

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: January 21, 2020

PUBLIC HEARING DATE: February 18, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov

Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

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

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

SUBJECT:

An Ordinance changing the zoning of the property described as Tracts 6A2, 7A2 and 8A1A, and A portion of Tracts 5A, 5A2, 6A, 8A1A, 8A1B, 9A, 10A7, and 10A8, Block 54, Ysleta Grant Surveys City of El Paso, El Paso County, Texas from A-O (Apartment/office/special contract) & C-3 (Commercial) to R-5 (Residential/special contract). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Northeast corner of Lee Treviño Dr. & Castner Dr.; Owners: Albert Saab, Richard I. Saab, Edward A. Saab, William C. Saab, Robert A. Saab, Andrew P. Saab, Sylvia A. Zychowski, Linda J. Kamos; PZRZ19-00002 (District 7)

BACKGROUND / DISCUSSION:

On September 26, 2019, the CPC reviewed and recommended approval of the proposed rezoning.

SELECTION SUMMARY:

N/A

PROTESTS:

☒ No protest received for this requirement.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided: ☐ Yes or ☒ No

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspections Department

PZRZ19-00002

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 6A2, 7A2 AND 8A1A, AND A PORTION OF TRACTS 5A, 5A2, 6A, 8A1A, 8A1B, 9A, 10A7, AND 10A8, BLOCK 54, YSLETA GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-O/SC (APARTMENT/OFFICE/SPECIAL CONTRACT) & C-3 (COMMERCIAL) TO R-5 (RESIDENTIAL/SPECIAL CONTRACT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of Tracts 6A2, 7A2 and 8A1A, and A portion of Tracts 5A, 5A2, 6A, 8A1A, 8A1B, 9A, 10A7, and 10A8, Block 54, Ysleta Grant Surveys, located in the City of El Paso, El Paso County, Texas, be changed from A-O/sc (Apartment/office/special contract) & C-3 (Commercial) to R-5 (Residential/special contract), 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.

ADOPTED this _____ day of _____, 2020.

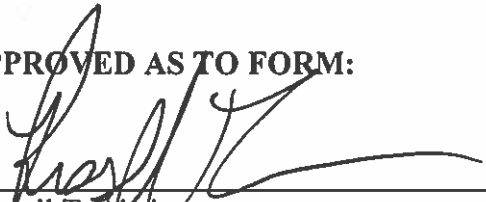
THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

19-1007-2552 | 951520

Northeast corner of Lee Trevino Dr. & Castner Dr.-(related to PZST19-00003)

RTA

PZRZ19-00002

EXHIBIT "A"

DORADO ENGINEERING, INC.

2717 E. YANDELL EL PASO, TEXAS 79903 (915) 562-0002 FAX (915) 562-7743

PROPOSED GRAN VISTA ESTATES UNIT TWO

Metes and Bounds description of a parcel of land being all of Tracts 6A2, 7A2 and 8A1A, and a portion of Tracts 5A, 5A2, 6A, 7A, 8A1A, 8A1B, 9A, 10A7 and 10A8, Block 54, Ysleta Grant Surveys City of El Paso, County of El Paso and being more particularly described as follows;

From an existing city monument located at the centerline intersection of Barandal Drive and Castner Street, said monument bears South 54°48'49" East along the centerline of Castner Street, a distance of two hundred ninety five and fifty six hundredths (295.56) feet to an existing city monument located at the centerline intersection of Castner Street and Silvestre Road; Thence North 15°57'00" East along the centerline of Barandal Drive, a distance of eighty six and thirty one hundredths (86.31) feet to a nail for a corner; Thence North 74°05'09" West across Barandal Drive, a distance of thirty and no hundredths (30.00) feet for a corner for a curve to the right, said corner lying on the westerly Right-of-Way line of Barandal Drive said corner being the Point Of Beginning for this description;

Thence along an arc of a curve to the right a distance of thirty eight and thirteen hundredths (38.13) feet said curve having a central angle of 109°14'11", a radius of twenty and no hundredths (20.00) feet, a chord bearing of South 70°34'05" West a distance of thirty two and sixty one hundredths (32.61) feet to a set rebar on the northerly Right-of-Way line of Castner Drive;

Thence North 54°48'49" West along the northerly Right-of-Way Castner Drive a distance of one hundred ninety nine and twenty two hundredths (199.22) feet to a point for a curve to the left;

Thence along and arc of a curve to the left, said arc being on the northerly Right-of-Way a Castner Drive a distance of three hundred twelve and twenty nine hundredths (312.29) feet said curve having a central angle of 19°14'11", a radius of nine hundred thirty and fifteen hundredths (930.15) feet, a chord bearing of North 64°25'54" West a distance of three hundred ten and eighty two hundredths (310.82) feet to a point;

Thence North 74°03'00" West along the northerly Right-of-Way of Castner Drive a distance of two and eighty six hundredths (2.86) feet to the southwest corner of the proposed Gran Vista Estates Unit Two Subdivision;

Thence North 15°57'00" East along the westerly line of the proposed Gran Vista Estates Unit Two Subdivision a distance of eight hundred forty five and fifty hundredths (845.50) feet for a corner on the southerly Right-of-Way line of the proposed extension of Highland Drive for a curve to the left;

Thence along the arc of a curve to the left, said arc being the southerly Right-of-Way line of proposed extension of Highland Drive, a distance of two hundred ten and twenty seven hundredths (210.27) feet, said curve having a central angle of 16°32'03", a radius of seven hundred twenty eight and sixty six hundredths (728.66) feet, a chord bearing of North 65°46'58" West and a chord distance of two hundred nine and fifty four hundredths (209.54) feet to a point;

Thence North 74°03'00" West along the southerly Right-of-Way line of the proposed extension of Highland Drive a distance of seventeen and eighty eight hundredths (17.88) feet for a corner on the easterly Right-of-Way line of Lee Trevino Drive;

Thence North 15°57'00" East along the easterly Right-of-Way line of Lee Trevino Drive a distance of fifty two and no hundredths (52.00) feet for a corner;

Thence South 74°03'00" East along the Northerly Right-of-Way line of the proposed extension of Highland Drive a distance of seventeen and eighty eight hundredths (17.88) feet for a point for a curve to the right;

Thence along the arc of a curve to the right, said arc being the northerly Right-of-Way line of the proposed extension of Highland Drive, a distance of two hundred nine and eighty eight hundredths (209.88) feet said curve having a central angle of 15°24'15", a radius of seven hundred eighty and sixty six hundredths (780.66) feet a chord bearing of South 66°20'51" East with a chord distance of two hundred nine and twenty five hundredths (209.35) feet for a corner on the westerly line of the proposed Gran Vista Estates Unit Two Subdivision;

Thence North 15°57'00" East along the westerly line of the proposed Gran Vista Estates Unit Two Subdivision a distance of one thousand one hundred fifty five and six hundredths (1,155.06) feet to the Northwesterly of the proposed Gran Vista Estates Unit Two Subdivision for a curve to the right;

