

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

AGENDA DATE: September 28, 2021
PUBLIC HEARING DATE: October 26, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Anne Guayante, (915) 212-1814

DISTRICT(S) AFFECTED: District 4

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 for the property described as Tract 1, Section 4, and Tract 3, Section 3, Block 80, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to M-2 (Heavy Manufacturing). 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: 7000 Stan Roberts
Applicant: City of El Paso, PZRZ21-00020

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property to allow a manufacturing use. City Plan Commission recommended 5-0 to approve the proposed rezoning on September 9, 2021. As a part of their approval recommendation, the Commission did request that the total required landscaping for the subject property be increased from five (5) percent to eight (8) percent of the portion of the lot uncovered by buildings. As of September 22, the Planning Division has received two (2) letters and one (1) phone call in opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

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

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

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

PARCEL 1: TRACT 1, SECTION 4, BLOCK 80, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO M-2 (HEAVY MANUFACTURING); **AND,**

PARCEL 2: TRACT 3, SECTION 3, BLOCK 80, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO M-2 (HEAVY MANUFACTURING); **AND,**

AND,

IMPOSING 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: Tract 1, Section 4, Block 80, 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: Tract 3, Section 3, Block 80, 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 M-2 (Heavy Manufacturing); PARCEL 2: FROM R-F (Ranch and Farm) TO M-2 (Heavy Manufacturing);**, 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 be subject to the following conditions which are necessitated by and attributable to the intensity of the proposed development generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the intensity of the proposed development generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

1. Prior to the issuance of building permits, a Detailed Site Development Plan shall be reviewed and approved by City Council; and,
2. Prior to the issuance of building permits, a twenty-five (25) foot, irrigated landscaped buffer shall be installed and maintained along the entirety of the southerly property line along the subject property’s frontage on Stan Roberts Street. The buffer shall contain two rows, spaced twenty (20) feet apart, of native, medium or large deciduous trees chosen from the cities plant list of two (2) inch caliper and ten (10) feet in height. Within the rows, the trees shall be spaced every thirty (30) feet on center. Fifteen (15) percent of the shrubs required by the Landscape Ordinance shall be located within this buffer; and,

3. The parkway abutting the subject property along Stan Roberts right-of-way shall be ten (10) feet and the sidewalk abutting the Stan Roberts right-of-way shall be constructed as a ten (10) foot hike and bike facility; and,
4. Prior to the issuance of building permits, a twenty-five (25) foot, irrigated landscaped buffer shall be installed and maintained along the entirety of the northerly property line. The buffer shall contain two rows, spaced twenty (20) feet apart, of medium or large native deciduous trees chosen from the Cities plant list of two (2) inch caliper and ten (10) feet in height. Within the rows, the trees shall be spaced every thirty (30) feet on center; and,
5. Prior to the issuance of building permits, a combination masonry-wrought iron wall of three (3) feet in height of masonry and a minimum of three (3) additional feet of wrought iron shall be constructed and maintained along the entirety of the property line abutting the Stan Roberts right-of-way; and,
6. Prior to the issuance of building permits, a masonry wall of eight (8) feet in height shall be constructed along the entirety of subject property's northerly property line; and
7. All manufacturing, processing, repair, or storage uses shall maintain a five-hundred (500) foot setback from the property line along portions of the subject property that abut or are across the right-of-way from any residential zones or uses. Office uses may be located within this setback; and,
8. Prior to the issuance of certificates of occupancy, a masonry wall of eight (8) feet in height shall be constructed and maintained around any outdoor storage areas and industrial or manufacturing operations on the subject property.
9. The following uses shall be prohibited on the subject property:
 - a. Sanitary landfills;
 - b. Penal facilities, correctional facilities, and detention centers;
 - c. Automobile wrecking yards;
 - d. Shooting ranges.
10. All light poles within twenty (20) feet of property line along Stan Roberts or within twenty (20) feet of the northerly property line shall not exceed twenty-eight (28) feet in height. All light fixtures shall be shielded and maintained in such a manner that the shielding is effective as described in the definition in El Paso City Code 18.18.060 for full cutoff light fixtures.

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

[Signatures on Following Page]

ADOPTED this _____ day of _____, 2021.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

7000 Stan Roberts - REVISED

City Plan Commission — September 9, 2021

REZONING



CASE NUMBER:	PZRZ21-00020
CASE MANAGER:	Anne Guayante, (915)212-1814, GuayanteAM@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Brock & Bustillos
LOCATION:	7000 Stan Roberts (District 4)
PROPERTY AREA:	1,042 acres
REQUEST:	Rezone from R-F (Ranch and Farm) to M-2 (Heavy Manufacturing)
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	Two (2) Emails and One (1) Phone Call in Opposition

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to M-2 (Heavy Manufacturing) for manufacturing and processing use. The subject property is currently vacant.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. The proposed zoning district is consistent with the G-7, Industrial and/or Railyards Future Land Use Designation of *Plan El Paso*.

1. Prior to the issuance of building permits, a twenty (20) foot, irrigated landscaped buffer shall be installed and maintained along the entirety of the southerly property line along the subject property's frontage on Stan Roberts Street. The buffer shall contain two rows, spaced fifteen (15) feet apart, of native or naturalized trees of two (2) inch caliper and ten (10) feet in height. Within the rows, the trees shall be spaced every thirty (30) feet on center. Fifteen (15) percent of the shrubs required by the Landscape Ordinance shall be located within this buffer; and
2. Prior to the issuance of building permits, a twenty (20) foot, irrigated landscaped buffer shall be installed and maintained along the entirety of the northerly property. The buffer shall contain two rows, spaced fifteen (15) feet apart, of native or naturalized trees of two (2) inch caliper and ten (10) feet in height. Within the rows, the trees shall be spaced every thirty (30) feet on center; and,
3. Prior to the issuance of building permits, a wall shall be constructed and maintained along the entirety of the property line abutting the Stan Roberts right-of-way. **This shall consist of a masonry wall of three (3) feet in height topped by no less than three (3) feet of wrought iron for a total wall height of a minimum of six (6) feet;** and,
4. Prior to the issuance of building permits, a masonry wall of eight (8) feet in height shall be constructed along the entirety of subject property's northerly property line; and
5. Any manufacturing, processing, or storage uses shall maintain a one-hundred (100) foot setback from the property line along portions of the subject property that abut or are across the right-of-way from any residential zones or uses. Office uses may be located within this setback; and,
6. Prior to the issuance of certificates of occupancy, a masonry wall of eight (8) feet in height shall be constructed and maintained around any outdoor storage areas on the subject property
7. **Prior to the issuance of building permits, a Detailed Site Development Plan shall be reviewed and approved per El Paso City Code Section 20.04.150.**

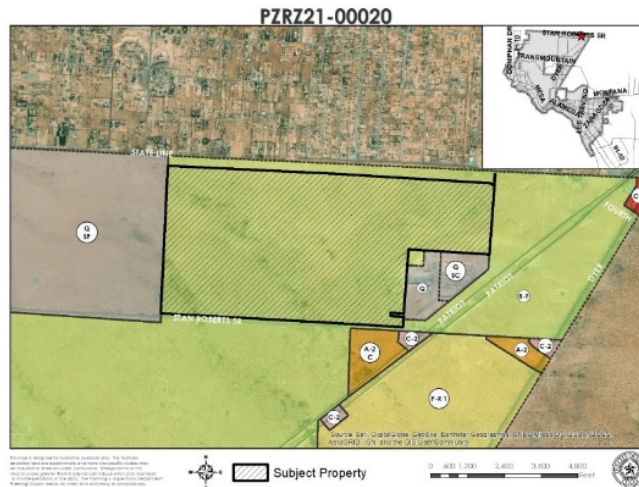


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The subject property is a 1,042 parcel of land north of Stan Roberts Drive and east of US Highway 54. It is proposed to be developed for manufacturing and processing use and development. Access is proposed from multiple driveways on Stan Roberts Drive. The subject property is currently vacant and zoned R-F (Ranch and Farm).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: Properties to the east, west, and south of the subject property are vacant, with the nearest development within city limits approximately a mile and a half from the subject property. North of the subject property is the New Mexico State Line. Properties surrounding the subject property are zoned Q (Quarry), R-F (Ranch and Farm), A-2 (Apartment), and C-2 (Commercial). Because the subject property is bordered to the east and west by quarries and has direct access to a rail line, it is considered suitable for heavy manufacturing development. However, because the A-2 (Apartment) zoned property to the southeast has an approved Land Study from 2008, and because there is nearby residential development in New Mexico, conditions are recommended so that existing and future residential development on that land is protected. These conditions can be found on the preceding page under “Summary of Staff Recommendation.”

