

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

AGENDA DATE: March 1, 2022
PUBLIC HEARING DATE: March 29, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: District 6

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of the following real property known as

PARCEL 1: The East ½ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 2:** The East ½ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ & the West ½ of the Northwest ½ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 3:** The Southeast ¼ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 4:** The West ½ of the Southwest ¼ of the Southwest ¼ of the Southwest ¼ Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 5:** The West ½ of the Southwest ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Survey, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 6:** The East ½ of the Southwest ¼ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 7:** The West ½ of the Northwest ½ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 8:** The West ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 9:** The East ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial); and, **PARCEL 10:** The East ½ of the Southwest ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) TO C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: South of Bob Hope Drive and East of Joe Battle Boulevard
Applicant: Socorro Independent School District, PZRZ20-00016

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-F (Ranch and Farm) to C-4 (Commercial) to allow for development of the Socorro ISD Student Activities Complex II Addition. City Plan Commission recommended 9-0 to approve the proposed rezoning on November 4, 2021. As of January 24, 2022, the Planning Division has received one (1) email in opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

On September 28, 2021, City Council approved the annexation.

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Tiive

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

PARCEL 1: The East ½ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

AND,

PARCEL 2: The East ½ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ & the West ½ of the Northwest ½ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

AND,

PARCEL 3: The Southeast ¼ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

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AND,

PARCEL 5: The West ½ of the Southwest ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Survey, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

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PARCEL 6: The East ½ of the Southwest ¼ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

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PARCEL 7: The West ½ of the Northwest ½ of the Southwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

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PARCEL 8: The West ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

AND,

PARCEL 9: The East ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

AND,

PARCEL 10: The East ½ of the Southwest ¼ of the Northwest ¼ of the Southwest ¼, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (Ranch and Farm) TO C-4 (Commercial);

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: The East ½ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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: The East ½ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ & the West ½ of the Northwest ½ of the Southwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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 3: The Southeast ¼ of the Southwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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 4: The West ½ of the Southwest ¼ of the Southwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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 5: The West ½ of the Southwest ¼ of the Northwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Survey, 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 6: The East ½ of the Southwest ¼ of the Southwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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 7: The West ½ of the Northwest ½ of the Southwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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 8: The West ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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 9: The East ½ of the Southeast ¼ of the Northwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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 10: The East ½ of the Southwest ¼ of the Northwest ¼ of the Southwest ¼*, Section 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, 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; be changed as listed for **PARCEL 1: FROM R-F (Ranch and Farm) TO C-4 (Commercial); PARCEL 2: FROM R-F (Ranch and Farm) TO C-4 (Commercial); PARCEL 3: FROM R-F (Ranch and Farm) TO C-4 (Commercial); PARCEL 4: FROM R-F (Ranch and Farm) TO C-4 (Commercial); PARCEL 5: FROM R-F (Ranch and Farm) TO C-4 (Commercial); PARCEL 6: FROM R-F (Ranch and Farm) TO C-4 (Commercial);**

PZRZ20-00016 SISD SAC II | Rezoning Ordinance Multiple Lots No Conditions
22-1007-2842 | 1144768 | WNV

ORDINANCE NO. _____

Zoning Case No: PZRZ20-00016

PARCEL 7: FROM R-F (Ranch and Farm) TO C-4 (Commercial); PARCEL 8: FROM R-F (Ranch and Farm) TO C-4 (Commercial); PARCEL 9: FROM R-F (Ranch and Farm) TO C-4 (Commercial); and PARCEL 10 R-F (Ranch and Farm) TO C-4 (Commercial) as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

PASSED AND APPROVED this _____ day of _____, 2022.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Wendi N. Vineyard

