

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

**AGENDA DATE:** November 19, 2024  
**PUBLIC HEARING DATE:** December 17, 2024

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

**DISTRICT(S) AFFECTED:** District 4

**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 a portion of Tract 3, Section 10, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas from A-2/c (Apartment/condition) and C-2 (Commercial) to C-4 (Commercial) and imposing a condition. 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: Stan Roberts Sr. and US-54 Patriot Freeway  
Applicant: Ranchos Real IV, LTD, PZRZ24-00014

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from A-2/c (Apartment/condition) and C-2 (Commercial) to C-4 (Commercial) to allow for a proposed general warehouse development. City Plan Commission recommended 8-0 to approve with a condition of the proposed rezoning on October 24, 2024. As of November 4, 2024, the Planning Division has not received any communication in support of or opposition to the request from the public. 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

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 3, SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2/C (APARTMENT/CONDITION) AND C-2 (COMMERCIAL) TO C-4 (COMMERCIAL) AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *a portion of Tract 3, Section 10, Block 80, Township 1, Texas and Pacific Railroad 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 from **A-2/c (Apartment/condition)** and **C-2 (Commercial)** 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.

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

*That within twenty feet (20') from the property line abutting US-54, no parking or vehicular storage or display shall be allowed.*

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 \_\_\_\_\_, **2024**

**THE CITY OF EL PASO**

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

**ATTEST:**

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

*(Additional signatures following page)*

**APPROVED AS TO FORM:**

*Russel T. Abeln*

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Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip Etiwe*

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Philip F. Etiwe, Director  
Planning & Inspections Department

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 3, Section 10, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing For Reference at a found 2" pipe in concrete for the common corner of Sections 3, 4, 9 and 10, Block 80, Township 1, Texas and Pacific Railroad Company Surveys; from which a found 2" pipe in concrete for the common corner of Sections 9, 10, 15 and 16, Block 80, Township 1, Texas and Pacific Railway Company Surveys bears South 00°58'52" East a distance of 5291.26 feet; Thence along said common line of Sections 3 and 10, South 89°51'33" East a distance of 898.14 feet to a found ½" rebar with cap marked TX 4297 on the easterly line of a parcel of land described in volume 4841, page 1190, Real property records of El Paso County, Texas for The "TRUE POINT OF BEGINNING";

Thence continuing along the line of sections 3 and 10 South 89°51'33" East a distance of 2271.72 feet to a set ½" rebar with cap marked TX 5152;


Thence leaving said line, South 20°39'23" East a distance of 41.43 feet to a found ½" rebar with cap marked TX 5152 on the northerly line of U.S. Highway No. 54;

Thence along said right of way line South 48°32'50" West a distance of 667.32 feet to a found ½" rebar with cap marked TX 5152;

Thence along said right of way line South 48°32'28" West a distance of 2336.84 feet to a found ½" rebar with cap marked TX 4297 on the easterly line of a parcel of land described in volume 4841, page 1190, Real property records of El Paso County, Texas

Thence along said line North 00°58'57" West a distance of 2033.60 feet to the "TRUE POINT OF BEGINNING" and containing 54.35 acres of land more or less.

NOTE: A Plat of even date accompanies this description.

