

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

**AGENDA DATE:** May 11, 2021

**PUBLIC HEARING DATE:** June 8, 2021

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Adriana Martinez, (915) 212-1611

**DISTRICT(S) AFFECTED:** District 6

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance changing the zoning of Tract 2-A, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch- Farm) and R- F/H (Ranch-Farm/Historic) to R-3/C (Residential/Condition) and R-3/H/C (Residential/Historic/Condition) and imposing conditions. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

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

Subject Property: South of Americas Avenue and West of Socorro Road

Applicant: B&B Socorro, LLC

PZRZ20-00019

**BACKGROUND / DISCUSSION:**

The applicant requested to rezone the subject property from R-F (Ranch-Farm) and R-F/H (Ranch-Farm/Historic) to R-5 (Residential) and R-5/H (Residential/Historic). The City Plan Commission recommended 6-1 to deny the proposed rezoning request on November 19, 2020. The applicant appealed the denial recommendation to City Council. On January 5, 2021 City Council voted to table the appeal and have the applicant work with the neighborhood associations. Subsequently the applicant has worked with the neighborhood associations and modified their rezoning request from R-F (Ranch-Farm) and R-F/H (Ranch-Farm/Historic) to R-3 (Residential) and R-3/H (Residential/Historic) and provided an additional point of access to the proposed residential development.

The City Plan Commission recommended unanimously to Approve the proposed rezoning on March 11, 2021 with the following conditions:

- *No more than 50 single family dwellings shall be constructed on the property.*
- *That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permit.*

As of April 26, 2021, staff has received correspondence from Corridor 20 Civic Association and Mission Valley Civic Association in support to the revised rezoning request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

On January 5, 2021 City Council voted to table the appeal and have the applicant work with the neighborhood associations.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?  YES  NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

**DEPARTMENT HEAD:**

*Philip Tiwe*

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

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

**AN ORDINANCE CHANGING THE ZONING OF TRACT 2-A, BLOCK 52, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) AND R-F/H (RANCH-FARM/HISTORIC) TO R-3/C (RESIDENTIAL/CONDITION) AND R-3/H/C (RESIDENTIAL/HISTORIC/CONDITION) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of Tract 2-A, Block 52, Ysleta Grant, located in the City of El Paso, El Paso County, Texas, more particularly described by the metes and bounds attached as **Exhibit “A”**, be changed from **R-F (Ranch- Farm) and R-F/H (Ranch-Farm/Historic)** to **R-3/C (Residential/Condition) and R-3/H/C (Residential/Historic/Condition)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso, attached hereto as **Exhibit “B”**, be revised accordingly; and

That the following Conditions are imposed:

1. Prior to the issuance of building permits a detailed site plan shall be submitted and approved as per the El Paso City Code; and
2. That no more than fifty (50) single-family dwellings shall be constructed on the Property; and

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

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

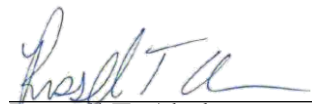
**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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

*(Exhibits on the following pages)*

# EXHIBIT A

## PROPERTY DESCRIPTION

### Zone R-5 in Tract 2-A, Block 52, Ysleta Grant

Description of a parcel of land being zoned R-5 and lying in Tract 2-A, Block 52, Ysleta Grant, El Paso County, Texas, being that same parcel recorded in Clerk's File #20150030552, El Paso County Clerks Records, and also being a portion of Peaceful Valley Subdivision (not yet recorded), and described as follows;

Commencing at a 1/2" rebar found for the northeast corner of Tract 2-A, Block 52, Ysleta Grant; from which a 1/2" rebar found for the southeast corner of Tract 2-A bears South 28°35'11" East a distance of 364.10', Thence along the northerly boundary line of Tract 2-A, North 81°00'00" West a distance of 151.10' to the northeasterly corner of this parcel, and being the "Point of Beginning";

Thence, leaving the northerly boundary line of Tract 2-A and along a line 150' westerly and parallel with the centerline of said Socorro Road, South 28°31'00" East a distance of 417.77' to a point on the south boundary of said Tract 2-A;

Thence, along said south boundary of Tract 2-A, South 79°09'49" West a distance of 799.74' to a 1" rebar found at an angle point;

Thence, continuing along said south boundary of Tract 2-A, South 89°18'49" West a distance of 192.70' to a 5/8" rebar with cap stamped "5372" set at the southwest corner of said Tract 2-A;

Thence, along the west boundary of said Tract 2-A, North 00°33'07" East a distance of 611.32' to a 5/8" rebar with cap stamped "5372" found at the northwest corner of said Tract 2-A;

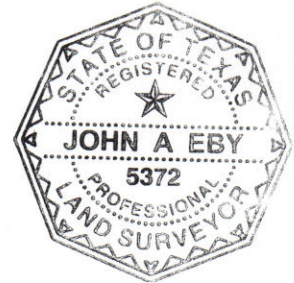
Thence, along the northerly boundary of said Tract 2-A, South 86°00'00" East a distance of 349.74' to a 5/8" rebar with cap stamped "5372" found at an angle point;

Thence, continuing along the northerly boundary of said Tract 2-A, South 81°00'00" East a distance of 429.22' to the "Point Of Beginning" and containing 451,364 sq. ft. or 10.3619 acres.

Based on a field survey performed under my supervision and dated 05/21/2020.

  
\_\_\_\_\_  
John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc. TBPLS FIRM #10001200  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841  
TBPLS FIRM #10001200











**DESCRIPTION OF REQUEST:** The applicant proposes to rezone approximately 11.44 acres of land from R-F (Ranch-Farm) and R-F/H (Ranch-Farm/Historic) to R-3 (Residential) and R-3/H (Residential/Historic). The property is located South of Americas Avenue and West of Socorro Road within the Mission Valley Planning Area. The detailed site plan shows fifty (50) residential lots and one (1) park. Residential lots range between 6,000 square feet to 12,223 square feet. Primary access to the proposed development is from Socorro Road and Juan Diego Street.

