDRED-SEVEN

UNIT ONE HUNDRED-EIGHT

UNIT ONE HUNDRED-NINE

UNIT TWO HUNDRED

UNIT TWO HUNDRED-ONE

UNIT TWO HUNDRED-TWO

UNIT TWO HUNDRED-THREE

UNIT TWO HUNDRED-FOUR

UNIT TWO HUNDRED-FIVE

UNIT TWO HUNDRED-SIX

UNIT TWO HUNDRED-SEVEN

UNIT TWO HUNDRED-EIGHT

UNIT TWO HUNDRED-NINE

UNIT THREE HUNDRED

UNIT THREE HUNDRED-ONE

UNIT THREE HUNDRED-TWO

UNIT THREE HUNDRED-THREE

UNIT THREE HUNDRED-FOUR

UNIT THREE HUNDRED-FIVE

UNIT THREE HUNDRED-SIX

UNIT THREE HUNDRED-SEVEN

UNIT THREE HUNDRED-EIGHT

UNIT THREE HUNDRED-NINE

UNIT FOUR HUNDRED

UNIT FOUR HUNDRED-ONE

UNIT FOUR HUNDRED-TWO

UNIT FOUR HUNDRED-THREE

UNIT FOUR HUNDRED-FOUR

UNIT FOUR HUNDRED-FIVE

UNIT FOUR HUNDRED-SIX

UNIT FOUR HUNDRED-SEVEN

UNIT FOUR HUNDRED-EIGHT

UNIT FOUR HUNDRED-NINE

UNIT FIVE HUNDRED

UNIT FIVE HUNDRED-ONE

UNIT FIVE HUNDRED-TWO

UNIT FIVE HUNDRED-THREE

UNIT FIVE HUNDRED-FOUR

UNIT FIVE HUNDRED-FIVE

UNIT FIVE HUNDRED-SIX

UNIT FIVE HUNDRED-SEVEN

UNIT FIVE HUNDRED-EIGHT

UNIT FIVE HUNDRED-NINE

UNIT SIX HUNDRED

UNIT SIX HUNDRED-ONE

UNIT SIX HUNDRED-TWO

UNIT SIX HUNDRED-THREE

UNIT SIX HUNDRED-FOUR

UNIT SIX HUNDRED-FIVE

UNIT SIX HUNDRED-SIX

UNIT SIX HUNDRED-SEVEN

UNIT SIX HUNDRED-EIGHT

UNIT SIX HUNDRED-NINE

UNIT SEVEN HUNDRED

UNIT SEVEN HUNDRED-ONE

UNIT SEVEN HUNDRED-TWO

UNIT SEVEN HUNDRED-THREE

UNIT SEVEN HUNDRED-FOUR

UNIT SEVEN HUNDRED-FIVE

UNIT SEVEN HUNDRED-SIX

UNIT SEVEN HUNDRED-SEVEN

UNIT SEVEN HUNDRED-EIGHT

UNIT SEVEN HUNDRED-NINE

UNIT EIGHT HUNDRED

UNIT EIGHT HUNDRED-ONE

UNIT EIGHT HUNDRED-TWO

UNIT EIGHT HUNDRED-THREE

UNIT EIGHT HUNDRED-FOUR

UNIT EIGHT HUNDRED-FIVE

UNIT EIGHT HUNDRED-SIX

UNIT EIGHT HUNDRED-SEVEN

UNIT EIGHT HUNDRED-EIGHT

UNIT EIGHT HUNDRED-NINE

UNIT NINE HUNDRED

UNIT NINE HUNDRED-ONE

UNIT NINE HUNDRED-TWO

UNIT NINE HUNDRED-THREE

UNIT NINE HUNDRED-FOUR

UNIT NINE HUNDRED-FIVE

UNIT NINE HUNDRED-SIX

UNIT NINE HUNDRED-SEVEN

UNIT NINE HUNDRED-EIGHT

UNIT NINE HUNDRED-NINE

UNIT TEN HUNDRED

UNIT TEN HUNDRED-ONE

UNIT TEN HUNDRED-TWO

UNIT TEN HUNDRED-THREE

UNIT TEN HUNDRED-FOUR

UNIT TEN HUNDRED-FIVE

UNIT TEN HUNDRED-SIX

UNIT TEN HUNDRED-SEVEN

UNIT TEN HUNDRED-EIGHT

UNIT TEN HUNDRED-NINE

UNIT ELEVEN HUNDRED

UNIT ELEVEN HUNDRED-ONE

UNIT ELEVEN HUNDRED-TWO

UNIT ELEVEN HUNDRED-THREE

UNIT ELEVEN HUNDRED-FOUR

UNIT ELEVEN HUNDRED-FIVE

UNIT ELEVEN HUNDRED-SIX

UNIT ELEVEN HUNDRED-SEVEN

UNIT ELEVEN HUNDRED-EIGHT

UNIT ELEVEN HUNDRED-NINE

UNIT TWELVE HUNDRED

UNIT TWELVE HUNDRED-ONE

UNIT TWELVE HUNDRED-TWO

UNIT TWELVE HUNDRED-THREE

UNIT TWELVE HUNDRED-FOUR

UNIT TWELVE HUNDRED-FIVE

UNIT TWELVE HUNDRED-SIX

UNIT TWELVE HUNDRED-SEVEN

UNIT TWELVE HUNDRED-EIGHT

UNIT TWELVE HUNDRED-NINE

UNIT THIRTEEN HUNDRED

UNIT THIRTEEN HUNDRED-ONE

UNIT THIRTEEN HUNDRED-TWO

UNIT THIRTEEN HUNDRED-THREE

UNIT THIRTEEN HUNDRED-FOUR

UNIT THIRTEEN HUNDRED-FIVE

UNIT THIRTEEN HUNDRED-SIX

UNIT THIRTEEN HUNDRED-SEVEN

UNIT

ATTACHMENT 4



MAJOR COMBINATION APPLICATION

DATE: 11-11-22

FILE NO. _____

SUBDIVISION NAME: Power of Dreams Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of the south part of section 16 and the southwest 1/4 of the northwest 1/4, of section 16, block 79, township 3, Texas & Pacific Railway
Company Surveys, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	1.307	2
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	18.956	2	Total No. Sites	4	_____
Industrial	_____	_____	Total (Gross) Acreage	20.263	_____
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
Masterplanned private ponding area via proposed public storm sewer system.
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception ROW Modifications
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☒ No ☐
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record 375 Properties, LLC 6630 Montana Avenue 79925 915-877-4155
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CSA Design Group, Inc. 444 Executive Center Blvd, STE 200 79902 915-339-9768
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: [Signature]

REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE CONTACT (PHONE): 915-339-9768

REPRESENTATIVE CONTACT (E-MAIL): aontiveros@csaengineers.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Submit evidence that a copy of the plat has been delivered to the County of El Paso as per Title 19, Section 19.11.010 (B).
 - Additionally, as per Title 19, Section 19.11.010(B) *"If the city has not received a decision from the County of El Paso on matters pertaining to the final plat application which are to be determined by the County of El Paso, the application for final plat approval shall be accepted for submission by the city, but shall either be approved subject to the subsequent county approval or be denied, unless a waiver of right to thirty-day action is approved. No final plat shall be recorded with the county clerk until both the City of El Paso and El Paso County have approved and the appropriate officials have signed such final plat."*
3. Provide proposed address for both lots within subdivision.
4. Plat note # 3 is not relevant to this subdivision, please remove.
5. Revise legal prescription to match deed(s).

Planning and Inspections Department- Land Development Division

No comments received.

Parks and Recreation Department

Please note that this is a non-residential subdivision with a total area of **20.26 acres** located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the eastside area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a district designation, however, applicant is proposing non-residential use (commercial); If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **\$20,260** based on the following calculations:

20.26 acres non-residential @ rate of \$1,000 per acre = \$20,260.00

Please allocate generated funds under Park Zone: **E-10**

Nearest Park: **Paseos Del Sol Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

This subdivision is not within the boundaries of EPCWID.

POWER OF DREAMS UNIT TWO

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF
SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY
COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 20.263 ± ACRES (882,640 SQ. FT.)

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

We, 375 Properties LLC, owners of the 20.263± acres of land encompassed within the Power of Dreams Unit Two, do hereby present this plat and dedicate to the use of the Public the 25-foot public drainage easement as hereon laid down and designated.

We certify that we have complied with the requirements of Texas Local Government Code § 232.032 and that:

- (A) the water quality and connections to the lot meet, or will meet, the minimum state standards;
(B) electrical connections provided to the lot meet, or will meet, the minimum state standards;
(C) gas connections to the lot meet, or will meet, the minimum state standards;
(D) sewer connections to the lot will meet, the minimum state standards.

We attest that the matters asserted on this plat are true and correct.

Richard Poe II, Manager, 375 Properties LLC

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

This instrument was acknowledged before me on _____ by Richard Poe II, Manager for 375 Properties LLC.

Notary Public, State of Texas

My Commission Expires _____

CITY OF EL PASO, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009 (C) & 212.0115 (B)

We, the undersigned, certify that this plat of Power of Dreams Unit Two was reviewed and approved by the City of El Paso Plan Commission on _____, 20____.

Executive Secretary

Chairperson

Approved for filing this _____ day of _____, 20____.

Planning & Inspections Director

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

We, the undersigned certify that this plat of Power of Dreams Unit Two was reviewed and approved by the El Paso County Commissioners Court on _____, 20____.

El Paso County Judge

Date

ATTEST:

El Paso County Clerk

Approved for filing this _____ day of _____, 20____.

Planning and Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this

_____ day of _____ 20____, in File No. _____.

Plat Records, El Paso County, Texas.

County Clerk

Deputy

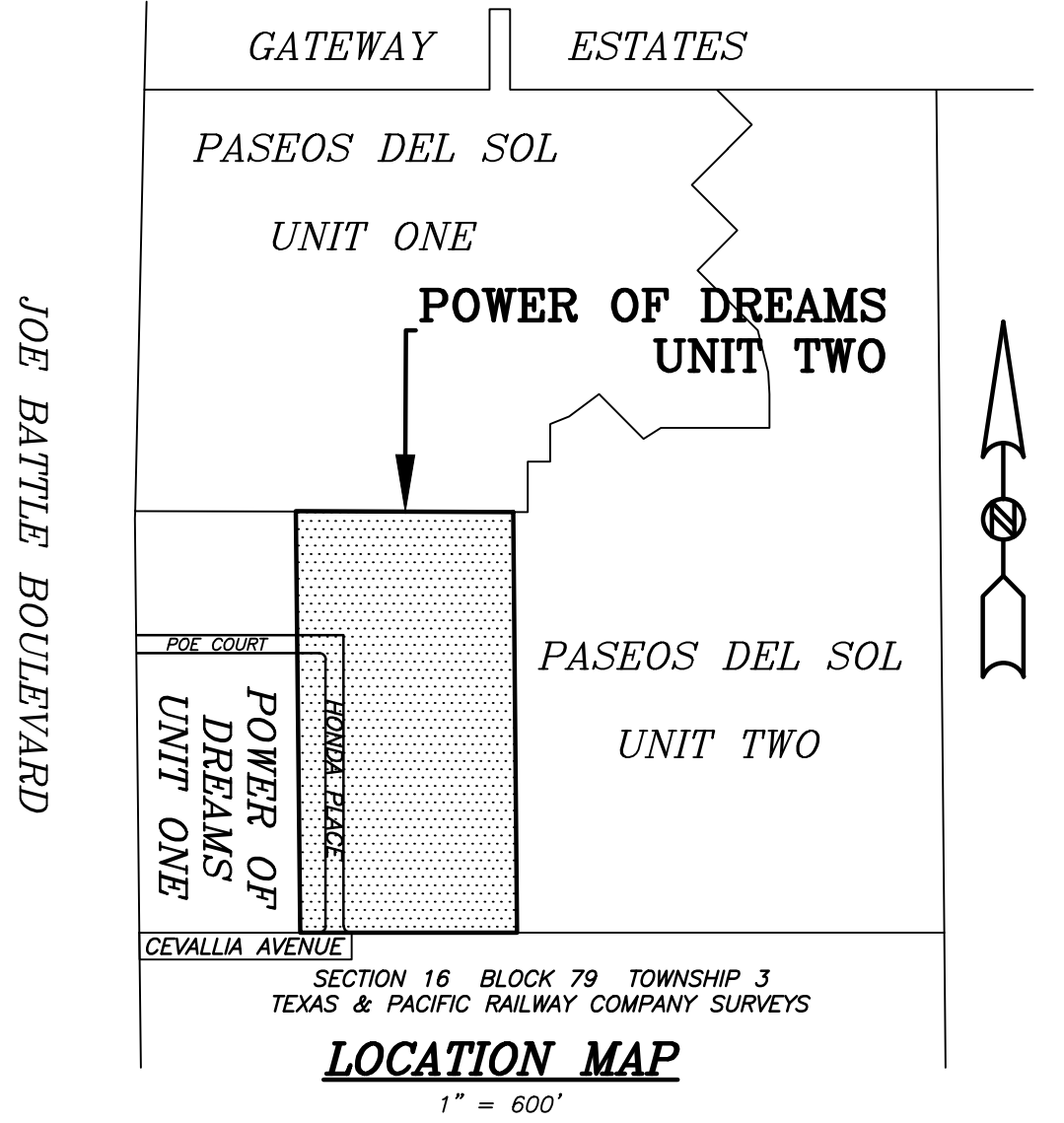
Subdivision improvement plans prepared by and under the supervision of CSA Design Group, Inc.

Adrian I. Holguin-Ontiveros, P.E.
Registered Professional Engineer
Texas License No. 124089
Texas Registered Engineering Firm F-9997

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.
Professional Land Surveyors

Mark U. Balansay, President
Registered Professional Land Surveyor
Texas License No. 6489
Texas Reg. Surveying Firm No. 10060500



RIGHTS-OF-WAY

STREET NAME	AREA (S.F.)	AREA (AC.)	JURISDICTION
CEVALLIA AVENUE	55,237	1.268	EL PASO CITY
HONDA PLACE	53,240	1.222	PRIVATE
POE COURT	3,701	0.085	PRIVATE

LOT TABLE

LOT NUMBER	SQ FT	ACRES
Lot 2 Block 1	755021	17.333

LOT TABLE

LOT NUMBER	SQ FT	ACRES
Lot 2 Block 2	70678	1.623

PLAT NOTES AND RESTRICTIONS:

- SET 5/8" REBAR WITH CAP MARKED "RPLS 6489" OR FOUND 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL EXTERIOR BOUNDARY CORNERS, UNLESS OTHERWISE INDICATED.
- BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF PASEO LINDO DRIVE FROM THE PLAT OF PASEOS DEL SOL UNIT ONE RECORDED IN BOOK 78, PAGE 27, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- PASEO LAGO DRIVE AND PASEO GRANDE STREET ARE FROM THE PLAT OF PASEOS DEL SOL UNIT TWO AMENDING SUBDIVISION, RECORDED IN BOOK 80, PAGE 6, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- JOE BATTLE BOULEVARD (RIGHT-OF-WAY VARIES) IS DESCRIBED JANUARY 26, 1973, IN BOOK 433, PAGE 1417, DEED RECORDS, EL PASO COUNTY, TEXAS.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 480214-46C, DATED FEBRUARY 18, 2006, AND 480212-250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "X".
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL FOR THE UNITED STATES POSTAL SERVICE.
- WATER AND SEWER SERVICES WILL BE PROVIDED TO POWER OF DREAMS FROM EXISTING FACILITIES ON ADJACENT RIGHTS-OF-WAY BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- THE RETENTION OF ALL STORMWATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF MUNICODE 19.19.010A, DSC, AND DDM SECTION 11.
- POWER OF DREAMS UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20240059085, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- THE EL PASO COUNTY AND CITY OF EL PASO JURISDICTION LINE SHOWN HEREON IS FROM THE EL PASO PDNMAPA INTERACTIVE MAP, EP MUNICIPALITIES LAYER.
- SUBJECT PROPERTY IS LOCATED WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
- THIS SURVEY WAS MADE WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OR OTHER RESTRICTIONS OF RECORD.

DECLARATION OF USE RESTRICTIONS AND DEVELOPMENT CONDITIONS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____, DATED _____

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____, DATED _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this

_____ day of _____, 20____.

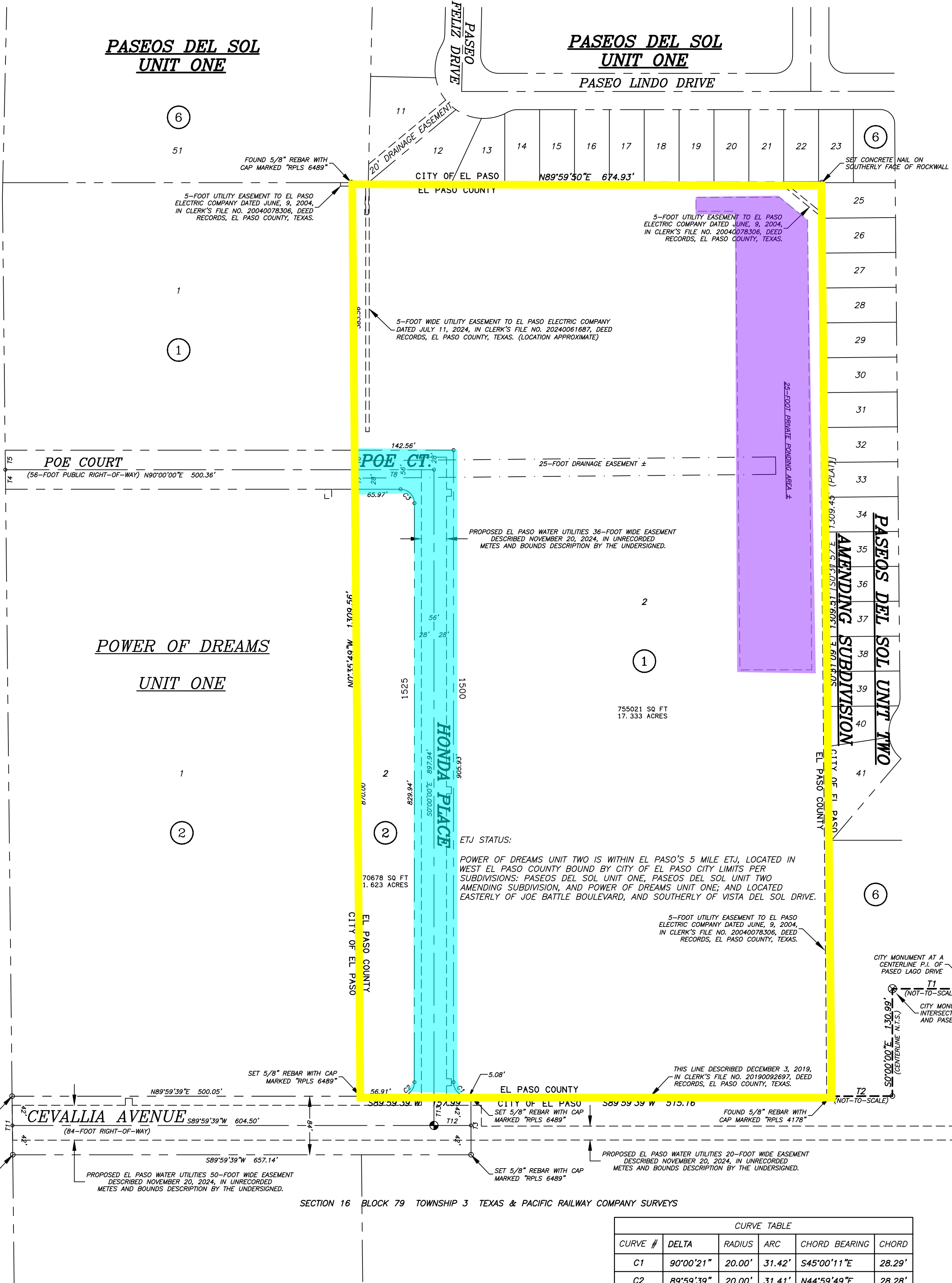
Chairperson

Executive Secretary

Approved for filing this _____ day of _____, 20____.