Thence along a curve to the right, said arc being the northerly line of the proposed Gran Vista Estates Unit Two Subdivision, a distance of fifty seven and forty four hundredths (57.44) feet said curve having a central angle of 05°25'39", a radius of six hundred six and thirty six hundredths (606.36) feet a chord bearing of South 45°01'24" East along and chord distance of fifty seven and forty four hundredths (57.44) feet to a point;

Thence South 42°38'46" East along the northerly line of the proposed Gran Vista Estates Unit Two Subdivision a distance of one thousand four hundred thirteen and forty six hundredths (1,413.46) feet to the northwest corner of Gran Vista Estates Unit One Subdivision for a curve to the left;

Thence along the arc of a curve, said arc being the west line of Gran Vista Estates Unit One Subdivision, a distance of thirty and sixty six hundredths (30.66) feet with a central angle of $87^{\circ}49'56''$ a radius of twenty and no hundredths (20.00) feet a chord bearing of South $86^{\circ}33'46''$ West and a chord distance of twenty seven and seventy four hundredths (27.74) feet to a point;

Thence South $49^{\circ}31'18''$ West along the westerly line of Gran Vista Estates Unit One Subdivision a distance of eight and six hundredths (8.06) feet to a point for a curve to the left;

Thence along the arc of a curve, said arc being the westerly line of Gran Vista Estates Unit One Subdivision, a distance of two hundred eighty eight and twenty eight hundredths (288.28) feet said curve having a central angle of $33^{\circ}34'18''$ a chord bearing of South $32^{\circ}44'09''$ West a chord distance of two hundred eighty four and seventeen hundredths (284.17) feet to a point;

Thence South $15^{\circ}57'00''$ West along the westerly line of Gran Vista Estates Unit One Subdivision a distance of four hundred eighty eight and seventy two hundredths (488.72) feet to a point for a curve to the left;

Thence along an arc of a curve to the left said curve being the westerly line of Gran Vista Estates Unit One, a distance twenty four and seventy hundredths (24.70) feet, said curve having a central angle of $70^{\circ}45'49''$ a radius of twenty and no hundredths (20.00) feet a chord bearing of South $19^{\circ}25'54''$ East a chord distance of twenty three and sixteen hundredths (23.16) feet to a point on the northerly Right-of-Way line of Highland Drive;

Thence North $54^{\circ}48'49''$ West along the northerly Right-of-Way line of Highland Drive a distance of six hundred sixty nine and eighty one hundredths (669.81) feet to the intersection of the northerly Right-of-Way line of Highland Drive and the westerly Right-of-Way line of Barandal Drive;

Thence South $15^{\circ}57'00''$ West along the westerly Right-of-Way line of Barandal Drive a distance of eight hundred seventeen and twenty five hundredths (817.25) feet to a point for a curve to the right said point being the Point Of Beginning for this Description;

Said Parcel of land contains 1,623,192.00 square feet or 37.2634 acres of land more or less.

Prepared by,


Fermin Dorado, R.P.L.S.



October 5, 2018

MEMORANDUM

DATE: January 10, 2020

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Adriana Martinez, Planner

SUBJECT: PZRZ19-00002

The City Plan Commission (CPC), on September 26, 2019 voted 8-0 to recommend **Approval** to the rezoning of the property described as Tracts 6A2, 7A2 and 8A1A, and A portion of Tracts 5A, 5A2, 6A, 8A1A, 8A1B, 9A, 10A7, and 10A8, Block 54, Ysleta Grant Surveys City of El Paso, El Paso County, Texas from A-O (Apartment/office/special contract) & C-3 (Commercial) to R-5 (Residential/special contract). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning has received 8 calls of inquiry, 2 calls in support, and 2 letters in support to the rezoning request.

Property Owner: Albert Saab, Richard I. Saab, Edward A. Saab, William C. Saab, Robert A. Saab, Andrew P. Saab, Sylvia A. Zychowski, Linda J. Kamos

Applicant: Albert Saab

Representative: Albert Saab

Attachments:
Staff Report

Northeast corner of Lee Treviño Dr. & Castner Dr.

City Plan Commission — September 26, 2019

PZRZ19-00002 – Rezoning (Revised)

REZONING



CASE NUMBER: PZRZ19-00002
CASE MANAGER: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER: Albert Saab, Richard I. Saab, Edward A. Saab, William C. Saab, Robert A. Saab, Andrew P. Saab, Sylvia A. Zychowski, Linda J. Kamos
REPRESENTATIVE: Dorado Engineering Group, Inc
LOCATION: Northeast corner of Lee Treviño Dr. & Castner Dr., District 7
PROPERTY AREA: 37.26 acres
REQUEST: To rezone from A-O/sc (Apartment/office/special contract) & C-3 (Commercial) to R-5/sc (Residential/special contract)
RELATED APPLICATIONS: Special Permit, PZST19-00003
PUBLIC INPUT: Planning has received 8 calls of inquiry, 2 calls in support, and 2 letters in support to the rezoning request; Notices sent to property owners within 300 feet on September 12, 2019.

SUMMARY OF REQUEST: The property owner is requesting a rezoning from A-O/sc (Apartment/office/special contract) & C-3 (Commercial) to R-5/sc (Residential/special contract) to allow for a planned residential development in an R-5 (Residential) zone district.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating recommended **APPROVAL** of the rezoning request on February 26, 2019.

The proposed development is consistent with the adjacent residential development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-3, Post-war, use designation of Plan El Paso, of the City's Comprehensive Plan.

PZRZ19-00002 & PZST19-00003



DESCRIPTION OF REQUEST: The property owner is requesting to rezone the subject property from A-O/sc (Apartment/office/special contract) & C-3 (Commercial) to R-5/sc (Residential/special contract) to allow for a residential development in an R-5 (Residential) zone district. The property is located in the Northeast corner of Lee Treviño Dr. & Castner Dr within the Mission Valley Planning Area. The area of the rezoning request is 37.2634 acres. The detailed site development plan proposes 233-unit single-family dwellings and a park. The property is currently vacant. Access to the subject property is proposed from Lee Treviño Drive, Yermoland Dr., Highland Ave., Barandal Dr., and Castner Dr.