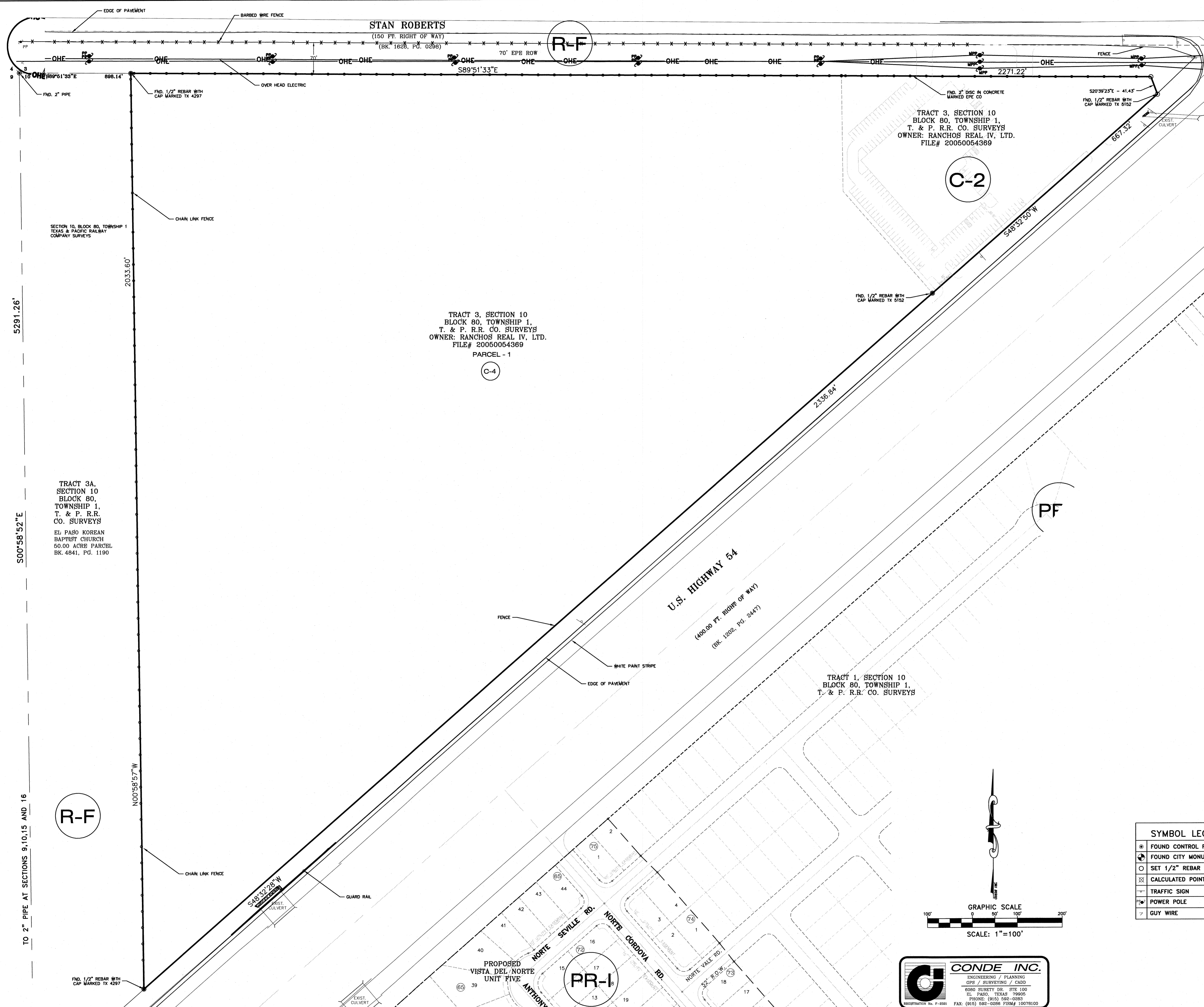
  
Ron R. Conde  
R.P.L.S. No. 5152  
Job# 624-04 R.C.



CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FIRM# 10078100

# PLAT OF SURVEY

BEING A PORTION OF TRACT 3,  
SECTIONS 10, BLOCK 80, TSP 1,  
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 54.35 ACRES



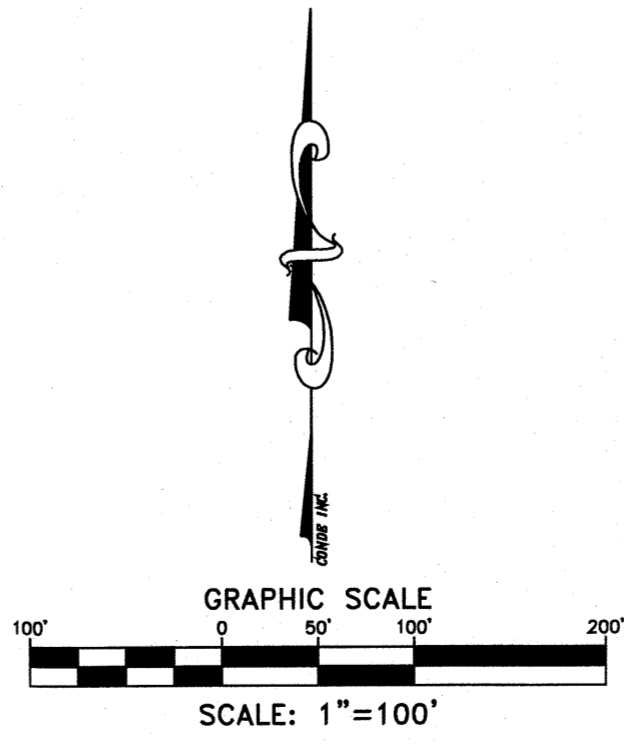
R-F

C-4

C-2

PF

PR-1



SYMBOL LEGEND	
	FOUND CONTROL POINT
	FOUND CITY MONUMENT
	SET 1/2" REBAR W/CAP 5152
	CALCULATED POINT (NOT SET)
	TRAFFIC SIGN
	POWER POLE
	GUY WIRE

**CONDE INC.**  
ENGINEERING / PLANNING  
GPS / SURVEYING / CADD  
6080 SURETY DR. STE 100  
EL PASO, TEXAS 79905  
PHONE: (915) 592-0283  
FAX: (915) 592-0289 FIRM# 10078100



CERTIFICATION  
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

**RON R. CONDE**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5152

# Stan Roberts Sr. and US-54-Patriot Freeway



City Plan Commission — October 24, 2024

REZONING

<b>CASE NUMBER:</b>	<b>PZRZ24-00014</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, <a href="mailto:SalloumAM@elpasotexas.gov">SalloumAM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Ranchos Real IV, LTD
<b>REPRESENTATIVE:</b>	Conde, Inc.
<b>LOCATION:</b>	South of Stan Roberts Sr. Ave. and Northwest of US-54 Patriot Freeway (District 4)
<b>PROPERTY AREA:</b>	54.35 acres
<b>REQUEST:</b>	Rezone from A-2/c (Apartment/condition) and C-2 (Commercial) to C-4 (Commercial)
<b>RELATED APPLICATIONS:</b>	PZCR24-00004 – Condition Release Application
<b>PUBLIC INPUT:</b>	None received as of October 17, 2024

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from A-2/c (Apartment/condition) and C-2 (Commercial) to C-4 (Commercial) to allow for a proposed general warehouse development.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial zone district in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-4, Suburban (Walkable) for the future land use designation. The recommended conditions are the following:

1. That within twenty feet (20') from the property line abutting US-54, no parking or vehicular storage or display shall be allowed.