Planning & Inspections Director

REVISED: OCTOBER 1, 2025
REVISED: MAY 5, 2025
REVISED: APRIL 17, 2025
REVISED: FEBRUARY 19, 2025
DATE OF PREPARATION: MARCH 22, 2022



LINE #	BEARING	DISTANCE
T1	S89°59'49"W	419.06'
T2	S89°59'39"W	651.22'
T3	S0°00'21"E	84.00'
T4	S0°37'00"E	28.00'
T5	S0°37'00"E	28.00'
T6	S0°35'49"E	28.00'
T7	S0°35'49"E	28.00'
T8	N90°00'00"E	114.27'
T9	S89°59'39"W	48.00'
T10	S89°59'39"W	48.00'
T11	N0°37'00"W	84.00'
T12	S89°59'39"W	53.08'
T13	S0°00'00"E	42.00'

UTILITIES TO BE PROVIDED BY:

TEXAS GAS COMPANY
4700 POLLARD STREET
EL PASO, TEXAS 79902
PHONE # 915-680-7260

EL PASO ELECTRIC
P.O. BOX 982
EL PASO, TEXAS 79960
PHONE # 915-543-2075

EXISTING CITY MONUMENT

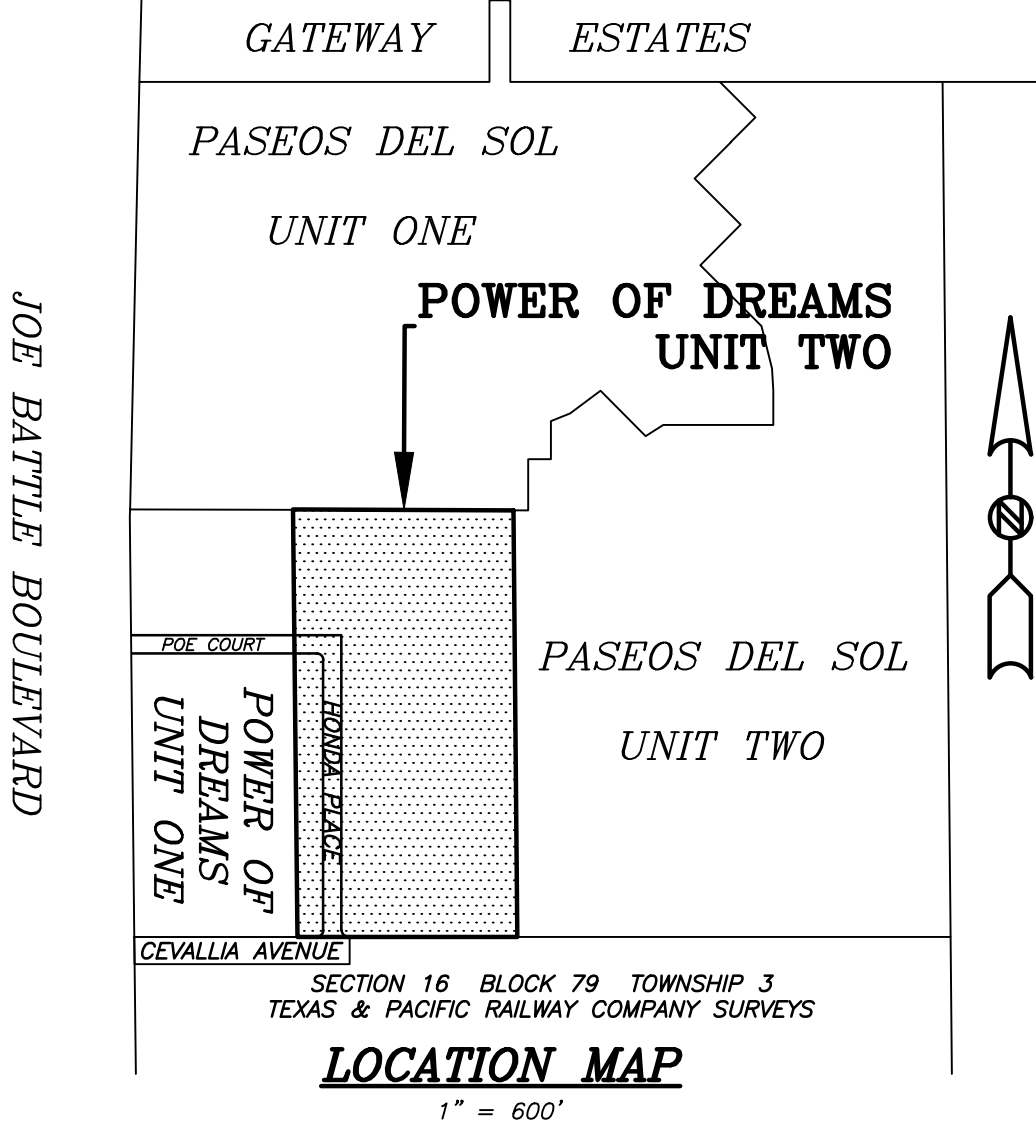
PROPOSED CITY MONUMENT

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'21"	20.00'	31.42'	S45°00'11"E	28.29'
C2	89°59'39"	20.00'	31.41'	N44°59'49"E	28.28'
C3	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
220 BAGWELL COURT EL PASO TX 79932 PHONE (915) 877-1928 FAX (915) 877-2095

POWER OF DREAMS UNIT TWO

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS. CONTAINING 20.263 ± ACRES (882,640 SQ. FT.)



RIGHTS-OF-WAY			
STREET NAME	AREA (S.F.)	AREA (AC.)	JURISDICTION
CEVALLIA AVENUE	55,237	1.268	EL PASO CITY
HONDA PLACE	53,240	1.222	PRIVATE
POE COURT	3,701	0.085	PRIVATE

LOT TABLE			LOT TABLE		
LOT NUMBER	SQ FT	ACRES	LOT NUMBER	SQ FT	ACRES
Lot 2 Block 1	755021	17.333	Lot 2 Block 2	70678	1.623

PLAT NOTES AND RESTRICTIONS:

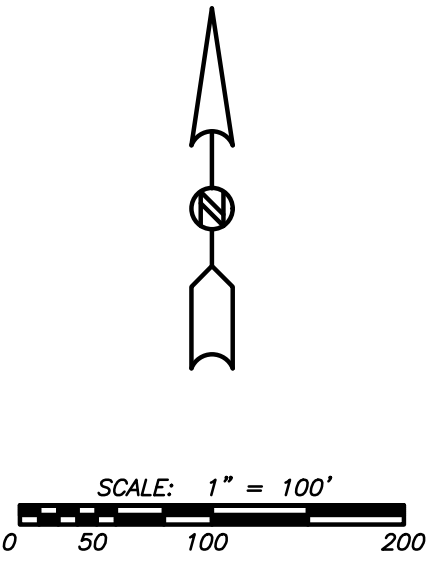
- SET 5/8" REBAR WITH CAP MARKED "RPLS 6489" OR FOUND 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL EXTERIOR BOUNDARY CORNERS, UNLESS OTHERWISE INDICATED.
- BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF PASEO LINDO DRIVE FROM THE PLAT OF PASEOS DEL SOL UNIT ONE RECORDED IN BOOK 78, PAGE 27, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- PASEO LAGO DRIVE AND PASEO GRANDE STREET ARE FROM THE PLAT OF PASEOS DEL SOL UNIT TWO AMENDING SUBDIVISION, RECORDED IN BOOK 80, PAGE 6, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- JOE BATTLE BOULEVARD (RIGHT-OF-WAY VARIES) IS DESCRIBED JANUARY 26, 1973, IN BOOK 433, PAGE 1417, DEED RECORDS, EL PASO COUNTY, TEXAS.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 480214-46C, DATED FEBRUARY 18, 2006, AND 480212-250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "X".
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL FOR THE UNITED STATES POSTAL SERVICE.
- WATER AND SEWER SERVICES WILL BE PROVIDED TO POWER OF DREAMS FROM EXISTING FACILITIES ON ADJACENT RIGHTS-OF-WAY BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
- THE RETENTION OF ALL STORMWATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF MUNICODE 19.19.010A, DSC, AND DDM SECTION 11.
- POWER OF DREAMS UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20240059085, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- THE EL PASO COUNTY AND CITY OF EL PASO JURISDICTION LINE SHOWN HEREON IS FROM THE EL PASO PDNMAPA INTERACTIVE MAP, EP MUNICIPALITIES LAYER.
- SUBJECT PROPERTY IS LOCATED WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
- THIS SURVEY WAS MADE WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OR OTHER RESTRICTIONS OF RECORD.

DECLARATION OF USE RESTRICTIONS AND DEVELOPMENT CONDITIONS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

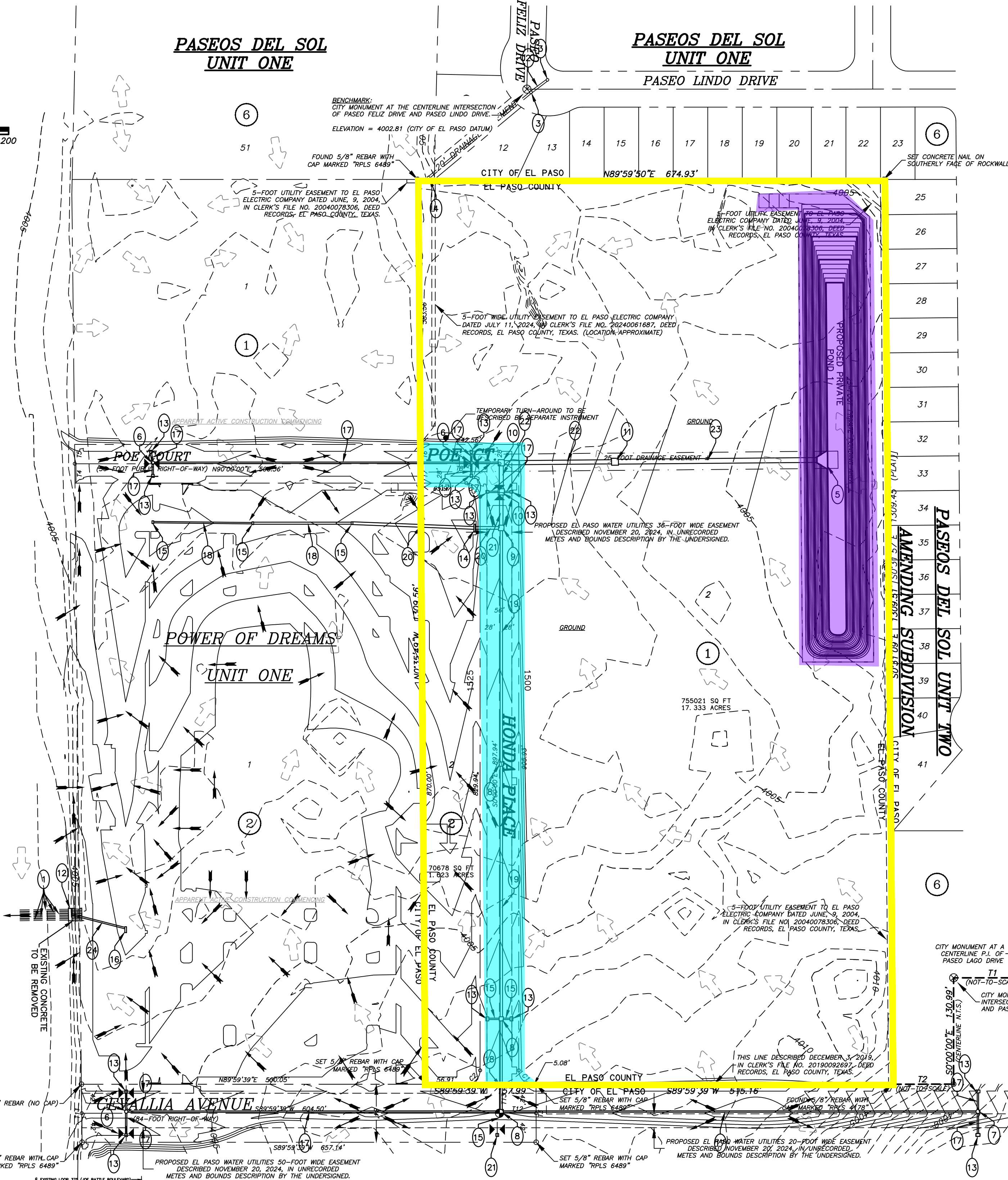
INSTRUMENT NO. _____, DATED _____

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____, DATED _____



JOE BATTLE BOULEVARD
(RIGHT-OF-WAY VARIES)



PROPERTY OWNER:
375 PROPERTIES LLC
MANAGER: RICHARD POE II
6330 MONTANA AVENUE
EL PASO TX 79925
PHONE: 915-775-2000
PLAT PREPARED BY:
MARK U. BALANSAY
TEXAS RPLS #6489

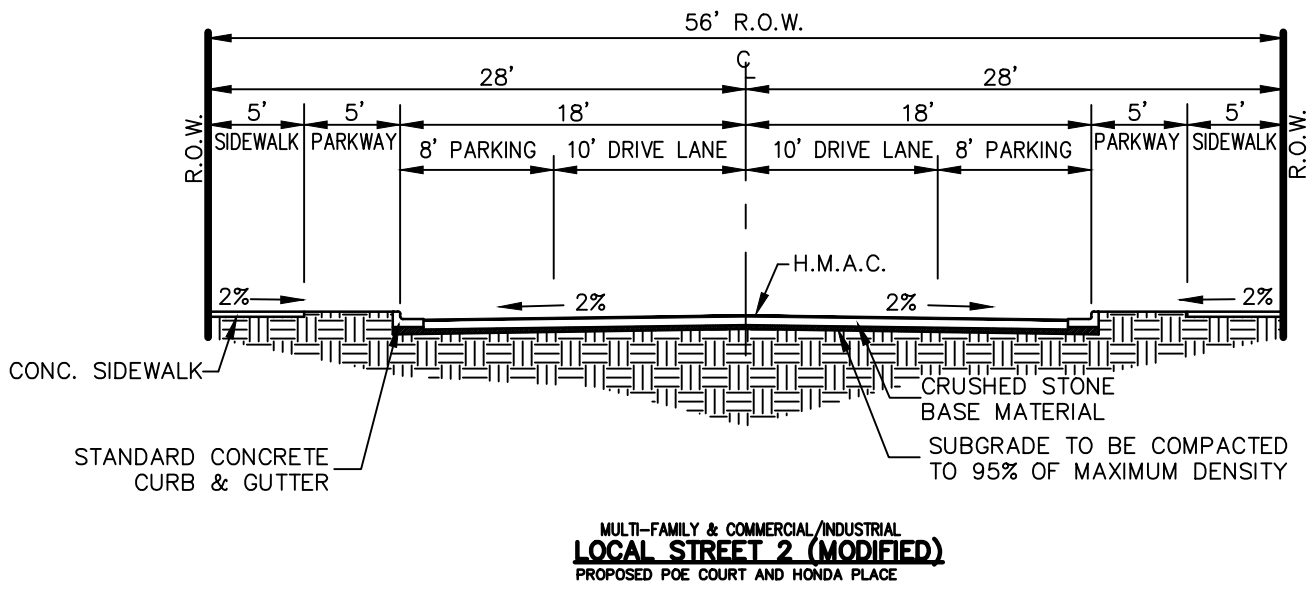
LINE #	BEARING	DISTANCE
T1	S89°59'49"W	419.06'
T2	S89°59'39"W	651.22'
T3	S0°00'21"E	84.00'
T4	S0°37'00"E	28.00'
T5	S0°37'00"E	28.00'
T6	S0°35'49"E	28.00'
T7	S0°35'49"E	28.00'
T8	N90°00'00"E	114.27'
T9	S89°59'39"W	48.00'
T10	S89°59'39"W	48.00'
T11	N0°37'00"W	84.00'
T12	S89°59'39"W	53.08'
T13	S0°00'00"E	42.00'

NOTE: THE UNDERGROUND UTILITIES NOTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

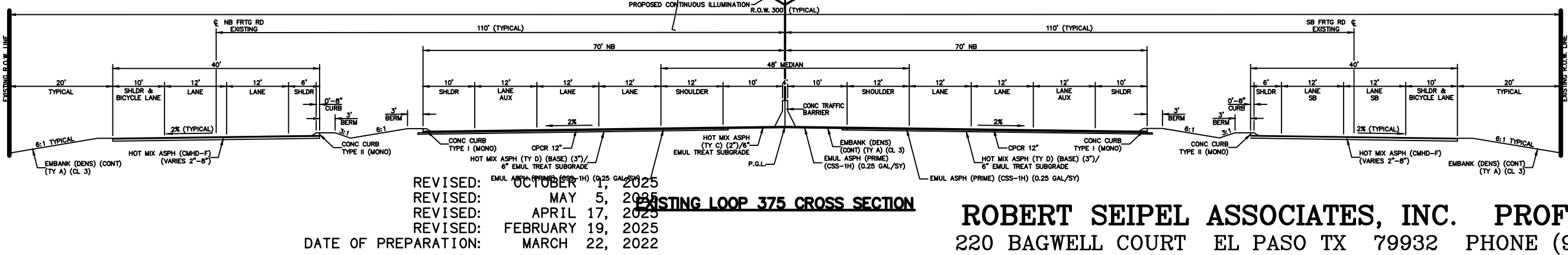
⊗ EXISTING CITY MONUMENT
⊙ PROPOSED CITY MONUMENT

- DRAINAGE KEY NOTES
- EXISTING 24" STORM PIPE
 - EXISTING 36" STORM PIPE
 - EXISTING MANHOLE
 - EXISTING INLET
 - PROPOSED CONCRETE HEADWALL
 - PROPOSED 60" MANHOLE
 - PROPOSED 72" MANHOLE
 - PROPOSED 6"x6" JUNCTION BOX
 - PROPOSED 8"x8" JUNCTION BOX
 - PROPOSED 9"x9" JUNCTION BOX
 - PROPOSED 10"x10" JUNCTION BOX
 - PROPOSED 5"x18" JUNCTION BOX
 - PROPOSED TYPE I DRAINAGE INLET
 - PROPOSED BEEHIVE INLET
 - PROPOSED TYPE H DRAINAGE INLET
 - PROPOSED TYPE H (MODIFIED) DRAINAGE INLET
 - PROPOSED 24" STORM PIPE
 - PROPOSED 36" STORM PIPE
 - PROPOSED 42" STORM PIPE
 - PROPOSED 48" STORM PIPE
 - PROPOSED 60" STORM PIPE
 - PROPOSED 72" STORM PIPE
 - PROPOSED 84" STORM PIPE
 - PROPOSED 12"x36" CONCRETE BOX CULVERT

- ➡ EXISTING DRAINAGE FLOW
➡ PROPOSED DRAINAGE FLOW
⬆ PROPOSED HIGH POINT
⬆ PROPOSED LOW POINT

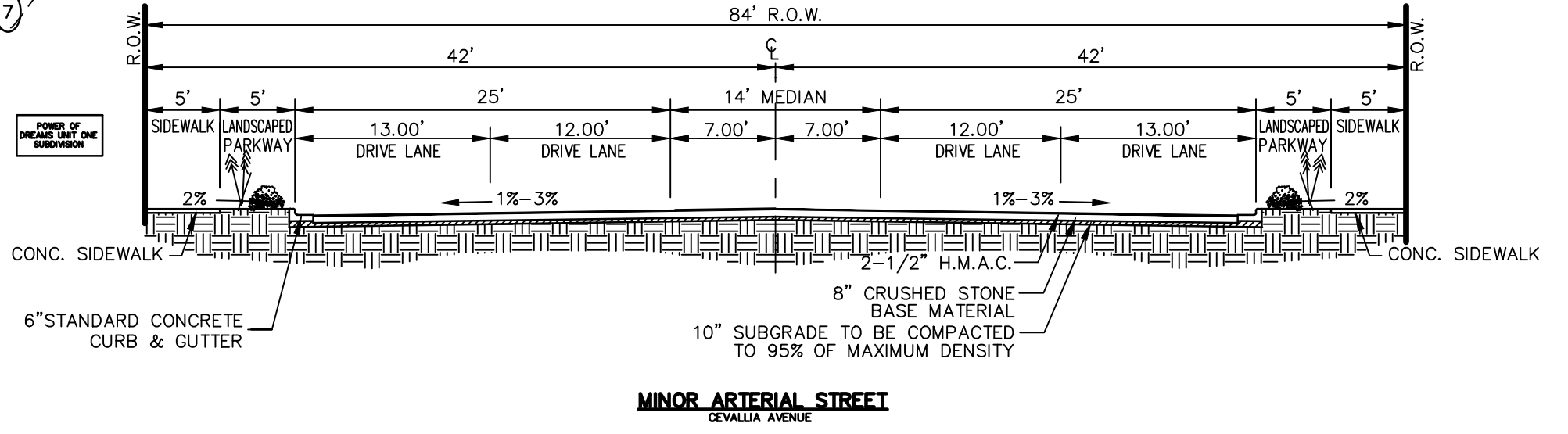


PRELIMINARY



CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'21"	20.00'	31.42'	S45°00'11"E	28.29'
C2	89°59'39"	20.00'	31.41'	N44°59'49"E	28.28'
C3	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
220 BAGWELL COURT EL PASO TX 79932 PHONE (915) 877-1928 FAX (915) 877-2095



MINOR ARTERIAL STREET
CEVALLIA AVENUE



Legislation Text

File #: BC-1497, Version: 1

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

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

SUSU25-00090: Francisco Torres Subdivision - Tract 7A, Block 13, Upper Valley
Surveys, El Paso County, Texas

Location: North of Artcraft Rd. and East of Westside Dr.
Existing Zoning: N/A property lies within Extraterritorial Jurisdiction
(ETJ)

Property Owner: Juan Aguilar and Sandra Aguilar

Representative: Wall Engineers

District: N/A property lies within Extraterritorial Jurisdiction (ETJ)

Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

Francisco Torres Subdivision

City Plan Commission — December 4, 2025



CASE NUMBER/TYPE:	SUSU25-00090 – Major Combination
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Eugenia Torres
REPRESENTATIVE:	Christopher Wall
LOCATION:	East of Westside Dr. and North of Artcraft Rd. Extraterritorial Jurisdiction (ETJ)
PROPERTY AREA:	5.66 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$4,370.00
EXCEPTIONS/MODIFICATIONS:	Yes, see following section
ZONING DISTRICT(S):	N/A property lies within ETJ

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Francisco Torres Subdivision on a Major Combination basis and **APPROVAL** of the exception request.

In addition, the applicant is requesting the following exception(s) from the City Plan Commission:

- To waive the construction of 5' of sidewalk along Strawberry Lane.