PREVIOUS CASE HISTORY: The Development Coordinating recommended **APPROVAL** of the rezoning request on February 26, 2019.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent residential development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-3, Post-war, use designation of Plan El Paso, of the City's Comprehensive Plan.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The proposed development is in conformance with the G-3, Post-war land designation of Plan El Paso, of the City's Comprehensive Plan and remains consistent with the established neighborhood. The proposed development is adding an additional 233 single family dwellings to and underdeveloped parcel. The surrounding zone districts are R-3 (Residential), A-Os/c (Apartment/office/special contract), R5/sc/sp (Residential/special condition/special permit), A-M/sc (Apartment/Mobile Home/special contract), and S-D (Special District).</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-5 (Residential) District: Low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes. The proposed residential development is meets the established character of the surrounding residential districts.</p>
<p>Preferred Development Locations: Is the subject property in a preferred development location, such as along a major arterial?</p>	<p>Yes, the subject property is located along Lee Treviño Drive, which is classified as a major arterial road.</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</p>	<p>N/A</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
adopted small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development does not represent any adverse effects on the community. It has the potential to maximize the use of undeveloped lots.
Natural Environment: Anticipated effects on the natural environment.	Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	Yes, the areas has been stable no rezoning has been recorded within the last ten years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older area of the city, which represent stability within the the G-3, Post-war land designation. The proposed use is permitted in the R-5 (Residential) zone district.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Lee Treviño Drive, Yermoland Dr., Highland Ave., Barandal Dr., and Castner Dr. There is an existing 12-inch diameter water main that extends along the east side of Lee Treviño Dr. This main ends 66 feet north of Castner Dr. This water main is available for extension.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

PUBLIC COMMENT: The proposed development lies within the Mission Valley Civic Neighborhood Association and Corridor 20 Civic Association. Planning has received 8 calls of inquiry, 2 calls in support, and 2 letters in support to the rezoning request; Notices sent to property owners within 300 feet on September 12, 2019.

RELATED APPLICATIONS: PZST19-00003 / Special Permit to allow for planned residential development in R-5 (Residential) zone district with a lot width reduction from the required 45' to 43'.

OTHER APPLICABLE FACTORS: Approval of the rezoning by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

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.

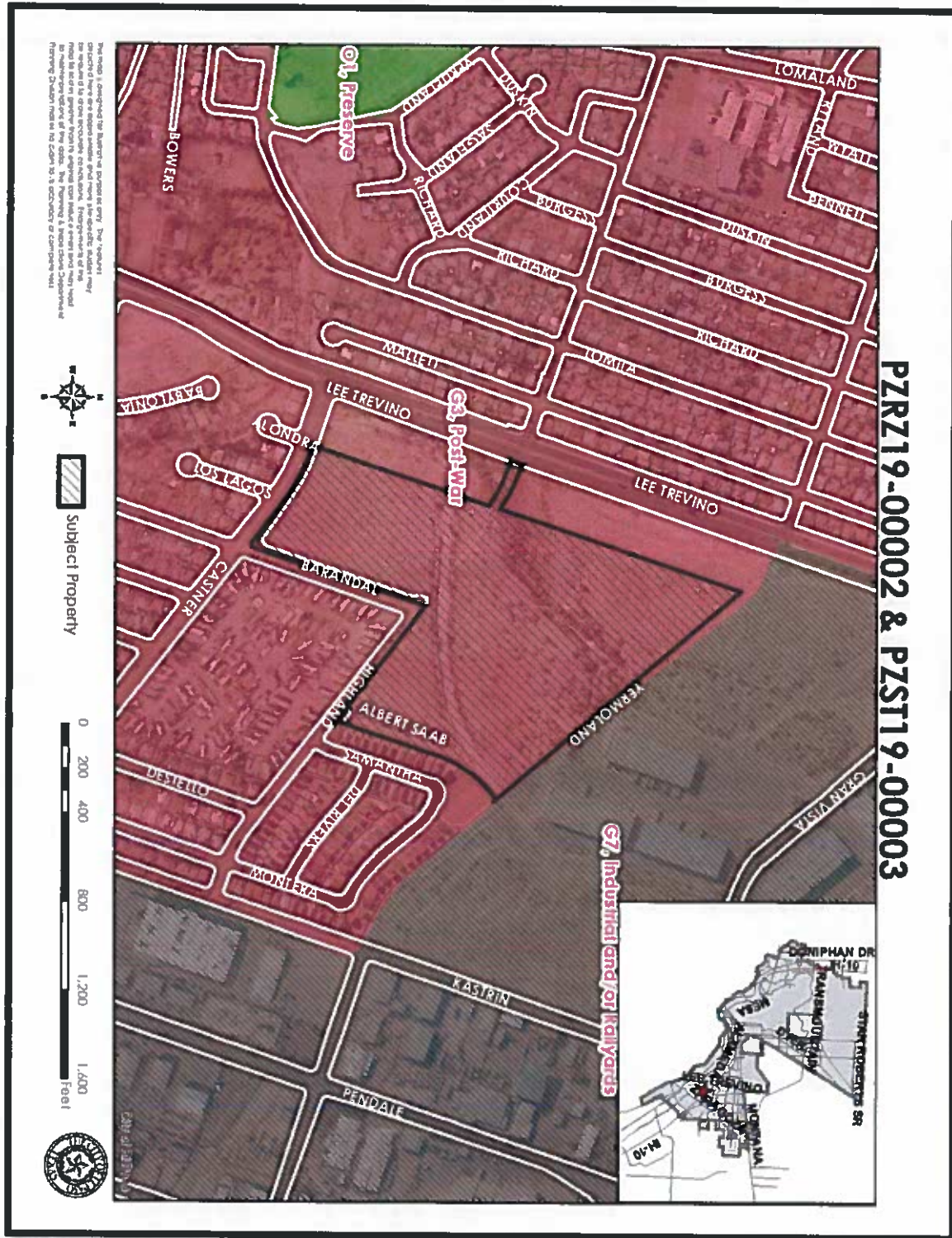
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of Plan El Paso as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Letters in Support
5. Detailed Site Plan
6. Ordinance No. 008700

ATTACHMENT 1

Future Land Use Map



ATTACHMENT 2

Department Comments

Planning and Inspections Department

No objections to the rezoning.

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

Texas Department of Transportation

TxDOT has no comment. proposed development is not abutting TxDOT Right of Way.

Planning and Inspections Department – Landscaping Division

Recommended approval.

Planning and Inspections Department – Land Development

Recommend Approval.

Note the following to be reviewed at the subdivision stage.

1. Hydraulic Capacity, Channel
2. 100 year Hydraulic line
3. Grading plans
4. Slope stability
5. Sediment Bulking
6. Crossing structures at the streets
7. How on-site flows will be handled and discharged
8. Impacts on other areas
9. Professional Engineer's stamp with signature and date

Fire Department

Recommend Approval.

Police Department

There are no objections on the proposed rezoning.

Sun Metro

Recommend Approval

Parks

We have reviewed PZRZ19-00002 & PZST19-00003 applications and have no objections to the proposed rezoning or special permit however, in order for the Director of the Parks Department to provide an affirmative recommendation; a concept plan needs to be provided addressing below mentioned Parkland ordinance requirements which shall be placed as a condition and fully applicable during the subdivision application process.

1. Per Site Plan, proposed development is proposing 233 residential lots requiring applicant/developer to dedicate at minimum 2.33 acres of "Parkland" to comply with the ordinance requirements.
2. Park site location shall be placed near the center of the subdivision it serves.

3. Park shall be placed no further than one-quarter mile measured by walking distance (not radius distance) from any residence it serves.
4. Entire boundary of the parkland shall abut a public/private street, dedicated open space, and or identified arroyos.
5. Proposed "Storm Water Course/Landscaped Trail" (attached) main use is for drainage purposed therefore, this will not be consider a Park/Pond nor as parkland therefore this shall be reviewed and approved by El Paso Water Utilities (EPWU) and the city engineer or city floodplain administrator as an alternative storm drain design.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the east side of Lee Trevino Dr. This main ends 66 feet north of Castner Dr. This water main is available for extension.