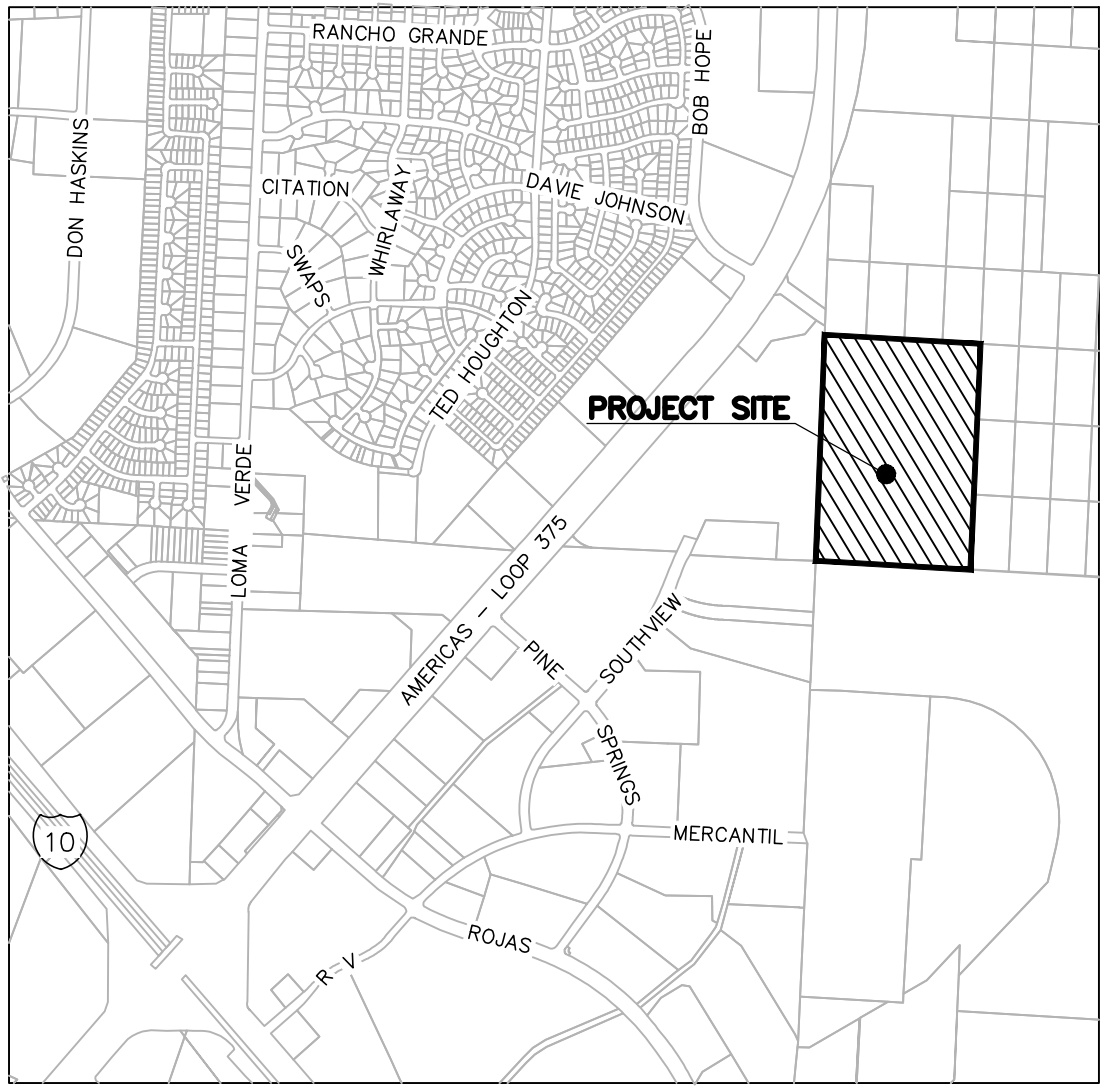
Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

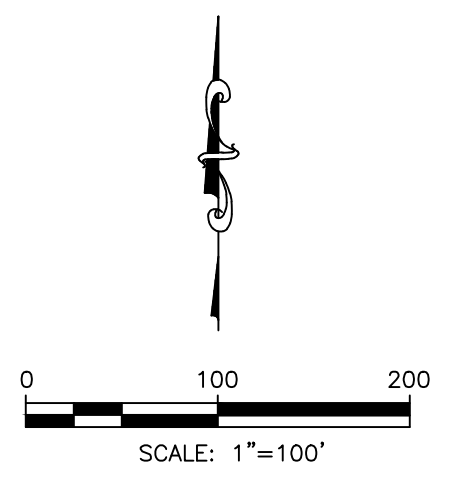
Philip F. Etiwe

Philip F. Etiwe, Director
Planning and Inspections Department

EXHIBIT "A"



VICINITY MAP
N.T.S.



LEGEND:

- 3890 — INDEX CONTOURS
- 3891 — INTERMEDIATE CONTOURS
- SURVEYED PROPERTY BOUNDARY LINE
- E.P.C.D.R. EL PASO COUNTY, DEEDS RECORDS
- MONUMENT AS DESCRIBED
- E.P.C.O.R. EL PASO COUNTY, OFFICIAL RECORDS
- FOUND MONUMENT

SURVEY NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83 (2011), CENTRAL ZONE. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 2012A. ALL UNITS ARE IN U. S. SURVEY FEET.
2. THIS TOPOGRAPHIC SURVEY WAS PERFORMED UTILIZING TRIMBLE ALL TERRA VRS (VIRTUAL REFERENCE STATION) NETWORK.
3. UTILITIES SHOWN HEREON ARE BASED ON FIELD EVIDENCE, NO DIGGING WAS PERFORMED TO DETERMINE THE COMPLETENESS OR ACCURACY OF THE LOCATION OF THE UTILITY DATA SHOWN ON THIS PLAT. FXSA RECOMMENDS THAT A 811 CALL BE PLACED BEFORE ANY EXCAVATING ON THIS PROPERTY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO RESEARCH OF EL COUNTY RECORDS FOR EASEMENTS WAS PERFORMED BY FXSA, INC., OR THE UNDERSIGNED. THERE MAY BE EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD THAT MAY AFFECT THIS PROPERTY.
7. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "A" AS DETAILED ON FEMA FIRM FOR EL PASO COUNTY, TEXAS UNINCORPORATED AREAS, COMMUNITY PANEL No. 480212 0250 B, EFFECTIVE DATE SEPTEMBER 4, 1991. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN; ZONE "A" DENOTES AREAS OF SPECIAL FLOOD HAZARD (100 YEARS FLOOD).
8. NOTICE: THE TEXAS STATE BOARD OF PROFESSIONAL LAND SURVEYING REGULATES SURVEYING IN TEXAS. THE BOARD IS LOCATED AT: BUILDING A, SUITE 156, 12100 PARK 35 CIRCLE, AUSTIN, TEXAS 78753 (512) 239-5263.