Francisco Torres Subdivision

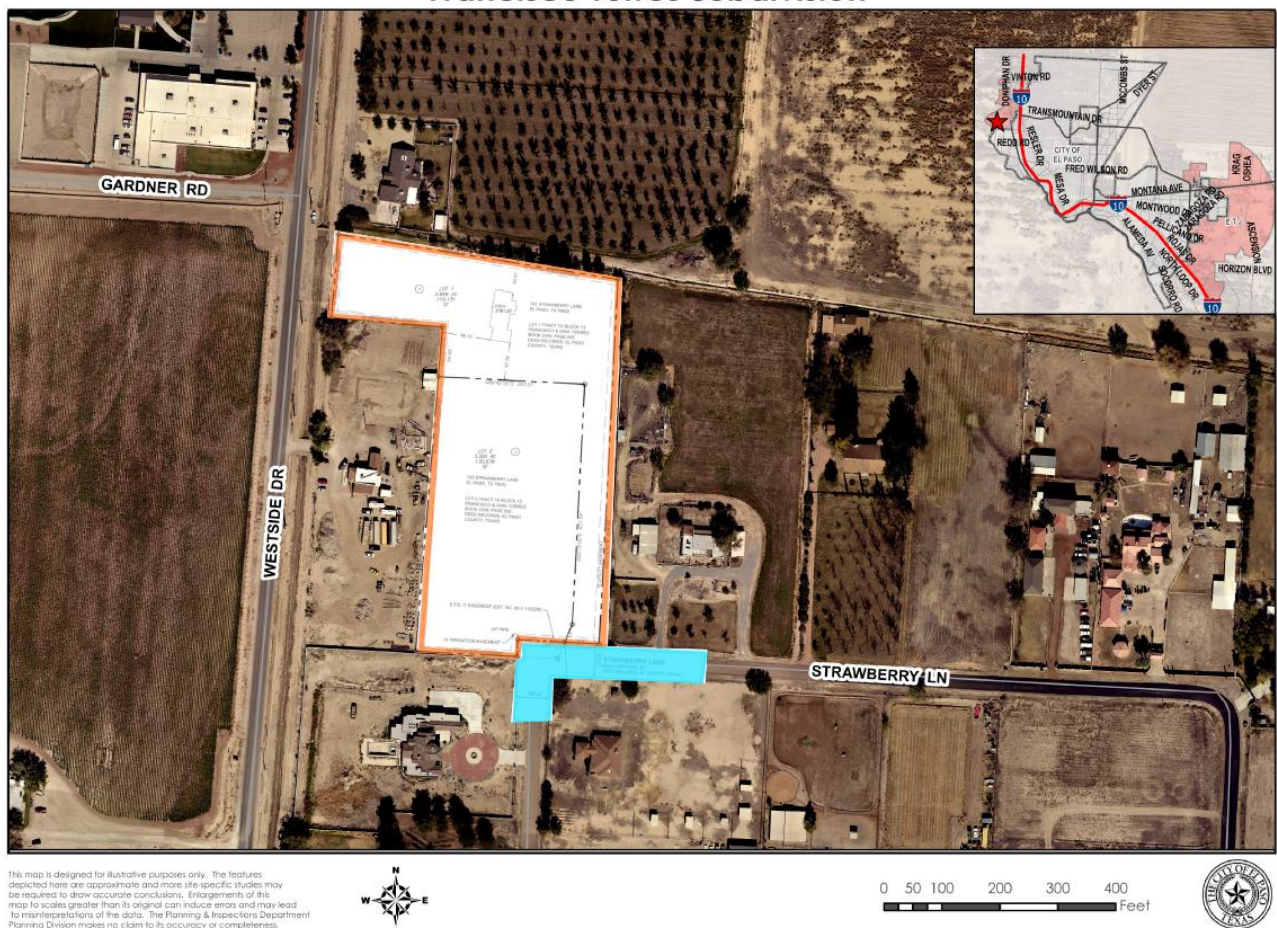


Figure A: Proposed plat with surrounding area

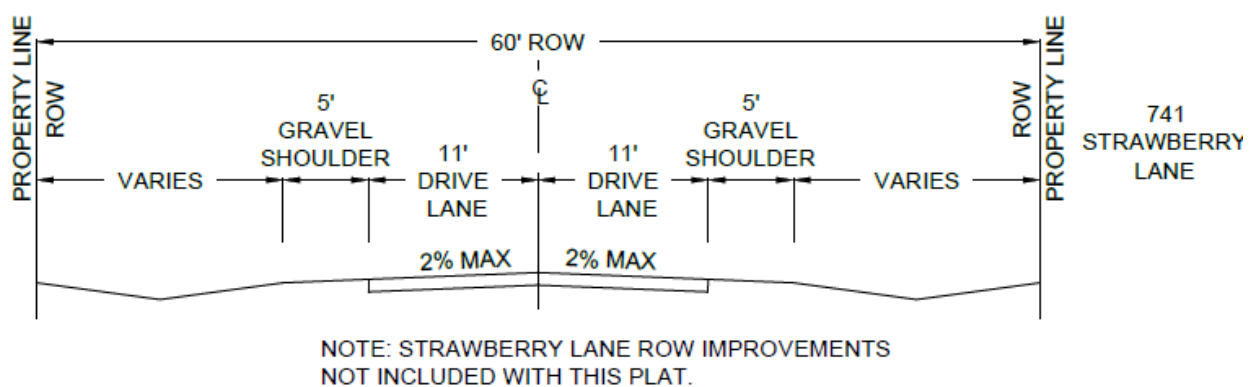
DESCRIPTION OF REQUEST: The applicant is proposing to subdivide 5.66 acres of land into two lots. Lots are 2.66 and 3 acres in size. Drainage will be provided by way of on-site ponding. Access to the subdivision will be restricted to Strawberry Lane only, per note on the plat. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: "N/A"

EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS: he applicant is requesting one (1) exception request pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

1. To waive the construction of 5' of sidewalk along Strawberry Lane

PROPOSED CROSS-SECTION:



EVALUATION OF EXCEPTION REQUEST: The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood. street improvements are in character with the neighborhood

Francisco Torres Subdivision

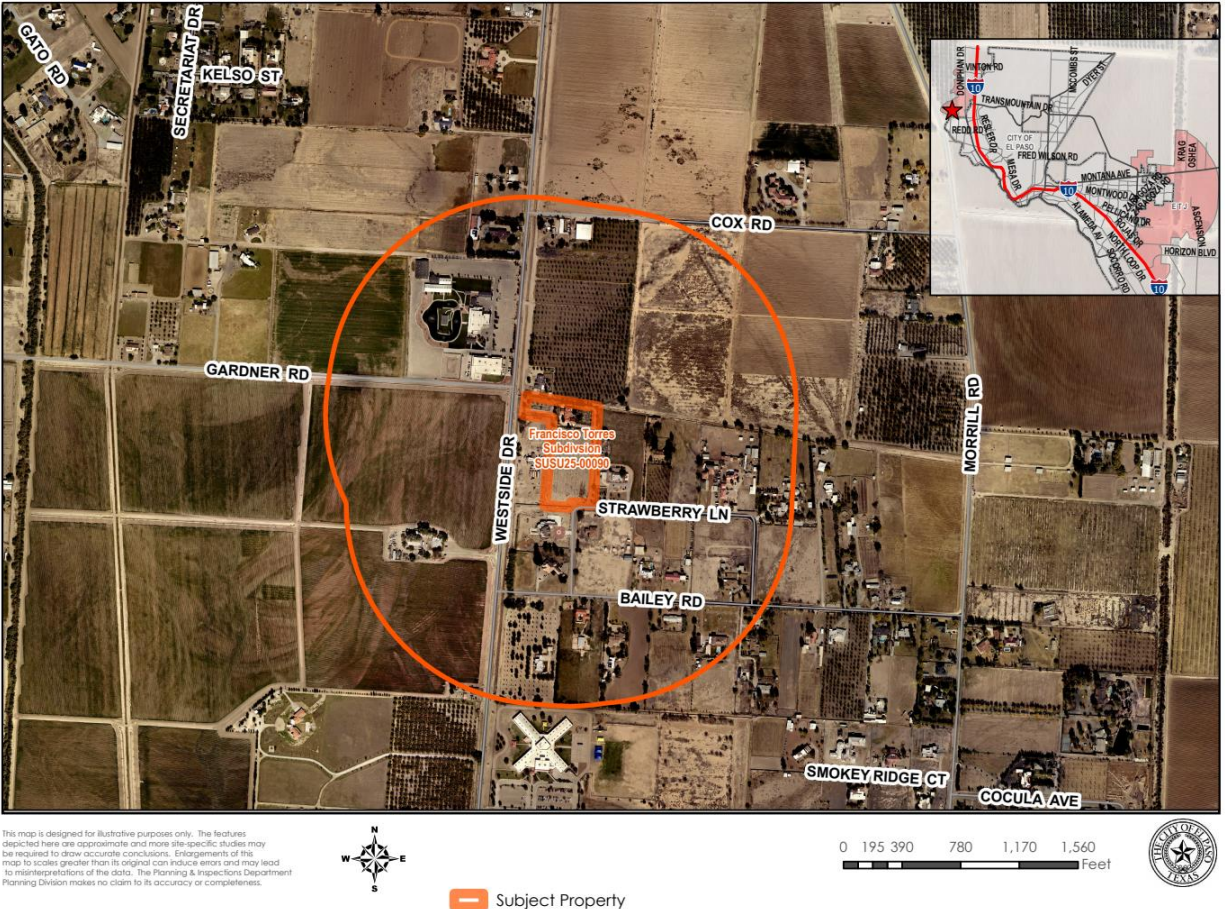


Figure B: Developed properties within a quarter mile of proposed subdivision

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	Extraterritorial Jurisdiction (ETJ) / Residential
South	Extraterritorial Jurisdiction (ETJ) / Residential
East	Extraterritorial Jurisdiction (ETJ) / Residential
West	Extraterritorial Jurisdiction (ETJ) / Residential
Nearest Public Facility and Distance	
Park	Inca Grove Park (0.6 mi.)
School	Garcia Elementary (0.2 mi.)
Plan El Paso Designation	
O3, Agriculture	
Impact Fee Service Area	
Westside	

PUBLIC COMMENT: “N/A”

PLAT EXPIRATION: This application will expire on **December 4, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

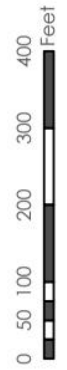
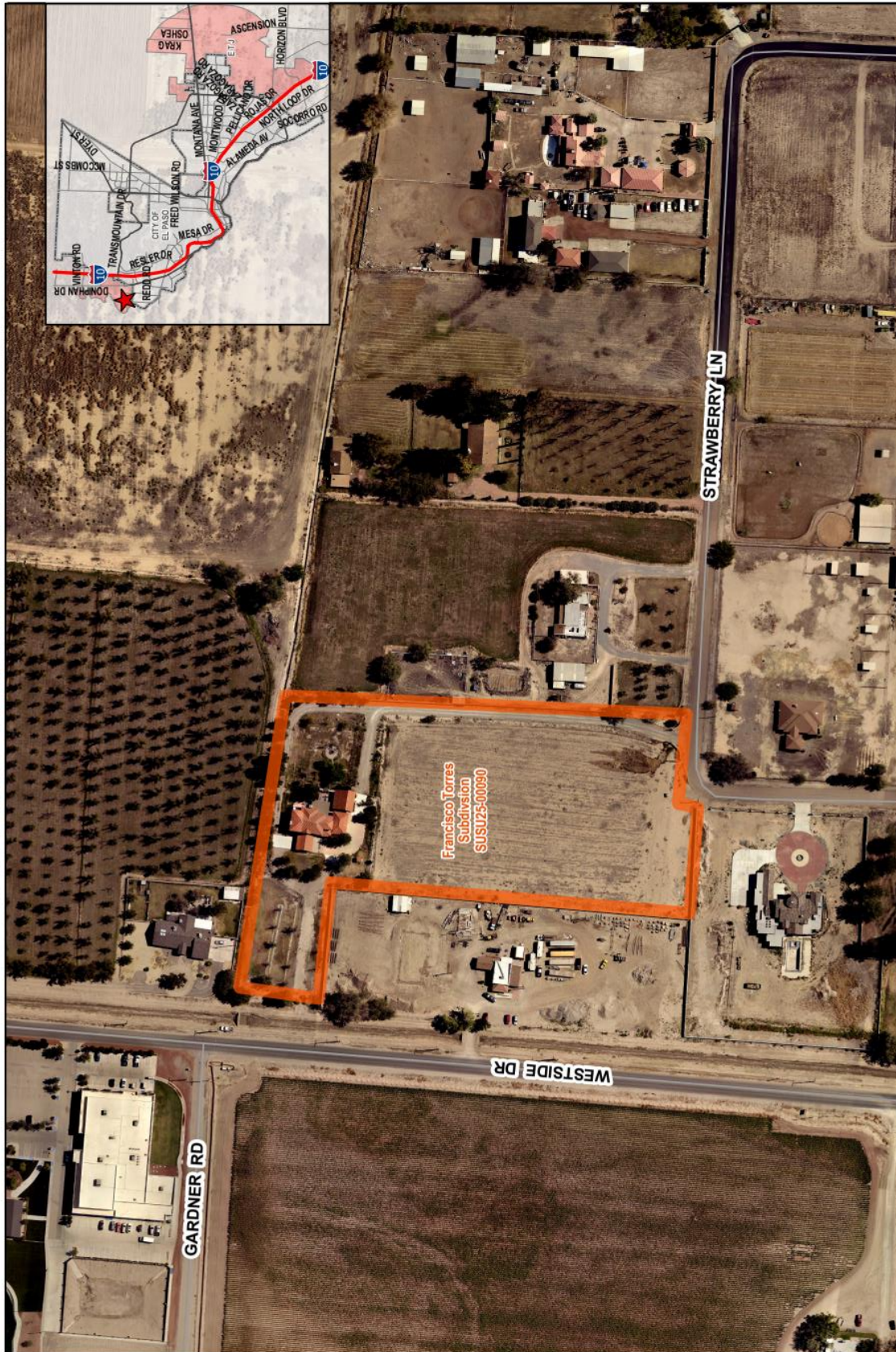
1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

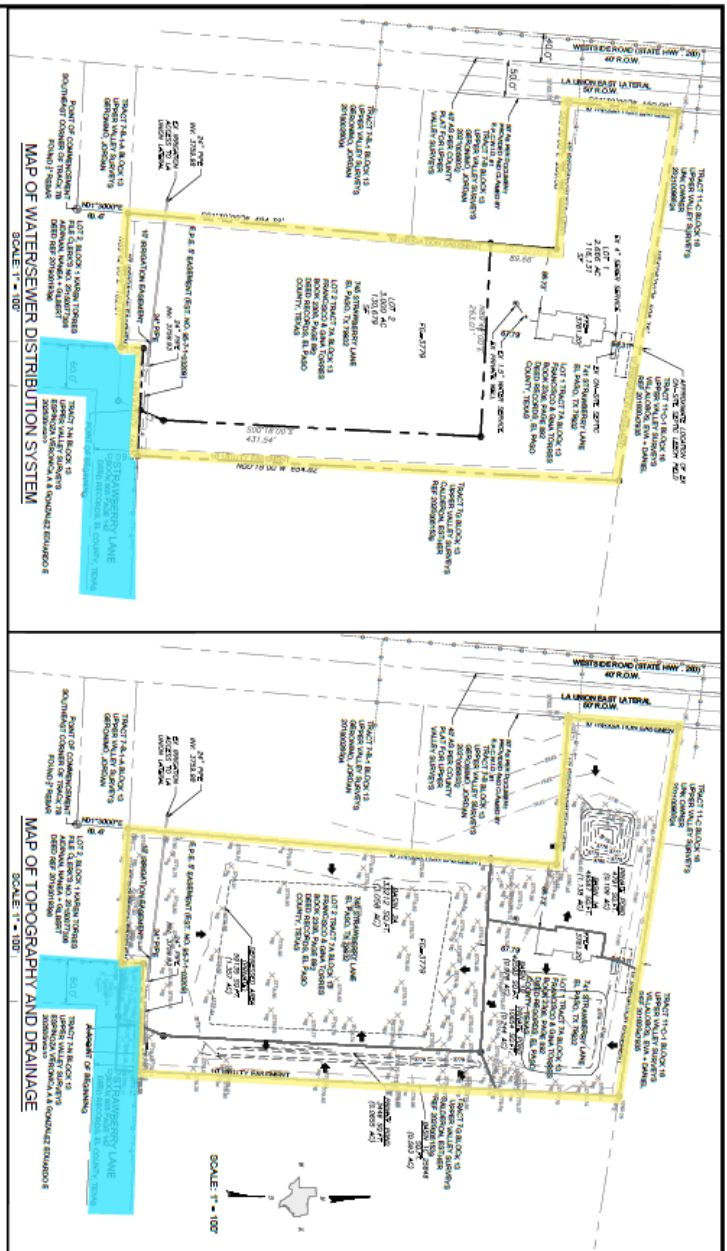
ATTACHMENT 1

Francisco Torres Subdivision



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 may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

 Subject Property



FRANCISCO TORRES

PRELIMINARY PLAT
TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS
AREA = 26510 sq Ft or 5.666 ac ±
DEED REFERENCE VOLUME: 2108 PAGE: 0892
PHONE: 0815000013007A1
EL PASO COUNTY, TEXAS

METES AND BOUNDS:

Copyright © 2011 by the author(s). All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from the publisher, Emerald Group Publishing Limited, 100 Brook Hill Drive, West Nyack, New York 10994-2133, USA. You may not copy, distribute, transmit, sell, reproduce, modify, or otherwise exploit this publication.

Thence north 047°19'00" west, and continuing along said boundary line a distance of 20.18 feet to a point;

Traverse North 00°18'00" West, along said boundary line, a distance of 824.30 feet to a point lying on the common boundary line of Tract 7A and Tract 11C Block 16, Upper Valley Surveys File Clerk's No. 20100047025, Deed Records, El Paso County, Texas;

Thence South 00°20'00" East, along said boundary line a distance of 200.00 feet to a point on the common boundary line of Tract 7A and 77B, Block 13, Upper Valley Survey;

Point of Beginning and containing in all 246,000 square feet or 5.606 acres of land.

PRINCIPAL CONTACTS

PRINCIPAL CONTACTS

OWNER: Egeña Torres	741 Strawberry Ln, El Paso, TX	915-477-0755
ENGINEER: Christopher J. Wahl, PE	1183 Upper Canyon Pl, El Paso, TX	903-752-1500
SURVEYOR: Enrique A. Roy	9434 Vincourt Blvd Ste 148, El Paso, TX	915-633-8006

FRANCISCO TORRES

PRELIMINARY PLAT				
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
BY: 01/20/01				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY

SUBMITTED BY :
WALI ENGINEERING

EL PASO, TEXAS

2401
DRAWING FILE

September 2021 2 OF 2

Wall Engineering
Civil Engineering & Land Development

1163 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Fax (903) 752-1599

741 STRAWBERRY LANE

SUBMITTED BY

2401
DRAWING FILE

September 2021 2 OF 2

NOTE: STRAWBERRY LANE ROW IMPROVEMENTS
NOT INCLUDED WITH THIS PLAT.

A-A LOCAL RURAL EXISTING CROSS SECTION

NOT TO SCALE



Prepared by and under the supervision
Christopher J. Wall, P.E.
Registered Professional Engineer
Registration No. TX 140722

PRELIM	
Day	Date

CHECKED BY	APPROVED BY

[illegible]

ATTACHMENT 4

741 Strawberry Lane.

Modification/Exception of any portion of the El Paso Subdivision Ordinance:

1. Relief from the El Paso SDM that requires the developer to improve the proportionate share of abutting streets (Strawberry Lane). We request that the existing section of Strawberry Lane remain unchanged to match the rest of this existing roadway.

ATTACHMENT 5



MAJOR COMBINATION APPLICATION

DATE: 9-15-2025

FILE NO. _____

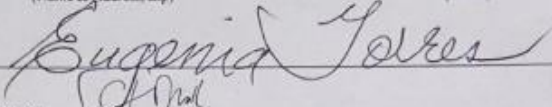
SUBDIVISION NAME: Francisco Torres

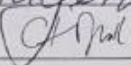
1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tract 7A, Block 13, Upper Valley Surveys, El Paso County, Texas
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|----------|------------------------|-------------|--------------|
| Single-family | <u>2.666</u> | <u>1</u> | Office | _____ | _____ |
| Duplex | _____ | _____ | Street & Alley | _____ | _____ |
| Apartment | _____ | _____ | Ponding & Drainage | _____ | _____ |
| Mobile Home | _____ | _____ | Institutional | _____ | _____ |
| P.U.D. | _____ | _____ | Other (specify below): | _____ | _____ |
| Park | _____ | _____ | Non-Residential | <u>3.00</u> | <u>1</u> |
| School | _____ | _____ | Total No. Sites: | _____ | <u>2</u> |
| Commercial | _____ | _____ | Total (Gross) Acreage: | _____ | <u>5.666</u> |
| Industrial | _____ | _____ | | | |
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☒ Overhead ☐ Combination of Both ☐
6. What type of drainage is proposed? (If applicable, list more than one)
On site ponding for each lot according to El Paso County requirements
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception.
We request an exception for ROW improvements to maintain the existing roadway.
9. Remarks and/or explanation of special circumstances: Please refer to attached exception.
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

12. Owner of record Eugenia Torres, 741 Strawberry Ln. 79932 marktorres1107@gmail.com 915-471-9756
(Name & Address, Zip) (Email) (Phone)

13. Developer Mark Torres, 741 Strawberry Ln. 79932 marktorres1107@gmail.com 915-471-9756
(Name & Address, Zip) (Email) (Phone)

14. Engineer Christopher Wall, 1183 Upper Canyon Pl. 79912 chris@wallengineers.com 903-752-1598
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 903-752-1598

REPRESENTATIVE CONTACT (E-MAIL): chris@wallengineers.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR
PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR
ACCURACY AND COMPLETENESS.