There is an existing 8-inch diameter water main that extends along the north side of Castner Dr., approximately 35-feet south of and parallel to the northern right of way line of Castner Dr. This water main is available for service and extensions.

There is an existing 12-inch diameter water main that extends along the north side of Highland Dr., approximately 25-feet south of and parallel to the northern right of way line of Highland Dr. that goes through the Lee Trevino Drive intersection that EPWater would require be connected to the 8-inch diameter water main that extends along the north side of Highland Dr., approximately 20-feet south of and parallel to the northern right of way line of Highland Dr. that goes through the Samantha Ln. intersection.

EPWater records indicate there are no water services serving the subject property.

Previous water pressure from fire hydrant #5302 located at southeast corner of Alondra Wy. and Castner Dr., has yielded a static pressure of 80 psi, a residual pressure of 72 psi, and a discharge of 750 gallons per minute.

Sewer:

There is an existing 24-inch diameter sanitary sewer main that extends along the west side of Lee Trevino Dr., located approximately 71-feet east of and parallel to the eastern right of way line of Lee Trevino Dr. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board Rules and Regulations

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Castner Dr. between Lee Trevino Dr. and Los Lagos Wy. located approximately 40-feet north of and parallel to the southern right of way line of Caster Dr. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Barandal Dr. between Castner Dr. and Highland Ave. located approximately 25-feet east of and parallel to the western right of way line of Barandal Dr. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Highland Ave. between Barandal Dr. and the property's east boundary line located approximately 25-feet

north of and parallel to the southern right of way line of Highland Ave. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along a 20-foot easement parallel to the property's east boundary line. This sanitary sewer main is available for service and main extension.

There is an existing 8-inch diameter sanitary sewer main that extends along an existing 20-foot easement along the future Yermoland Dr. 390 feet west of above described main. (Item 11) This sanitary sewer main is available for service.

General:

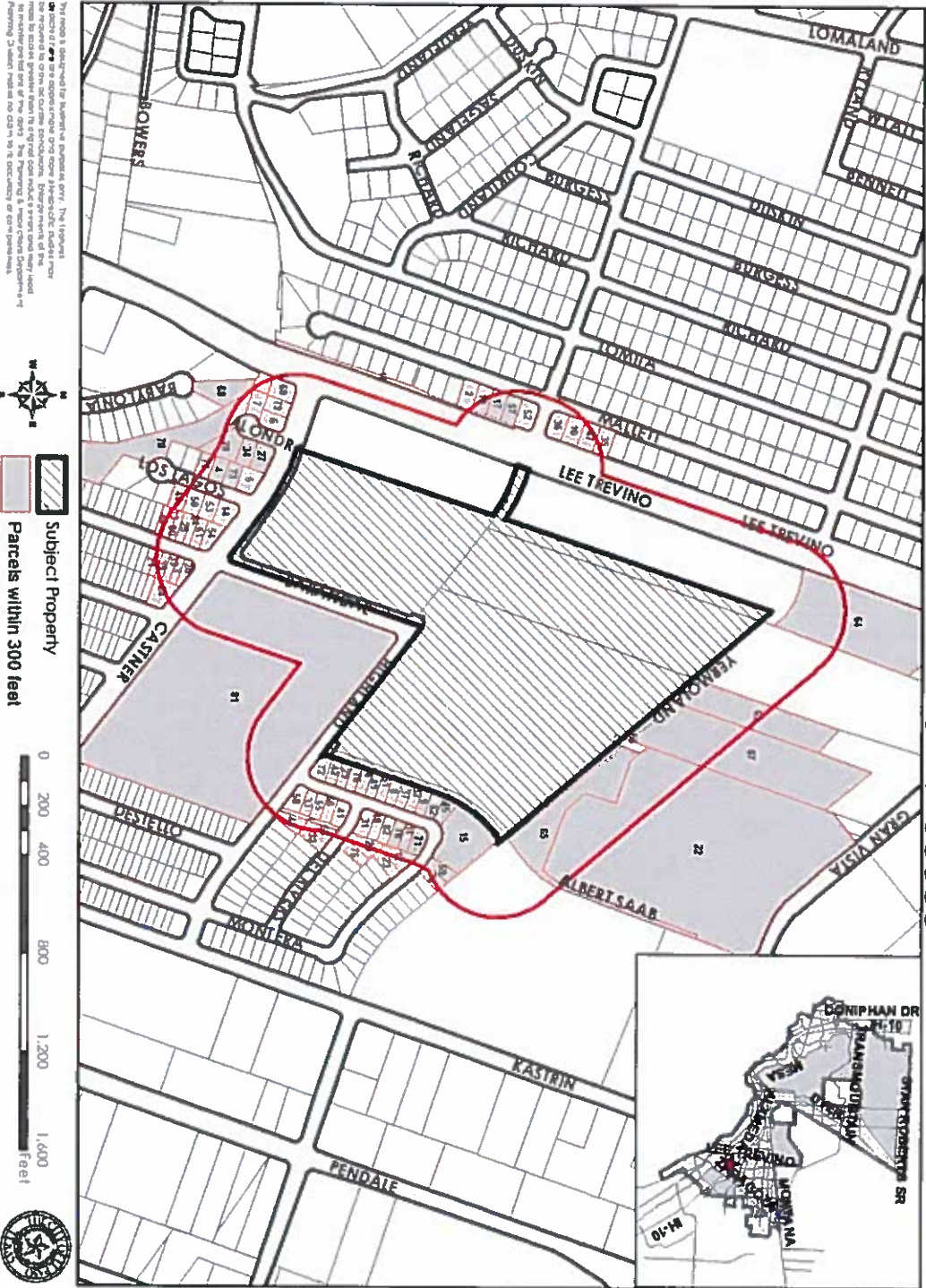
EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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 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:

Note the following to be reviewed at the subdivision stage.

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.
2. EPW-Stormwater Engineering reviewed preliminary plans for this proposed development; the developer wanted to discharge into the Lee Trevino Channel, but we told the developer that this channel did not have the capacity and that storm water runoff needed to be addressed within the subdivision via retention ponds. The Proposed ponding area/s shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

Notification Map



ATTACHMENT 4

Letters in support

MISSION VALLEY CIVIC ASSOCIATION

July 20, 2019

Saab Development Corporation
8520 Gateway Blvd. East
El Paso, TX 79907

Ref: Gran Vista Estates Unit Two

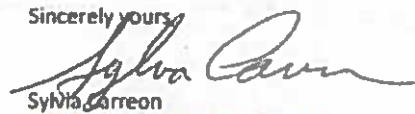
Dear Mr. Edward Saab,

I, Sylvia Carreon, am president of the Mission Valley Civic Association and we have been in receipt of your rezone application since 2017 awaiting the final concept. We have had several meetings and you conducted a presentation to our community members earlier this year. We were all very impressed with the knowledge that our community was getting homes in our neighborhood! We visited the park area proposed and are in total support of the location and the concept of this pocket linear park for this project. The new linear park, for mostly adult use, will give great compliment to the already existing children's park.