**59.892 ACRE TRACT
METES AND BOUNDS DESCRIPTIONS**

BEING A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3 OF THE T & P RR COMPANY SURVEYS; SAID 59.892-ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF CHAMPIONS ADDITION, AS SHOWN ON PLAT RECORDED IN VOLUME 67, PAGES 49 & 49A, FILE NO. 017641 OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF SAID SECTION 17, BLOCK 79 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 02° 29' 01" EAST ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1 AND THE WEST LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 654.40 FEET TO A 1/2-INCH DIAMETER REBAR FOUND FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 30' 47" EAST CONTINUING ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1 AND THE WEST LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 1308.70 FEET TO A 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXS RPLS 2198" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

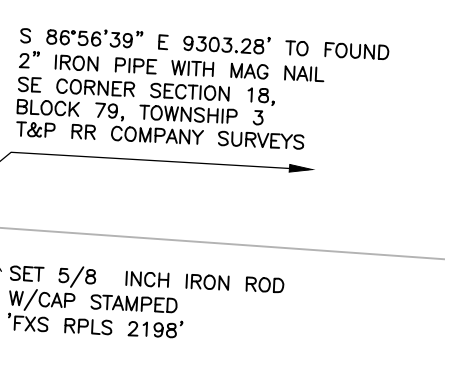
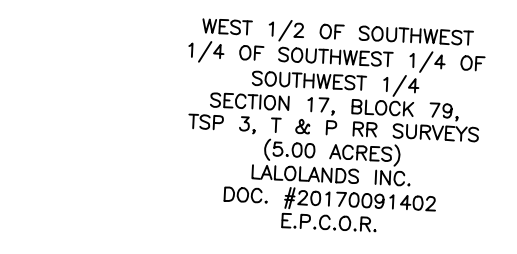
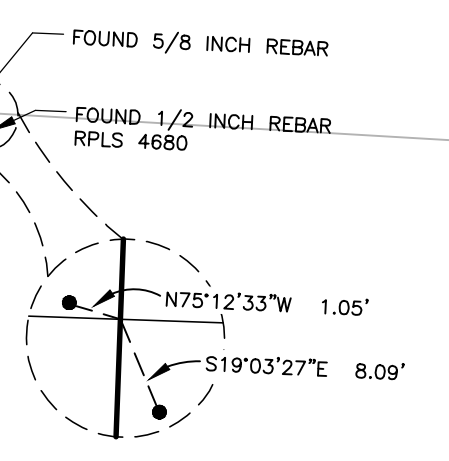
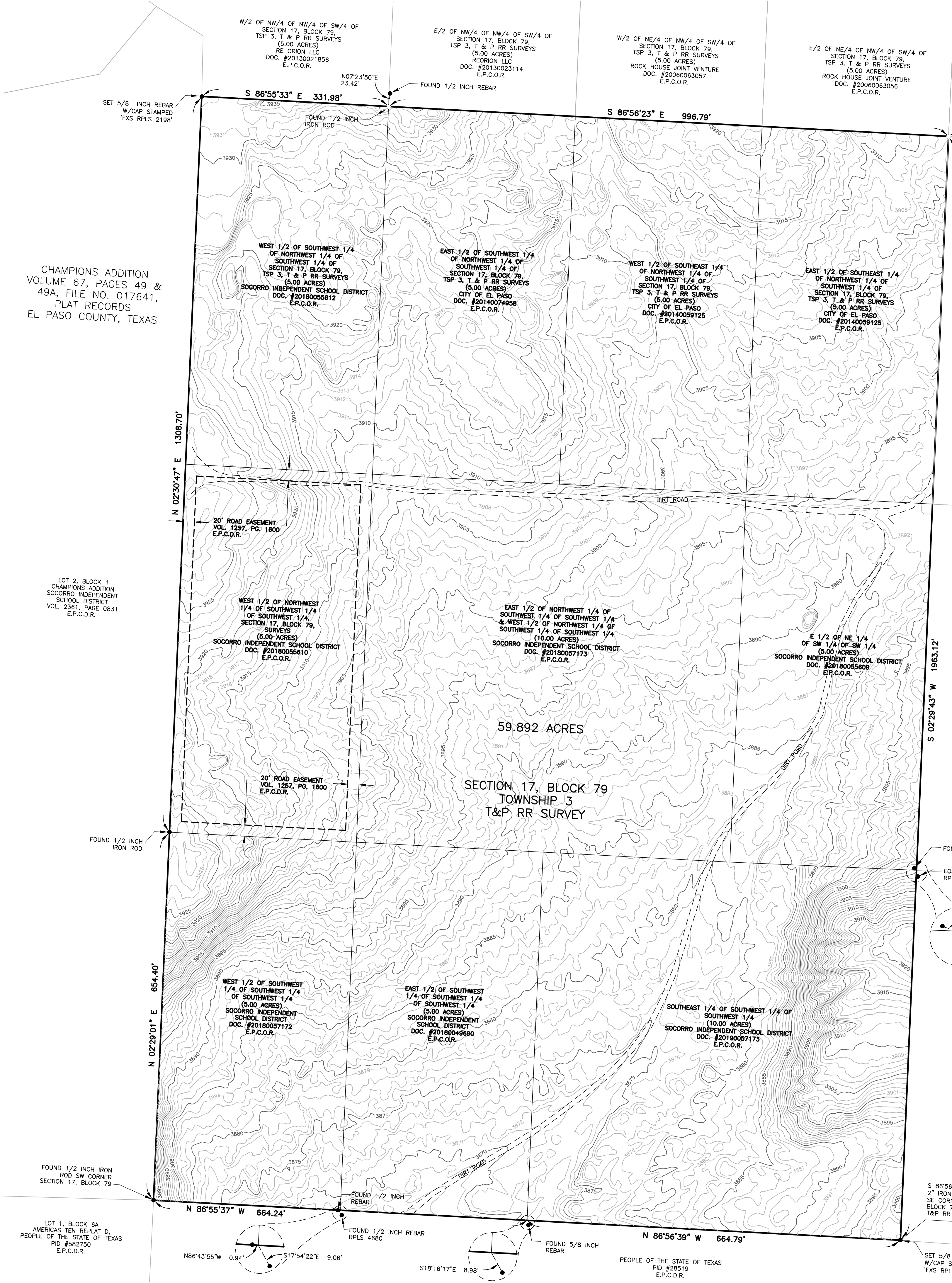
THENCE SOUTH 86° 55' 33" E, A DISTANCE OF 331.98 FEET TO A 1/2-INCH DIAMETER REBAR FOUND FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 86° 56' 23" EAST, A DISTANCE OF 996.79 FEET TO A 1/2-INCH DIAMETER REBAR WITH SURVEYOR'S CAP STAMPED "TX 5152" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 02° 29' 43" WEST, A DISTANCE OF 1963.12 TO A 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXS RPLS 2198" SET IN THE SOUTH LINE OF SAID SECTION 17, BLOCK 79 FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A 2-INCH DIAMETER IRON PIPE WITH MAG NAIL FOUND AT THE SOUTHEAST CORNER OF SECTION 18, BLOCK 79, TOWNSHIP 3 OF THE T & P RR COMPANY SURVEYS BEARS SOUTH 86° 56' 39" EAST, A DISTANCE OF 9303.28 FEET;