ATTACHMENT 6

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Provide adequate exception request letter.
4. Per EP Electric, Please add a 10' wide easement along the back of the proposed lot 1.

Planning and Inspections Department- Land Development Division

Pending comments.

Parks and Recreation Department

We have reviewed Francisco Torres Subdivision a major combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is composed of **1** single-family dwelling unit, and 1 nonresidential lot containing **3.00** acres. Subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A. **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Parkland dedication requirements will be assessed using proposed use. Therefore, Applicant shall be required to pay a **total of \$4,370.00** in "Park Fees" calculated as follows:

Lot **1**, applicant is proposing a single-family dwelling unit, covenants need to be provided restricting the number of dwelling units and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$1,370.00** calculated as follows:

1 Single-family dwelling unit @ rate of **\$1,370.00** per unit = **\$1,370.00**

Lot **2**, applicant is proposing a non-residential use, covenants need to be provided restricting all residential uses and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00** per acre, for a total amount of **\$3,000.00**, calculated as follows:

3.00 acres non-residential @ rate of \$1,000 per acre = **\$3,000.00**

Please allocate generated funds under Park Zone: **NW-14**

Nearest Park: **Inca Dove Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Department

Traffic and Transportation Engineering:

- No Objections to Application

Contract Management:

No objection to the application.

Indicate that any proposed infrastructure improvements located within the city right-of-way limits and within the ETJ limits must follow the design standards for construction (DSC), in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Street Lights Department

Does not object to this request.

The lot is out of the City of El Paso limits.

For the development of the subdivision anything that will be maintained by the City of El Paso needs to follow the standards on the Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Code.

El Paso Water

We have reviewed the above referenced subdivision and provide the following comments:

The subject property is located within the City of El Paso Westside Impact fee service area. There is no water nor sewer mains in the vicinity of the subject property.

Texas Gas

Currently Texas Gas Service has an existing service line extended to this property

- Engineering Report is listed as Preliminary Plat.
- Update the year on face of plat.

El Paso County Water Improvement District #1

Applicant has submitted irrigable land exhibit to EPCWID and exhibit has been approved

Fire Department

No adverse comments.

Capital Improvement Department

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

Sun Metro

No comments received.

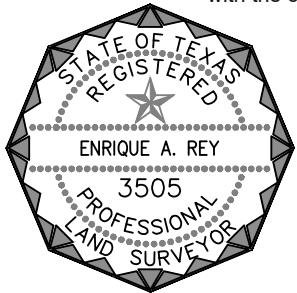


LOCATION MAP
SCALE: 1" = 600'

PLAT NOTES AND RESTRICTIONS:

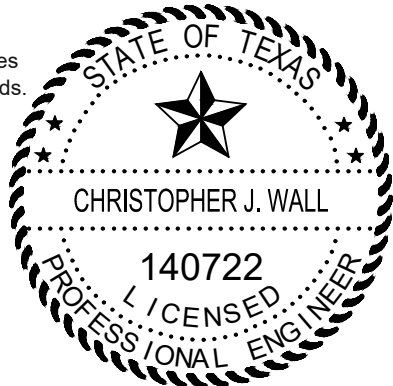
- The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot, or a least 12" above the natural ground level surrounding the foundation, whichever is higher.
- No more than one single-family detached dwelling shall be located on Future Lot 1.
- Vehicular access to Future Lots 1 & 2 Block 1, abutting Strawberry Lane, shall be from Strawberry Lane only.
- This Property lies in Zone X, as designated by F.E.M.A.; City of El Paso, Community Panel No. 4802120025B. Construction of residential housing within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).
- Future Lots 1 & 2, Block 1 are subject to on-site ponding of stormwater runoff, Lot Owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street Right-Of-Ways directly fronting the lot.
- Future Lot 1, Block 1 contains an approved on-site sewage facility (OSSF) on the lot.
- Future Lot 1, Block 1 residence has existing water service from a well on the lot.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- In accordance with Texas Local Government Code 232.025(6), it is hereby expressed that all purchase contracts made between a Eugenia Torres and a purchaser of land in this subdivision will contain a statement stating that Future Lot 2 is non-residential and if the new owner wishes to develop as residential, they will be required to replat Lot 2 with El Paso County. Owner is responsible for the construction of any future water, sewer, electricity, communication, or gas services on Future Lot 2.
- Tax Certificates for 741 Strawberry Lane are filed in the El Paso County Clerk's Office, Instrument No. 2308-0893.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- Buildings shall be set back as follows: Setbacks from roads and right-of-ways shall be a minimum of 20 feet, from side property lines shall be a minimum of 5 feet, and from back property lines shall be 25 feet. These setback distances shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewage facilities, or drinking water supplies.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- A 10' utility easement for Future Lots 1 & 2 will be publicly dedicated with this plat.
- For onsite ponding, both lots meet the required retention volume for El Paso County.
- Deed record information:
Future Lot 1 Tract 7A Block 13, 2.666 ac (116,143 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
Future Lot 2 Tract 7A Block 13, 3.000 ac (130,677 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of onsite ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the county engineer.
- The County is granted permanent right of access to all lots to inspect the ponding areas and permanent elevation markers, and if necessary, any construction of ponding improvements necessary for plat compliance.
- Filling or changing the pond or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation marker is prohibited.
- No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed storm water, including but not limited to, buildings, driveways, patios, or landscaping underlain with plastic sheeting or other impermeable material.
- In the event that the functionality of an onsite pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired ponds is located shall perform all corrective actions required to restore that functionality.
- Any owner notified in writing by the planning and development department of corrective actions required to restore the functionality of an onsite pond or drainage problem on the lot shall comply within forty-five (45) calendar days of receipt of such notice; provided however, that nothing herein shall prevent the county from mandating an earlier time for commencement of completion, during times of emergency, where there is imminent danger of loss of life, limb, or property.
- Owner of property utilizing onsite ponding waives any claim or cause of action against the county, officials, or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
- These onsite ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
- If variance is granted, a plat restriction will be included stating: Further subdividing or replatting of these lots is not allowed if it does not comply with all or requires a variance of the then-effective subdivision regulations.
- The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DOM Section 11.1)
- This subdivision shall provide for postal delivery service. The subdivider will coordinate installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- This property is subject to impact fees. Impact fees shall be calculated based on the table below:

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,865
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,598	\$90,973
12 inch	143.33	\$120,947	\$170,070



Benchmark: Iron Rod (R) Found
N = 10710153.4360; E = 344973.5800
ELEV. = 3783.71'

Datum: TX83-CF NAD83 Texas State Planes, Central Zone, US Foot
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.



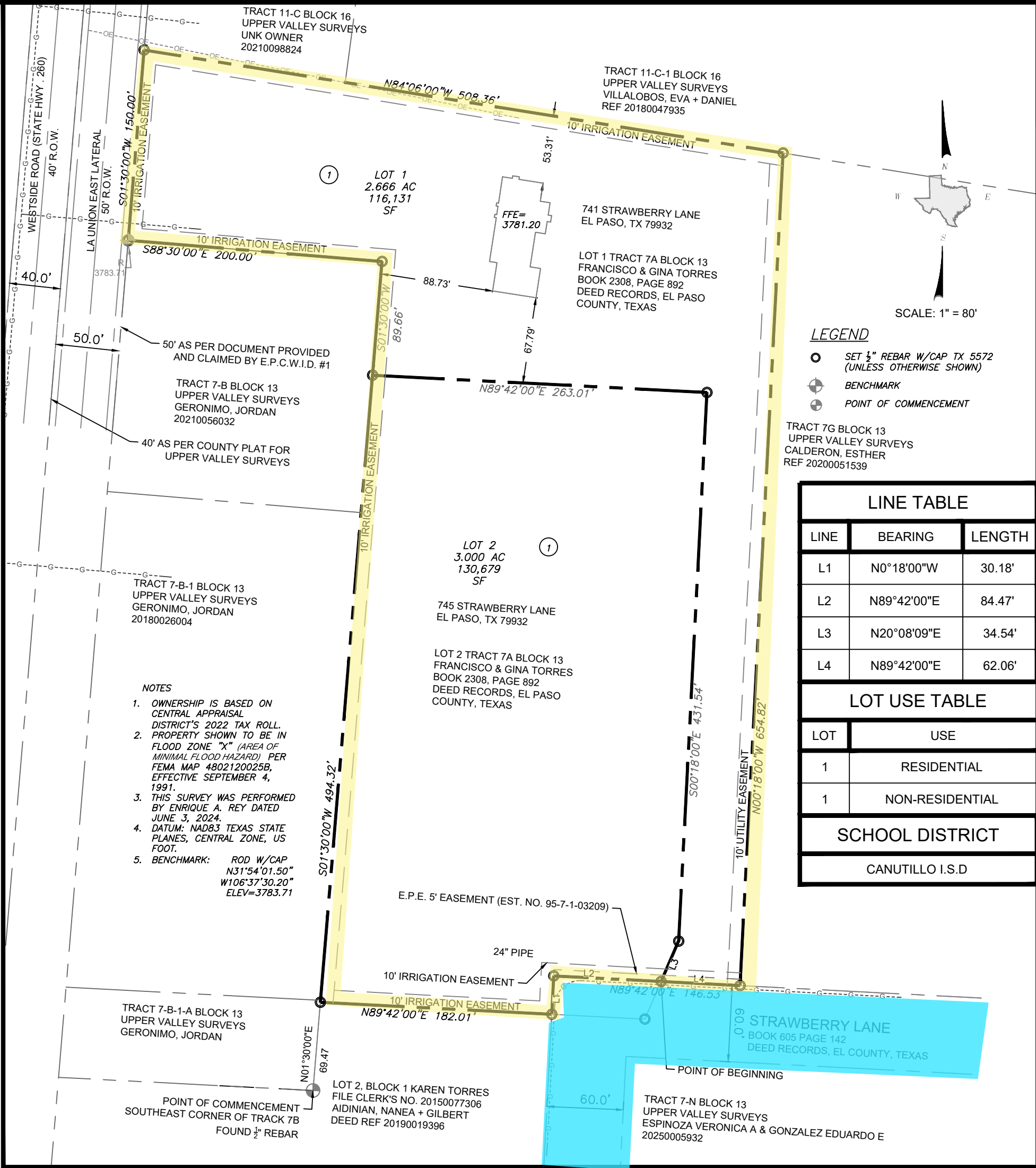
Prepared by and under the supervision of:
Christopher J. Wall, P.E.
Registered Professional Engineer
Registration No. TX 140722

CHRISTOPHER J. WALL

DATE

ENRIQUE A. REY

DATE



LEGEND

- SET 5/8" REBAR W/CAP TX 5572 (UNLESS OTHERWISE SHOWN)
- BENCHMARK
- POINT OF COMMENCEMENT

TRACT 7G BLOCK 13
UPPER VALLEY SURVEYS
CALDERON, ESTHER
REF 20200051539

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°18'00"W	30.18'
L2	N89°42'00"E	84.47'
L3	N20°08'09"E	34.54'
L4	N89°42'00"E	62.06'

LOT USE TABLE

LOT	USE
1	RESIDENTIAL
1	NON-RESIDENTIAL

SCHOOL DISTRICT

CANUTILLO I.S.D

FRANCISCO TORRES

TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±

DEED REFERENCE VOLUME: 2308 PAGE: 0892
PIDN: U819000013007A1
EL PASO COUNTY, TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, Eugenia Torres, as owner of the 5.666 acre tract of land encompassed within the FRANCISCO TORRES SUBDIVISION PLAT, hereby subdivide the land as depicted in this subdivision plat. The 10' utility easement dedication for Future Lot 1, and Future Lot 2 is to be included with this plat.

For Francisco Torres Subdivision Plat Future Lot 1, I certify that I have complied with the requirements of Texas local government code 232.032 and that:

- The water quality and connections to lots meet, or will meet, the minimum standards;
- Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- Electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

For Francisco Torres Subdivision Future Lot 2, I certify that the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution.

I attest that the matters asserted in the plat are true and complete.

Eugenia Torres

Date

STATE OF TEXAS

COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared Eugenia Torres, proved to me through her Texas Department of Public Safety driver license to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the County of El Paso

My Commission Expires

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 212 & 232:

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the city plan commission of the City of El Paso on _____.

Chairperson

Date

ATTEST:

Executive Secretary

Date

Planning and Inspections Director

Date

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 232.028 (a):

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the El Paso County Commissioners Count on _____.

El Paso County Judge

Date

ATTEST:

El Paso County Clerk

Date

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

Date

PRINCIPAL CONTACTS

OWNER: Eugenia Torres 741 Strawberry Ln. El Paso, TX 915-471-9756
ENGINEER: Christopher J. Wall, PE 1183 Upper Canyon Pl. El Paso, TX 903-752-1598
SURVEYOR: Enrique A. Rey 9434 Viscount Blvd Ste 148, El Paso, TX 915-633-8060

FRANCISCO TORRES

FINAL PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY

PROJECT NUMBER

2401

DATE

September 2025

DRAWING FILE
DRAWING NUMBER

2401
2401

1
OF
3



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

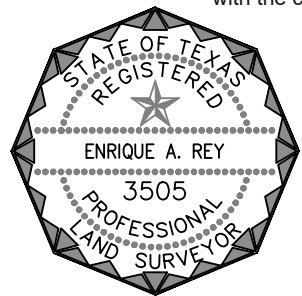


LOCATION MAP
SCALE: 1" = 600'

PLAT NOTES AND RESTRICTIONS:

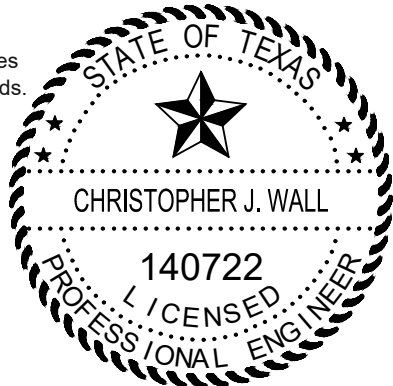
- The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot, or a least 12" above the natural ground level surrounding the foundation, whichever is higher.
- No more than one single-family detached dwelling shall be located on Future Lot 1.
- Vehicular access to Future Lots 1 & 2 Block 1, abutting Strawberry Lane, shall be from Strawberry Lane only.
- This Property lies in Zone X, as designated by F.E.M.A.; City of El Paso, Community Panel No. 4802120025B. Construction of residential housing within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).
- Future Lots 1 & 2, Block 1 are subject to on-site ponding of stormwater runoff, Lot Owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street Right-Of-Ways directly fronting the lot.
- Future Lot 1, Block 1 contains an approved on-site sewage facility (OSSF) on the lot.
- Future Lot 1, Block 1 residence has existing water service from a well on the lot.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- In accordance with Texas Local Government Code 232.025(6), it is hereby expressed that all purchase contracts made between a Eugenia Torres and a purchaser of land in this subdivision will contain a statement stating that Future Lot 2 is non-residential and if the new owner wishes to develop as residential, they will be required to replat Lot 2 with El Paso County. Owner is responsible for the construction of any future water, sewer, electricity, communication, or gas services on Future Lot 2.
- Tax Certificates for 741 Strawberry Lane are filed in the El Paso County Clerk's Office, Instrument No. 2308-0893.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- Buildings shall be set back as follows: Setbacks from roads and right-of-ways shall be a minimum of 20 feet, from side property lines shall be a minimum of 5 feet, and from back property lines shall be 25 feet. These setback distances shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewage facilities, or drinking water supplies.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- A 10' utility easement for Future Lots 1 & 2 will be publicly dedicated with this plat.
- For onsite ponding, both lots meet the required retention volume for El Paso County.
- Deed record information:
Future Lot 1 Tract 7A Block 13, 2.666 ac (116,143 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
Future Lot 2 Tract 7A Block 13, 3.000 ac (130,677 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of onsite ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the county engineer.
- The County is granted permanent right of access to all lots to inspect the ponding areas and permanent elevation markers, and if necessary, any construction of ponding improvements necessary for plat compliance.
- Filling or changing the pond or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation marker is prohibited.
- No person shall be permitted to impair the functionality of an on-site pond. No more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed storm water, including but not limited to, buildings, driveways, patios, or landscaping underlain with plastic sheeting or other impermeable material.
- In the event that the functionality of an onsite pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired ponds is located shall perform all corrective actions required to restore that functionality.
- Any owner notified in writing by the planning and development department of corrective actions required to restore the functionality of an onsite pond or drainage problem on the lot shall comply within forty-five (45) calendar days of receipt of such notice; provided however, that nothing herein shall prevent the county from mandating an earlier time for commencement of completion, during times of emergency, where there is imminent danger of loss of life, limb, or property.
- Owner of property utilizing onsite ponding waives any claim or cause of action against the county, officials, or employees, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
- These onsite ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
- If variance is granted, a plat restriction will be included stating: Further subdividing or replatting of these lots is not allowed if it does not comply with all or requires a variance of the then-effective subdivision regulations.
- The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DOM Section 11.1)
- This subdivision shall provide for postal delivery service. The subdivider will coordinate installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- This property is subject to impact fees. Impact fees shall be calculated based on the table below:

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,865
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,598	\$90,973
12 inch	143.33	\$120,947	\$170,070



Benchmark: Iron Rod (R) Found
N = 10710153.4360; E = 344973.5800
ELEV. = 3783.71'

Datum: TX83-CF NAD83 Texas State Planes, Central Zone, US Foot
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.



Prepared by and under the supervision of:
Christopher J. Wall, P.E.
Registered Professional Engineer
Registration No. TX 140722

ENRIQUE A. REY

DATE

CHRISTOPHER J. WALL

DATE



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

PROJECT NUMBER

2401

DATE

September 2025

DRAWING FILE
DRAWING NUMBER

2401
2401

1
OF
3

FRANCISCO TORRES

TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±

DEED REFERENCE VOLUME: 2308 PAGE: 0892
PIDN: U819000013007A1
EL PASO COUNTY, TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, Eugenia Torres, as owner of the 5.666 acre tract of land encompassed within the FRANCISCO TORRES SUBDIVISION PLAT, hereby subdivide the land as depicted in this subdivision plat. The 10' utility easement dedication for Future Lot 1, and Future Lot 2 is to be included with this plat.

For Francisco Torres Subdivision Plat Future **Lot 1**, I certify that I have complied with the requirements of Texas local government code 232.032 and that:

- The water quality and connections to lots meet, or will meet, the minimum standards;
- Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- Electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

For Francisco Torres Subdivision Future **Lot 2**, I certify that the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution.

I attest that the matters asserted in the plat are true and complete.

Eugenia Torres

DATE

STATE OF TEXAS

COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared Eugenia Torres, proved to me through her Texas Department of Public Safety driver license to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the County of El Paso

My Commission Expires

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 212 & 232:

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the city plan commission of the City of El Paso on _____.

Chairperson

DATE

ATTEST:

Executive Secretary

DATE

Planning and Inspections Director

DATE

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 232.028 (a):

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the El Paso County Commissioners Count on _____.