The location of the community park planned for this project works perfect for the families moving into these area homes, since they all will have access to the New Lomaland Recreation Center being built at Lomaland Park which will be operational by summer of 2020. Lomaland Park is only a few blocks from many of the homes being built with this project.

The Mission Valley Civic Association is in total support of the Gran Vista Estate Project and would like to see construction start as soon as possible! Thank you Mr. Saab for thinking of families and not only warehouses!

Sincerely yours,



Sylvia Carreon

Longhorn_1989@hotmail.com

925 Richard Dr. El Paso, Texas 79907 915 227-2738



**Lomaland Neighborhood
Association**

925 Richard Dr.
El Paso, TX 79907
915-227-2738

July 20, 2019

Saab Development Corporation
8520 Gateway Blvd. East
El Paso, Texas 79907

REF: Gran Vista Estates Unit Two

Dear Mr. Edward Saab:

I, Cynthia Harrington, treasurer and acting representative of the Lomaland Neighborhood Association, am writing today to confirm our excitement and anticipation of your proposed housing community, Gran Vista Estates Unit Two. After meeting with you both privately and in our community meetings, I must convey that our members were very impressed with the initial concept you provided — especially with the linear walking park you plan on placing next to the existing children's park in your Gran Vista Estates Unit One.

The fact that you have taken the health and "entertainment" of both children and their parents (or other caretakers) into consideration in your conceptual drawings speaks toward the city's own attempts at providing more activities and healthy locations for its citizens.

I also serve as a volunteer at a local elementary school and with the YISD Bond Oversight Committee and YISD Facilities Assessment Committee. In that respect, I can state that the prospect of increased residency in the area is always welcomed and anticipated.

Lomaland Neighborhood Association fully supports your proposed neighborhood and the rezoning application you have requested since 2017. We look forward to our continued collaboration on the betterment of our neighborhoods.

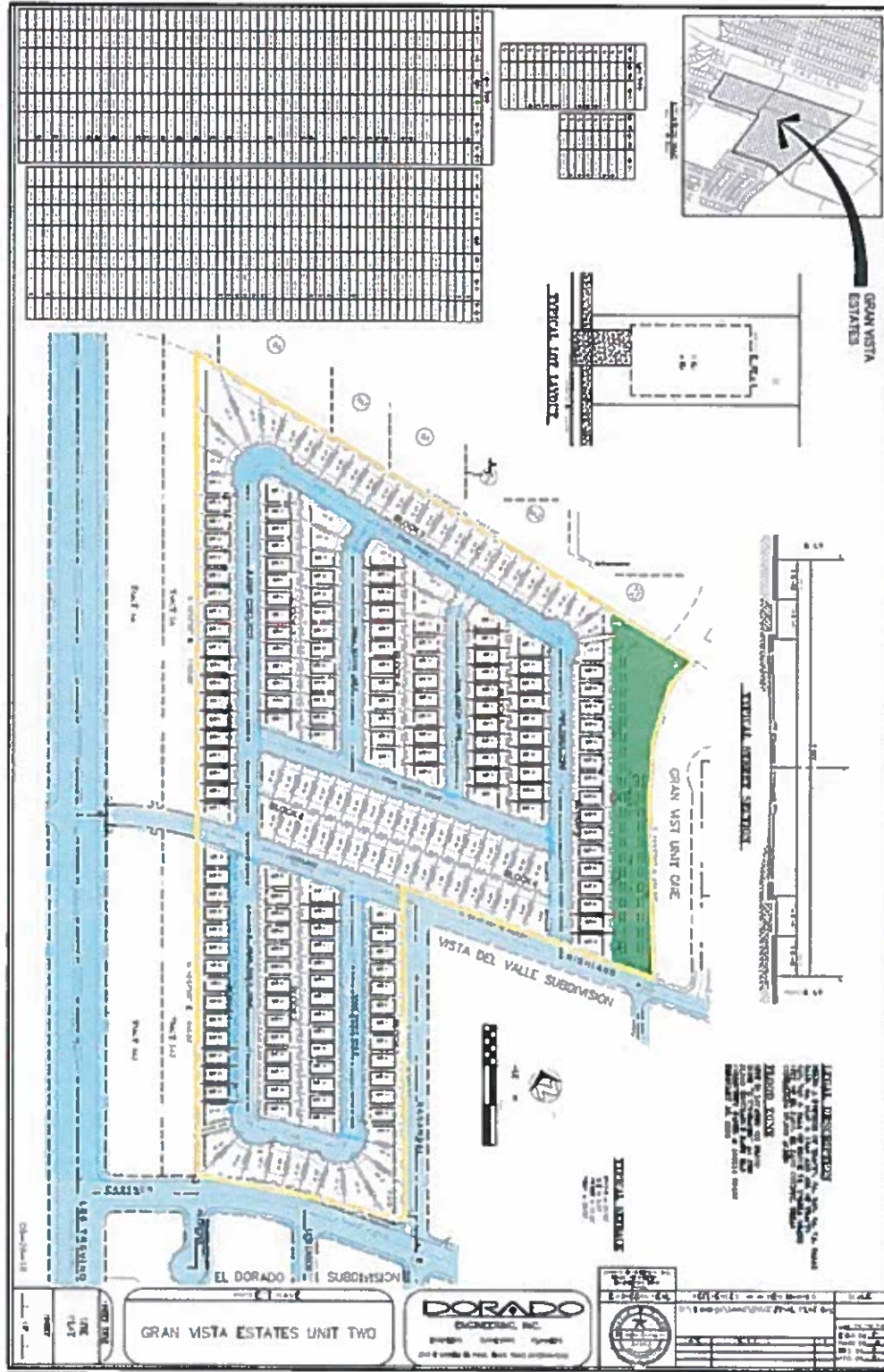
Thank you, Mr. Saab, for thinking of families and their needs.

Respectfully,

Cynthia Harrington
Secretary
Lomaland Neighborhood Association
(915) 479-0274
hpcfamly@sbcglobal.net

ATTACHMENT 5

Detailed Site Development Plan



ATTACHMENT 6

Ordinance No. 008700

008700

AN ORDINANCE CHANGING THE ZONING
OF A PORTIONS OF TRACTS 4A, 5A, 8A, 9A, 10A,
11A, 12A and 13A, BLOCK 54, YSLETA GRANT,
THE PENALTY BEING AS PROVIDED IN
SECTION 25-96 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of portions of Tracts 4A, 5A, 8A, 9A, 10A, 11A,
12A and 13A, Block 54, Ysleta Grant, as more particularly described by
metes and bounds in the attached Exhibits "A," "B" and "C," be changed
from A-2 (Apartment) and P-1 (Planned Industrial) to C-1 (Commercial),
A-O (Apartment/Office) and A-M (Apartment/Mobile Home) Districts
within the meaning of the zoning ordinance, subject to a special
contract placing certain restrictions, conditions and covenants on the
property, and that the zoning map of the City of El Paso be revised
accordingly.