**PREVIOUS CASE HISTORY:** The applicant requested to rezone the subject property from R-F (Ranch-Farm) and R-F/H (Ranch-Farm/Historic) to R-5 (Residential) and R-5/H (Residential/Historic). The City Plan Commission recommended 6-1 to deny the proposed rezoning request on November 19, 2020. The applicant appealed the denial recommendation to City Council. On January 5, 2021 City Council voted to table the appeal and have the applicant work with the neighborhood associations. Subsequently the applicant has worked with the neighborhood associations resulting in the proposed R-3 zoning and an additional point of access.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is consistent with the adjacent residential development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-3, Post-war Future Land Use Designation in the Mission Valley Planning area. The nearest park is Caribe Park (1.03 miles) and the nearest school is Socorro High School (1.05 miles).

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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.</p>	<p>Yes, the G-3 designation is compatible with the R-3 zoning district. The area is primarily a single-family residential development with pockets of low density-commercial and multi-family. The proposed development will supplement the housing stock in the general vicinity.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-3 (Residential) District:</b> Low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the properties across the street and in the immediate area are zoned R-3 (Residential) and R-4 (Residential). Surrounding residential districts have single-family dwellings built in a similar manner to the proposed development scheme.</p>
<p><b>Preferred Development Locations:</b> Yes, as per Policy 2.2.5(a) the proposed development will be within a ¼-mile radius of at least 4 diverse uses such as community-serving retail, services, civic/community facilities, and food retail.</p>	<p>Yes, the proposed residential development supplements the character within the G-3, Post-War designation of <i>Plan El Paso</i>. The development will introduce fifty (50) new single-family dwellings. The proposed development will help to create a balance</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
	between housing, and the retail, restaurants, and professional offices present near the established neighborhood.
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	Yes, the proposed development lies within Mission Trail historic district. The development requires review from the Historic Landmark Commission (HLC) at the building permit stage.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects anticipated from the proposed rezoning. The existing infrastructure was originally designed for the proposed district and uses.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	No effect on the natural environment anticipated as the subject property is in an already developed area.
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable. The most recent rezoning was for a property to the north On August 9, 2016, the subject property was rezoned (PZRZ16-00004) from A-2 (Apartment) and C-4 (Commercial) to S-D (Special Development).
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	N/A

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The property is currently unplatted and does not have adequate public facilities, services or infrastructure; however, there is an existing 6-inch diameter water main extending along Socorro Road that is available for main extensions. An extension looping the above described main with the existing 8-inch diameter water main on La Joya Rd. and existing 8-inch diameter water main on La Morenita Cir. is necessary for service to proposed subdivision in order to provide adequate fire protection. The Owner is responsible for extension and on-site/off-site easement acquisition costs. Public facilities would be constructed and provided during the subdivision process.

**PUBLIC COMMENT:** The subject property lies within the Mission Valley Civic and Corridor 20 Civic Association. As of March 5, 2021, Planning has received correspondence from Corridor 20 Civic Association and Mission Valley Civic Association in support to the rezoning request. Notices sent to property owners within 300 feet on February 26, 2021.