The proposed development is consistent with the intent of the G-7 (Industrial and/or Railyard) Future Land Use Map (FLUM) Designation in *Plan El Paso*, the City’s adopted comprehensive plan.

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-7, Industrial and/or Rail Yards: : This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site.</p>	<p>The G-7 Future Land Use Designation is compatible with and appropriate for the M-2 Zoning District. The M-2 (Heavy Manufacturing) District and manufacturing use are in keeping with the intent for this sector to contain industrial uses and development that is similar and harmonious with that.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>M-2 (Manufacturing) District: The purpose of this district is to provide for the most intensive of industrial uses which may be characteristic of nuisance or hazardous conditions. It is intended that the districts will serve the entire city. The regulations of the district will require reasonable standards for the protection and preservation of the compatibility of such uses and adjacent areas.</p>	<p>The subject property is surrounded by vacant land. The large parcels of land to its immediate east and west are zoned Q (Quarry), which allows for mining and similarly intense uses. The proposed manufacturing use is permitted in the proposed district. The large size of the subject property will allow sufficient space to accommodate the proposed use.</p>
<p>Preferred Development Locations: Is the property in a preferred development location identified in Plan El Paso?</p>	<p>Yes. Per <i>Plan El Paso</i> Policy 2.1.12 (Siting), the subject property is within a preferred development location due to its location on Stan Roberts Drive, a major arterial, and near US Highway 54.</p>

THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>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.</p>	<p>No. The subject property does not lie within an historic district, study area plan, or overlay district.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No. No adverse impacts are anticipated on the properties surrounding the subject property from the proposed zoning district and use.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>No. The subject property is not within an area that has been identified as environmentally sensitive. It lies completely outside of any arroyos and the Mountain and Hillside Development areas.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>Stable. The land surrounding the subject property is vacant and undeveloped for a considerable distance. There have been no rezoning requests for the past decade in this area.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>No. There have been no changes to the social, economic, or physical conditions in the area of the subject property. Aside from the quarries, all land within municipal and state boundaries surrounding the subject property has never been developed.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property takes access from Stan Roberts, a major arterial. Pursuant to requirements for this rezoning request, a Traffic Impact Analysis conducted by the applicant is under review by the City of El Paso’s Streets and Maintenance Department as well as

by the Texas Department of Transportation. Prior to development, the subject property will need to be formally subdivided. All necessary infrastructure will be addressed at that time.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were made by any department or agency who reviewed this case.

PUBLIC COMMENT: This property does not lie within the boundaries of any neighborhood associations. notice was provided to them and to all property owners within 300 feet of subject property on July 29, 2021. As of August 19, 2021, the City has received one (1) phone call and one (1) letter in opposition to the proposed rezoning.

RELATED APPLICATIONS: N/A

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:

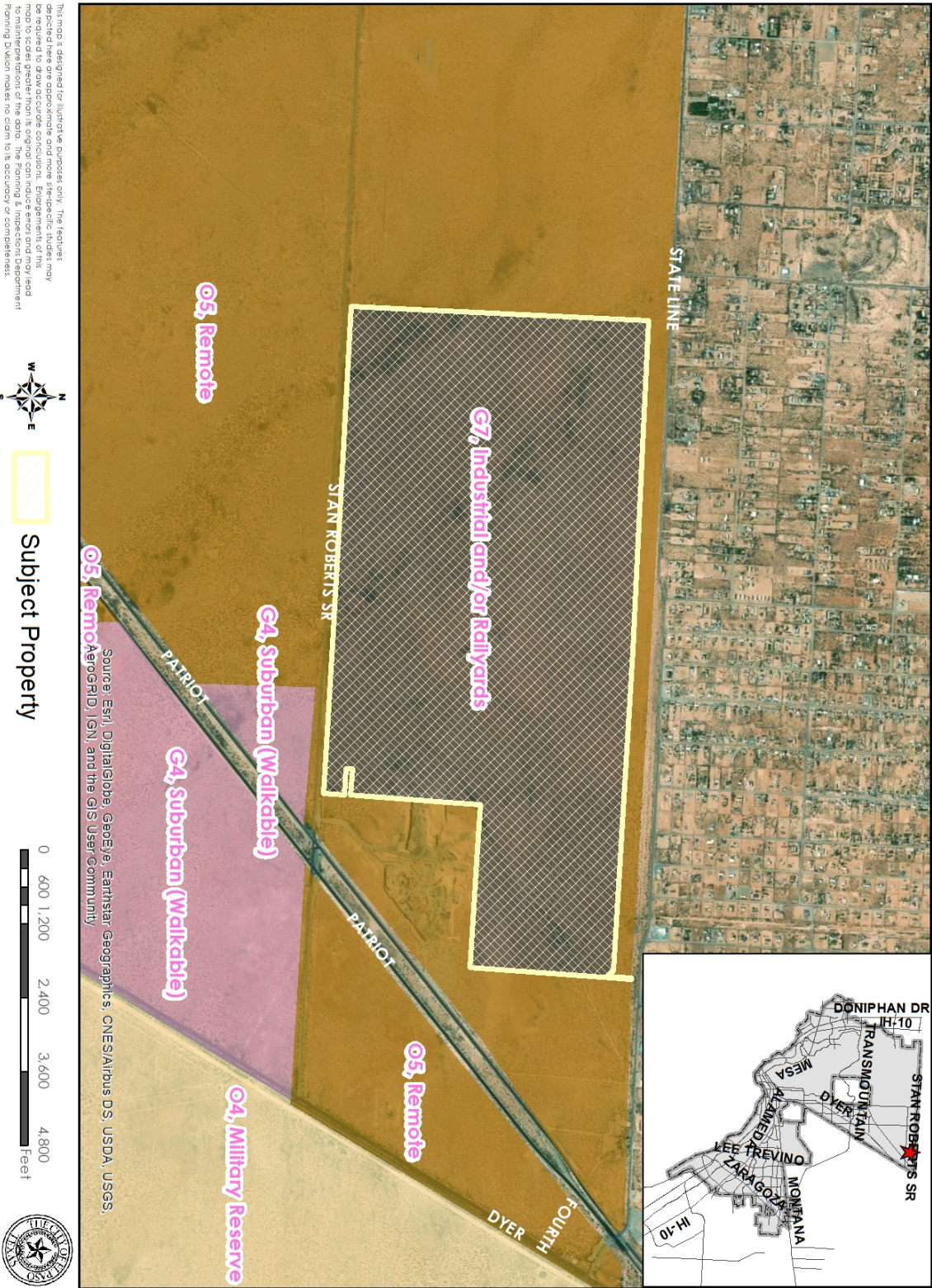
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

ATTACHMENT 1

PZR21-00020



ATTACHMENT 2

Planning and Inspections Department - Planning Division

1. Recommend approval, pending successful resolution of TIA comments

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval

Planning and Inspections Department – Land Development

1. Add the following note to generalized plot site plan notes: “The retention of all developed storm-water runoff discharge volume is required within this subdivision’s limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1).”
2. Coordination with TXDOT for access and drainage requirements will be required at time of development.