El Paso County Judge

DATE

ATTEST:

El Paso County Clerk

DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

DATE

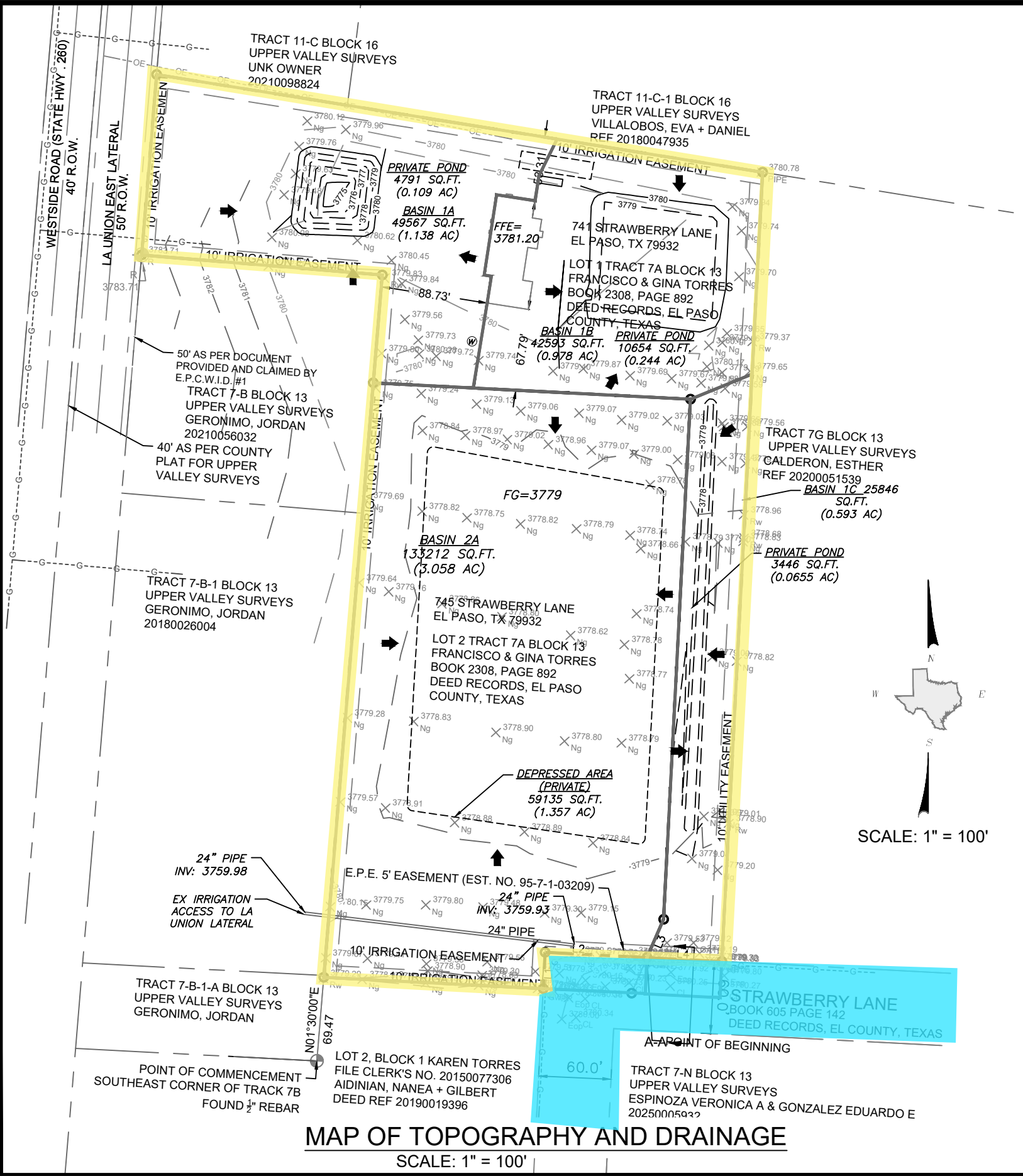
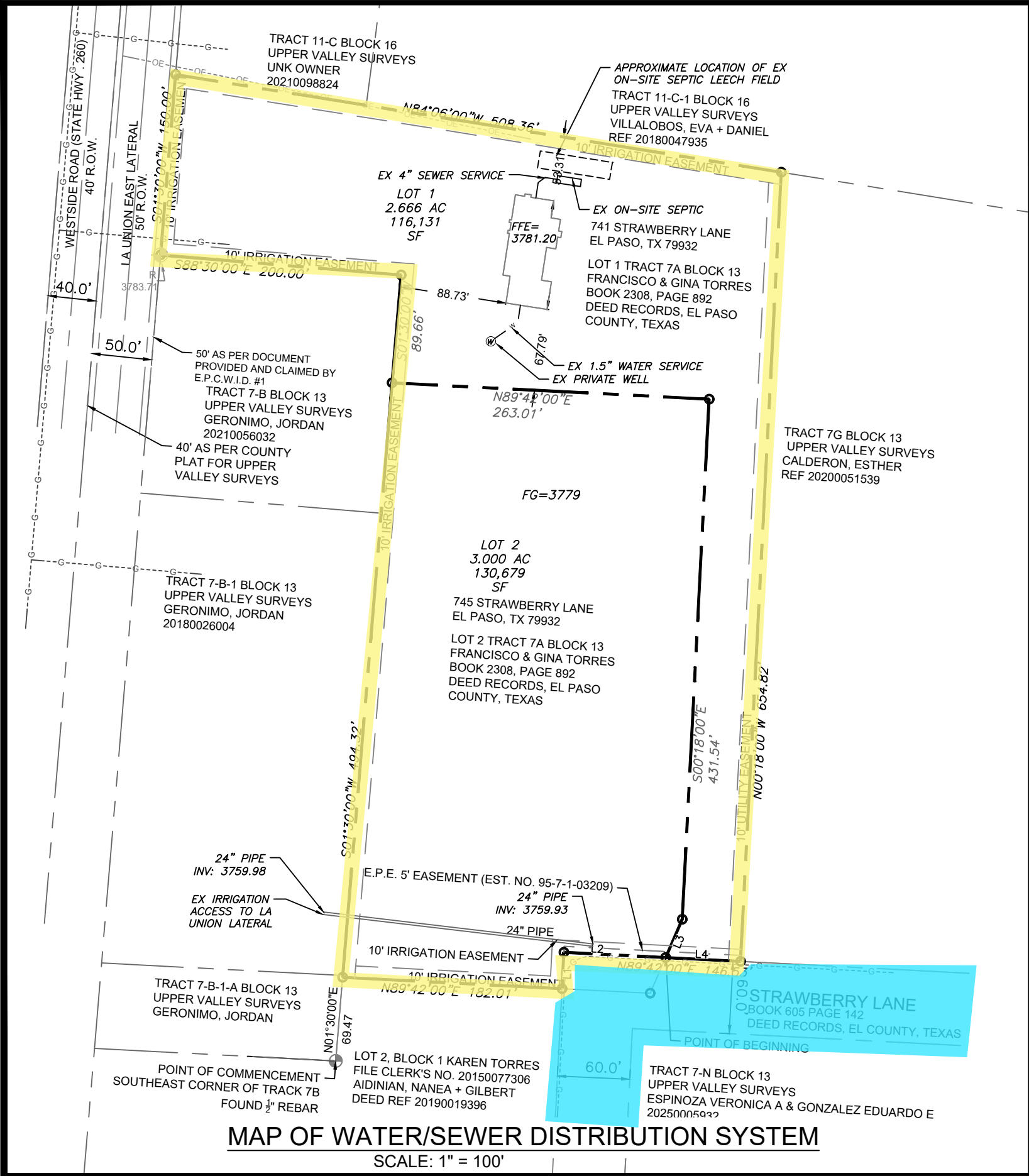
PRINCIPAL CONTACTS

OWNER:	Eugenia Torres	741 Strawberry Ln. El Paso, TX	915-471-9756
ENGINEER:	Christopher J. Wall, PE	1183 Upper Canyon Pl. El Paso, TX	903-752-1598
SURVEYOR:	Enrique A. Rey	9434 Viscount Blvd Ste 148, El Paso, TX	915-633-8060

FRANCISCO TORRES

FINAL PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



FRANCISCO TORRES

PRELIMINARY PLAT
TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±
DEED REFERENCE VOLUME: 2308 PAGE: 0892
PIDN: U819000013007A1
EL PASO COUNTY, TEXAS

METES AND BOUNDS:

Prepared For: Eugenia Torres
Date: 06-03-2024
Being a Portion of Tract 7A, Block 13,
Upper Valley, Surveys
El Paso County, Texas
Description of a 5.666-acre parcel of land more or less, being a Portion of Tract 7A, Block 13, Upper Valley Surveys, El Paso County, (Book 2308, Page 892, Deed Records, of El Paso County, Texas) and being more particularly described by metes and bounds as follows to wit:

Commencing at a found 1/2" rebar on the common boundary line of Tract 7B (described in File Clerks No. 20210056032, Deed Records, El Paso County, Texas) and Lot 2, Block 1, Karen Torres Subdivision, (File Clerk's No. 201560077306, Plat Records, El Paso County Texas) Thence along said common boundary line, North 01°30'00" East distance of 69.47 feet, to a point lying at the southwest boundary corner of Tract 7A, said point being the Point of Beginning;

Thence North 89°42'00" East, along said boundary line, a distance of 182.01 feet to a point on the common boundary line of Tract 7A, and a certain parcel of land described September 11, 1975, in Book 605, Page 142, Deed Records, El Paso County, Texas;

Thence North 00°18'00" West, and continuing along said boundary line, distance of 30.18 feet to a point;

Thence North 89°42'00" East, continuing along said boundary line, a distance of 84.47 feet to a point;

Thence North 89°42'00" East, along said boundary line a distance of 62.06 feet to a point on the common boundary line of Tract 7A, and a certain parcel of land in File Clerk's No. 20200051539, Deed Records, El Paso County, Texas;

Thence North 00°18'00" West, along said boundary line, a distance of 654.82 feet to a point lying on the common boundary line of Tract 7A and Tract 11C Block 16, Upper Valley Surveys File Clerk's No. 20180047935, Deed Records, El Paso County, Texas;

Thence North 84°06'00" West, along said boundary line, a distance of 508.36 feet to a point lying on the easterly Right-of-Way Line of the La Union East Lateral (60-Foot Right-of-Way);

Thence South 01°30'00" West, along said boundary line, a distance of 150.00 feet to a point on the common boundary line of Tract 7A and 7B, Block 13, Upper Valley Surveys;

Thence South 88°30'00" East, along said boundary line a distance of 200.00 feet to a point on the common boundary line of Tract 7A and 7B, Block 13, Upper Valley Surveys;

Thence South 01°30'00" West continuing along said boundary line, a distance of 89.66 feet to a point;

Thence South 01°30'00" West continuing along said common boundary line, a distance of 494.32 feet to the Point of Beginning and containing in all 246,820 square feet or 5.666 acres of land more or less.

LEGEND

	DRAINAGE BASIN BOUNDARY		PROPERTY CORNER
	DIRECTION OF FLOW		BENCHMARK
	PROPERTY LINE		EXISTING WATER SERVICE
	EASEMENT LINE		EXISTING SANITARY SEWER SERVICE
	PROP MAJOR CONTOUR LINE		EXISTING SEPTIC FIELD
	PROP MINOR CONTOUR LINE		EXISTING WATER WELL
	EXISTING MAJOR CONTOUR LINE		PROP STORM WATER POND/DEPRESSED AREA
	EXISTING MINOR CONTOUR LINE		EXISTING GAS
	PARCEL LINE		EXISTING ELECTRIC

LINE TABLE

LINE	BEARING	LENGTH
L1	N0°18'00"W	30.18'
L2	N89°42'00"E	84.47'
L3	N20°08'09"E	34.54'
L4	N89°42'00"E	62.06'

ETJ STATEMENT

Francisco Torres Subdivision Plat is located in northwestern El Paso County on the north side of Strawberry Lane, approximately one thousand feet northeast of the intersection of Westside Drive and Bailey Road. According to the official map in the office of the Secretary of the City of El Paso, population 678,815, Francisco Torres Subdivision Plat lies within the City of El Paso's five-mile ETJ under Local Government Code § 212.001.

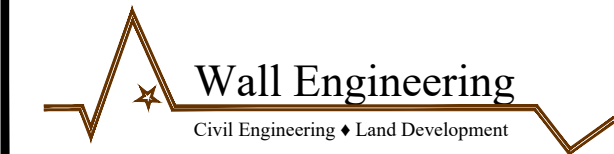
PRINCIPAL CONTACTS

OWNER:	Eugenia Torres	741 Strawberry Ln. El Paso, TX	915-471-9756
ENGINEER:	Christopher J. Wall, PE	1183 Upper Canyon Pl. El Paso, TX	903-752-1598
SURVEYOR:	Enrique A. Rey	9434 Viscount Blvd Ste 148, El Paso, TX	915-633-8060

FRANCISCO TORRES

PRELIMINARY PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

PROJECT NUMBER	DATE
2401	September 2025
DRAWING FILE	DRAWING NUMBER
2401	2401
	2 OF 3

FINAL ENGINEER'S REPORT

By Christopher Wall, P.E.

A drainage investigation was completed for 741 Strawberry Ln. The existing property at this address is 5.666 acres. The Owner's intent is to subdivide to a 3.000 acre lot and 2.666 acre lot. The 3.000 acre is to be strictly non-residential, while the 2.666 acre lot is residential with an existing single family home.

The scope of this drainage study is to examine the ponding required on the two lots. The intent of this report is to analyze the onsite drainage, and provide recommendations to meet the on-site ponding requirements for El Paso County, TX. This report will address all findings obtained during the drainage investigation and identify drainage characteristics pertaining to the project site.

This drainage analysis was completed using the methodology outlined in the "County of El Paso Subdivision Design", dated March 10, 1997. The hydraulic analysis was calculated from the Retention Basin section, D-3, of the "County of El Paso Subdivision Design Standards".

The rainfall provided from the Design Standards is to be 4" within a 3 hour period. The project area is a single family residence with a long driveway entrance. To the west is the 3 acre lot that is to be subdivided as an agricultural field, Lot2. The northern portion of the western property line abuts the La Union East Lateral, and Westside Dr. To the north and east are single family residences with agricultural fields. To the south, is a single family residence and access to Strawberry Ln. The existing driveway is mostly gravel road with portions of concrete parking near the house. Both lots have room for onsite ponding.

Per Federal Emergency Management Agency (FEMA), the project area is located within Flood Zone Designation X, as designated by F.E.M.A.; City of El Paso, Community Panel No. 4802120025B. Construction of residential housing within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127). The FEMA Flood Insurance Rate FIRMette Map is included in Appendix A for the project area.

There are 4 natural basins on this property. The majority of the property is relatively flat, there are site characteristics that help divide the property. Basin 1A is the section of the property west of the house with a natural low area near the center. Basin 1B is east of the house and north of the driveway. The driveway is Basin 1C and contains a long narrow bar ditch approx. 15' from the western edge of the gravel driveway. Basin 2A is an agricultural field with available ponding within the field. With limited grading, each area would be able to hold the volume required for on-site ponding. The design criteria used in this study come from "County of El Paso Subdivision Design".

The retention basin is to be utilized for this property due to the site constraints that make a detention basin difficult. There are limited options to capture the amount of water required and find an easily accessible outfall location.

The existing site carries a slope of 0-1% from Strawberry Ln., to the north property line. There is a section of the northwest corner that slopes 3-5% up to the La Union East Lateral. The table below lists the Total Runoff for the site.

Total Runoff					
Basin	Area (ac)	Rainfall (in)	C (Runoff Factor)	V (ac-ft)	V (cu-ft)
1A	1.138	4	0.50	0.1896	8259
1B	0.978	4	0.50	0.163	7100
1C	0.593	4	0.50	0.0988	4305
2A	3.058	4	0.50	0.509	22172

The emergency capacity is 25% of the total runoff. The sum of the total runoff from Table 5-1 is 19,664 cu-ft. There is also a Ten-Year Silt load that needs consideration with a volume 0.012 ac-ft/ac. Table below, lists the Total on site ponding required.

Total On-Site Ponding						
Basin	Area (ac)	Q (cu-ft)	25% Emergency Capacity	Ten Year Silt Load	Required Detention Volume (cu-ft)	Provided Detention Volume (cu-ft)
1A	1.138	8259	2065	595	10919	10991
1B	0.978	7100	1775	511	9386	9677
1C	0.593	4305	1076	310	5691	5720
2A	3.058	22172	5543	1598	29313	29567

In conclusion, there is available space to capture the required retention volume on-site. I would recommend a retention pond for each existing drainage basin. This will limit the grading to only the additional cut required for the ponds. Please refer to the Post Development Map in the Appendix.

Pond 1, located within Basin 1A would have a design capacity of 10,991 cu-ft.
Pond 2, located within Basin 1B would have a design capacity of 9,677 cu-ft.
Pond 3, located within Basin 1C would have a design capacity of 5,720 cu-ft.
Depressed Area, located within Basin 2A would have a design capacity of 29,567 cu-ft.

This satisfies the required volume for on-site ponding for El Paso County.

WATER FACILITIES

LOT 1

Francisco Torres Plat Lot 1 is provided with potable water by the existing water well on site. The existing water well complies with requirements of 30 TAC 230.1 through 230.11 for individual water supply well and certifies the long term (30 year) quantity and quality of available groundwater supplies relative to the ultimate need of the lot. The water quality meets the standards set forth in 30 TAC 290.104, 290.106, 290.108 and 290.109 without treatment identified.

LOT 2

Francisco Torres Plat Lot 2: No water facilities provided with this plat.

SEWER FACILITIES

LOT 1

Francisco Torres Plat Lot 1 is treated by on-site sewer facilities ("OSSF" or "Septic System"). Lot 1 has an existing septic system. The existing septic system on Lot 1 complies with 30 TAC Chapter 285. Refer to "El Paso City-Council Health and Environmental District License No. 93-864 Dated November 8, 1993. 1250 gallon tank, 780 square feet drainfield, private well."

LOT 2

Francisco Torres Plat Lot 2: No sewer facilities provided with this plat.

DESCRIPTION IN SPANISH OF FINAL ENGINEER'S REPORT

De Christopher Wall P.E.,

Se llevo a cabo una investigación de drenaje para 741 Strawberry Ln. La propiedad en esta dirección tiene 5.666 acres. La intención del propietario es subdividirla en un lote de 3.000 acres y un lote de 2.666 acres. El lote de 3.000 acres no debe ser residencial, mientras que el lote de 2.666 acres es residencial con una casa unifamiliar.

El alcance de este estudio de drenaje es examinar el encharcamiento requerido en los dos lotes. La intención de este informe es analizar el drenaje en el sitio y brindar recomendaciones para cumplir con los requisitos de encharcamiento en el sitio para el condado de El Paso, TX. Este informe abordará todos los hallazgos obtenidos durante la investigación de drenaje e identificará las características de drenaje relacionadas con el sitio del proyecto.

Este análisis de drenaje se realizó utilizando la metodología descrita en el "Diseño de la subdivisión del condado de El Paso", con fecha del 10 de marzo de 1997. El análisis hidráulico se calculó a partir de la sección de cuenca de retención, D-3, de las "Normas de diseño de la subdivisión del condado de El Paso".

La lluvia prevista en las normas de diseño debe ser de 4" en un período de 3 horas. El área del proyecto es una residencia unifamiliar con una entrada vehicular larga. Al oeste se encuentra el lote de 3 acres que se subdividirá como campo agrícola, Lote 2. La parte norte de la línea de propiedad occidental colinda con La Union East Lateral y Westside Dr. Al norte y al este hay residencias unifamiliares con campos agrícolas. Al sur, hay una residencia unifamiliar y acceso a Strawberry Ln. La entrada vehicular que existe es principalmente un camino de grava con partes de estacionamiento de concreto cerca de la casa. Ambos lotes tienen espacio para un estanque en el lugar.

Según la Agencia Federal para el Manejo de Emergencias (FEMA), el área del proyecto se encuentra dentro de la Designación de Zona de Inundación X, según lo designado por FEMA; Ciudad de El Paso, Panel Comunitario N.º 4802120025B. La construcción de viviendas residenciales dentro de cualquier área de la subdivisión que se encuentre en la llanura aluvial de 100 años está prohibida a menos que la vivienda califique para el seguro según la Ley Nacional de Seguros contra Inundaciones de 1968 (42 U.S.C. Secciones 4001 a 4127). El Mapa FIRMette de Tasas de Seguros contra Inundaciones de FEMA está incluido en el Apéndice A para el área del proyecto.

Hay 4 cuencas naturales en esta propiedad. La mayor parte de la propiedad es relativamente plana, hay características del sitio que ayudan a dividir la propiedad. La cuenca 1A es la sección de la propiedad al oeste de la casa con un área baja natural cerca del centro. La cuenca 1B está al este de la casa y al norte del camino de entrada. El camino de entrada es la cuenca 1C y contiene una zanja de barra larga y angosta de aproximadamente 15 pies del borde occidental del camino de grava. La cuenca 2A es un campo agrícola con estanque disponible dentro del campo. Cada área podría contener el volumen requerido para el estanque en el sitio, con una nivelación limitada. Los criterios de diseño utilizados en este estudio provienen del "Diseño de subdivisión del condado de El Paso".

La cuenca de retención se utilizará para esta propiedad debido a las limitaciones del sitio que dificultan una cuenca de retención. Hay opciones limitadas para capturar la cantidad de agua requerida y encontrar una ubicación de descarga de fácil acceso.

El sitio existente tiene una inclinación de 0-1% desde Strawberry Ln., hasta la línea norte de propiedad. Hay una sección de la esquina noroeste que tiene una inclinación de 3-5% hasta el lateral este de La Union. La siguiente tabla enumera la escorrentía total para el sitio.

Total Runoff					
Basin	Area (ac)	Rainfall (in)	C (Runoff Factor)	V (ac-ft)	V (cu-ft)
1A	1.138	4	0.50	0.1896	8259
1B	0.978	4	0.50	0.163	7100
1C	0.593	4	0.50	0.0988	4305
2A	3.058	4	0.50	0.509	22172

La capacidad de emergencia es del 25% de la escorrentía total. La suma de la escorrentía total de la Tabla 5-1 es 19,664 pies cúbicos. También hay una carga de sedimentos de diez años que se debe tener en cuenta con un volumen de 0,012 acres-pie/acre. La tabla a continuación muestra el total de estanques necesarios en el sitio.

Total On-Site Ponding						
Basin	Area (ac)	Q (cu-ft)	25% Emergency Capacity	Ten Year Silt Load	Required Detention Volume (cu-ft)	Provided Detention Volume (cu-ft)
1A	1.138	8259	2065	595	10919	10991
1B	0.978	7100	1775	511	9386	9677
1C	0.593	4305	1076	310	5691	5720
2A	3.058	22172	5543	1598	29313	29567

En conclusión, hay espacio disponible para capturar el volumen de retención requerido en el sitio. Recomendaría un estanque de retención para cada cuenca de drenaje que existe. Esto limitará la nivelación solo al corte adicional requerido para los estanques. Favor de consultar el Mapa de desarrollo posterior en el Apéndice.

El estanque 1, ubicado dentro de la cuenca 1A, tendría una capacidad de diseño de 10,991 pies cúbicos.
El estanque 2, ubicado dentro de la cuenca 1B, tendría una capacidad de diseño de 9,677 pies cúbicos.
El estanque 3, ubicado dentro de la cuenca 1C, tendría una capacidad de diseño de 5,720 pies cúbicos.
El área deprimida, ubicada dentro de la cuenca 2A, tendría una capacidad de diseño de 29,567 pies cúbicos.

Esto satisface el volumen requerido para el estanque en el sitio para el condado de El Paso.