**CITY PLAN COMMISSION OPTIONS:**

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

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

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

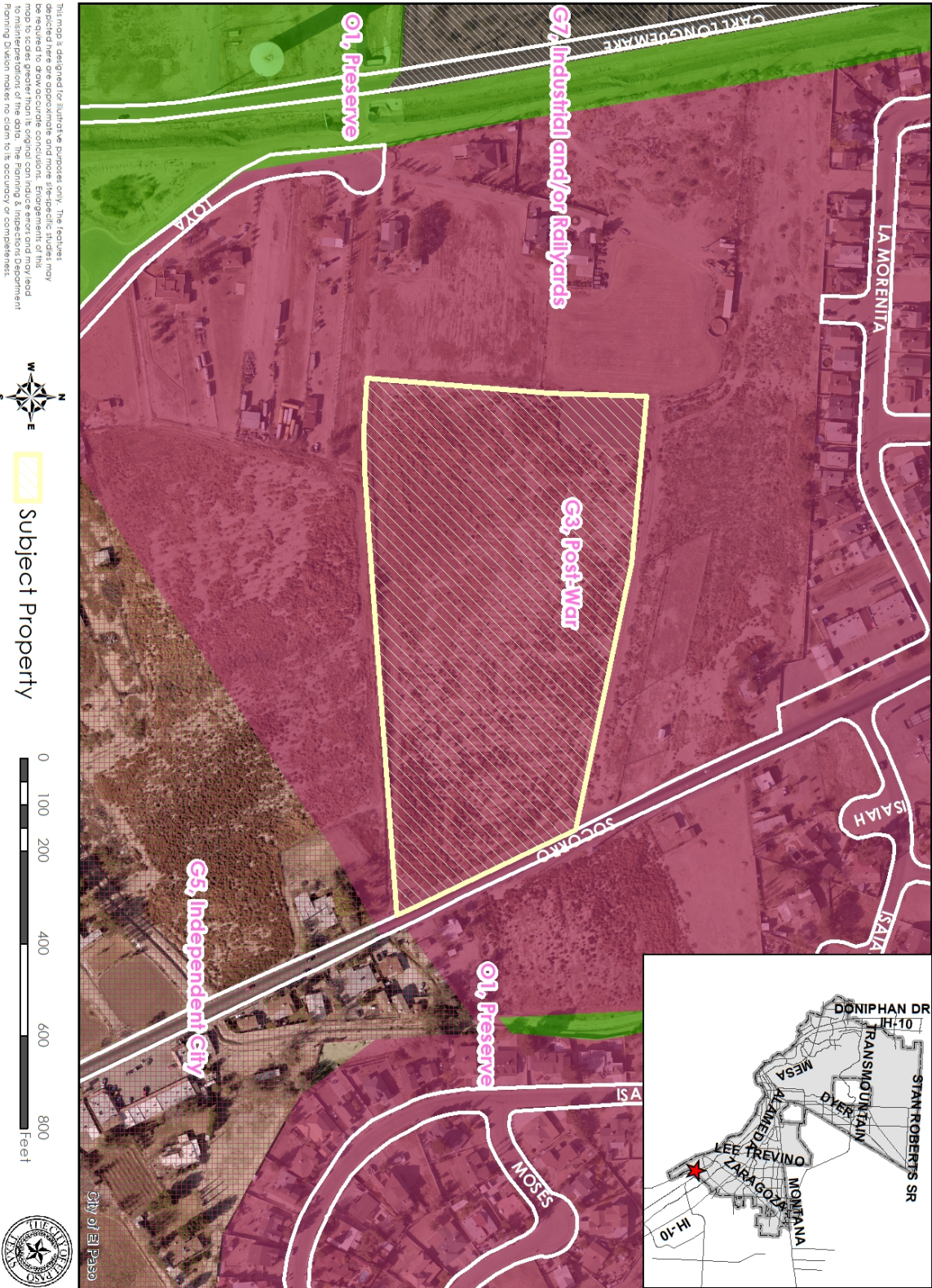
**ATTACHMENTS:**

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Notice of Support
5. Detailed Site Development Plan



# ATTACHMENT 1

PZR220-00019



# **ATTACHMENT 2**

## **Planning and Inspections Department – Planning**

No objections to the Rezoning.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

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

Recommended Approval.

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

1. Show existing and proposed drainage flow patterns on the site plans.
2. Verify streets are aligned and not offset or comply with (DSC 3-41A).
3. Verify proper street transitions are provided for any variation in street ROW widths and not at intersections (Muni Code 19.15.060 Street Standards).
4. Subdivision is not currently considered a flood zone, but it will be in Zone A & AE once the preliminary maps are approved and effective.
5. Provide a print-out of the mathematical closure of the subdivision boundary, showing error of closure.
6. Coordinate plat with the Water Improvement District #1 for proposed improvements abutting laterals, bridge crossings, and securing access and if retaining water rights for the subdivision.
7. Provide street cross section for West Village Court 55' ROW section.

## **Fire Department**

Recommended approval.

## **Historic Preservation Office**

The property is located in the Mission Trail historic district. Work on the parcel requires review from the Historic Landmark Commission (HLC) and new construction requires a Certificate of Appropriateness.

## **Sun Metro**

Recommended approval.

## **Environmental Services Department**

No adverse comments.

## **El Paso Police Department**

No adverse comments.

## **Streets & Maintenance**

Recommend approval.

Note:

- A TIA will not be required since the proposed development does not generate more than 100 peak hour trips or 1,000 average daily trips.
- All construction shall be in compliance with ADA, DSC, state and local laws and regulations.

## **El Paso Water**

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

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

On-site and off-site water and sewer mains are required to provide service to the subdivision. The Owner is to coordinate the location of the easements with EPWater.

Socorro Rd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Socorro Rd. right-of-way requires written permission from TxDOT.

### Water:

There is an existing 6-inch diameter water main extending along Socorro Road that is available for main extensions. An extension looping the above described main with the existing 8-inch diameter water main on La Joya Rd. and existing 8-inch diameter water main on La Morenita Cir. is necessary for service to proposed subdivision in order to provide adequate fire protection. The Owner is responsible for extension and on-site/off-site easement acquisition costs.

Previous water pressure readings from fire hydrant # 4430 located at the northeast corner of Isaiah Dr. and Jericho Dr., have yielded a static pressure of 110 pounds per square inch, a residual pressure of 80 pounds per square inch, and a discharge flow of 750 gallons per minute. The lot owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### Sewer:

Sanitary sewer is critical. There is an existing 8-inch diameter sanitary sewer main extending along Socorro Road, the sewer main is located approximately 57.5 ft south from the center line of the right-of-way. Said main ends approximately 270-ft south of Isaiah Street. This main is approximately 9 feet in depth.

There is an existing 48-inch sanitary sewer interceptor that extends along a 30-foot PSB easement located south of and parallel to the northern property line of 9830 Socorro Rd, (Block 52 Ysleta Tract 4-C. This property is located directly north of the subject property

A sanitary sewer main extension to the above described 48-inch sanitary sewer interceptor is required to provide sanitary sewer service to the subject property. The Owner is responsible for extension and on-site/off-site easement acquisition costs.

### General:

All easements dedicated for public water and/or sanitary sewer facilities are to comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-



PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

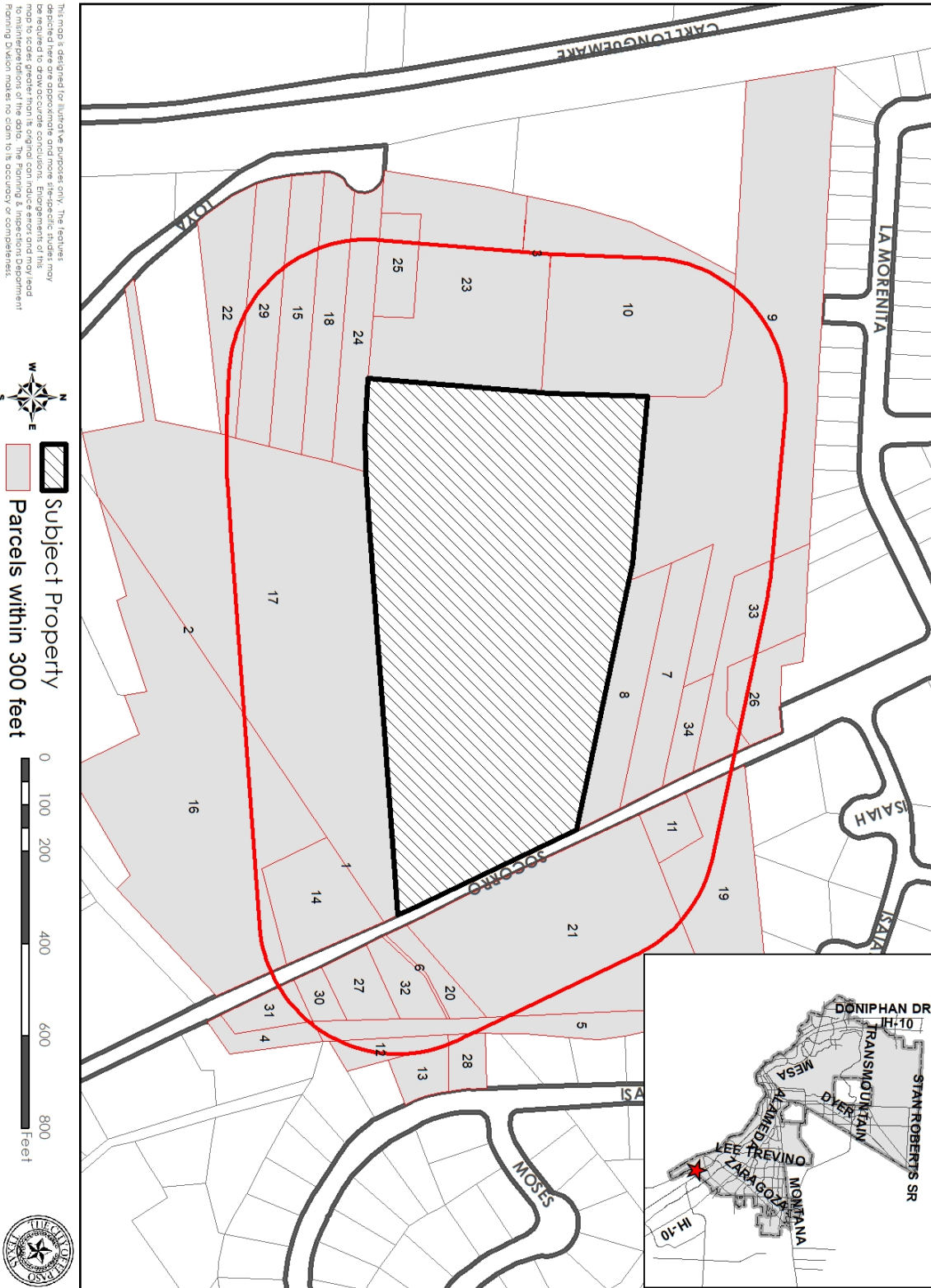
EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

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

No adverse comments.

# ATTACHMENT 3

PZR220-00019



# ATTACHMENT 4

From: Fabiola Lopez <[cl\\_fabiola@yahoo.com](mailto:cl_fabiola@yahoo.com)>  
Sent: Friday, January 29, 2021 12:44 PM  
To: Esther Chen <[estherchen88@hotmail.com](mailto:estherchen88@hotmail.com)>  
Subject: Re: PZRZ20-00019 Socorro Rd

Hello, Mrs. Chen:

As per our phone conversation this morning, we just want it to acknowledge your commitment on making several improvements to this preliminary house development plan compared to the previous house development proposal for the lot site on such a compromised area.

The connectivity plan proposed in this plan will make a humongous improvement for the safety of the future property owners and it will prevent in some way to add more traffic problems to the congested Socorro Road during peak hours. The new park-pond proposal will enhance the livability of these houses and surrounding areas.

Also our concerns were shared with you on the amount of houses proposed 50 in this preliminary plan. The previous plan shown 61 houses to be exact. A better Quality of Life for our community members and future buyers is our priority and high-density was and still is one of the main concerns for Corridor20 civic association in this proposal. You shared with us the probabilities of the cost added with less houses and the intention to build affordable houses for the area. In addition, Corridor 20 civic association is aware that better is what every future house buyer deserves and everyone will be willing to pay for a better quality, spacious house in the heart of the Valley.

Best Regards,

Fabiola Campos-Lopez, **PRESIDENT**

**CORRIDOR20ca**

915.920.6210

On Thursday, January 28, 2021, 06:28:47 PM MST, Esther Chen <[estherchen88@hotmail.com](mailto:estherchen88@hotmail.com)> wrote:

Hi, ladies, now we finally got our preliminary plan for this re-Zoning project!The major changes of this design from the previous plan:1. We have worked out another access road with our neighboring land, that gives our new community three access roads to alleviate the traffic. 2. We also going to apply for R-3 zoning, which dropped 1/5 of the small lots, and make up around 50 lot instead of 63. This plan is in line with what we have discussed before. We are so glad to present to both of you for comments. Have a wonder weekend, and feel free to contact me back.

Esther C

for B&B Socorro L.L.C

9158416725

From: Sylvia Carreon <[longhorn\\_1989@hotmail.com](mailto:longhorn_1989@hotmail.com)>  
Sent: Friday, January 29, 2021 1:07 PM  
To: Esther Chen <[estherchen88@hotmail.com](mailto:estherchen88@hotmail.com)>  
Subject: Re: PZRZ20-00019 Socorro Rd

GM Esther, this concept is much better than the first one, although the first one was for 61 units, not 63. Mrs. Campos feel there should be less units to give livability to home buyers. She has a point and hope you can consider this thought. I request you have more roads out and convert to R\_3 which is what you all have accomplished, so I am satisfied. Thank you and good luck.