Fire Department

No adverse comments

Police Department

No comments provided

Environment Services

No comments provided

Streets and Maintenance Department

1. If at any time in the future the site access is altered, the TIA shall be updated as determined by the Streets and Maintenance Department.
2. Revise trip distribution volumes in Figure 5 & 6. For example, in Figure 5 traffic entering Stan Roberts Sr Ave from US54 is 575, but volumes at Driveway 3 from Stan Roberts Sr Ave and US54 is 274.
3. The developer shall be responsible for any mitigation measures implemented at US54 at Mesquite Hill Dr. and McCombs St. at Stan Roberts Sr Ave as these are part of the study intersections agreed upon during the scoping meeting.
4. Was a segment analysis conducted on Stan Roberts Sr Ave? What types of improvements will be done to this street?

Sun Metro

No objections

El Paso Water Utilities

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

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

Major water and sewer infrastructure which has been identified in the El Paso Water Northeast water and wastewater plans is required to serve these properties.

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

EPWU-PSB Comments

U.S.-54 is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within U.S.-54 right-of-way requires written permission from TxDOT.

An application for additional water and sanitary sewer services should be submitted 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

Stormwater:

EP Water-SW reviewed the property described above and provide the following comments:

1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation

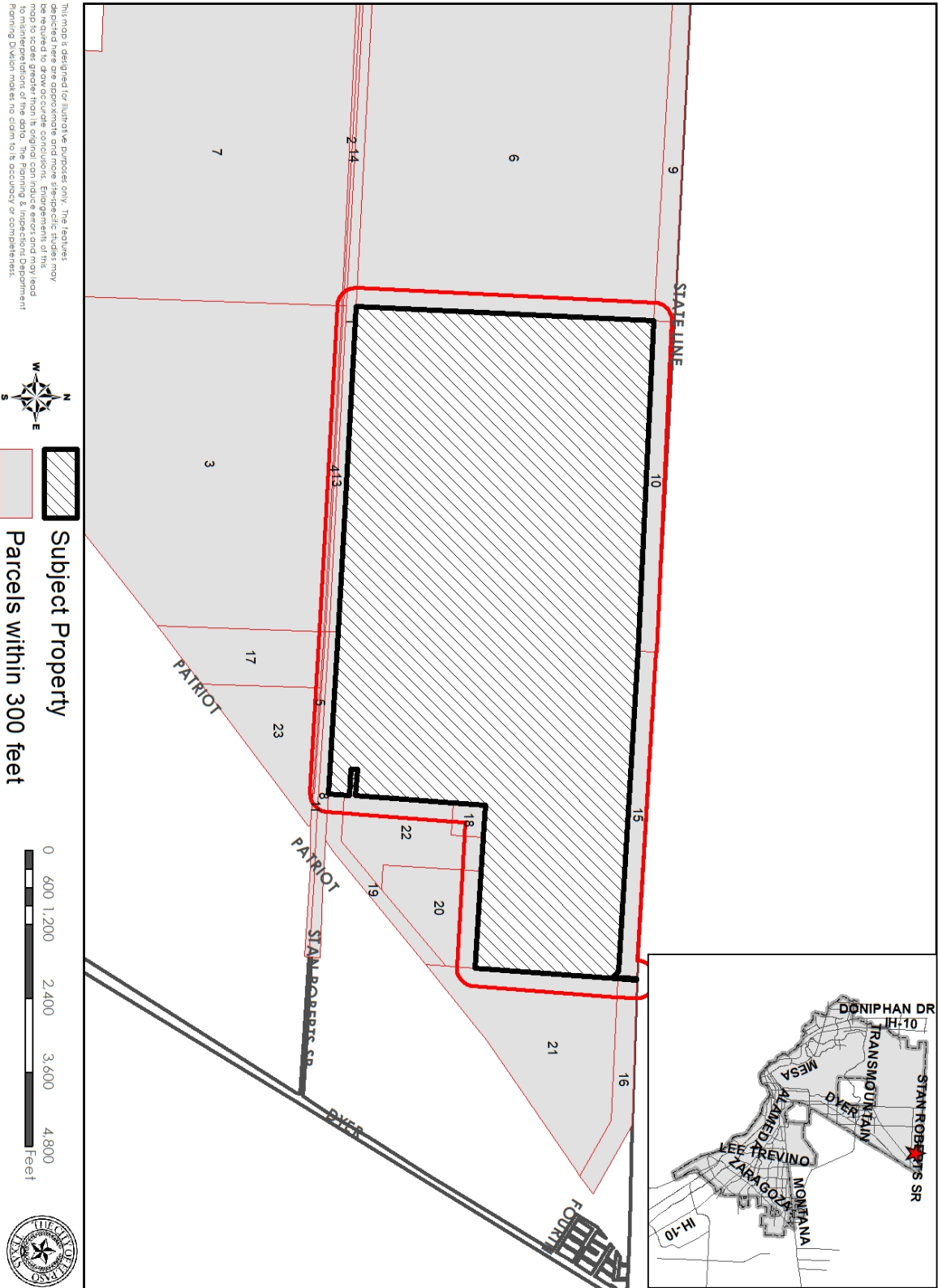
1. The TIA did not analyze the segment of Stan Roberts Sr. Ave. (FM 2529) that is part of the state system. Stan Roberts Sr. Ave. from FM 2529 (McCombs St.) to FM 3255 (Martin Luther King Jr. Blvd.) is a state roadway which includes the intersection. Since traffic, at least through 2024, that will be going through New Mexico will need to use these two roadways.