THENCE NORTH 86° 56' 39" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 664.79 FEET TO A 1/2-INCH DIAMETER REBAR FOUND FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 86° 55' 37" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 664.24 FEET TO THE POINT OF BEGINNING, CONTAINING 59.892 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.



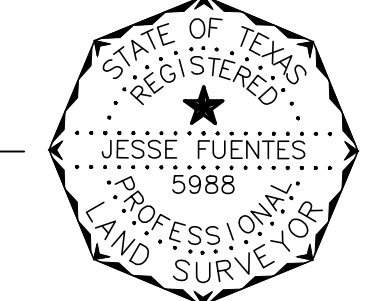
IT'S THE LAW
AND IT'S FREE - CALL BEFORE YOU DIG
CALL TWO WORKING DAYS BEFORE YOU DIG IN TEXAS 1-800-344-8377 (1-800-DIG-TESS)

ES LA LEY
GRATIS PARA USTED - LLAME ANTES DE EXCAVAR
LLAME 2 DIAS DE TRABAJO ANTES DE EXCAVAR EN TEXAS 1-800-344-8377 (1-800-DIG-TESS)

REV.	DATE	BY	DESCRIPTION

Jesse Fuentes
Jesse Fuentes
Registered Professional Land Surveyor
State of Texas No. 5988
Date of Survey: 07-16-2019

08/28/2019
Date



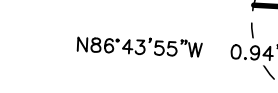
BOUNDARY & TOPOGRAPHIC SURVEY
SOCORRO INDEPENDENT SCHOOL DISTRICT
STUDENT ACTIVITIES COMPLEX
BEING A 59.892 ACRE TRACT
SECTION 17, BLOCK 79, T&P RR SURVEY
EL PASO COUNTY, TEXAS

FXSA Consulting Civil Engineers & Surveyors
1130 Montana Ave., El Paso, Texas 79902
Ph: (915) 333-4600 Fax: (915) 333-4673
DRE# F-5984, 1981S# 100490-50

CHAMPIONS ADDITION
VOLUME 67, PAGES 49 &
49A, FILE NO. 017641,
PLAT RECORDS
EL PASO COUNTY, TEXAS

LOT 2, BLOCK 1
CHAMPIONS ADDITION
SOCORRO INDEPENDENT
SCHOOL DISTRICT
VOL. 2361, PAGE 0831
E.P.C.D.R.