---

From: Esther Chen <[estherchen88@hotmail.com](mailto:estherchen88@hotmail.com)>  
Sent: Thursday, January 28, 2021 6:28 PM  
To: Sylvia Carreon <[longhorn\\_1989@hotmail.com](mailto:longhorn_1989@hotmail.com)>; Fabiola Lopez <[cl\\_fabiola@yahoo.com](mailto:cl_fabiola@yahoo.com)>  
Subject: Re: PZRZ20-00019 Socorro Rd

Hi, ladies, now we finally got our preliminary plan for this re-Zoning project!The major changes of this design from the previous plan:1. We have worked out another access road with our neighboring land, that gives our new community three access roads to alleviate the traffic. 2. We also going to apply for R-3 zoning, which dropped 1/5 of the small lots, and make up around 50 lot instead of 63. This plan is in line with what we have discussed before. We are so glad to present to both of you for comments. Have a wonder weekend, and feel free to contact me back.

Esther C  
for B&B Socorro L.L.C  
9158416725







# South of Americas and West of Socorro Road Rezoning

PZRZ20-00019

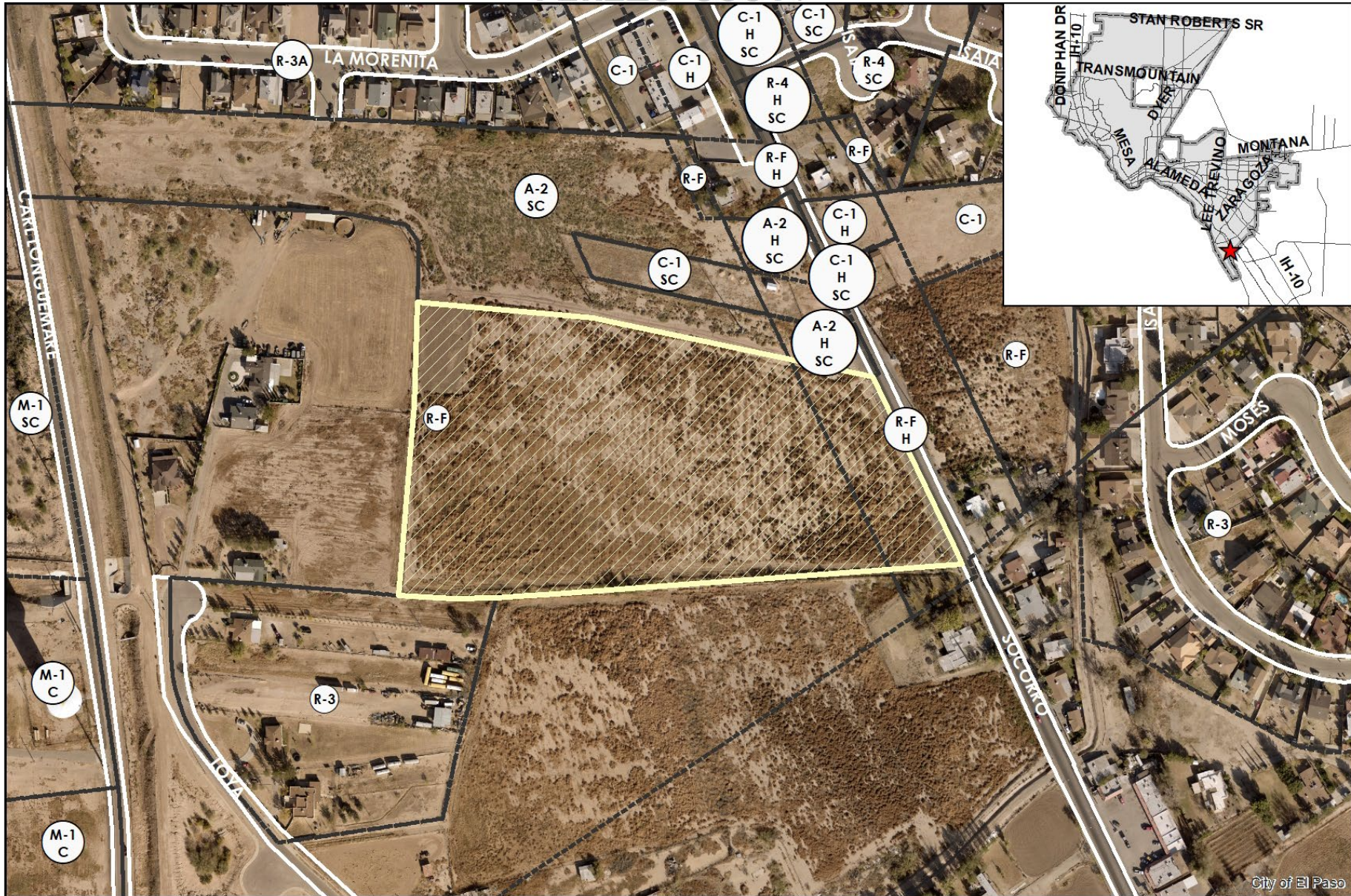
**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