INSTALACIONES DE AGUA

LOTE 1

Plano Francisco Torres Lote 1 recibe agua potable del pozo de agua que existe en el sitio. El pozo de agua cumple con los requisitos de 30 TAC 230.1 a 230.11 para pozos de suministro de agua individuales y certifica la cantidad y calidad a largo plazo (30 años) de los suministros de agua subterránea disponibles en relación con la necesidad final del lote. La calidad del agua cumple con los estándares establecidos en 30 TAC 290.104, 290.106, 290.108 y 290.109 sin tratamiento.

LOTE 2

Plano Francisco Torres Lote 2: No se proporcionan instalaciones de agua con este plano.

INSTALACIONES DE ALCANTARILLADO

LOTE 1

Plano Francisco Torres Lote 1 es tratado mediante instalaciones de alcantarillado en el sitio ("OSSF" o "Sistema Séptico"). El lote 1 tiene un sistema séptico existente. El sistema séptico que existe en el Lote 1 cumple con el Capítulo 285 de 30 TAC. Consulte la "Licencia de Distrito Ambiental y de Salud del Ayuntamiento de El Paso No. 93-864 con fecha del 8 de noviembre de 1993. Tanque de 1250 galones, campo de drenaje de 780 pies cuadrados, pozo privado. "

LOTE 2

Plano Francisco Torres Lote 2: No se proporcionan instalaciones de alcantarillado con este plano.

FRANCISCO TORRES

TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±

DEED REFERENCE VOLUME: 2308 PAGE: 0892

PIDN: U819000013007A1

EL PASO COUNTY, TEXAS

PRINCIPAL CONTACTS

OWNER:	Eugenia Torres	741 Strawberry Ln. El Paso, TX	915-471-9756
ENGINEER:	Christopher J. Wall, PE	1183 Upper Canyon Pl. El Paso, TX	903-752-1598
SURVEYOR:	Enrique A. Rey	9434 Viscount Blvd Ste 148, El Paso, TX	915-633-8060

FRANCISCO TORRES

PRELIMINARY PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

PROJECT NUMBER		DATE	
2401		September 2025	
DRAWING FILE	2401	3 OF 3	
DRAWING NUMBER	2401		



Legislation Text

File #: BC-1498, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZRZ25-00022: 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

Location: East of Resler Dr. and North of Cimarron Canyon Dr.
Zoning: C-3 (Commercial)
Request: Rezone from C-3 (Commercial) to R-3A (Residential)
Existing Use: Vacant
Proposed Use: School
Property Owner: Canutillo Independent School District
Representative: Nancy Hayes, CSA Design Group
District: 1
Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

Resler and Cimarron Canyon

City Plan Commission — December 4, 2025

REZONING



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

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

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

PZRZ25-00022 and PZCR25-00004

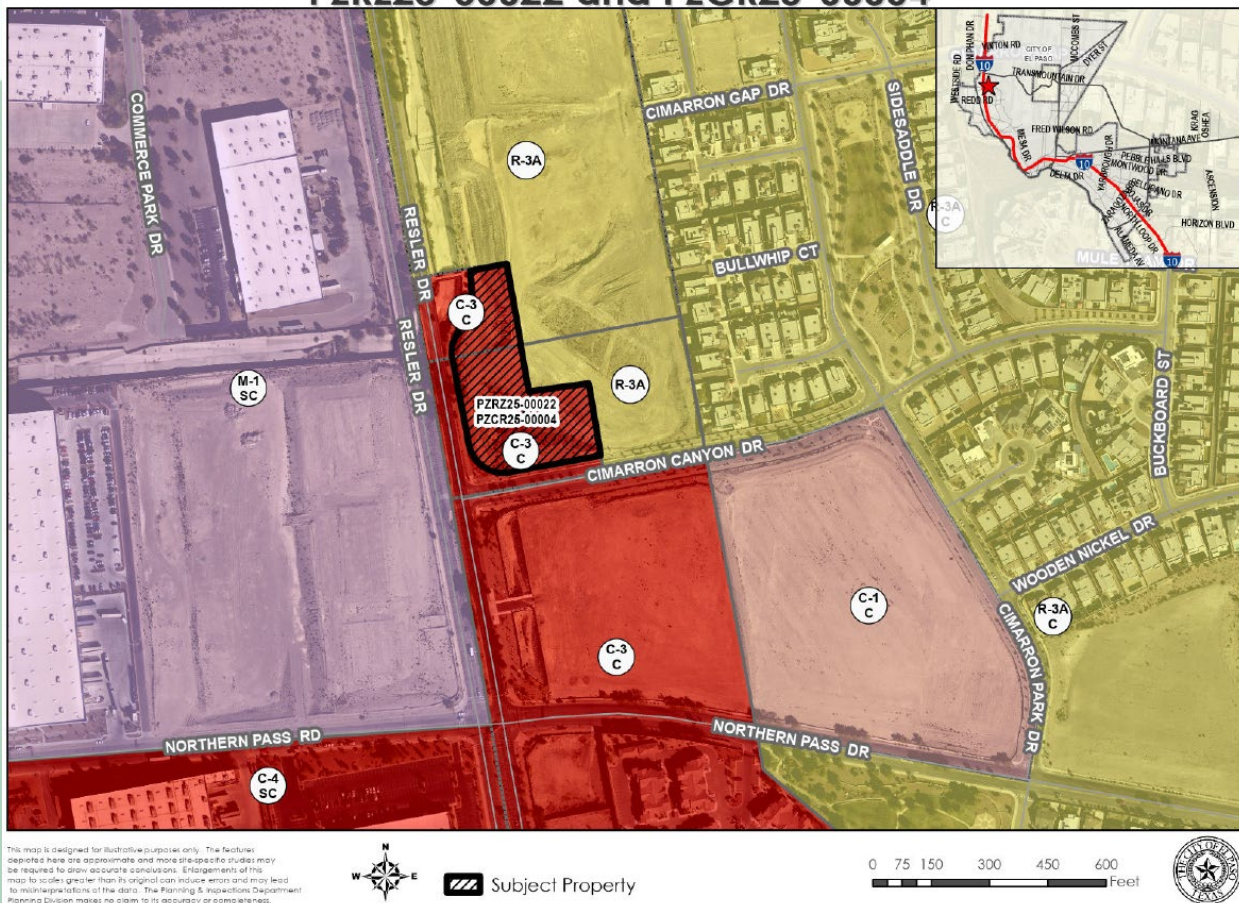


Figure A. Subject Property & Immediate Surroundings

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

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

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

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

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

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

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

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

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

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

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

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

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

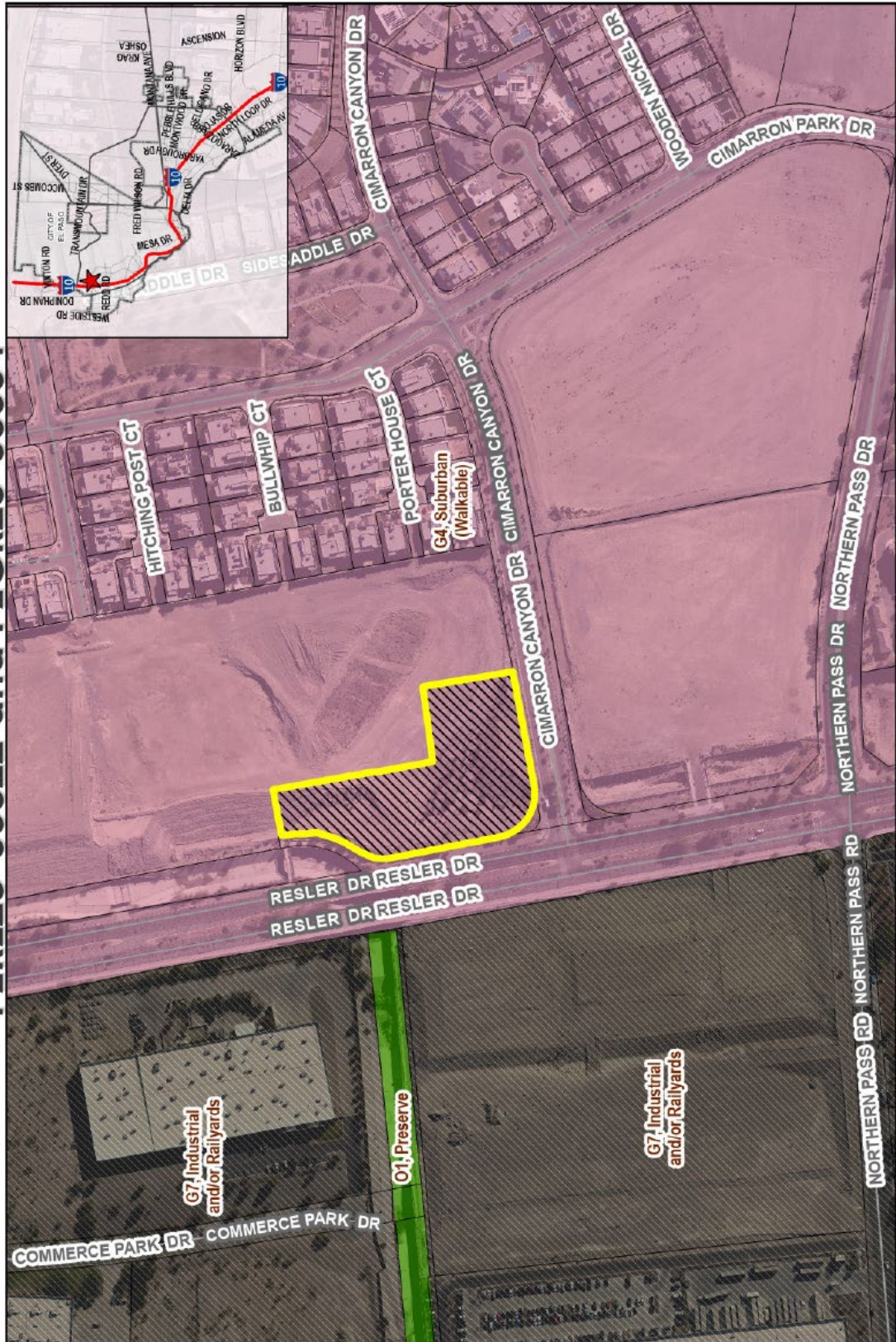
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

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

ATTACHMENT 1

PZR25-00022 and PZR25-00004



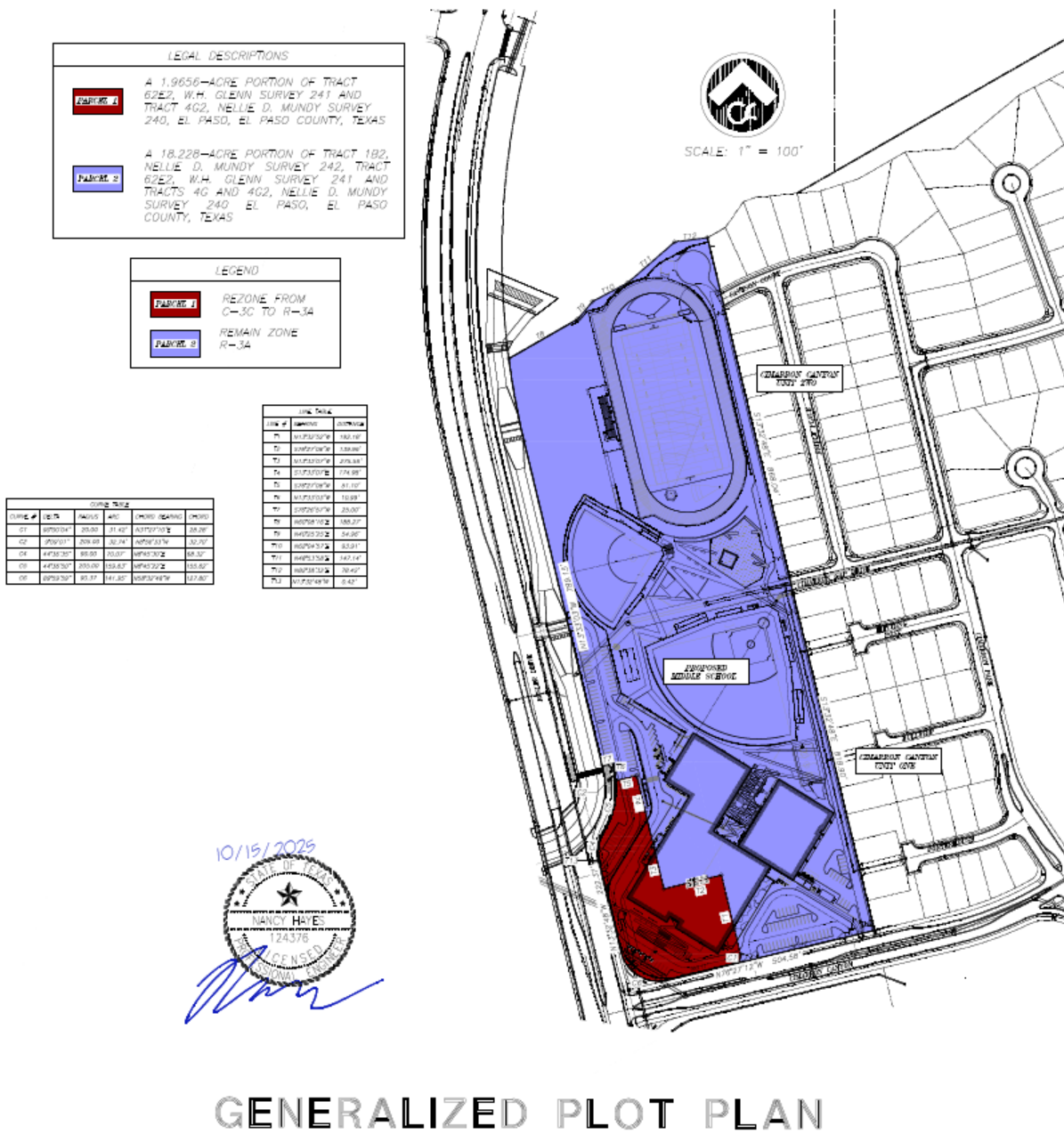
This map is designed for illustrative purposes only. The features depicted here are approximate and more precise studies may be required to determine the exact location of the subject property. The Planning & Inspections Department may be contacted for more information. The Planning & Inspections Department makes no claim to its accuracy or completeness.

0 65 130 260 390 520 Feet

Subject Property

North Arrow

ATTACHMENT 2



ATTACHMENT 3

ORDINANCE NO. 15572

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. 15572

Zoning Case No: ZON03-00046

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

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

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

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

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

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

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

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

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

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

(signatures on the next page)

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

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

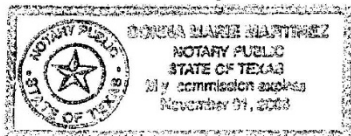
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
COUNTY OF EL PASO)

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

My Commission Expires:



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

ORDINANCE NO. _____

15672

Zoning Case No: ZON03-00046

ATTACHMENT 4

Doc # 20230083443

ORDINANCE NO. 019554

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

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

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

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

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

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

ORDINANCE NO. 019554

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

Zoning Case No: PZRZ23-00002

1

ADOPTED this 7 day of NOVEMBER, 2023.

THE CITY OF EL PASO

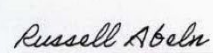

Oscar Leeser
Mayor

ATTEST:

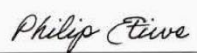


Laura D. Prine, City Clerk

APPROVED AS TO FORM:


Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

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

Zoning Case No: PZRZ23-00002

2

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

eRecorded

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



EL PASO COUNTY, TEXAS

Delia Briones

EXHIBIT "A"

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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


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

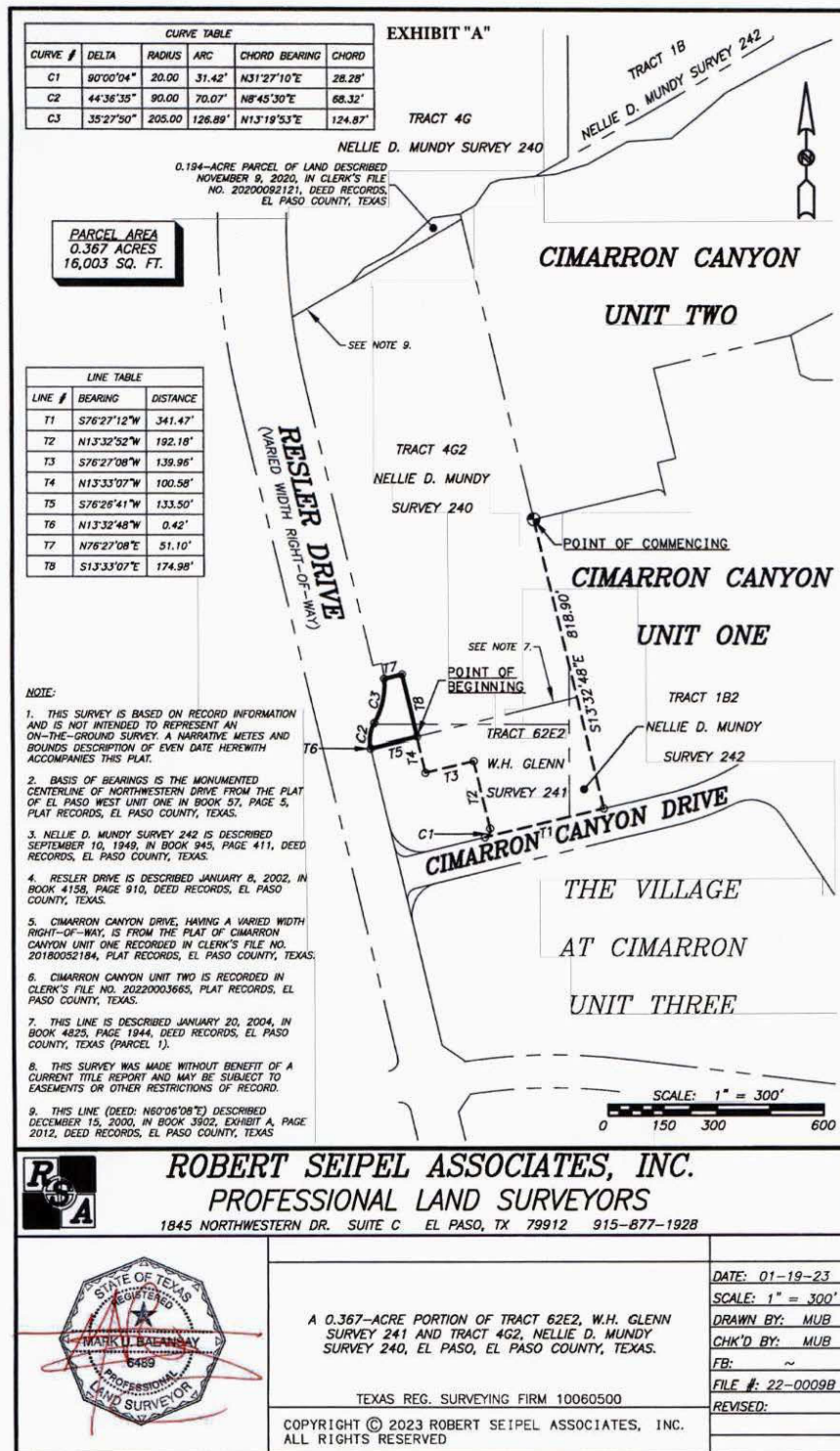


EXHIBIT "B"

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, along said boundary the following courses and distances:

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

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

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

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

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

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

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

Page 1 of 2
22-0009A.docx

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

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

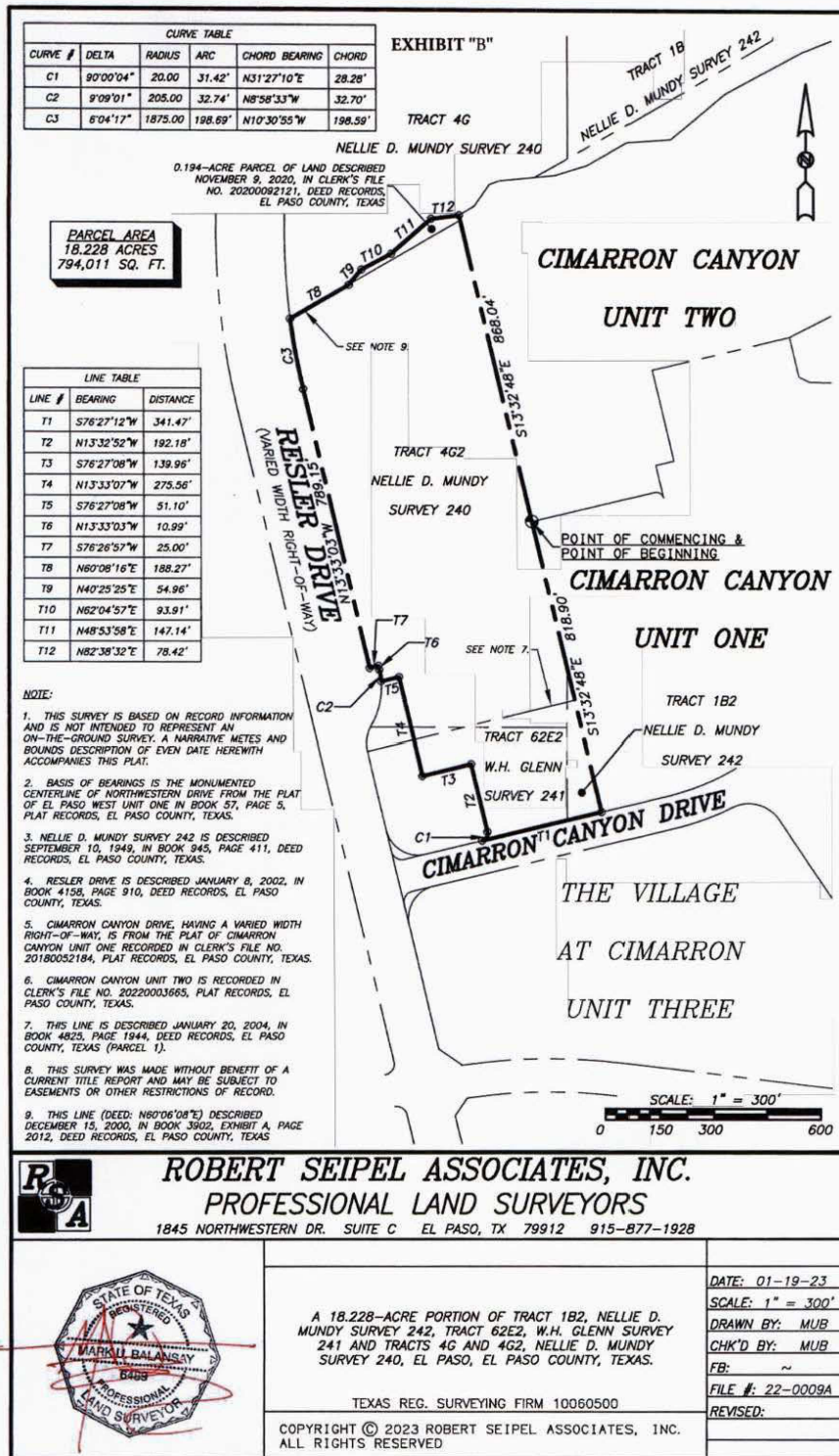


Mark U. Balansay, R.L.S.
President
Texas License No. 6489

Job Number 22-0009A
January 19, 2023

Page 2 of 2
22-0009A.docx

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



ATTACHMENT 5

Doc # 20230083442

48

ORDINANCE NO. 019555

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

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

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

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

WHEREAS, the owner (applicant) submitted an application requesting a condition amendment and the removal of all conditions because these conditions have been satisfied or are current requirement of the City Code; and,