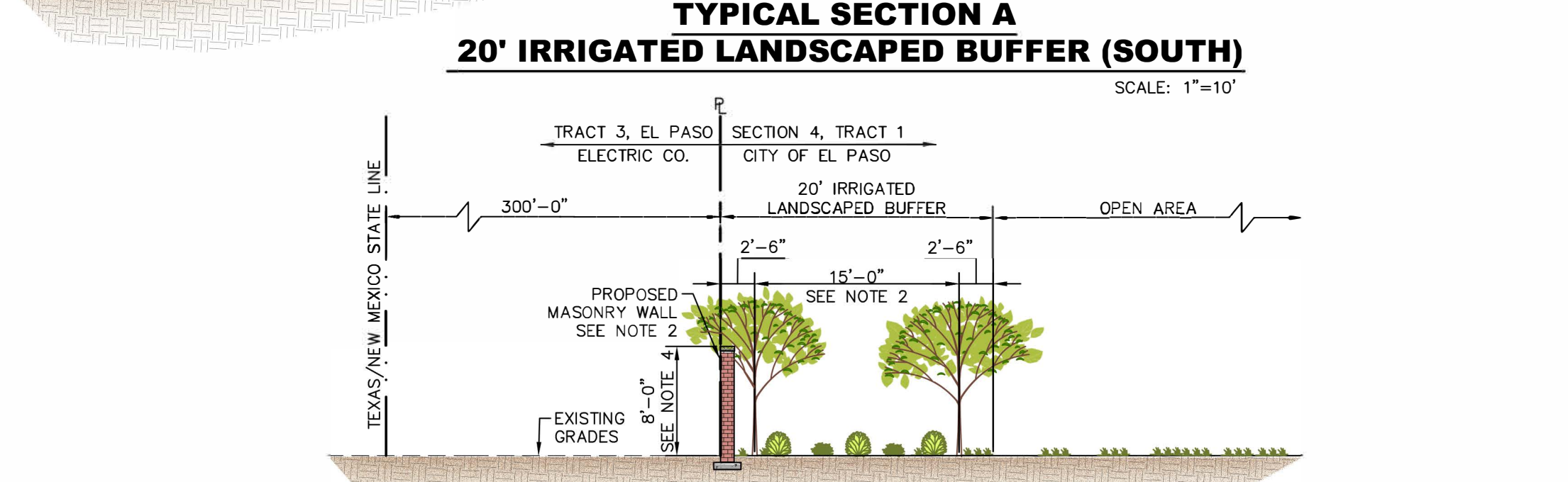
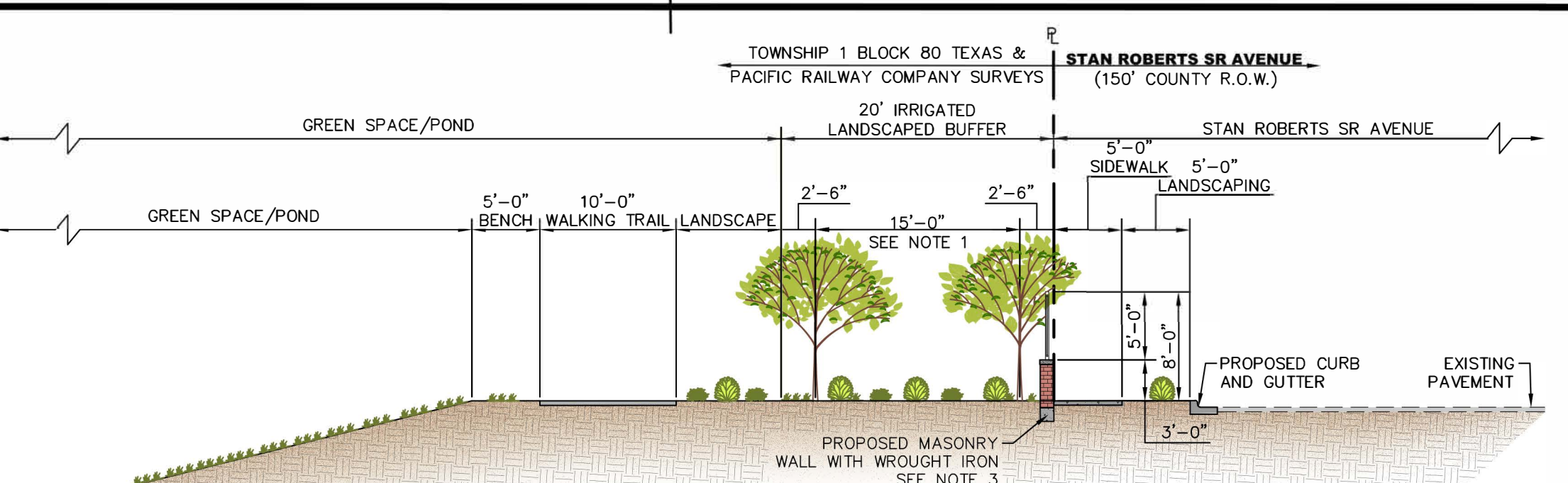
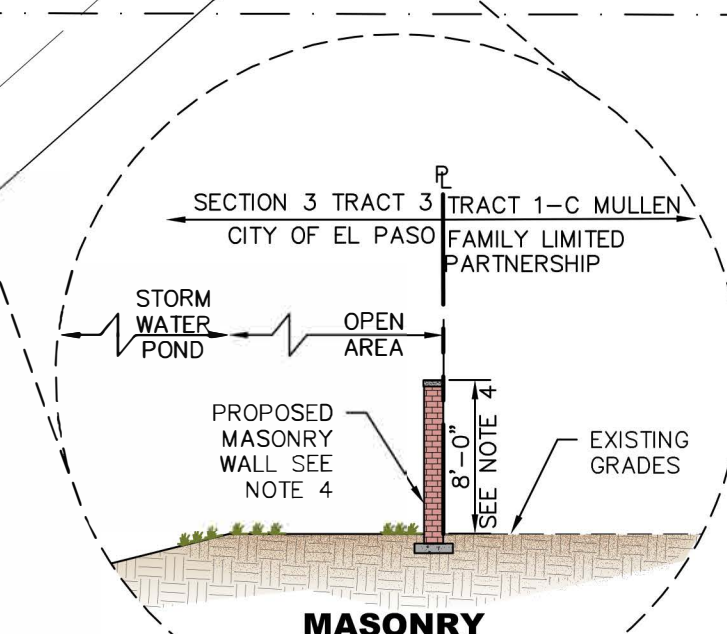
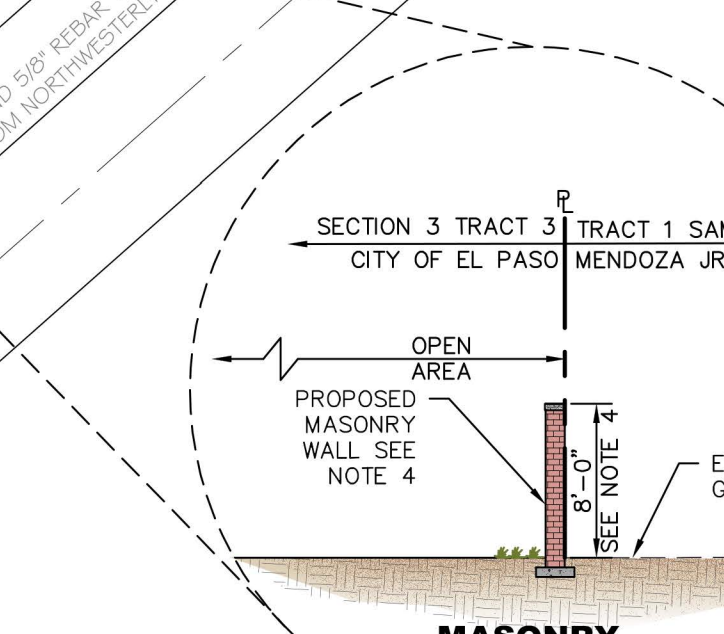
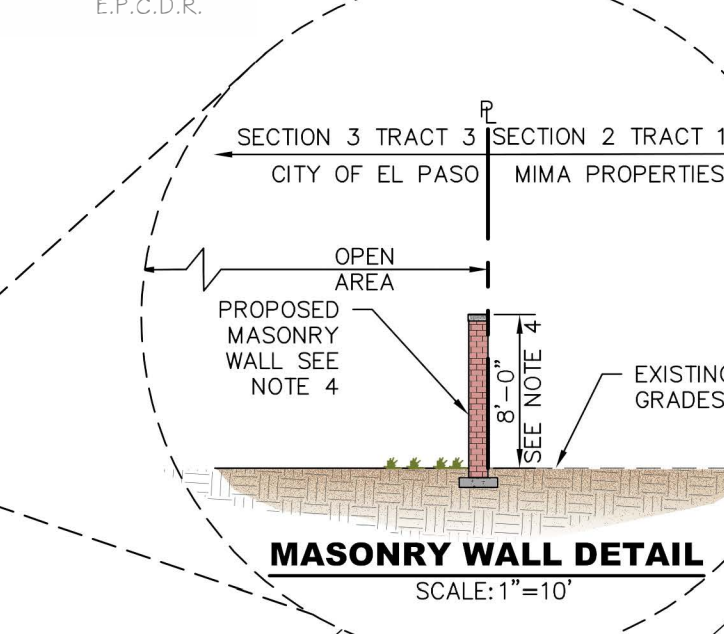