# PZRZ20-00019



## Aerial

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

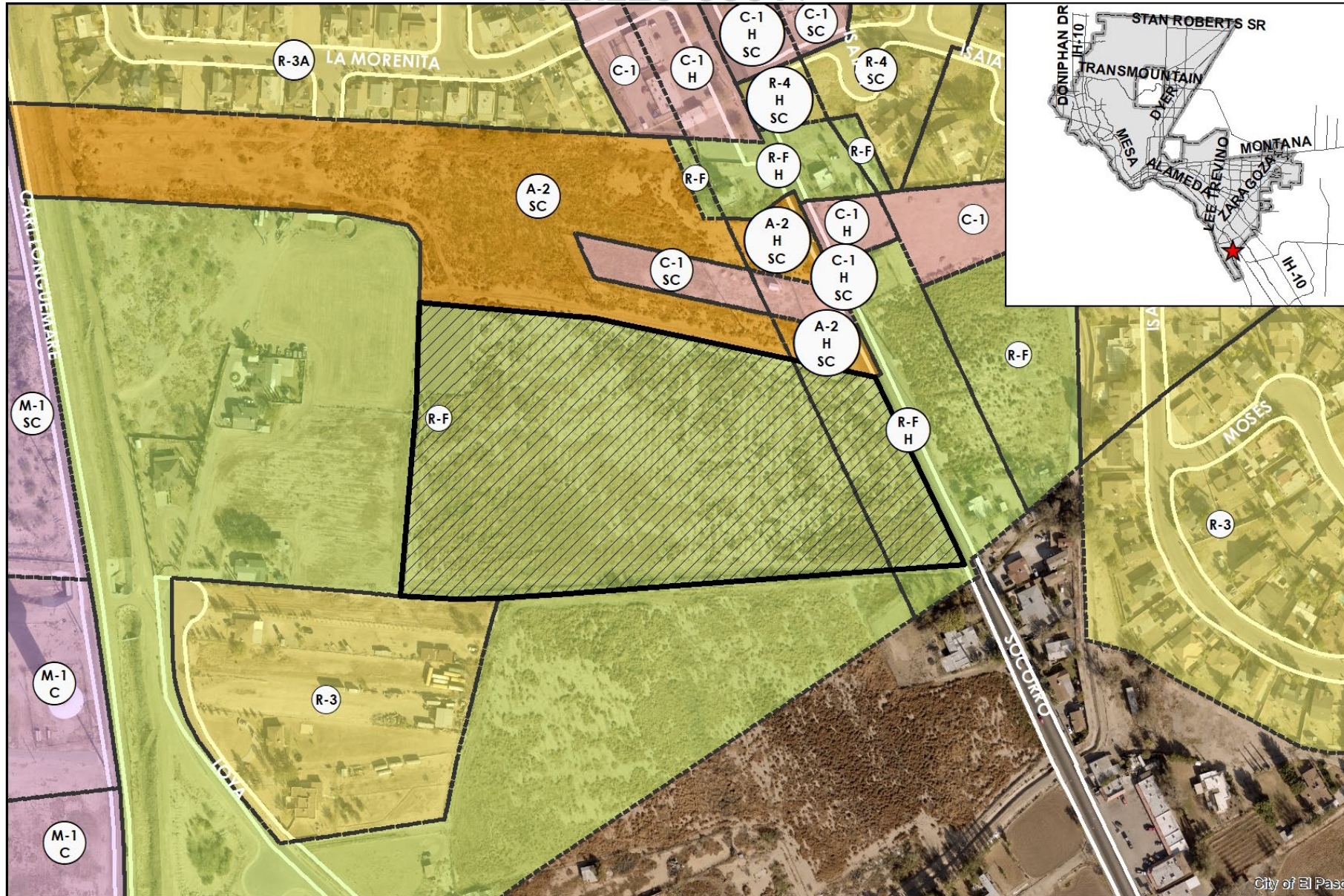


 Subject Property





# PZRZ20-00019

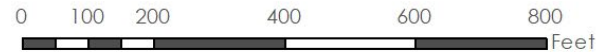


## Existing Zoning

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

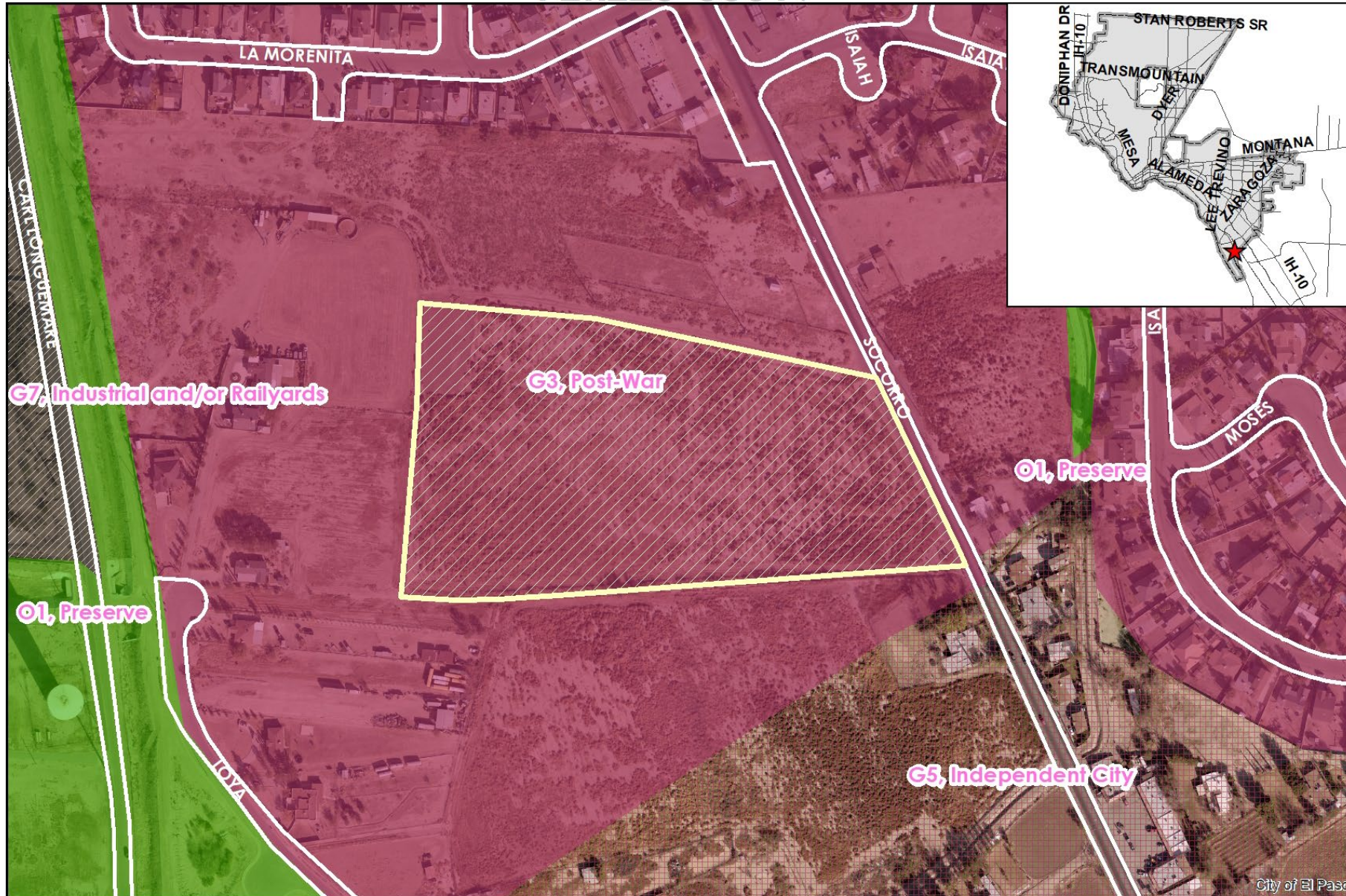


 Subject Property





# Future Land Use



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



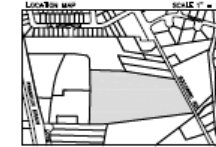
 Subject Property