LOT 1, BLOCK 6A
AMERICAS TEN REPLAT D,
PEOPLE OF THE STATE OF TEXAS
PID #582750
E.P.C.D.R.



PEOPLE OF THE STATE OF TEXAS
PID #28519
E.P.C.D.R.

Bob Hope Dr. and Joe Battle Blvd.

City Plan Commission — November 4, 2021 - **REVISED**

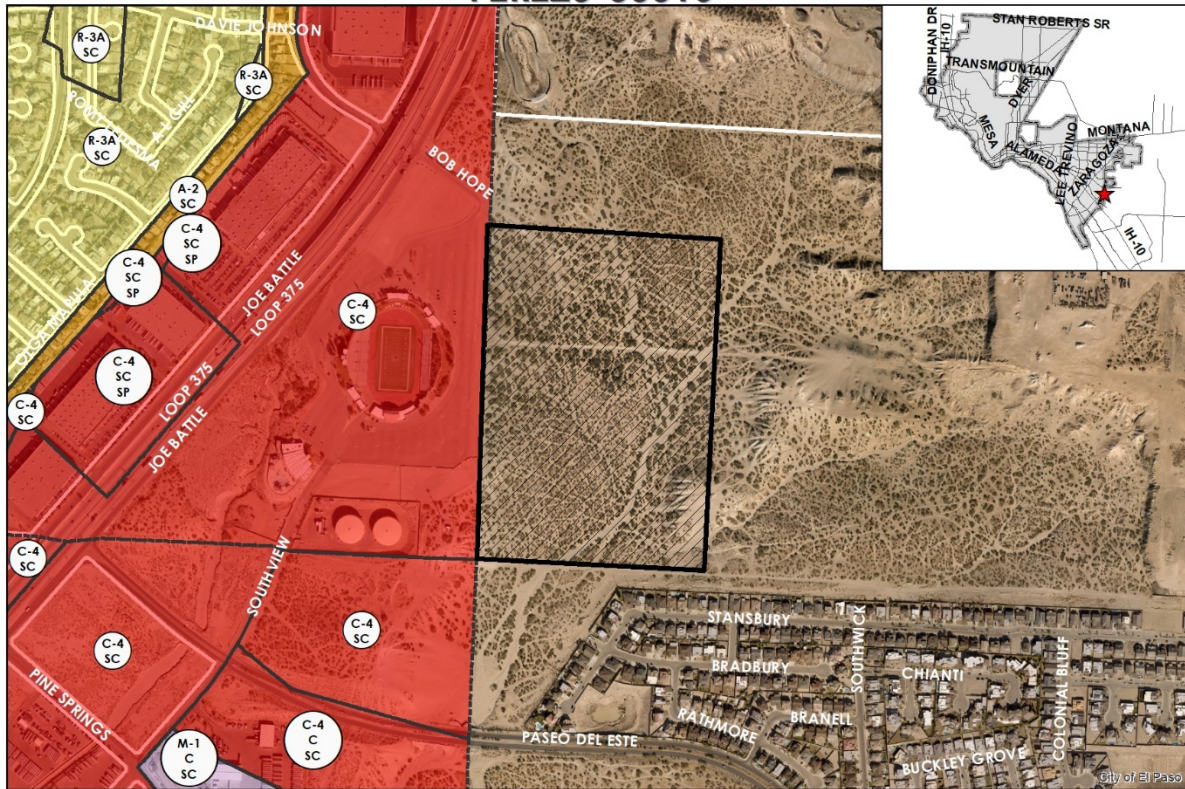


CASE NUMBER:	PZRZ20-00016
CASE MANAGER:	John Scott, (915) 212-1644, ScottJM1@elpasotexas.gov
PROPERTY OWNER:	Socorro Independent School District
REPRESENTATIVE:	Parkhill, Smith & Cooper-Eric Villalobos, P.E.; Jacob Hernandez, P.E.
LOCATION:	Bob Hope Dr. and Joe Battle Blvd. (ETJ)
PROPERTY AREA:	59.892 acres
REQUEST:	Rezone from R-F (Ranch-Farm) to C-4 (Commercial)
RELATED APPLICATIONS:	SUAX20-00001, PLPC20-00001
PUBLIC INPUT:	One (1) email in opposition as of November 4, 2021

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch-Farm) to C-4 (Commercial) to allow for development of the Socorro ISD Student Activities Complex II Addition.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The recommendation is based on the compatibility of the proposed zoning district with the surrounding residential and commercial districts in the immediate area. Further, the proposed development meets the intent of the G4, Suburban (Walkable) land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan in the Northeast Planning area.