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

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

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

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

ORDINANCE NO. 019555

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

Zoning Case No: PZCR23-00002

1

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

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

Conditions as follows:

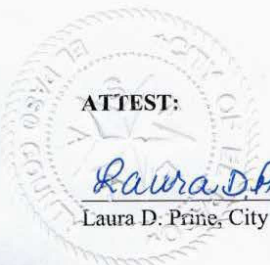
A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting el paso natural gas company right - of -way, or a twenty-five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

ADOPTED this 7 day of NOVEMBER, 2023

THE CITY OF EL PASO


Oscar Leeser
Mayor

ATTEST:

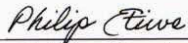


Laura D. Prine, City Clerk

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 the the northerly boundary of Lot 1, Block 15, Cimarron Canyon Unit One;

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

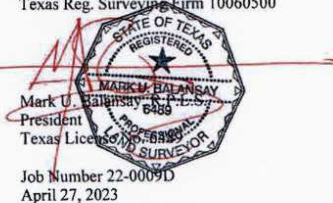
THENCE, North 13°32'48" West, along said right-of-way, a distance of 222.38 feet to the southerly boundary of that certain parcel of land described January 20, 2004, in Book 4825, Page 1944, Deed Records, El Paso County, Texas;

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

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

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

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


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

Page 1 of 1
22-0009D.docx

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

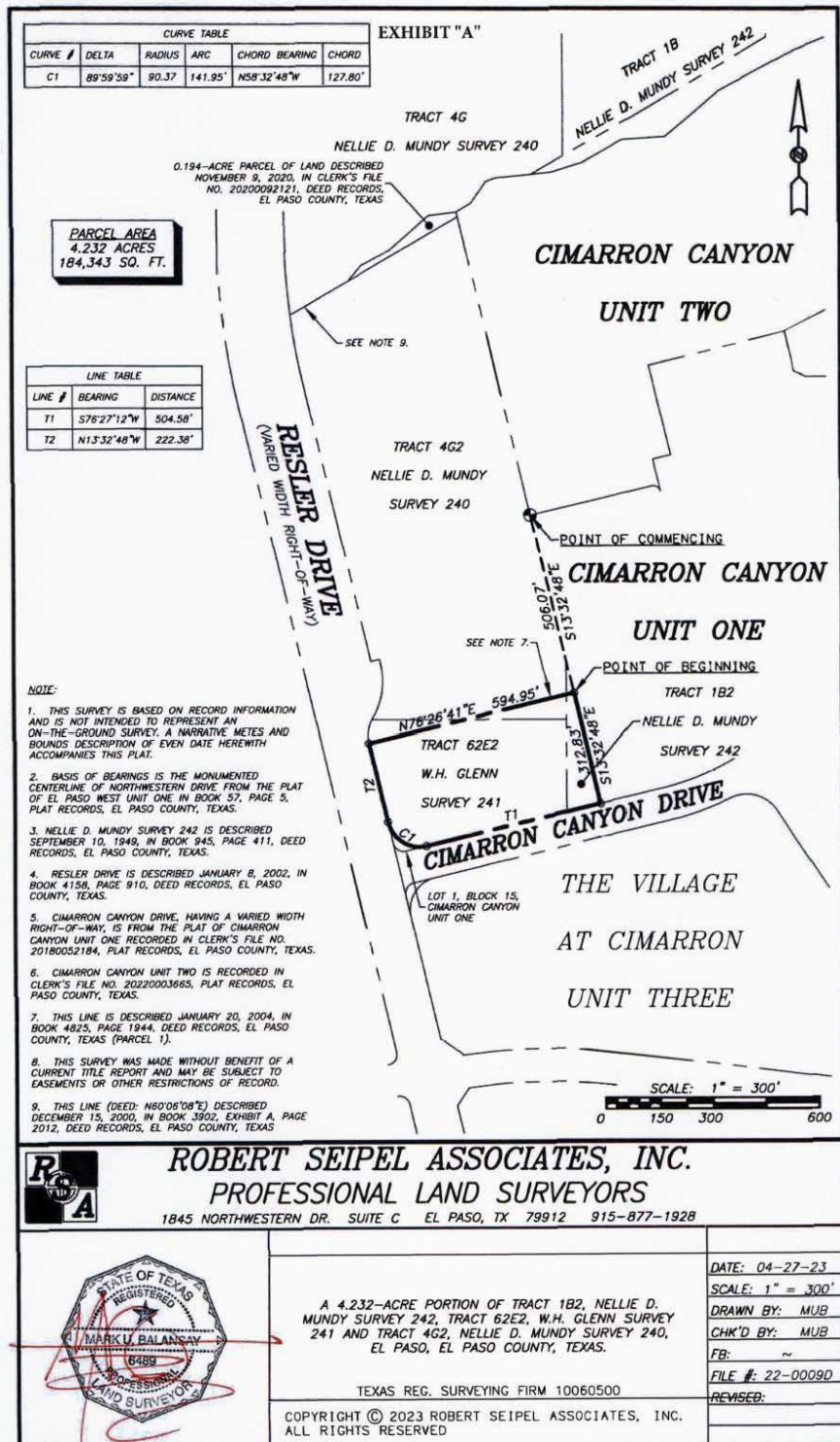


EXHIBIT "B"

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

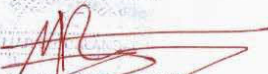
THENCE, North 82°38'32" East, a distance of 78.42 feet;

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

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

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

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



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

Job Number 20-0009B
July 20, 2020

ATTACHMENT 6

Planning and Inspections Department - Planning Division

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

Planning and Inspections Department – Plan Review & Landscaping Division

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

Planning and Inspections Department – Land Development

Approved. No objections to rezoning and condition release.

Streets and Maintenance Department

Traffic & Transportation Engineering

Approve TIA report. No Objections to application

Contract Management Section:

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

Fire Department

No comments received.

Police Department

No comments received.

Environment Services

No comments received.

Sun Metro

No comments received.

Texas Gas

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

El Paso Water

No comments received

Stormwater Engineering

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

El Paso County 911 District

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

Texas Department of Transportation

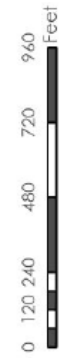
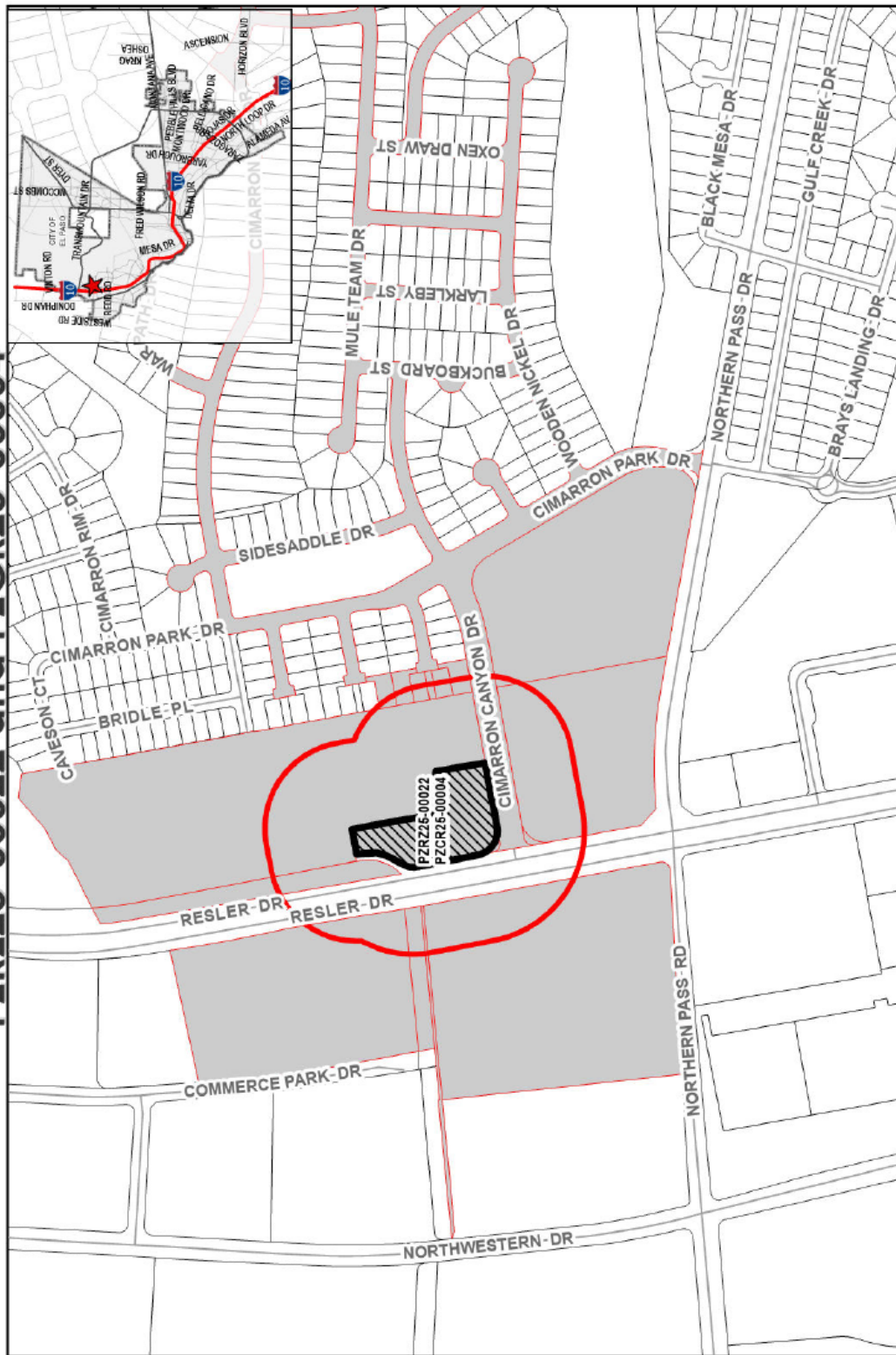
No comments received.

El Paso County Water Improvement District #1

No comments received.

ATTACHMENT 7

PZRZ25-00022 and PZCR25-00004



Subject Property
300 Feet Notice Area
Notified Properties



This map is designed for reference purposes only. The features shown on this map are based on the best available information and may be subject to change without notice. The Planning & Inspection Department makes no claim to its accuracy or completeness.



Legislation Text

File #: BC-1499, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZCR25-00004: 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

Location: East of Resler Dr. and North of Cimarron Canyon
Dr.

Zoning: C-3 (Commercial)

Request: Release All Zoning Conditions

Existing Use: Vacant

Proposed Use: School

Property Owner: Canutillo Independent School District

Representative: Nancy Hayes, CSA Design Group

District: 1

Staff Contact: Luis Zamora, (915) 212-1552,
ZamoraLF@elpasotexas.gov

Resler and Cimarron Canyon

City Plan Commission — December 4, 2025



CASE NUMBER: PZCR25-00004
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Canutillo Independent School District
REPRESENTATIVE: Nancy Hayes, CSA Design Group
LOCATION: East of Resler Dr. and North of Cimarron Canyon Dr. (District 1)
PROPERTY AREA: 1.97 acres
REQUEST: Release all conditions imposed by Ordinance No. 15672, Ordinance No. 19554, and Ordinance No. 19555
RELATED APPLICATIONS: PZRZ25-00022 (Rezoning)
PUBLIC INPUT: One call of inquiry and one call in opposition received as of November 26, 2025

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

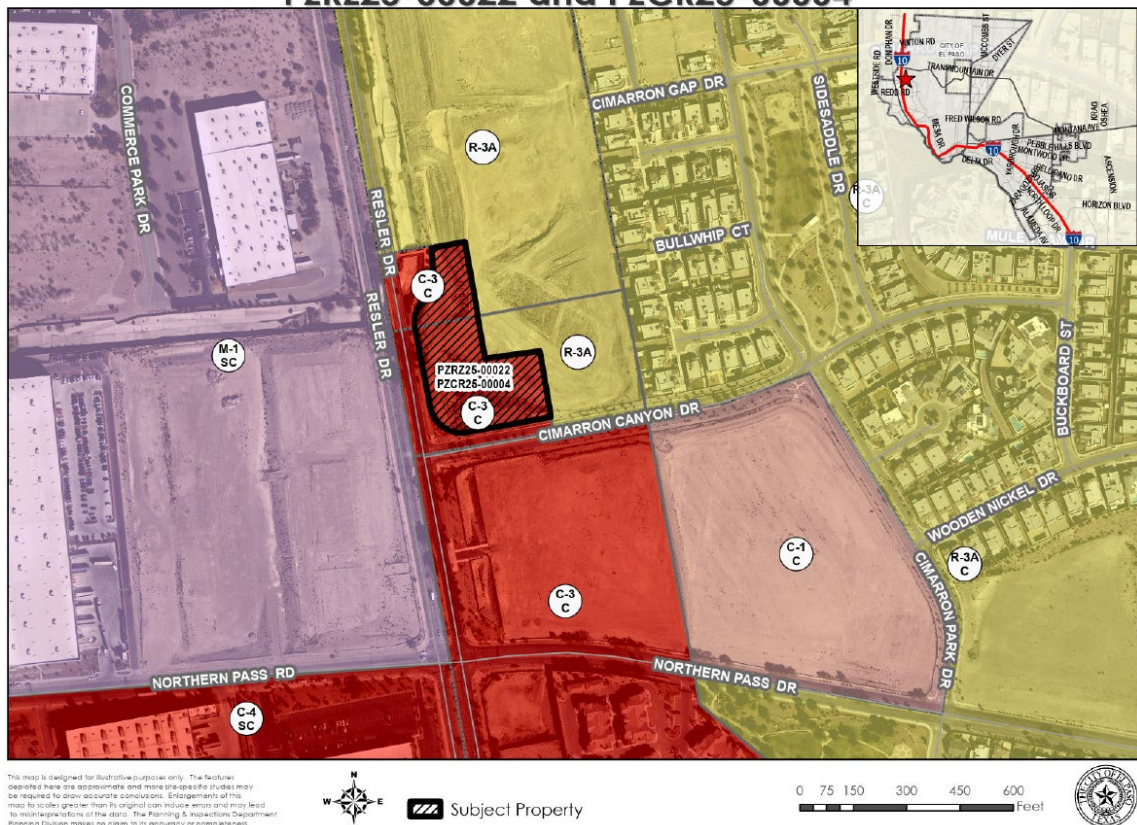


Figure A. Subject Property & Immediate Surroundings

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 2 via Ordinance No. 15672 (attachment 3). The subject property is located within Parcel 1 and Parcel 2, with Parcel 1 having been rezoned from R-3 (Residential) to C-1 (Commercial) and Parcel 2 having been rezoned from R-3 (Residential) to C-3/c (Commercial/conditions). On November 7, 2023, City Council amended the imposed conditions via Ordinance No. 19555 (attachment 5) to the following:

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

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

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

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.).

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed condition release is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to	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.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed condition release is in accordance with <i>Plan El Paso</i>, consider the following factors:	
supplement the limited housing stock and add missing civic and commercial uses	
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: R-3A (Residential) District: The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes. Property adjacent to the north and east are zoned R-3A (Residential). Furthermore, the subject property is proposed to be part of a larger development with the proposed rezoning request to have the property match the zoning district.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The proposed rezoning 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.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The proposed development is not within any historic district or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested condition release.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is in transition. Properties have been rezoned within the last ten years. Part of the subject property as well as adjacent property were rezoned from C-4/c (Commercial/conditions) and C-1/c (Commercial/conditions) to R-3A (Residential) on November 17, 2023.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing conditions no longer suitable for the property.	Property is part of a larger development for a new school, which necessitates to be under the same zoning district prior to permitting. 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 November 26, 2025, the Planning Division has received one call of inquiry and one call of opposition to the rezoning and condition release request. The reasoning for the opposition was increased traffic, limited access, and safety concerns with the proposed development.

RELATED APPLICATIONS: There is a 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. Detailed Site Plan or Conceptual Site Plan
3. Ordinance No. 15672
4. Ordinance No. 19554
5. Ordinance No. 19555
6. Department Comments
7. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR25-00022 and PZR25-00004

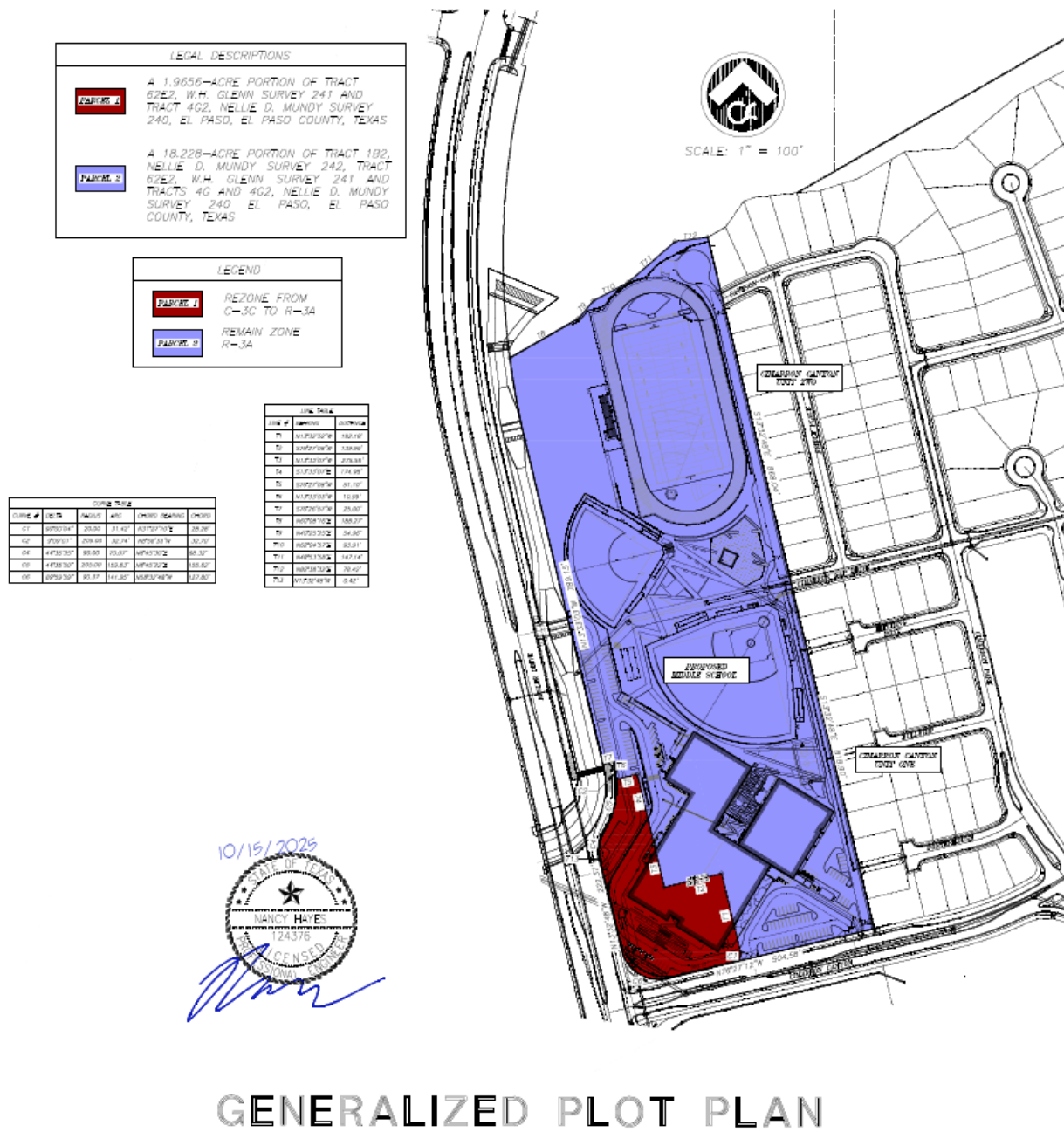


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more precise studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original may introduce errors and may lead to misinterpretation of the data. The Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

ORDINANCE NO. 15572

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. 15572

Zoning Case No: ZON03-00046

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

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

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

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

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

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

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

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

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

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

(signatures on the next page)

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

THE CITY OF EL PASO

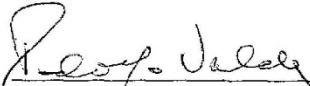
Joe Wardy
Mayor

ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:


Fred Lopez, Zoning Coordinator
Planning, Research & Development

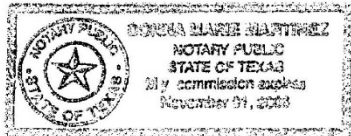

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

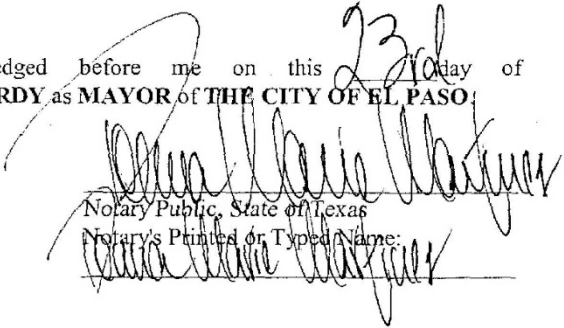
Acknowledgment

THE STATE OF TEXAS)
COUNTY OF EL PASO)

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

My Commission Expires:




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

ORDINANCE NO. 15672

Zoning Case No: ZON03-00046

ATTACHMENT 4

Doc # 20230083443

ORDINANCE NO. 019554

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

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

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

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

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

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

ORDINANCE NO. 019554

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

Zoning Case No: PZRZ23-00002

1

ADOPTED this 7 day of NOVEMBER, 2023.