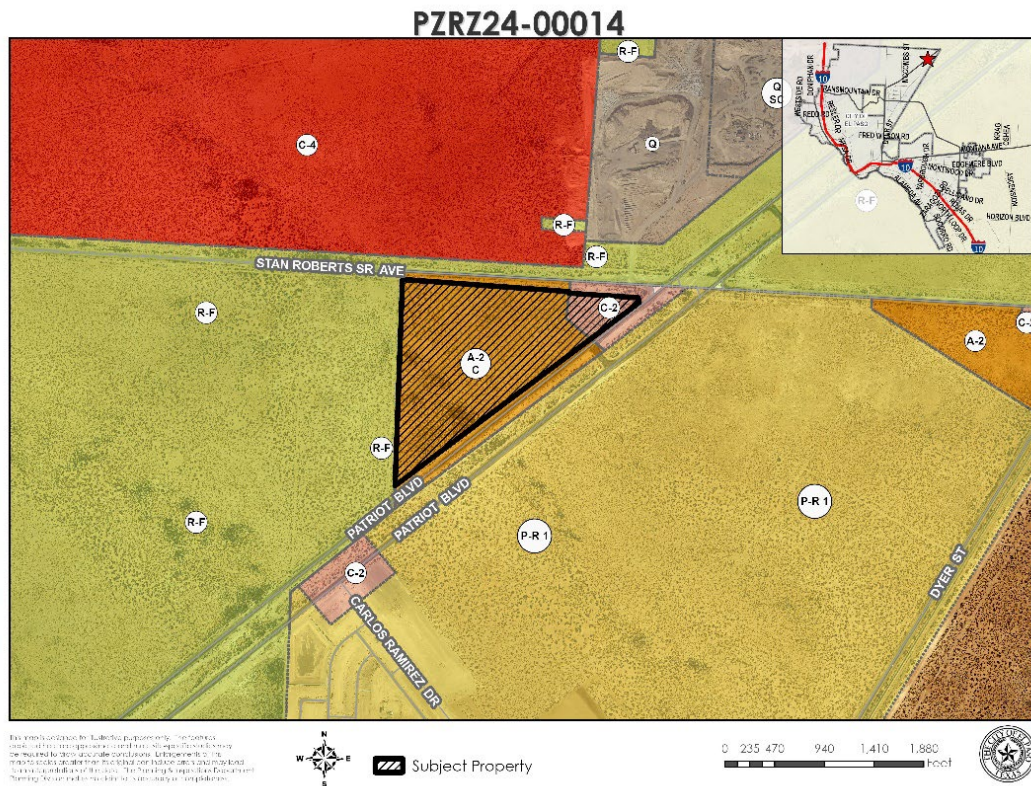


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from A-2/c (Apartment/condition) and C-2 (Commercial) to C-4 (Commercial) to allow for a proposed general warehouse development. The conceptual site plan shows three (3) proposed buildings with main access to the property provided from US-54 Patriot Freeway and Stan Roberts Sr. Avenue.

**PREVIOUS CASE HISTORY:** On October 9, 2007, City Council approved of the rezoning of the subject property from R-F (Ranch and Farm) to A-2 (Apartment) for Parcel 7 with the following condition:

*That parking, air conditioning units, trash containers, utility boxes, and service areas shall be located in the rear of the buildings and be screened from view by fencing or landscaping.*

The applicable condition is being requested to be released by PZCR24-00004 - Condition Release Application.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed general warehouse and the C-4 (Commercial) district are compatible with the adjacent C-4 (Commercial) and Q (Quarry) zoning districts to the north consisting of a vacant lot and sand & gravel extraction use, P-R 1 (Planned Residential I) consisting of vacant lots to the south and east, and R-F (Ranch and Farm) zoning district consisting of a vacant lot to the east. The proposed use of general warehouse and proposed C-4 (Commercial) zoning district are compatible with the established character of area surrounding the subject property and along US-54 Patriot freeway. The nearest school is Colin Powell Elementary School, which is located 5.90 miles away, and the nearest park is Mesquite River Park, which is 2 miles from the subject property.

<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-4, Suburban (Walkable):</b> 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 subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-4 (Commercial) District:</b> The purpose of this district 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.</p>	<p>Yes. The proposed C-4 (Commercial) zoning district will provide for the integration of commercial uses with adjacent C-4 (Commercial), Q (Quarry), P-R 1 (Planned Residential I), and R-F (Ranch and Farm) zoning districts in the surrounding area.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for</p>	<p>Yes. The subject property has access to US-54 Patriot Freeway and Stan Roberts Sr. Avenue which are designated as a freeway and major arterial, respectively, in the City’s Major Thoroughfare Plan.</p>

proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	The classification of these roads is appropriate for the proposed development.
<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.	None. The subject property is not located within any historic districts nor any other special designation areas.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. The proposed development is not anticipated to pose any adverse effects on the community.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	None. The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is in transition within the last 10 years in the surrounding area. The property located Stan Roberts Sr. Avenue to the north was rezoned from M-2 (Heavy Manufacturing) to C-4 (Commercial) in December 2023.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is in transition from inactive agricultural uses for the property. The established neighborhood is comprised of a residential and commercial development. The property located Stan Roberts Sr. Avenue to the north was rezoned from M-2 (Heavy Manufacturing) to C-4 (Commercial) in December 2023.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders US-54 Patriot Freeway and Stan Roberts Sr. Avenue which are designated as a freeway and major arterial, respectively, under the City's Major Thoroughfare Plan (MTP). Access is proposed from US-54 Patriot Freeway and Stan Roberts Sr. Avenue. The classification of this road is appropriate for the proposed development. All appropriate infrastructure shall be installed at the time of development, which may include sidewalks, water and sewer extensions, stormwater drainage, and roadway improvements. There are no bus stops within walkable distance (0.25 mile) of the subject property, and the closest bus stop is 2.10 miles away on Copper Town Drive and Zavi Lane.

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

**PUBLIC COMMENT:** The subject property does not lie within any neighborhood associations. Public notices were mailed to property owners within 300 feet on October 10, 2024. As of October 17, 2024, the Planning Division has not received any communication in support of or opposition to the request from the public.

**RELATED APPLICATIONS:** There is a condition release application (PZCR24-00004) running concurrently with the current rezoning application to release conditions.