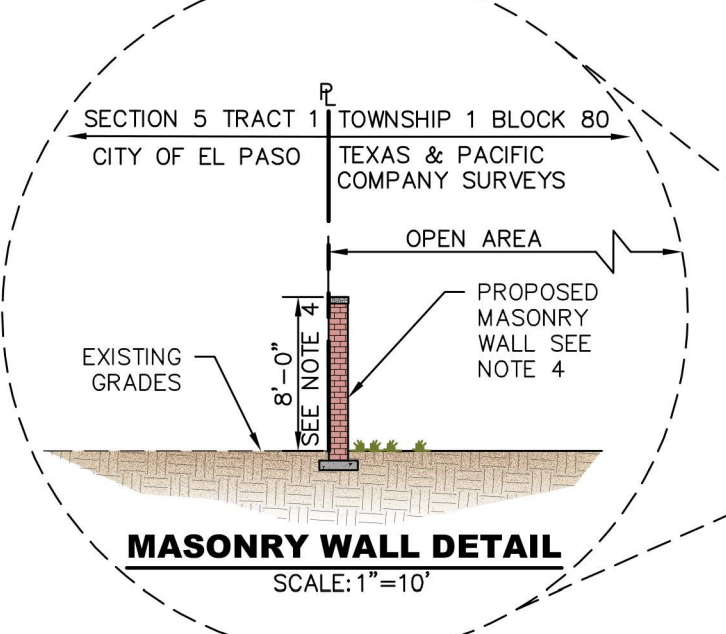
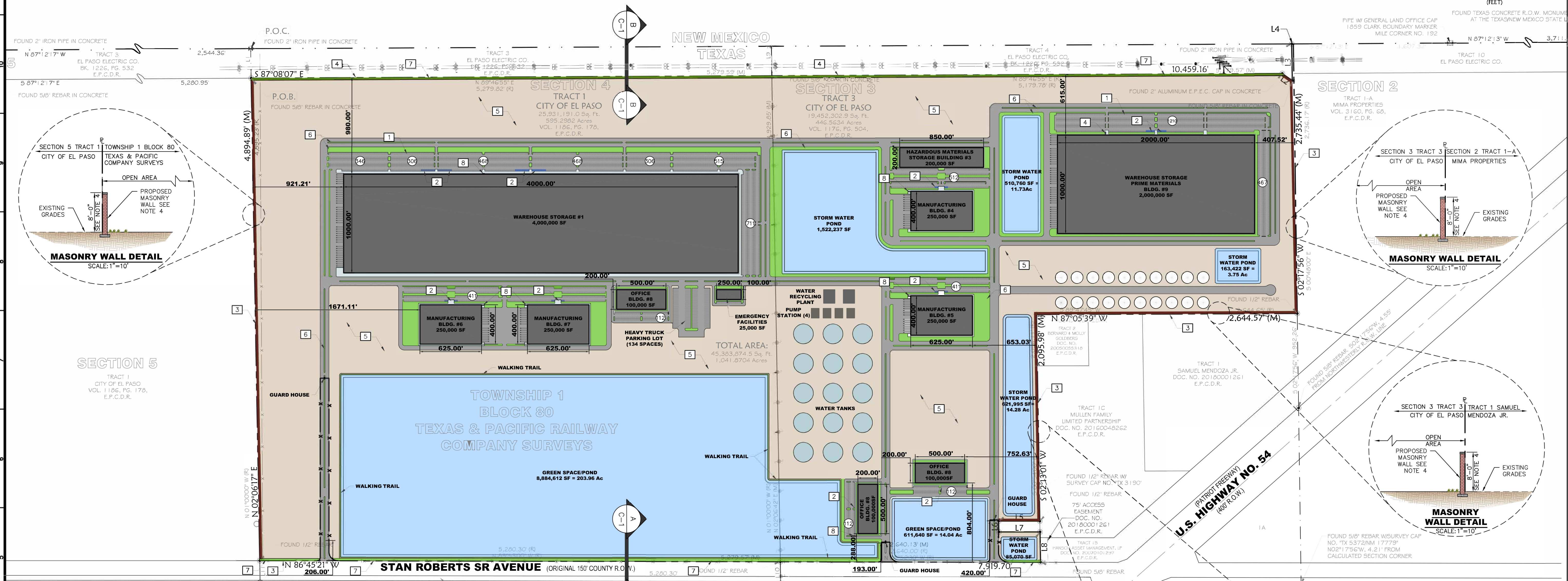
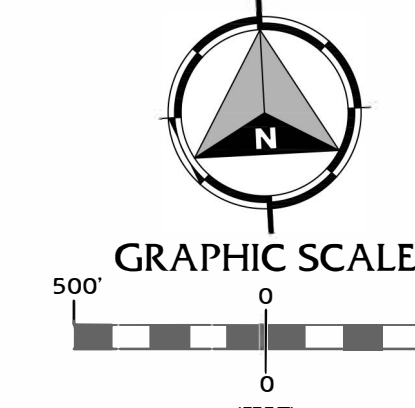
El Paso County Water Improvement District