PASSED AND APPROVED this 10th day of June, 1986.

Jonathan W. Rye
Mayor

ATTEST:
Carole Hunter
City Clerk

APPROVED AS TO FORM:

John A. Baker
Assistant City Attorney

APPROVED AS TO CONTENT:

Ray S. Sledge
Planning Department

I CERTIFY THAT THE FOLLOWING ZONING MAPS

HAVE BEEN REVISED: 10
8-25-86 COUNTER
8-22-86 ORIGINAL
8-25-86 John S. Sledge
8-25-86 CONTROL Ray S. Sledge

I certify that the zoning map has been revised to
reflect the amendment of ordinance 8700
Date 8-25-86

RECEIVED

OCT - 1 1986

PLANNING DEPARTMENT

86-5171

008700

correct dated 6-10-86

PROPERTY DESCRIPTION
PARCEL NO. 1
4.425 ACRES

Being a portion of Tracts 4 & 5, Block 54, Ysleta Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the centerline intersection of Lee Trevino Drive and Castner Street;

THENCE, along the centerline of Castner Street, South $74^{\circ}03'00''$ East, distance of 241.12 to a point;

THENCE, North $15^{\circ}57'00''$ East, a distance of 45.00 to a point in the north right-of-way line of Castner Street for the POINT OF BEGINNING of the herein described tract;

THENCE, North $15^{\circ}57'00''$ East, a distance of 170.00 feet to a point for corner;

THENCE, North $74^{\circ}03'00''$ West, a distance of 170.00 feet to a point in the east right-of-way line of Lee Trevino Drive;

THENCE, North $15^{\circ}57'00''$ East, a distance of 727.37 feet with the east right-of-way line of Lee Trevino Drive to a point for the northwest corner of this tract;

THENCE, South $74^{\circ}07'56''$ East, a distance of 19.92 feet to a point for corner;

THENCE, along the arc a curve to the right (Delta Angle = $17^{\circ}50'40''$, Radius = 750.66 feet, Chord = South $65^{\circ}12'36''$ East, 232.84 feet) a distance of 233.79 feet to a point for the northeast corner of this tract;

THENCE, South $15^{\circ}57'00''$ West, a distance of 861.85 feet to a point in the north right-of-way line of Castner Street for the southeast corner of this tract;

THENCE, with the north right-of-way line of Castner Street, along the arc of a curve to the left (Delta Angle = $01^{\circ}16'26''$, Radius = 930.14 feet, Chord = North $73^{\circ}24'47''$ West, 20.68 feet) a distance of 20.68 feet to a point for corner;

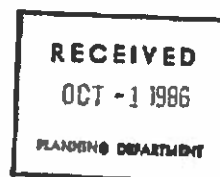
THENCE, North $74^{\circ}03'00''$ West, with the north right-of-way line of Castner Street, a distance of 59.32 feet to the POINT OF BEGINNING and containing 4.425 acres of land.

Prepared By:
FAUGHT & ASSOCIATES INC.
El Paso, Texas
April 11, 1986
Job No. 5532-01

9261

86-5171

008700



PROPERTY DESCRIPTION
PARCEL NO. 2
13.224 ACRES

Being a portion of Tracts 8A, 9A, 10A, Block 54, Ysleta Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of Castner Street and Barandal Drive;

THENCE, North 15°57'00" East, a distance of 861.75 feet with the centerline of Barandal Drive to the southwest corner and POINT OF BEGINNING for the herein described tract;

THENCE, North 15°57'00" East, a distance of 732.01 feet to a point for corner;

THENCE, along the arc a curve to the right (Delta Angle = 33°34'18", Radius = 476.67 feet, Chord = North 32°44'09" East, 275.32 feet) a distance of 279.30 feet to a point for corner;

THENCE, North 49°31'18" East, a distance of 55.00 feet to the point for the northwest corner of this tract;

THENCE, South 40°28'42" East, a distance of 680.00 feet to a point for the northeast corner of this tract;

THENCE, South 49°31'18" West, a distance of 55.00 feet to a point for corner;

THENCE, along the arc of a curve to the left (Delta Angle = 33°34'18", Radius = 521.99 feet, Chord = South 32°44'09" West, 301.50 feet) a distance of 305.86 feet to a point for corner;

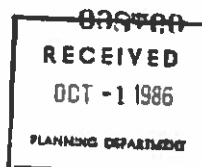
THENCE, South 15°57'00" West, a distance of 525.99 feet to a point for the southeast corner of this tract;

THENCE, North 54°48'49" West, a distance of 592.07 feet to the POINT OF BEGINNING and containing 13.224 acres of land.

Prepared By:
FAUGHT & ASSOCIATES INC.
El Paso, Texas
April 11, 1986
Job No. 5532-01

P-3 to A-0

86-5171



PROPERTY DESCRIPTION
PARCEL NO. 3
16.899 ACRES

Being a portion of Tracts 10A, 11, 12 and 13, Block 54, Ysleta Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the centerline intersection of Highland Avenue and Kastrin Street;

THENCE, North 74°03'00" West, a distance of 30.00 to the POINT OF BEGINNING for the herein described tract;

THENCE, North 74°03'00" West, a distance of 104.39 feet to a point for corner;

THENCE, along the arc a curve to the right (Delta Angle = 19°14'11", Radius = 708.12 feet, Chord = North 64°25'55" West, 236.63 feet) a distance of 237.74 feet to a point for corner;

THENCE, North 54°48'49" West, a distance of 633.05 feet to a point for the westerly corner of said tract;

THENCE, North 15°57'00" East, a distance of 525.99 feet to a point for corner;

THENCE, along the arc a curve to the right (Delta Angle = 33°34'18", Radius = 521.99 feet, Chord = North 32°44'09" East, 301.50 feet) a distance of 305.86 feet to a point for corner;

THENCE, North 49°31'18" East, a distance of 55.00 feet to a point for the northerly corner of said Tract;

THENCE, South 40°28'42" East, a distance of 493.61 feet to a point for corner;

THENCE, along the arc of a curve to the left (Delta Angle = 33°34'18", Radius = 663.02 feet, Chord = South 57°15'51" East, 382.96 feet) a distance of 388.49 feet to a point for corner;

THENCE, South 74°03'00" East, a distance of 40.00 feet to a point in the west right-of-way line of Kastrin Street for the east corner of this tract;

THENCE, South 15°57'00" West, with the west line of Kastrin Street, a distance of 725.02 feet to the POINT OF BEGINNING and containing 16.899 acres.

Prepared By:
FAUGHT & ASSOCIATES INC.
El Paso, Texas
April 11, 1986
Job No. 5532-01

P. J. LAM

0-26700

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OCT -1 1986

PLANNING DEPARTMENT

86-5171

THE STATE OF TEXAS)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT, made this 10th day of June, 1986, by and between ALBERT SAAB, First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning portions of Tracts 4A, 5A, 8A, 9A, 10A, 11A, 12A and 13A, Block 54, Ysleta Grant, City and County of El Paso, Texas, which are more particularly described by metes and bounds in the attached Exhibits "A," "B" and "C," which are made a part hereof by reference.