### **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:

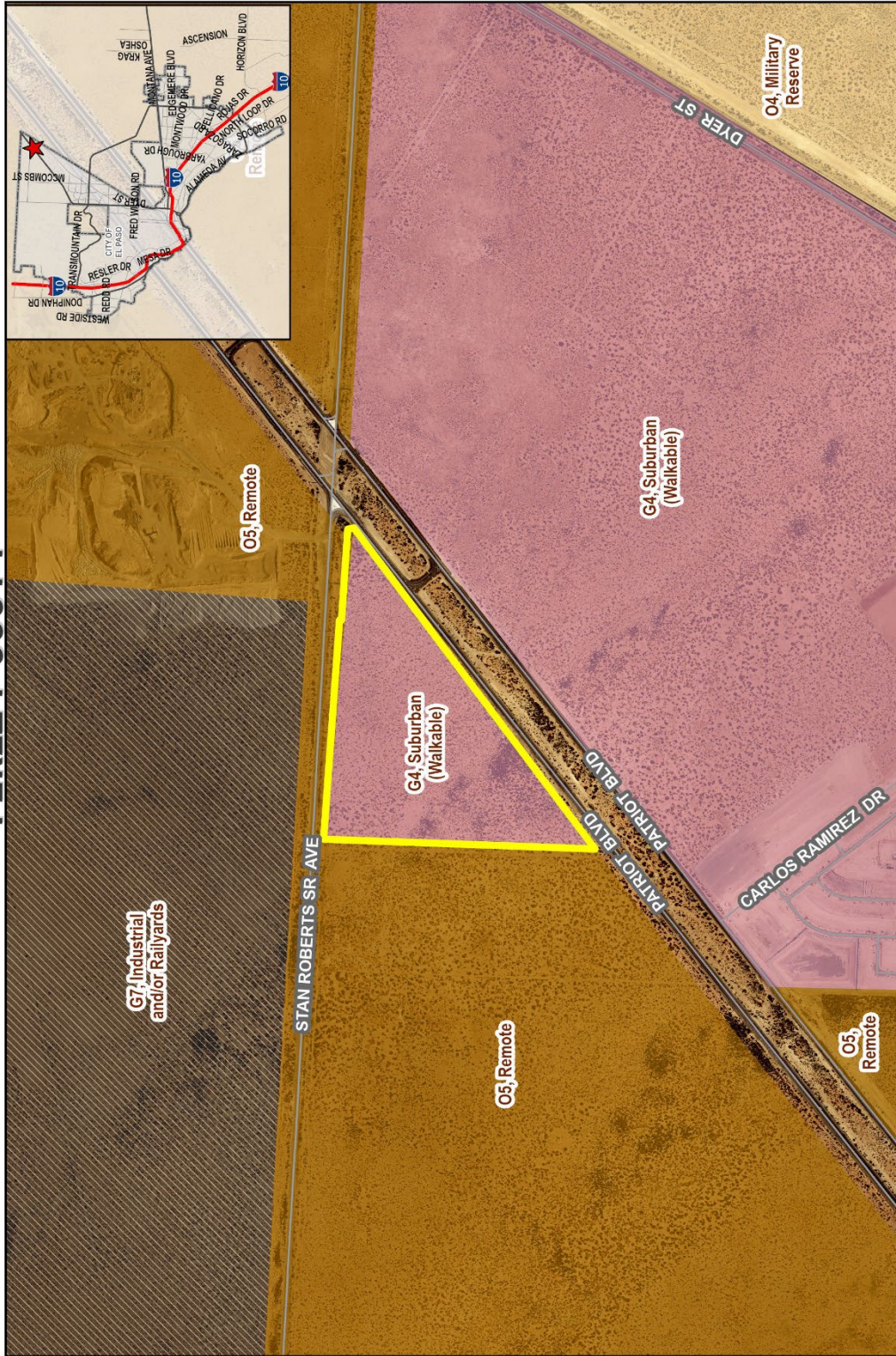
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Conceptual Site Plan
3. Ordinance No. 016754, dated October 9, 2007
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZR24-00014