# DETAILED SITE DEVELOPMENT PLAN PEACEFUL VALLEY SUBDIVISION

## Detailed Site Development Plan

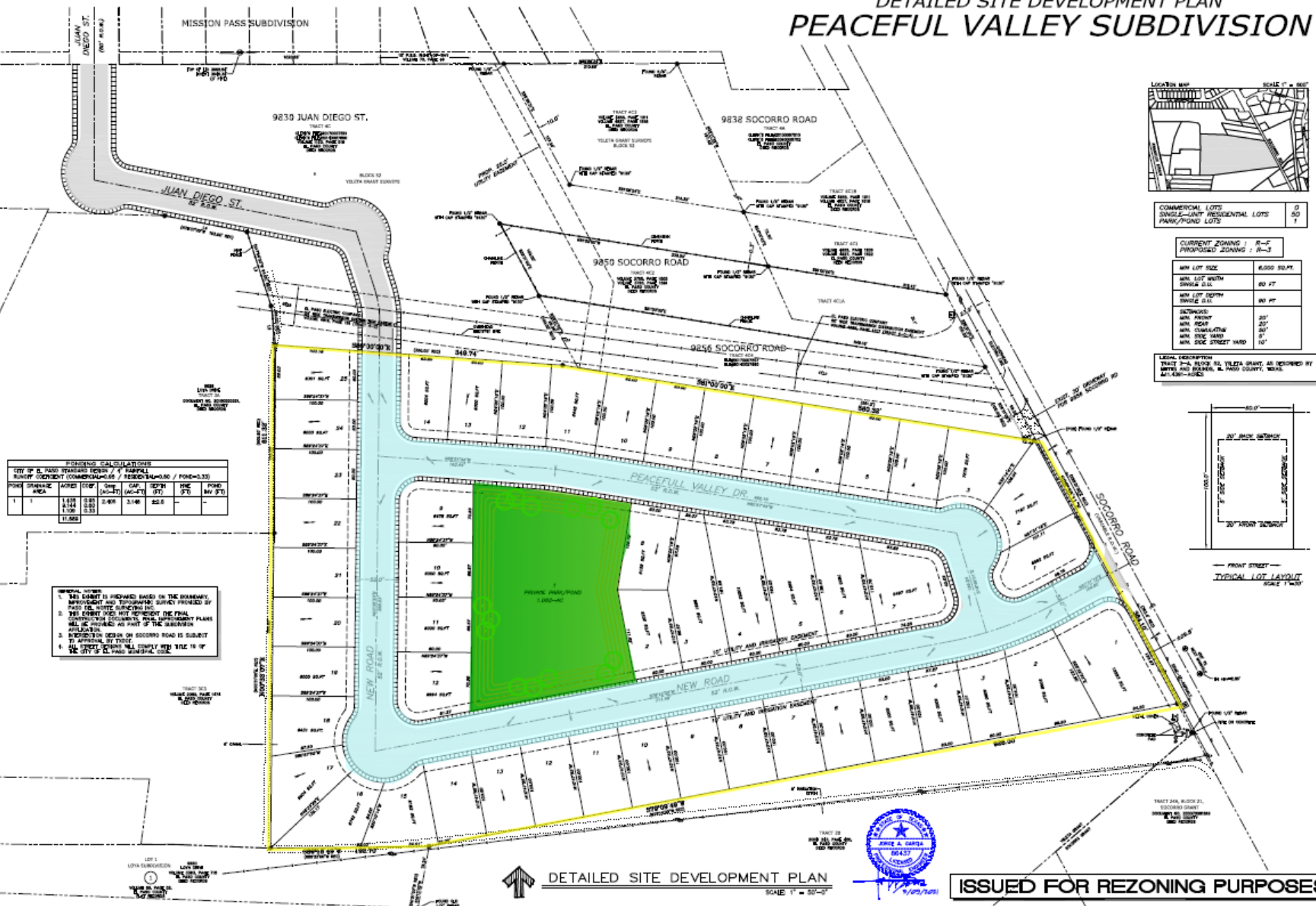
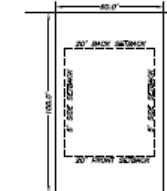


COMMERCIAL LOTS	0
SINGLE-FAMILY RESIDENTIAL LOTS	50
PARK/POND LOTS	1

CURRENT ZONING : R-1  
PROPOSED ZONING : R-1

MIN LOT SIZE	6,000 SQ.FT.
MIN LOT WIDTH	60 FT.
MIN LOT DEPTH	80 FT.
SETBACKS:	
MIN. FRONT	20'
MIN. REAR	20'
MIN. CUMULATIVE	20'
MIN. SIDE YARD	5'
MIN. SIDE STREET YARD	10'