The attached plat [sic] is not within the boundaries of EPCWID1.

ATTACHMENT 3

PZRZ21-00020





- KEYED NOTES:**
- 1 PROPOSED PARKING (PARKING SPACE 9' X 20' TYP.)
 - 2 PROPOSED ACCESSIBLE PARKING
 - 3 PROPOSED MASONRY WALL 3' HEIGHT - SEE NOTE 3
 - 4 PROPOSED MASONRY WALL 8' HEIGHT - SEE NOTE 4
 - 5 PROPOSED OPEN AREA
 - 6 PROPOSED LANDSCAPE AREA
 - 7 PROPOSED 20' IRRIGATED LANDSCAPED BUFFER - SEE NOTE 1 AND 2
 - 8 PROPOSED BIKE RACK

- LEGEND:**
- P— PROPERTY LINE
 - OE — EXISTING OVERHEAD ELECTRIC LINE
 - T — EXISTING UNDERLINE TELEPHONE LINE
 - S — SECTION/SURVEY LINE
 - TMS — TEXAS/NEW MEXICO STATE LINE
 - X — X — PROPOSED FENCE
 - PROPOSED LANDSCAPING
 - PROPOSED PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED OPEN AREA
 - PROPOSED STORM WATER PONDING AREA
 - PROPOSED HANDICAP SPACES
 - PROPOSED SILOS
 - PROPOSED WATER TANKS

LINE TABLE (M)

LINE #	BEARING	DISTANCE
L1	S02°06'17"W	300.02
L2	S51°53'59"E	124.29
L3	N02°06'25"E	372.27
L4	S57°12'13"E	17.23
L5	N56°43'59"W	417.26
L6	S02°03'06"W	110.56
L7	S56°49'34"E	417.26
L8	S02°06'16"W	307.64
L9	N02°06'42"E	300.02
L10	N02°06'42"E	220.04
L11	S02°06'17"W	220.04
L12	N02°06'47"E	300.02

LINE TABLE (R)

LINE #	BEARING	DISTANCE
L2R	S54°43'03"E	124.05
L3R	N00°59'00"E	372.00
L4R	N89°43'00"E	16.78
L5R	N89°52'30"W	417.42
L6R	S00°59'00"E	110.00
L7R	S89°52'30"E	417.42
L8R	S00°54'00"E	307.44