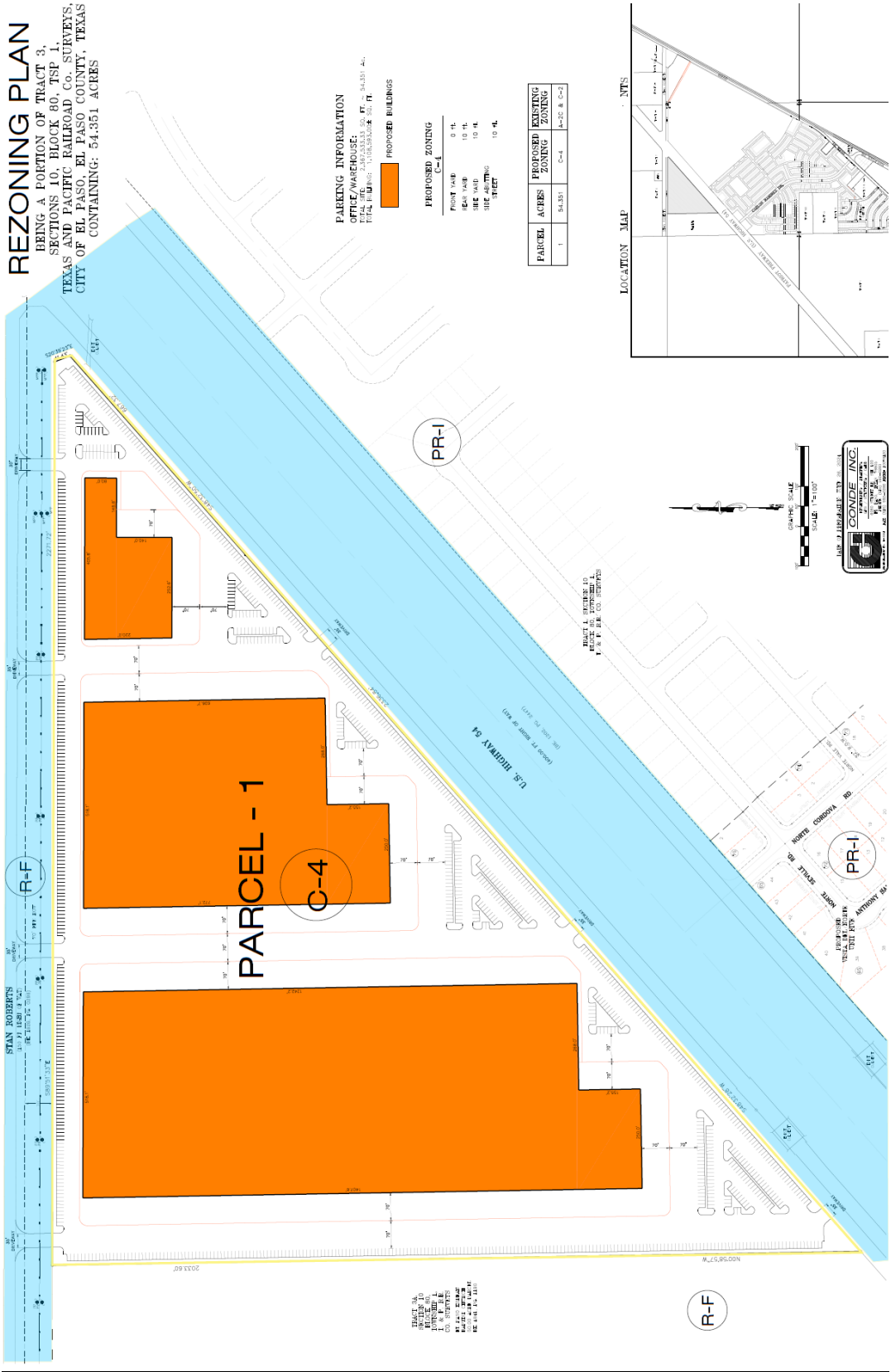


Subject Property



The map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to incorrect conclusions. The City of El Paso Planning Division makes no claim to its accuracy or completeness.

# ATTACHMENT 2



# ATTACHMENT 3

Doc# 20070099387

7A

ORDINANCE NO. 016754

CITY CLERK DEPT.

07 SEP 12 PM 3:29

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

PARCEL 1: A PORTION OF SECTION 15, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL);

PARCEL 2: A PORTION OF SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL);

PARCEL 3: A PORTION OF SECTIONS 10, 11 AND 15, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO P-R1 (PLANNED RESIDENTIAL DISTRICT 1);

PARCEL 4: A PORTION OF SECTION 11, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT);

PARCEL 5: A PORTION OF SECTIONS 2 AND 11, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL);

PARCEL 6: A PORTION OF SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL); AND,

PARCEL 7: A PORTION OF SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

Whereas, the Plan for El Paso provides for city wide land use goals and provides guidelines for commercial and office development which provides for a wide range of housing types to respond to the needs of all economic segments of the community; and,

Whereas, it is recommended, as a guideline, that residential zoning be a mixture of housing types and densities and the developer proposes such distribution; and,

Whereas, it is recommended, as a guideline, that interconnected networks of streets in residential zoning be designed to disperse and reduce the length of vehicle trips; and,

Doc #32131/Planning/ZON07-00003/Rezoning Application

1

ORDINANCE NO. 016754


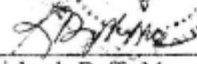
Zoning Case No. ZON07-00003

Further, that the following property be subject to the conditions described which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and residents of this City:


Parcels 1, 2, 4, 5, 6, and 7: That parking, air conditioning units, trash containers, utility boxes, and service areas shall be located in the rear of buildings and be screened from view by fencing or landscaping; and,


Parcel 3: A 12' (twelve foot) wide landscape buffer to include a hike and bike trail be required along the proposed arterial running north and south.

PASSED AND APPROVED this 9th day of October, 2007.

  
**ATTEST:**  
  
Richarda Duffy Momsen  
City Clerk

**THE CITY OF EL PASO**  
  
John F. Cook  
Mayor

**APPROVED AS TO FORM:**  
  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**  
  
Christina Valles, Lead Planner  
Development Services Department

CITY CLERK DEPT.  
07 SEP 12 PM 3:30

Doc #32131/Planning/ZON07-00003/Rezoning Application

3

ORDINANCE NO. 010754

Zoning Case No. ZON07-00003

Whereas, it is also recommended that buildings in commercial zoning be oriented to the street and developer plans will include such orientation.

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

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

**Parcel 1:** *A portion of Section 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, 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 from R-F (Ranch and Farm) to C-2 (Commercial);*

**Parcel 2:** *A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial);*

**Parcel 3:** *A portion of Sections 10, 11, and 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from R-F (Ranch and Farm) to P-R1 (Planned Residential District 1);*

**Parcel 4:** *A portion of Section 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from R-F (Ranch and Farm) to A-2 (Apartment);*

**Parcel 5:** *A portion of Sections 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial);*

**Parcel 6:** *A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial); and,*

**Parcel 7:** *A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "G", incorporated by reference, be changed from R-F (Ranch and Farm) to A-2 (Apartment).*

Doc #32131/Planning/ZON07-00003/Reasoning Application

ORDINANCE NO. 018754

Zoning Case No. ZON07-00003

CITY CLERK DEPT.  
07 SEP 12 PM 29

Being a portion of Section 15,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 1 C-4 Zoning)

**Exhibit "A"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 15, Block 80, Township 1,  
Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas,  
and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3,  
10 and 11, thence South  $14^{\circ}56'37''$  West a distance of 7145.40 feet to a point on the  
northwesterly right of way line of Dyer Street for the "TRUE POINT OF BEGINNING".