To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from A-2 (Apartment) and P-1 (Planned Industrial) to C-1 (Commercial), A-O (Apartment/Office) and A-M (Apartment/Mobile Home) Districts within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

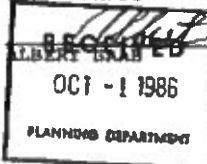
A subdivision plat must be filed of record for each parcel before a building permit is issued for said parcel.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and his successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity, or necessitating the amendment of, the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

FIRST PARTY



ARD #8700 (6-10-86)

86-5171

THE CITY OF EL PASO
Second Party

By *Albert Saar*
Mayor

ATTEST:

Carole Hinder
City Clerk

APPROVED AS TO CONTENT:

Ray Hinder
Planning Department

APPROVED AS TO FORM:

John Hinder
Assistant City Attorney

THE STATE OF TEXAS)
COUNTY OF EL PASO)



This instrument was acknowledged before me on this 1st day
of June, 1986, by ALBERT SAAR.

My Commission Expires:

4-30-90

Robert A. Saar
Notary Public, State of Texas
ROBERT A. SAAR

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 10th day
of June, 1986, by JONATHAN W. ROGERS as Mayor
of the City of El Paso.

My Commission Expires:

4-30-88

Sharon Rodgers
Notary Public, State of Texas

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OCT -1 1986

PLANNING DEPARTMENT

ORD. 0700 (6-10-86)

86-5171

RESOLUTION


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with ALBERT SAAB placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 008700 more particularly known as portions of Tracts 4A, 5A, 8A, 9A, 10A, 11A, 12A and 13A, Block 54, Ysleta Grant (northeast corner of Highland Avenue and Kastrin Street).

ADOPTED this 10th day of June, 1986.



Mayor

ATTEST:


City Clerk

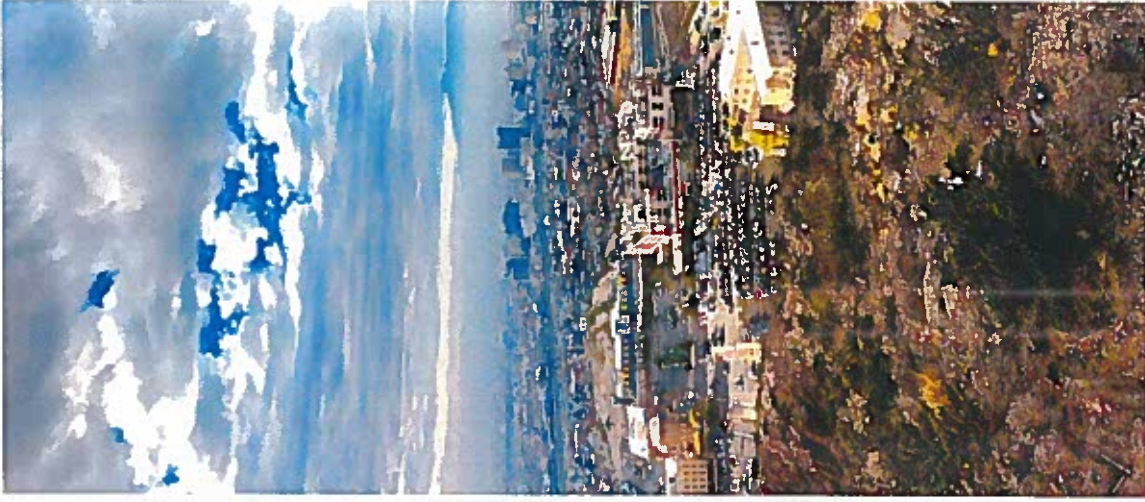
APPROVED AS TO FORM:



Assistant City Attorney



86-5171



Recommendation | Public Input 1

Planning Division recommendation:

Approval

CPC Vote:

Approval Recommendation

Public Input:

- Planning has received 8 calls of inquiry, 2 calls in support, and 2 letters in support to the rezoning request.