THE CITY OF EL PASO

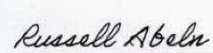

Oscar Leeser
Mayor

ATTEST:

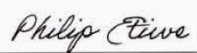


Laura D. Prine, City Clerk

APPROVED AS TO FORM:


Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

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

Zoning Case No: PZRZ23-00002

2

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

eRecorded

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



EL PASO COUNTY, TEXAS

Delia Briones

EXHIBIT "A"

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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


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

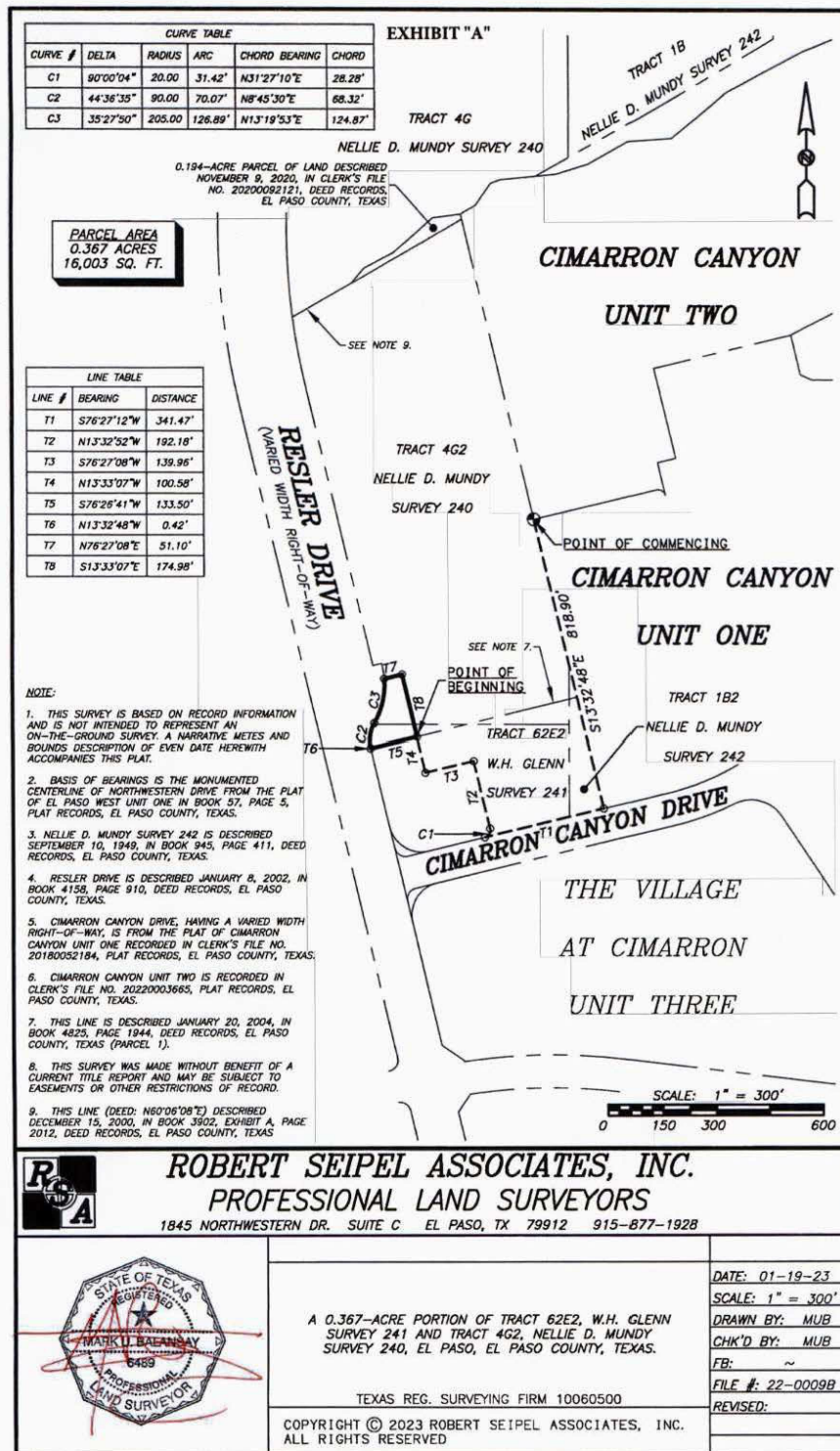


EXHIBIT "B"

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, along said boundary the following courses and distances:

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

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

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

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

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

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

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

Page 1 of 2
22-0009A.docx

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

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

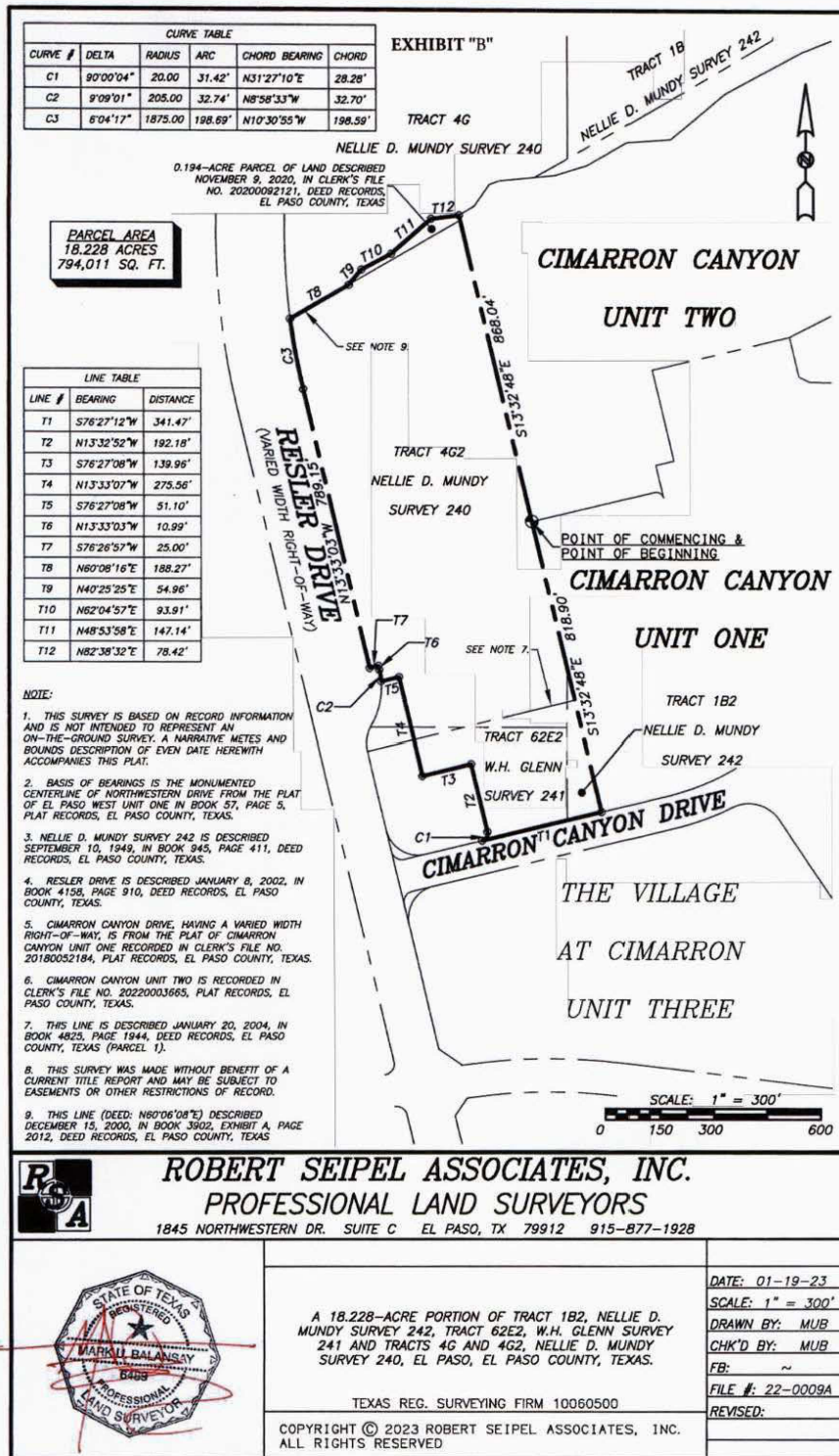


Mark U. Balansay, R.L.S.
President
Texas License No. 6489

Job Number 22-0009A
January 19, 2023

Page 2 of 2
22-0009A.docx

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



ATTACHMENT 5

Doc # 20230083442

48

ORDINANCE NO. 019555

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

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

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

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

WHEREAS, the owner (applicant) submitted an application requesting a condition amendment and the removal of all conditions because these conditions have been satisfied or are current requirement of the City Code; and,

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

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

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

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

ORDINANCE NO. 019555

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

Zoning Case No: PZCR23-00002

1

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

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

Conditions as follows:

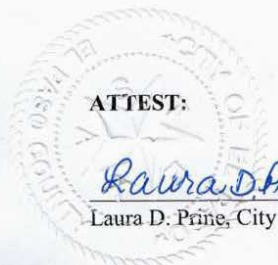
A ten (10) foot wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along any property line abutting residential or apartment zoning districts, except where abutting el paso natural gas company right - of -way, or a twenty-five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

ADOPTED this 7 day of NOVEMBER, 2023

THE CITY OF EL PASO


Oscar Leaser
Mayor

ATTEST:

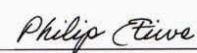


Laura D. Prine, City Clerk

APPROVED AS TO FORM:


Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning & Inspections Department

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

Zoning Case No: PZCR23-00002

2

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

eRecorded

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



EL PASO COUNTY, TEXAS

Delia Briones

EXHIBIT "A"

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

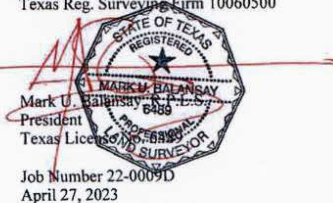
THENCE, North 13°32'48" West, along said right-of-way, a distance of 222.38 feet to the southerly boundary of that certain parcel of land described January 20, 2004, in Book 4825, Page 1944, Deed Records, El Paso County, Texas;

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

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

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

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


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

Page 1 of 1
22-0009D.docx

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

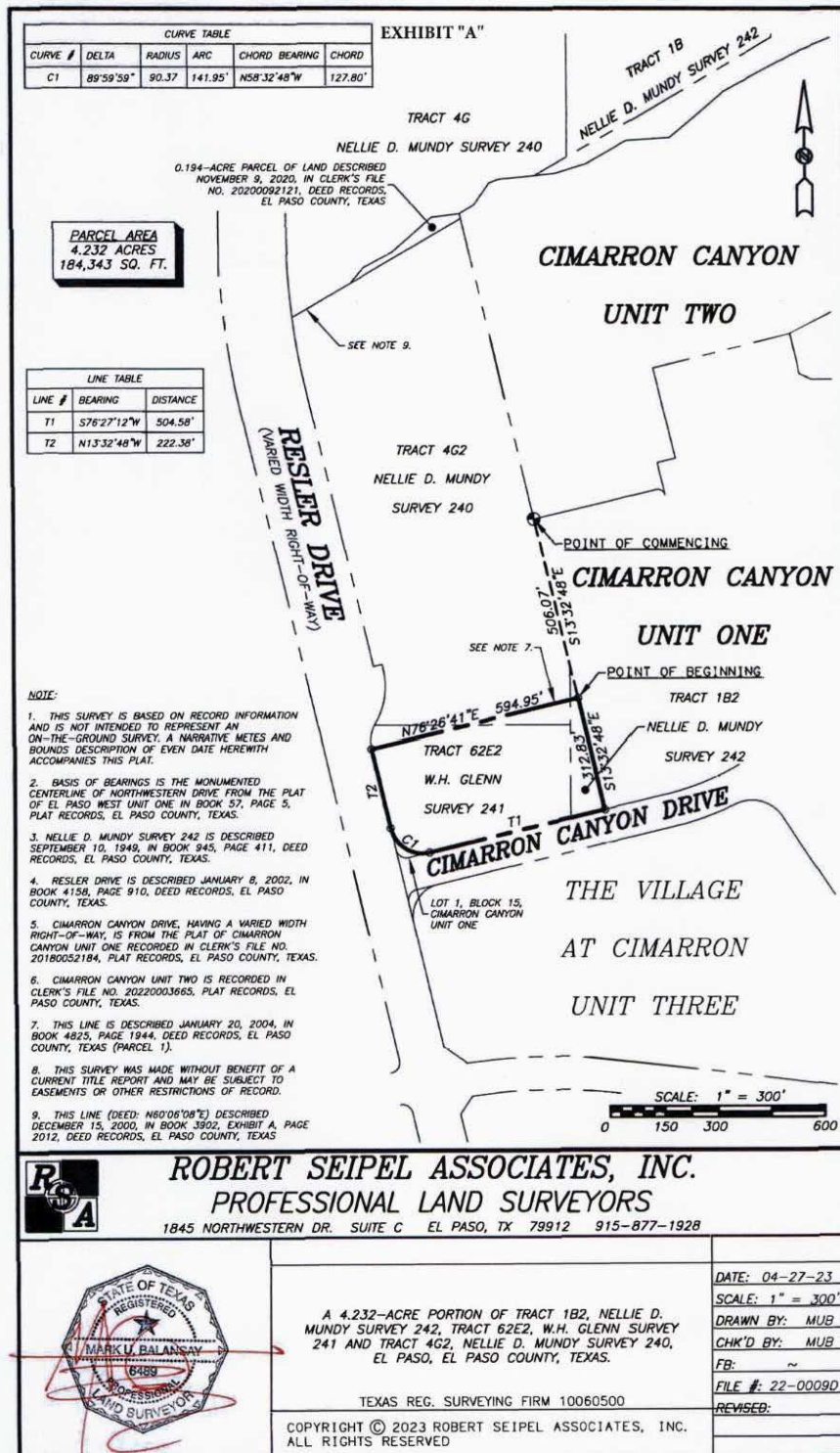


EXHIBIT "B"

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

METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

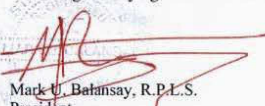
THENCE, North 82°38'32" East, a distance of 78.42 feet;

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

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

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

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


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

Job Number 20-0009B
July 20, 2020

Page 1 of 1
20-0009B.docx

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

ATTACHMENT 6

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request 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

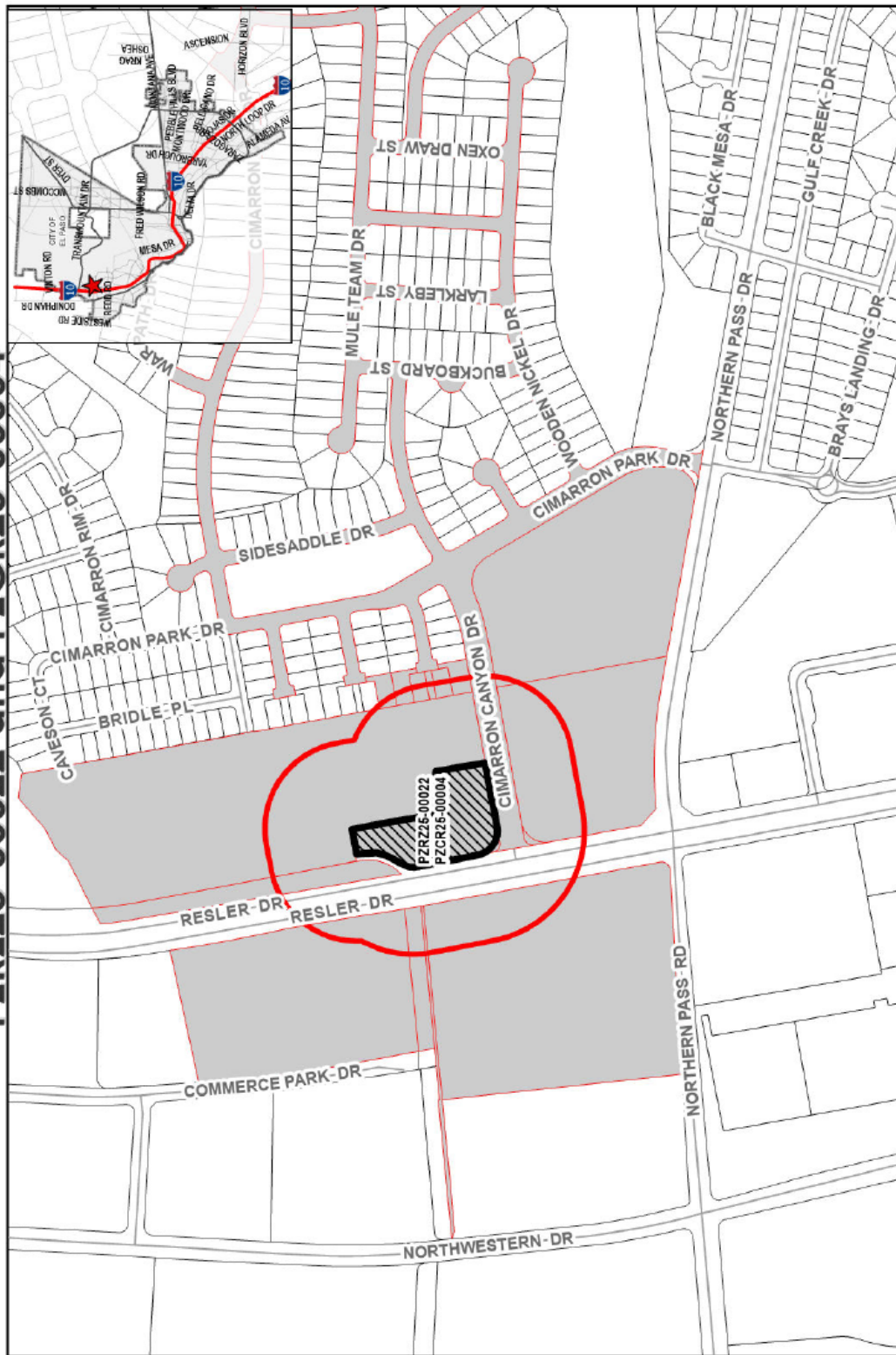
No comments received.

El Paso County Water Improvement District #1

No comments received.

ATTACHMENT 7

PZRZ25-00022 and PZCR25-00004



0 120 240 480 720 960 Feet

Subject Property
300 Feet Notice Area
Notified Properties



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



Legislation Text

File #: BC-1500, **Version:** 1

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

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

PZST25-00007: A portion of Section 12, Block 81, Township 1, Texas and Pacific Railway Surveys and a portion of Section 11, Block 81, Township 1, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas

Location: 5000 Stan Roberts Sr. Ave.
Existing Zoning: R-F (Ranch and Farm)
Request: Special Permit and Detailed Site Development
Plan approval to allow for a solar major utility facility in the R-F (Ranch and Farm) zone district
Existing Use: Vacant
Proposed Use: Solar major utility facility
Property Owner: City of El Paso - Managed by El Paso Water
Representative: Georges Halloul, SLI Engineering Inc.
District: 4
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1501, **Version:** 1

CITY OF EL PASO, TEXAS LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and Action on an amendment to El Paso City Code Title 20 (Zoning) to add a new definition for short-term rental.

Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566, SmithKW@elpasotexas.gov