- GENERAL NOTES:**
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A TWENTY (20) FOOT, IRRIGATED LANDSCAPED BUFFER SHALL BE INSTALLED AND MAINTAINED ALONG THE ENTIRETY OF THE SOUTHERLY PROPERTY LINE ALONG THE SUBJECT PROPERTY'S FRONTAGE ON STAN ROBERTS STREET. THE BUFFER SHALL CONTAIN TWO ROWS, SPACED FIFTEEN (15) FEET APART, OF NATIVE OR NATURALIZED TREES OF TWO (2) INCH CALIPER AND TEN (10) FEET IN HEIGHT. WITHIN THE ROWS, THE TREES SHALL BE SPACED EVERY THIRTY (30) FEET ON CENTER. FIFTEEN (15) PERCENT OF THE SHRUBS REQUIRED BY THE LANDSCAPE ORDINANCE SHALL BE LOCATED WITHIN THIS BUFFER; AND
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A TWENTY (20) FOOT, IRRIGATED LANDSCAPED BUFFER SHALL BE INSTALLED AND MAINTAINED ALONG THE ENTIRETY OF THE NORTHERLY PROPERTY LINE. THE BUFFER SHALL CONTAIN TWO ROWS, SPACED FIFTEEN (15) FEET APART, OF NATIVE OR NATURALIZED TREES OF TWO (2) INCH CALIPER AND TEN (10) FEET IN HEIGHT. WITHIN THE ROWS, THE TREES SHALL BE SPACED EVERY THIRTY (30) FEET ON CENTER; AND
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A WALL SHALL BE CONSTRUCTED AND MAINTAINED ALONG THE ENTIRETY OF THE PROPERTY LINE ABUTTING THE STAN ROBERTS RIGHT-OF-WAY. THIS SHALL CONSIST OF A MASONRY WALL OF THREE (3) FEET IN HEIGHT TOPPED BY NO LESS THAN THREE (3) FEET OF WROUGHT IRON FOR A TOTAL WALL HEIGHT OF SIX (6) FEET; AND
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A MASONRY WALL OF EIGHT (8) FEET IN HEIGHT SHALL BE CONSTRUCTED ALONG THE ENTIRETY OF SUBJECT PROPERTY'S NORTHERLY PROPERTY LINE; AND
 - ANY MANUFACTURING, PROCESSING, OR STORAGE USES SHALL MAINTAIN A ONE-HUNDRED (100) FOOT SETBACK FROM THE PROPERTY LINE ALONG PORTIONS OF THE SUBJECT PROPERTY THAT ADJUT OR ARE ACROSS THE RIGHT-OF-WAY FROM ANY RESIDENTIAL ZONES OR USES. OFFICE USES MAY BE LOCATED WITHIN THIS SETBACK; AND
 - PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY, A MASONRY WALL OF EIGHT (8) FEET IN HEIGHT SHALL BE CONSTRUCTED AND MAINTAINED AROUND ANY OUTDOOR STORAGE AREAS ON THE SUBJECT PROPERTY
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A DETAILED SITE DEVELOPMENT SHALL BE REVIEWED AND APPROVED PER EL PASO CITY CODE SECTION 20.04.150

CONSULTANT'S NAME: BROCK & BUSTILLOS INC.
ENGINEER'S SEAL: [Professional Seal]
PROJECT NAME: STAN ROBERTS - US 54 HIGHWAY
SHEET TITLE: GENERALIZED PLOT PLAN
SHEET: C-1
FILE NO.: [Blank]

ATTACHMENT 5

Guayante, Anne M.

From: Douglas Schwartz <DSchwartz@swlds.net>
Sent: Tuesday, August 10, 2021 3:34 PM
To: Guayante, Anne M.
Cc: Etiwe, Philip F.; Garcia, Raul; Conrad Conde (cconde@condeinc.com); Priscilla Hernandez; Westin, Cary S.; birk@mgmsg.com; Mr. W. David Bernard (dber@scotthulse.com)
Subject: Rezoning Case Number PZRZ21-00020 - CPC Hearing August 12, 2021
Attachments: VDN-EST-LND-USE-MAP-Model 02_2019.pdf

Dear Ms Guayante,

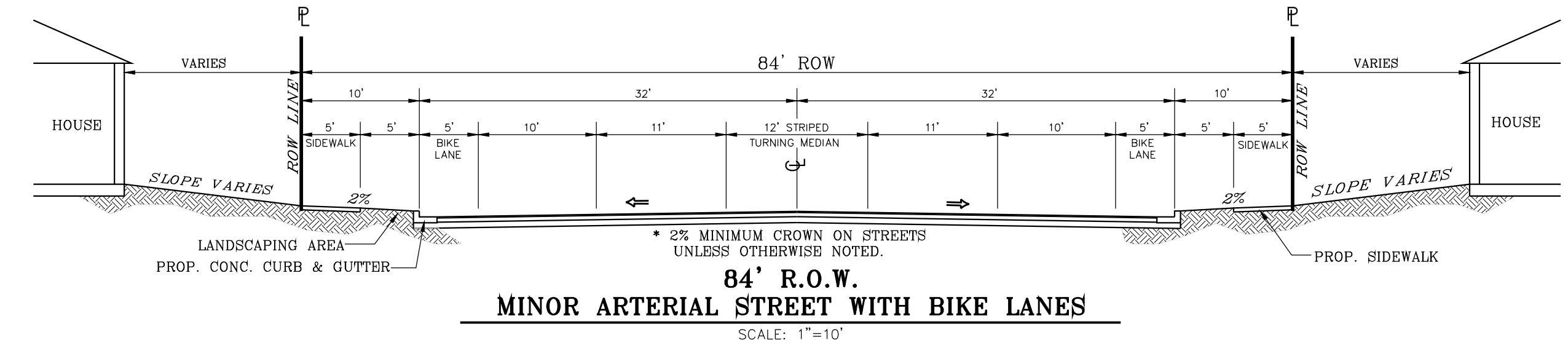
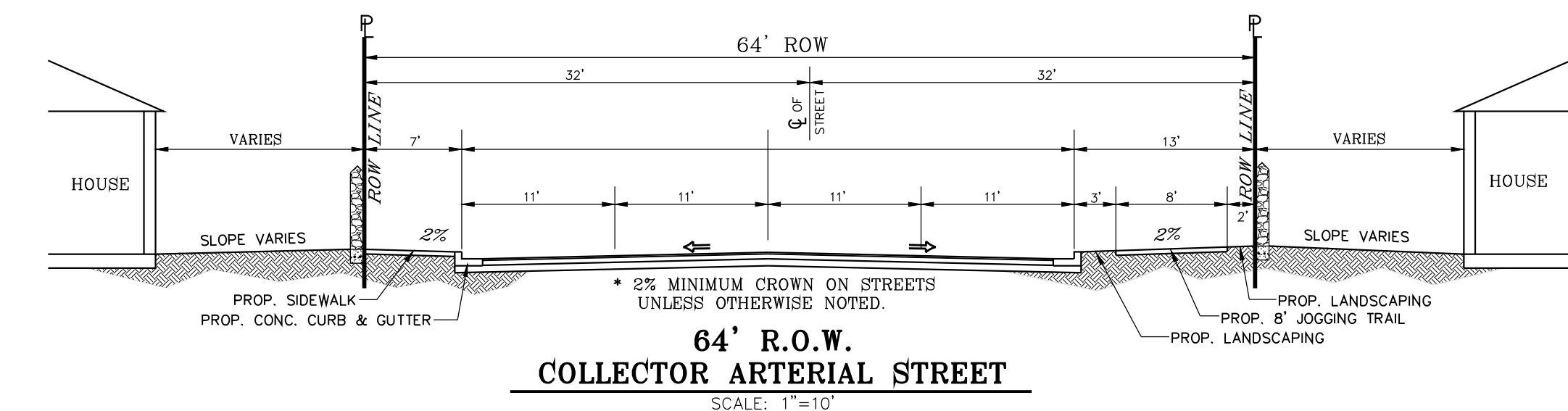
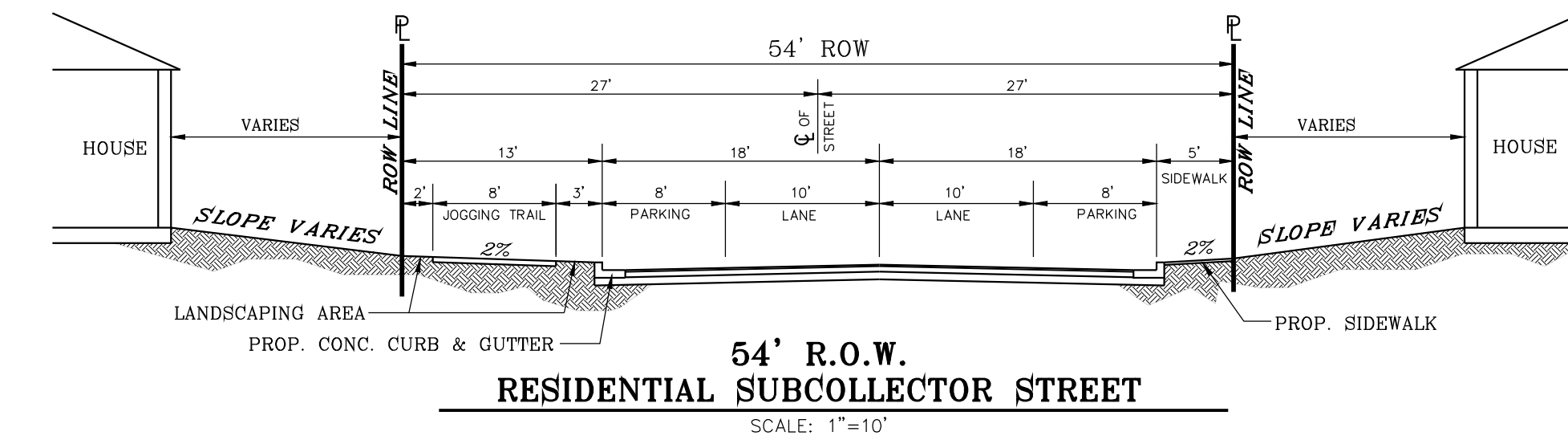
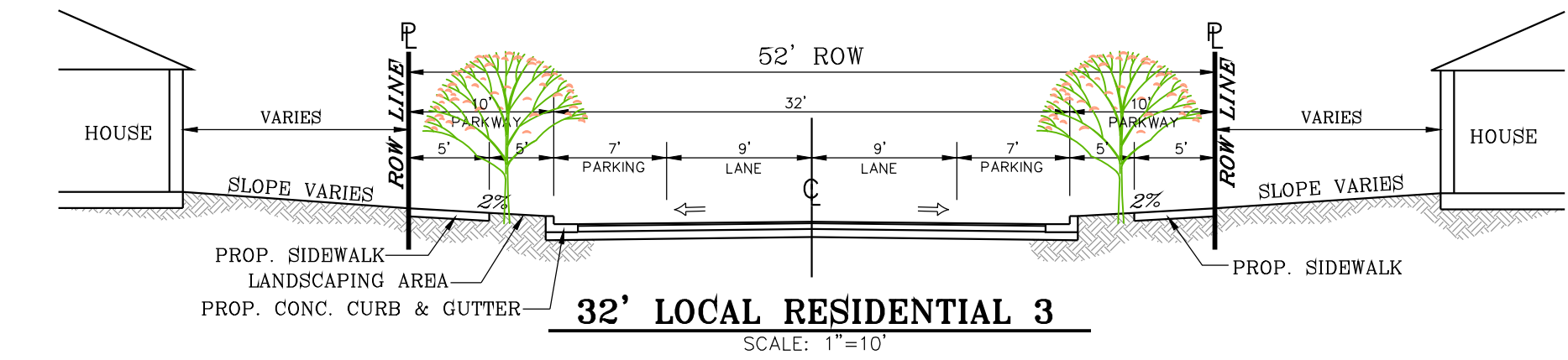
I am writing this letter in opposition of Zoning Case Number PZRZ21-00020 which is to be heard by the City Plan Commission this Thursday, August 12, 2021. I represent an adjacent property owner as an officer and owner of Ranchos Real Developers, Inc., general partner of Ranchos Real IV, Ltd. (the adjacent property owner). Not only are we within 300' from the boundary of the rezoning, but we have an approved Land Study known as Vista del Norte (Copy attached) on the adjacent property and that Land Study is currently under development (as incorrectly stated in the staff comments). **We did not receive a notice as required by the Municipal Code.** The majority of our Land Study is residential housing which is NOT compatible with M-2 Heavy Manufacturing and is not in keeping with promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance. In addition, the application and staff report is incorrect in statements made regarding adjacent land uses and compatibility and is incomplete as it does not include a generalized plot plan and other items required by the Municipal Code.