PZRZ20-00016



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



Subject Property

0 200 400 800 1,200 1,600 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant proposes to rezone approximately fifty-nine (59) acres of land from R-F (Ranch-Farm) to C-4 (Commercial). The property is located near the corner of Bob Hope Drive and Joe Battle Boulevard within the Northeast Planning area. The subject property is currently vacant. The generalized site plan proposes to develop the approximate fifty-nine (59) acre lot into a 246,500 sq. ft. athletic stadium, a 96,900 sq. ft. Soccer facility, a 100,000 sq. ft. maintenance building, and one (1) proposed detention basin. Note the site plan is conceptual, as the final lot configurations will be addressed at the Subdivision stage. The development is proposing access from Bob Hope Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development meets the intent of the G4, Suburban (Walkable) land use designation of *Plan El Paso*. Abutting properties to the north, east and south are all vacant land located in El Paso's Extraterritorial jurisdiction (ETJ). Abutting properties to the west are zoned C-4/ sc (Commercial/ special contract) and developed as the Socorro Student Activities Complex I.

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?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>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.</p>	<p>Yes, the G4, Suburban (Walkable) land use designation is compatible with the proposed C-4 (Commercial) zone designation. The abutting properties are either part of the Socorro Student Activities Complex development or are vacant land in the ETJ with no proposed annexation plans.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>Yes, the proposed zoning district is compatible with the surrounding zone districts. Properties abutting to west are zoned C-4 (Commercial) and consist of previous development of the Socorro Student Activities complex. The proposed use of a school student activities complex is compatible with the surrounding existing and planned residential development and is permitted by right in the C-4 (Commercial) district.</p>

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:	
Preferred Development Locations: <i>Is the property in a preferred development location identified in Plan El Paso? State which one.</i>	Yes, the subject property is located along Bob Hope Drive, which is classified as proposed major arterial on the City of El Paso's Major Thoroughfare Plan (MTP).
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.	No, the proposed development is not located within any historic districts or other special designation areas.
Potential Adverse Effects: 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 abutting, existing development coincides with the proposed district and uses.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable. The subject property and the immediate abutting properties have not been rezoned within the last ten (10) years.
Socioeconomic & Physical Conditions: 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 subject property has access from Bob Hope Drive, which is classified as a minor arterial on the City of El Paso's Major Thoroughfare Plan. In addition, water and sanitary sewer service to the development will not require the construction of facilities, as per comments from El Paso Water. Water/sewer service and additional infrastructure will be addressed at the Subdivision stage.

PUBLIC COMMENT: As of November 4, 2021, the Planning Division has received one (1) email in opposition to the rezoning request and no communication in support of the rezoning request.

RELATED APPLICATIONS: SUAX20-00001 was the annexation case initiated by the Socorro Independent School District. The Annexation Service Agreement for the subject property was approved by City Plan Commission June 3, 2021 and by City Council August 3, 2021. The Annexation Ordinance for the subject property was approved by City Plan Commission on August 26, 2021 and by City Council September 28, 2021. PLCP20-00001 is the Future Land Use Amendment case being heard concurrently with the rezoning case.

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 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)