LEGAL DESCRIPTION  
TRACT 2-A, BLOCK 12, VILLAGES GRANT, AS INCORPORATED BY MAPS AND ORDINANCES, EL PASO COUNTY, TEXAS  
M-L-187-1005



PROPOSED SUBDIVISION	CITY OF EL PASO	TRACT 2-A, BLOCK 12, VILLAGES GRANT, AS INCORPORATED BY MAPS AND ORDINANCES, EL PASO COUNTY, TEXAS
AREA	ACRES	1.12
AREA	SQ. FT.	48,000
AREA	SQ. FT.	1,080,000

- THIS SUBMIT IS PREPARED BASED ON THE BOARDMAN'S INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY PAUL THE WHITE SURVEYING INC.
- THE ENGINEER HAS NOT REVIEWED THE FINAL CONSTRUCTION DOCUMENTS. FINAL CONSTRUCTION PLANS WILL BE PROVIDED AS PART OF THE SUBDIVISION APPLICATION.
- REVISIONS ON OCCASION ON SOCORRO ROAD IS SUBJECT TO APPROVAL BY THE CITY.
- ALL STREET DESIGN WILL COMPLY WITH TITLE 18 OF THE CITY OF EL PASO MUNICIPAL CODE.

DETAILED SITE DEVELOPMENT PLAN  
SCALE: 1" = 50'-0"



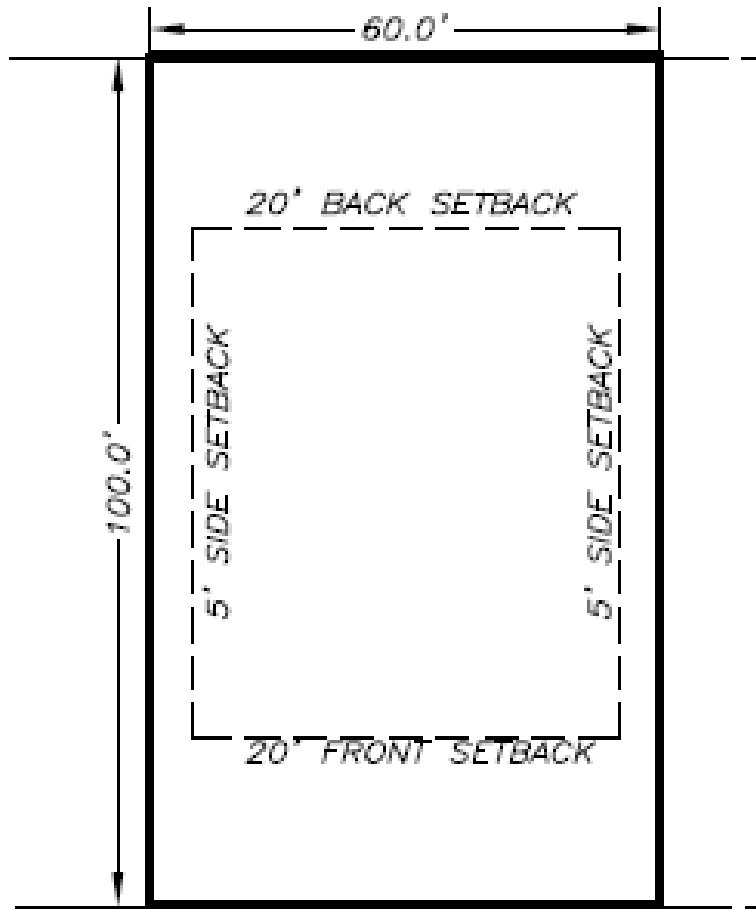
ISSUED FOR REZONING PURPOSES

# Typical Lot Layout

CURRENT ZONING : R-F  
 PROPOSED ZONING : R-3

MIN LOT SIZE	6,000 SQ.FT.
MIN. LOT WIDTH SINGLE D.U.	60 FT
MIN LOT DEPTH SINGLE D.U.	90 FT
SETBACKS:	
MIN. FRONT	20'
MIN. REAR	20'
MIN. CUMULATIVE	50'
MIN. SIDE YARD	5'
MIN. SIDE STREET YARD	10'

COMMERCIAL LOTS	0
SINGLE-UNIT RESIDENTIAL LOTS	50
PARK/POND LOTS	1



← FRONT STREET →

TYPICAL LOT  
SC



# Case History

- The applicant originally had requested to rezone the subject property from Ranch-Farm and Ranch-Farm/Historic to R-5 (Residential) and R-5 (Residential/Historic) to allow for a residential development.
- The City Plan Commission recommended 6-1 to deny the proposed rezoning request on November 19, 2020.
- The applicant appealed the denial recommendation to City Council.
- On January 5, 2021 City Council voted to table the appeal and have the applicant work with the neighborhood associations.
- The applicant has worked closely with the neighborhood associations to gain their support, resulting in the proposed R-3 zone district and one additional point of access from Juan Diego Street.





# Subject Property





# Surrounding Development



N



E



S

W





# Public Input

- Notices sent to property owners within 300 feet on February 26, 2021.
- As of March 9, 2021, Planning has received correspondence from Corridor 20 Civic Association and Mission Valley Civic Association in support to the rezoning request.



# Recommendation



- Staff recommends APPROVAL of the rezoning request with the following conditions:
  - *No more than 50 single family dwellings shall be constructed on the property.*
  - *That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permit.*
- Staff also recommends approval of the detailed site development plan, which satisfies the condition for a detailed site development plan. The penalty as provided for in Chapter 20.24 of the El Paso City Code.





## Mission

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



## Vision

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



## Values

Integrity, Respect, Excellence, Accountability, People