Furthermore, the M-2 Zoning Permissible Uses will be harmful to the Vista del Norte development and future homeowners. Approving this request will severely damage our development and have an adverse impact on our property values and future sales. Again, Ranchos Real IV, Ltd. is extremely opposed to this request and this item should be rejected due to incompatibility or deleted until proper notices and compliance with the ordinance is achieved. We will be happy to meet with the City to discuss this further.

Regards,
Douglas Schwartz
Vice President
Ranchos Real Developers, Inc.
General Partner of Ranchos Real IV, Ltd.

LAND USE STUDY

BEING A PORTION OF SECTIONS 2, 10, 11, AND 15, BLOCK 80,
TSP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 757.538 ACRES



SCALE: 1"=400'

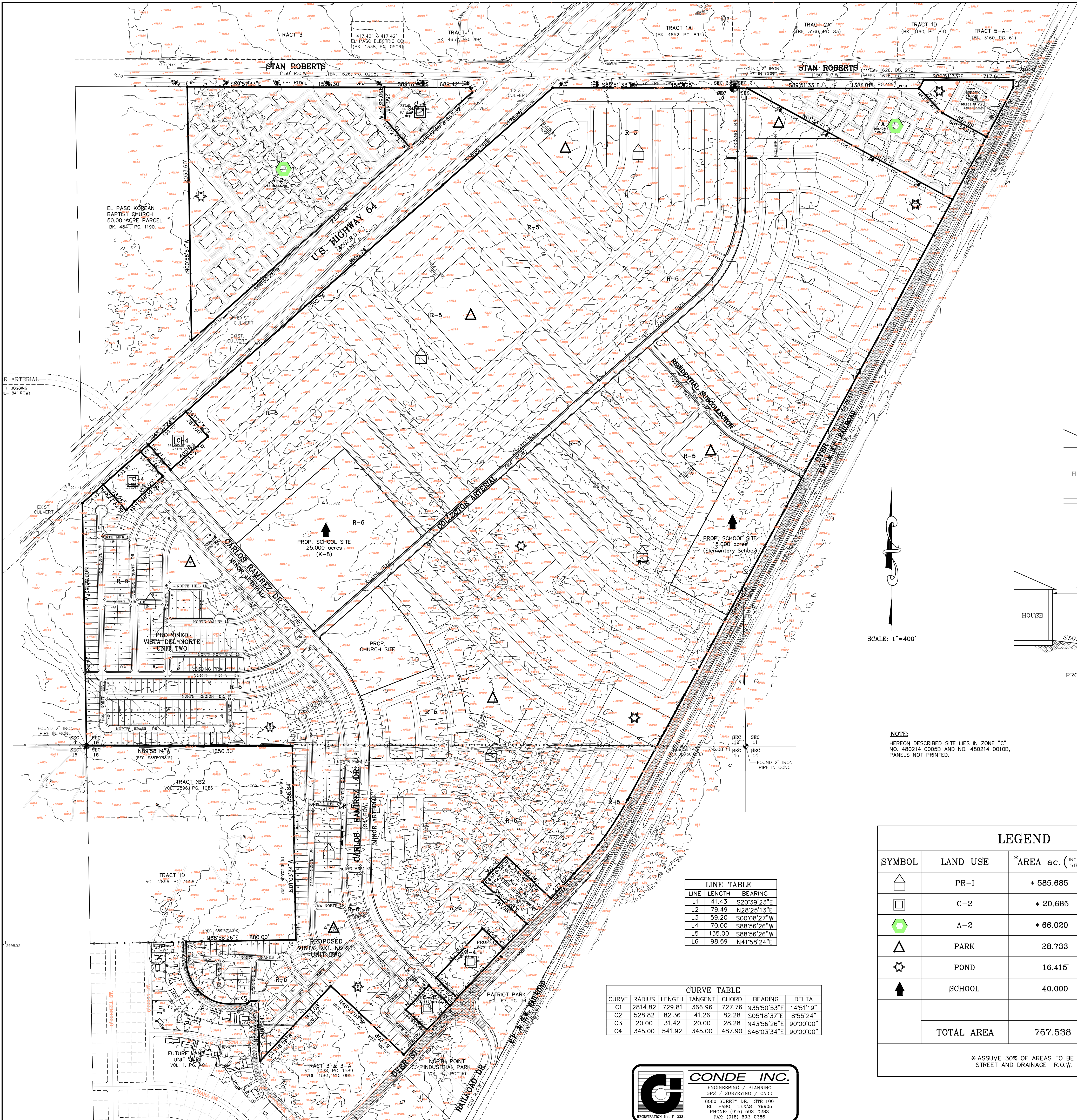
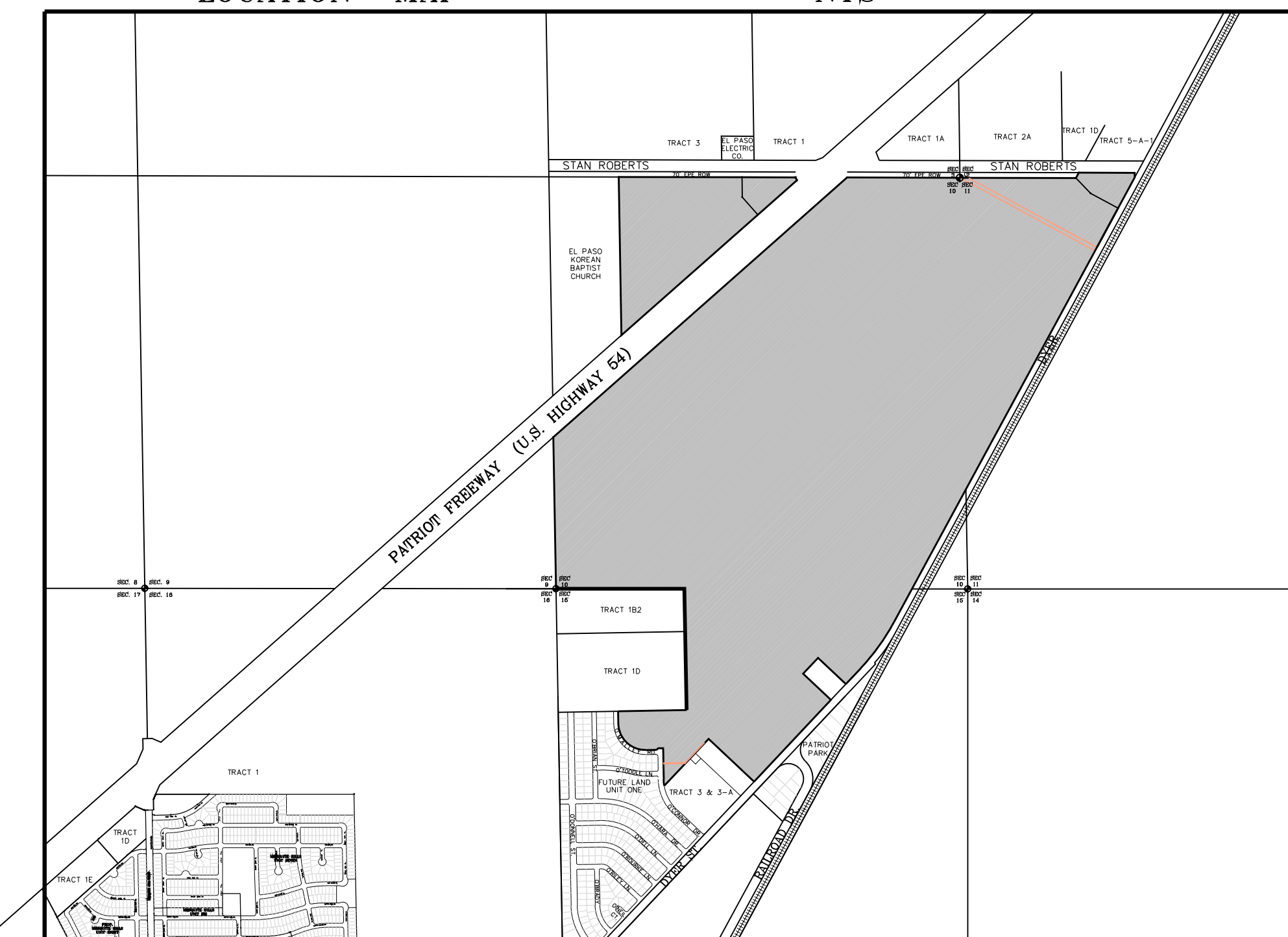
NOTE:
HEREON DESCRIBED SITE LIES IN ZONE "C"
NO. 480214 00059 AND NO. 480214 0010B,
PANELS NOT PRINTED.

LEGEND			
SYMBOL	LAND USE	*AREA ac. (INCLUDING STREETS)	
	PR-1	* 585.685	2,050 UNITS OR 5 UNITS PER AC.
	C-2	* 20.685	
	A-2	* 66.020	693 UNITS OR 15 UNITS PER AC.
	PARK	28.733	
	POND	16.415	
	SCHOOL	40.000	
	TOTAL AREA	757.538	

* ASSUME 30% OF AREAS TO BE STREET AND DRAINAGE R.O.W.

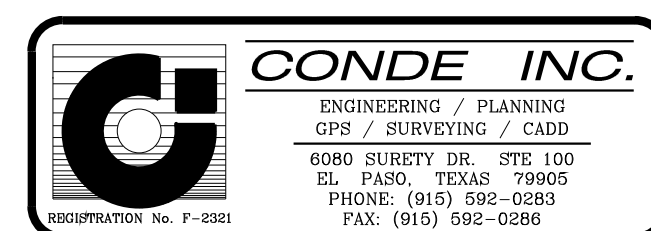
LOCATION MAP

NTS



LINE TABLE			
LINE	LENGTH	BEARING	
L1	41.43	S20°39'23"E	
L2	79.49	N28°25'13"E	
L3	59.20	S00°05'27"W	
L4	70.00	S88°56'26"W	
L5	135.00	S88°56'26"W	
L6	98.59	N41°58'24"E	

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2814.82	729.81	366.96	727.76	N35°50'53"E	14°51'19"
C2	528.82	82.36	41.26	82.28	S05°18'37"E	8°55'24"
C3	20.00	31.42	20.00	28.28	N43°56'26"E	90°00'00"
C4	345.00	541.92	345.00	487.90	S46°03'34"E	90°00'00"



Guayante, Anne M.

From: Priscilla Hernandez <phernandez@classicamerican.com>
Sent: Wednesday, August 11, 2021 3:43 PM
To: Guayante, Anne M.
Cc: 'cconde@condeinc.com'; Douglas Schwartz; Jorge Arroyo
Subject: Rezoning Case Number PZRZ21-00020 - CPC Hearing August 12, 2021

Re: Request to change zoning

Property: 7000 Stan Roberts (District 4)

Case Number: PZRZ21-00020

Dear Ms. Guayante:

I write on behalf of Direct Home Sales, Inc., owner of approximately 104 acres of land abutting the Southwest corner of Stan Roberts Ave. and Dyer. The legal description being Tracts 1 and 2, Section 11, and Tract 5B1, Section 2, Block 80, Township 1, Texas and Pacific Railway Company Surveys. Direct Home Sales, Inc. is affiliated with Classic American Homes.

We understand the rezoning mentioned above would allow M-2 (Heavy Manufacturing). Our property is part of a Land Study known as Vista del Norte. We are concerned with how this zone change will affect our plans for building single family residential homes. We feel this M-2 Zoning will negatively impact our future homeowners by creating heavy traffic on Stan Roberts, excessive noise and pollution in addition to decreasing our property values and future sales.

Therefore, Direct Home Sales, Inc. and Classic American Homes object to the proposed change due to the potential harm to the Vista del Norte development.

Sincerely,



Priscilla Hernandez

Senior Vice President

 phernandez@classicamerican.com

 (915) 593-7707

 12770 Edgemere Blvd A-1
El Paso TX, 79938

www.classicamerican.com