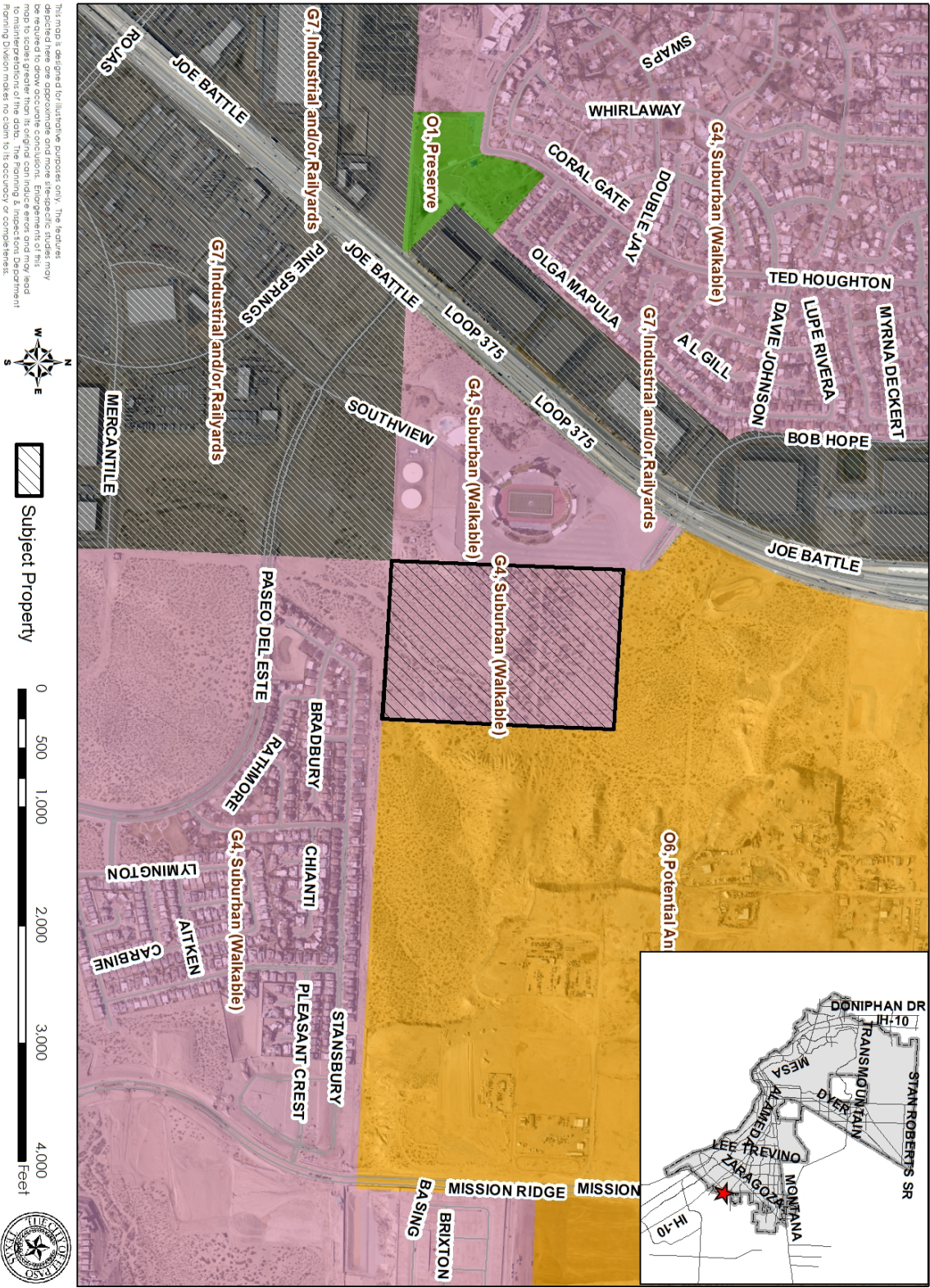
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, 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. Email in opposition
5. Conceptual Site Plan (non-binding)

ATTACHMENT 1

PLPC20-00001



ATTACHMENT 2

Planning and Inspections Department – Planning

Planning staff recommends approval of the rezoning request

Texas Department of Transportation

No comments from the TxDOT side, since it does not abut state ROW

Planning and Inspections Department – Land Development

No comments received.

Sun Metro

Recommend approval – no objections.

El Paso Water

El Paso Water does not object to this request.

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

Water:

There is an existing 12-inch diameter water main along Southview Dr, approximate 25-foot east of and parallel to the western right-of-way line of Southview Dr. This water main is available for service.

There is an existing 48-inch diameter water transmission main along the east side of Southview Dr. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main along Southview Dr. and along an existing PSB Easement. This main is located approximately 40 feet west of and parallel to the eastern right-of-way line. This sanitary sewer main is available for service.

General:

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.

During the site improvement work, the Owner/Developer shall safeguard the existing water, sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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

Fire Department

No comments received.

El Paso County Water Improvement District

Not within the boundaries of EPCWID1

911

The 911 District does not have any comments or concerns regarding this rezoning.

Streets and Maintenance Department

1. A TIA has been submitted but has not been approved by our department.
2. Please have the Engineering Consultant coordinate with Adam McCreary @ McCrearyAM@elpasotexas.gov to address pending comments.