Thence along said right of way line South  $43^{\circ}16'32''$  West a distance of 897.17  
feet to a point;

Thence leaving said right of way line North  $46^{\circ}43'04''$  West a distance of 233.58  
feet to a point;

Thence North  $43^{\circ}16'32''$  East a distance of 897.15 feet to a point;

Thence South  $46^{\circ}43'28''$  East a distance of 233.58 feet to "TRUE POINT OF  
BEGINNING" and containing 4.811 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by  
GPS methods centered near this site.

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



CONDE, INC.

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

68 NOV 20 08 30 AM '06  
CITY CLERK DEPT

Being a portion of Section 10,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 2 C-4 Zoning)

**Exhibit "B"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 10, Block 80, Township 1,  
Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas,  
and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3,  
10 and 11, thence South 59°24'27" West a distance of 5101.62 feet to a point on the  
southeasterly right of way line of U.S. Highway 54 for the "TRUE POINT OF  
BEGINNING",

Thence leaving said right of way line South 41°27'32" East a distance of 267.00  
feet to a point;

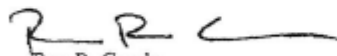
Thence South 48°32'28" West a distance of 786.05 feet to a point;

Thence South 41°58'24" West a distance of 98.59 feet to a point;

Thence North 41°27'32" West a distance of 278.28 feet to a point on the  
southeasterly right of way line U.S. Highway No. 54;

Thence along said right of way North 48°32'28" East a distance of 884.00 feet to "TRUE  
POINT OF BEGINNING" and containing 5.431 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by  
GPS methods centered near this site.

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



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

68-0144 08 10 10  
CITY CLERK 0877



Being a portion of Sections 10, 11 & 15.  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 3 R-5 Zoning)

**Exhibit "C"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Sections 10, 11 and 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

THE "TRUE POINT OF BEGINNING being a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, Block 80, Township 1, Texas and Pacific Railway Surveys.

Thence South  $89^{\circ}51'33''$  East a distance of 108.84 feet to a point;

Thence South  $61^{\circ}34'41''$  East a distance of 1876.18 feet to a point on the northwesterly right of way line of Dyer Street;

Thence along said right of way line South  $28^{\circ}25'13''$  West a distance of 5476.61 feet to a point of curve;

Thence 729.81 feet along the arc of a curve to the right which has a radius of 2814.82 feet a central angle of  $14^{\circ}51'19''$  a chord which bears South  $35^{\circ}50'53''$  West a distance of 727.76 feet to a point;

Thence along said right of way line South  $43^{\circ}16'32''$  West a distance of 277.62 feet to a point;

Thence leaving said right of way line North  $46^{\circ}43'28''$  West a distance of 490.58 feet to a point;

Thence South  $43^{\circ}16'32''$  West a distance of 280.00 feet to a point;

Thence South  $46^{\circ}43'28''$  East a distance of 490.58 feet to a point on the northwesterly right of way line of Dyer Street;

Thence along said right of way line South  $43^{\circ}16'32''$  West a distance of 272.00 feet to a point;

Thence leaving said right of way line North  $46^{\circ}43'28''$  West a distance of 233.58 feet to a point;

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

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Thence South  $43^{\circ}16'32''$  West a distance of 897.15 feet to a point;

Thence South  $46^{\circ}43'04''$  East a distance of 233.58 feet to a point on the northwesterly right of way line of Dyer Street;

Thence along said right of way line South  $43^{\circ}16'32''$  West a distance of 272.00 feet to a point;

Thence leaving said right of way line North  $46^{\circ}43'04''$  West a distance of 802.69 feet to a point;

Thence South  $43^{\circ}16'56''$  West a distance of 827.08 feet to a point;

Thence 82.36 feet along the arc of a curve to the right which has a radius of 528.82 feet a central angle of  $08^{\circ}55'24''$  a chord which bears North  $05^{\circ}18'37''$  West a distance of 82.28 feet to a point;

Thence North  $01^{\circ}03'34''$  West a distance of 400.34 feet to a point;

Thence South  $88^{\circ}56'26''$  West a distance of 70.00 feet to a point;

Thence 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of  $90^{\circ}00'00''$  a chord which bears South  $43^{\circ}56'26''$  West a distance of 28.28 feet to a point;

Thence South  $88^{\circ}56'26''$  West a distance of 135.00 feet to a point of curve;

Thence 541.92 feet along the arc of a curve to the right which has a radius of 345.00 feet a central angle of  $90^{\circ}00'00''$  a chord which bears North  $46^{\circ}03'34''$  West a distance of 487.90 feet to a point;

Thence North  $01^{\circ}03'34''$  West a distance of 160.00 feet to a point;

Thence North  $88^{\circ}56'26''$  East a distance of 880.00 feet to a point;

Thence North  $01^{\circ}03'34''$  West a distance of 1555.84 feet to a point;

Thence North  $89^{\circ}58'14''$  West a distance of 1650.30 feet to a point;

Thence North  $00^{\circ}58'52''$  West a distance of 1947.85 feet to a point on the southwesterly right of way line of U.S. Highway 54;

CONDE, INC.  
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Being a portion of Section 11,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 4 A-2 Zoning)

**Exhibit "D"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence along the line between section 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys South 89°51'33" East a distance of 108.84 feet to a point for the "TRUE POINT OF BEGINNING".