Police Department

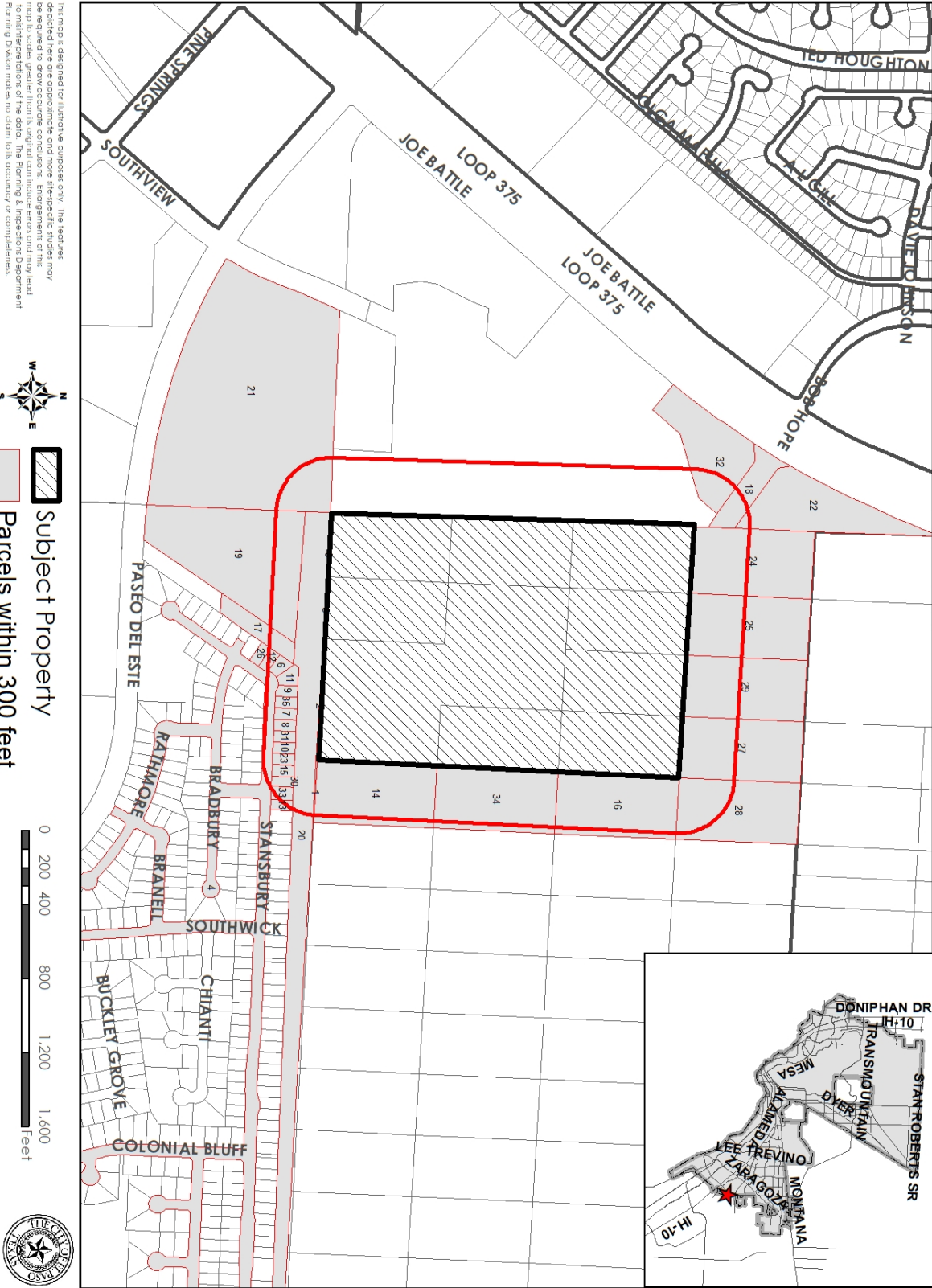
No comments received.

Environment Services

No comments received.

ATTACHMENT 3

PZR220-00016



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. Engagements of this map to scales greater than its original scale reduce errors and may lead to inaccuracies. Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 4

From: Lorraine <rainy2324@gmail.com>
Sent: Wednesday, November 3, 2021 10:13 AM
To: Scott, John M. <ScottJM1@elpasotexas.gov>
Subject: Case: PZRZ20-00016 SISD SAC II

You don't often get email from rainy2324@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. [Learn why this is important](#)

Case: PZRZ20-00016 SISD SAC II
Lorraine Sanchez
12145 Stansbury Dr.
Concern: Security/Safety Issue

Good morning Scott, I have a couple concerns about the property's surrounding security/residential safety.

I've lived on Stansbury Dr. for almost 10 years now and the issue of trespassing has not been resolved. I want to know if more security is going to be issued around the area, with City Officers /Sheriffs /District Security. With rising property taxes in my area, including to the SISD, I would hope more security would be offered in this area.

For years there has been trespassing. With the trespassing there has been unattended bonfires, underage drinking, drug use, littering, illegal dumping, fireworks all year round, and firearms being shot. We had an incident where a young man from a bonfire jumped into our backyard and started banging on our windows,

1

the authorities were called and they took him. One early morning, shots were heard and several people were injured leaving one dead in the sand. Houses along Stansbury and the area have been hit by stray bullets. I've heard gunshots from 12am-4am all week and now feel I am experiencing emotional distress.

After talking with the Sheriff's Office they claim there are several owners of the property surrounding the current SAC and cannot determine who's property to file any charges. However, with today's technology in GPS I'm sure this claim is not viable.

My concern is that the new construction will be pushing the trespassers/violators activities closer to the residential areas and not be effectively secured. Hope to hear back with effective solutions.

-Lorraine

Case: PZRZ20-00016 SISD SAC II
Lorraine Sanchez
12145 Stansbury Dr.
Concern: Security/Safety Issue

ATTACHMENT 5