Thence continuing along said line South 89°51'33" East a distance of 1381.01 feet to a point;

Thence leaving said line South 43°56'40" East a distance of 272.83 feet to a point;

Thence South 61°34'41" East a distance of 399.99 feet to a point on the northwesterly right of way line of Dyer Street;

Thence along said right of way line South 28°25'13" West a distance of 571.67 feet to a point;

Thence North 61°34'41" West a distance of 1876.18 feet to "TRUE POINT OF BEGINNING" and containing 4.878 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

*R R C*

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



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

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CITY CLERK 03-11

Being a portion of Sections 2 and 11,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas,  
December 6, 2006  
(Parcel 5 C-4 Zoning)

**Exhibit "E"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Sections 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence along the line between section 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys South 89°51'33" East a distance of 1489.85 feet to a point for the "TRUE POINT OF BEGINNING".

Thence leaving said line North 28°25'13" East a distance of 79.49 feet to a point on the southerly right of way line of Stan Roberts;

Thence along said right of way line South 89°51'33" East a distance of 717.60 feet to a point;

Thence South 00°08'27" West a distance of 59.20 feet to a point on the northwesterly right of way line of Dyer Street;

Thence along said right of way line South 28°25'13" West a distance of 450.00 feet to a point;

Thence leaving said line North 61°34'41" West a distance of 399.99 feet to a point;

Thence North 43°56'40" West a distance of 272.83 feet to "TRUE POINT OF BEGINNING" and containing 4.878 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

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



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

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CITY CLERK DEPT

Being a portion of Section 10,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 6 C-4 Zoning)

**Exhibit "F"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 10, Block 80, Township 1,  
Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas,  
and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3,  
10 and 11, thence along the line between section 3 and 10, Block 80, Township 1, Texas  
and Pacific Railway Company Surveys North 89°51'33" West a distance of 2109.31 feet  
to a point on the southerly right of way line of Sean Haggerty for the "TRUE POINT OF  
BEGINNING".

Thence South 20°39'23" East a distance of 41.43 feet to a point on the  
northwesterly right of way line of U.S. Highway No. 54;


Thence along said line South 48°32'50" West a distance of 667.32 feet to a point;

Thence leaving said right of way line North 41°27'32" West a distance of 301.28  
feet to a point;

Thence North 00°58'57" West a distance of 256.48 feet to a point on the  
southerly right of way line of Sean Haggerty;

Thence along said right of way line South 89°51'33" East a distance of 689.42 feet to  
"TRUE POINT OF BEGINNING" and containing 4.685 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by  
GPS methods centered near this site.

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



CONDE, INC.

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Being a portion of Section 10,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 7 C-4 Zoning)

**Exhibit "G"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 10, Block 80, Township 1,  
Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas,  
and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3,  
10 and 11, thence along the line between section 3 and 10, Block 80, Township 1, Texas  
and Pacific Railway Company Surveys North 89°51'33" West a distance of 2798.72 feet  
to a point on the southerly right of way line of Sean Haggerty for the "TRUE POINT OF  
BEGINNING".

Thence leaving said line South 00°58'57" East a distance of 256.48 feet to a  
point;

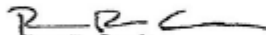
Thence South 41°27'32" East a distance of 301.28 feet to a point on the  
northwesterly right of way line of U.S. Highway No. 54;

Thence along said right of way line South 48°32'28" West a distance of 2336.84  
feet to a point;

Thence leaving said right of way line North 00°58'57" West a distance of  
2033.60 feet to a point on the southerly right of way line of Sean Haggerty;

Thence along said right of way line South 89°51'33" East a distance of 1582.30 feet to  
"TRUE POINT OF BEGINNING" and containing 49.666 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by  
GPS methods centered near this site.

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



CONDE, INC.

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Thence along said right of way line North 48°32'28" East a distance of 224.00 feet to a point;

Thence leaving said right of way line South 41°27'32" East a distance of 278.28 feet to a point;

Thence North 41°58'24" East a distance of 98.59 feet to a point;

Thence North 48°32'28" East a distance of 786.05 feet to a point;

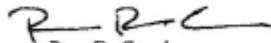
Thence North 41°27'32" West a distance of 267.00 feet to a point on the southwesterly right of way line of U.S. Highway 54;

Thence along said right of way line North 48°32'28" East a distance of 2750.74 feet to point;

Thence along said right of way line North 48°32'50" East a distance of 1176.28 feet to point on the line between sections 3 and 10, block 80, Township 1, Texas and Pacific Railway Surveys;

Thence along said line South 89°51'33" East a distance of 1448.41 feet to "TRUE POINT OF BEGINNING" and containing 670.024 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

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



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

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# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial zone district in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-4, Suburban (Walkable) for the future land use designation. The recommended conditions are the following:

1. *That within twenty feet (20') from the property line abutting US-54, no parking or vehicular storage or display shall be allowed.*

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

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

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

1. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements at the time of grading permit.
2. Provide if there are any dedication or public improvement plans for the proportional share in the R.O.W. (US Highway 54 and Stan Robert).
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision, including calculations.
4. Provide a 5ft sidewalk abutting the property line or a minimum 7ft sidewalk abutting an arterial street at the time of grading permit.
5. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.

*Note: Comments will be addressed at the subdivision platting and building permit stage.*

## **Fire Department**

No comments received.

## **Environment Services**

Environment Service Department does not object to this request.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

US 54 is a Texas Department of Transportation (TXDoT) right of way (ROW).



### **Streets and Maintenance Department**

1. TIA is required. Scope meeting needs to be schedule to discuss parameters.
2. Construct at least 5 ft wide sidewalks adjacent to property
3. Construct ADA ramps where needed
4. Striping and signage improvements
5. 30 ft driveway at Stan Roberts shall be remove or relocate
6. Coordinate with TXDOT via driveway access on US 54 (Patriot Freeway)

*Note: TIA is deferred to subdivision platting stage. Comments will be addressed at subdivision platting and building permitting stages.*

### **Texas Department of Transportation (TxDOT)**

Please have the requestor submit a layout with spacing between proposed driveways showing that TXDOT spacing requirements are met.

*Note: Comments will be addressed at building permit stage.*

### **Sun Metro**

No comments received.

### **El Paso Water**

EPWater-PSB does not object to this request.

The subject property is located within the City of El Paso Northeast Impact Fee service area. Impact fees are assessed and collected after the El Paso Water receives an application for water and/or sanitary sewer services

There are no water/sewer mains in the vicinity of the subject property at this time. Water and sewer can be made available in the manner described below.

#### **Water:**

Currently a 24-inch water transmission main along Stan Roberts Sr. Avenue is under construction. Estimated time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. A small diameter main extension will be required to provide service.

#### **Sanitary Sewer:**

Currently a 21-inch sanitary sewer interceptor along Stan Roberts Sr. Avenue is under construction. Estimated time of completion is fall of 2025. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. A small diameter main extension will be required to provide service.

#### **General:**

Water and sanitary sewer main extensions will be required to provide. Main extensions shall cover the frontage. Easements may be required. Main extension and easements acquisition costs are the responsibility of the Owner

EPWater-PSB 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.

#### **Stormwater:**

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

- 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.
- EPWater-SW requires on-site retention of all developed runoff; ensure runoff does not flow off-site.
- The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.

**El Paso County 911 District**

The 911 District has no comments/concerns regarding this zoning.

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

The item is not within the boundaries of EPCWID1.

**El Paso Electric Company**

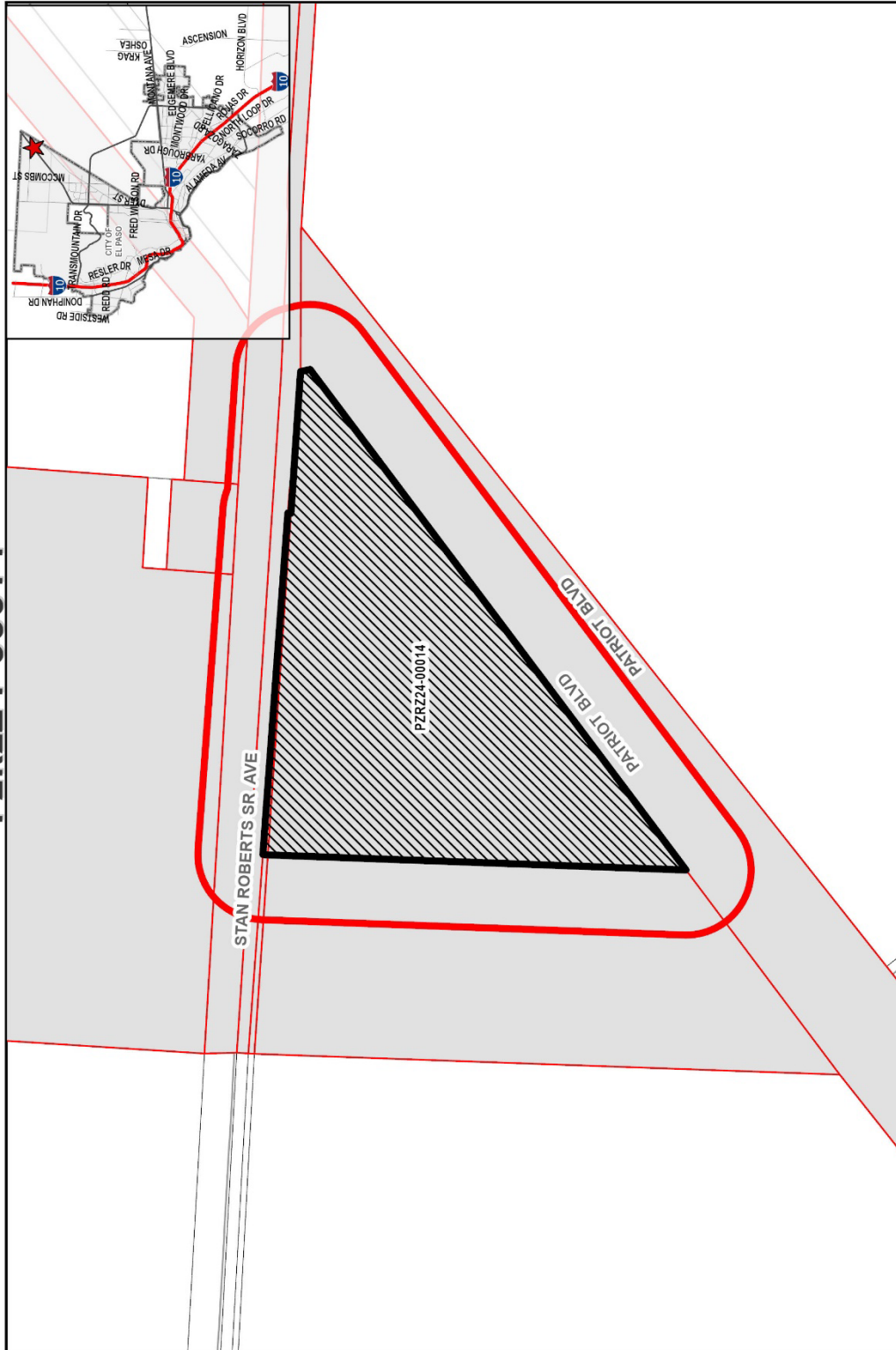
We have no comments for the rezoning for Stan Roberts Sr and Patriot Freeway. We have attached a copy of the ROW Guidelines for the developer, we have an existing transmission line along Stan Roberts Sr.

**Texas Gas Service**

No adverse comments.

# ATTACHMENT 5

PZRZ24-00014



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used as a legal instrument. It may be required to draw accurate conclusions. Encumbrances 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
-  300 Feet Notice Area
-  Notified Properties