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

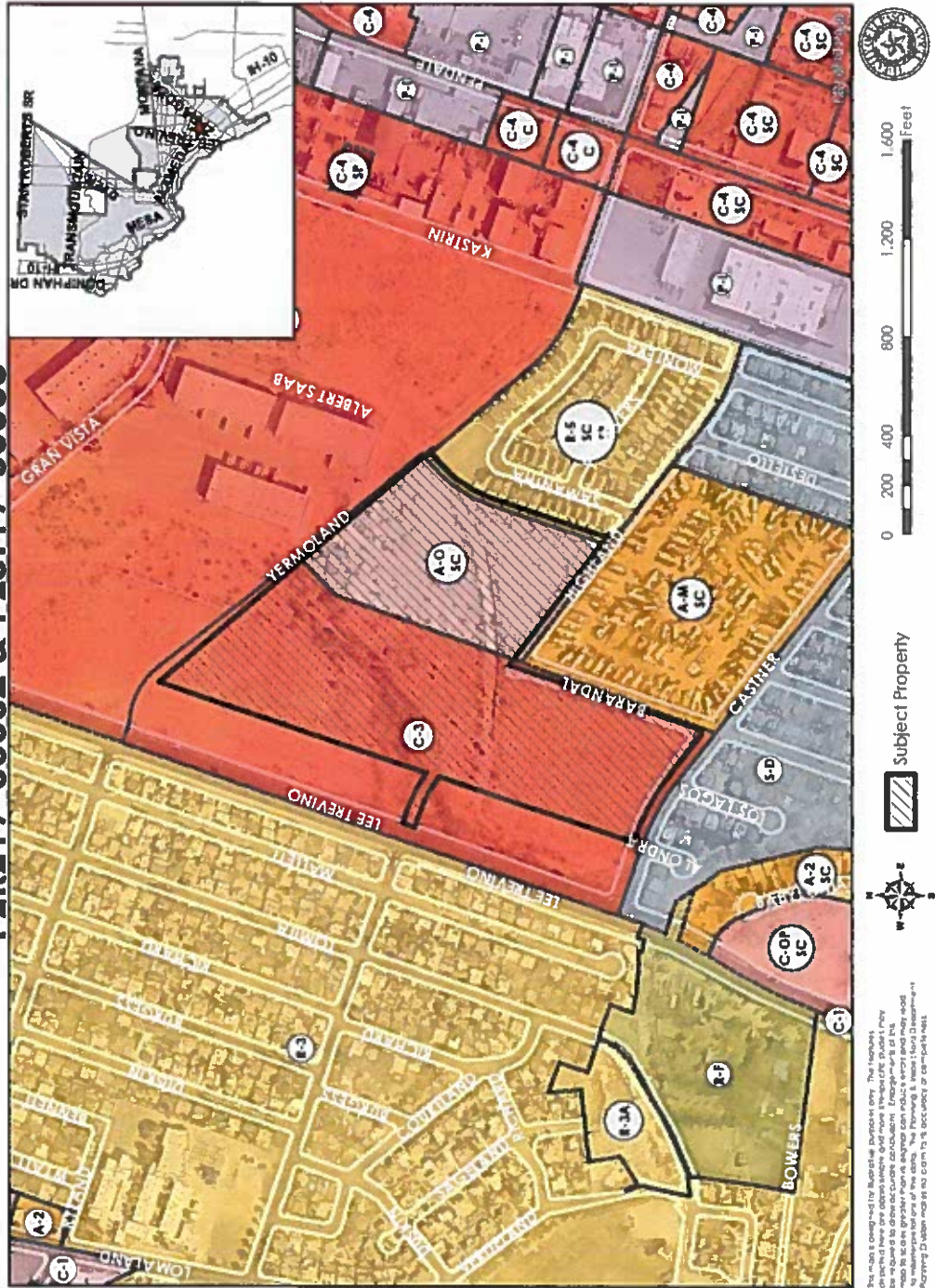
REZONING PZRZ19-00002

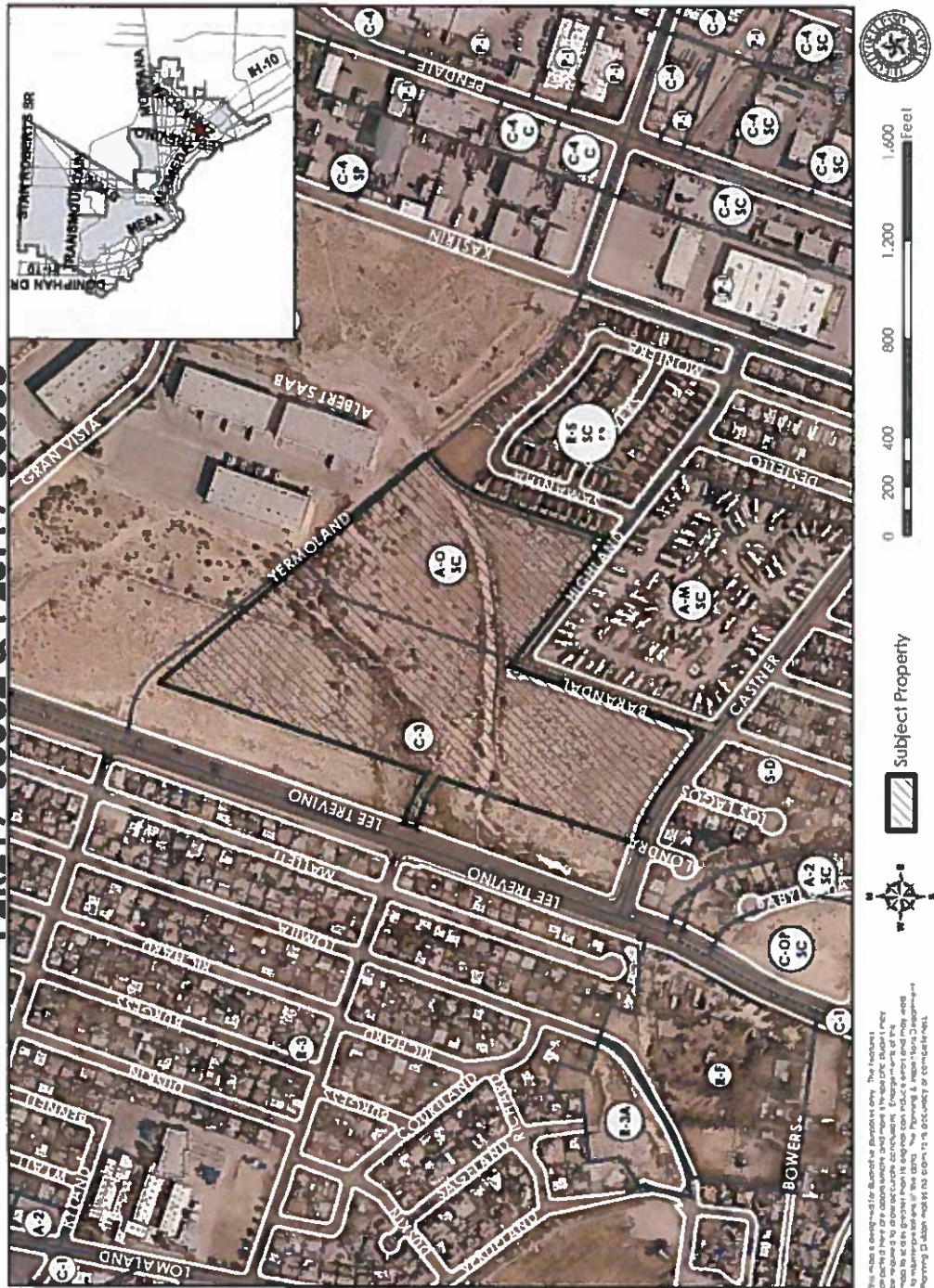


Northeast corner of Lee Treviño Dr. & Castner Dr.

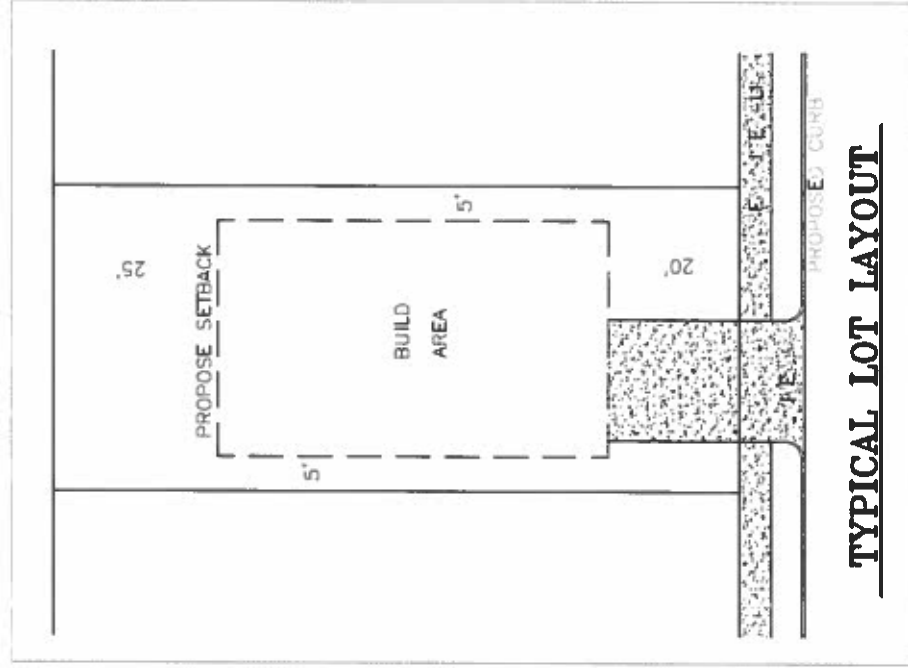


PZRZ19-00002 & PZST19-00003





Dimensional Standards

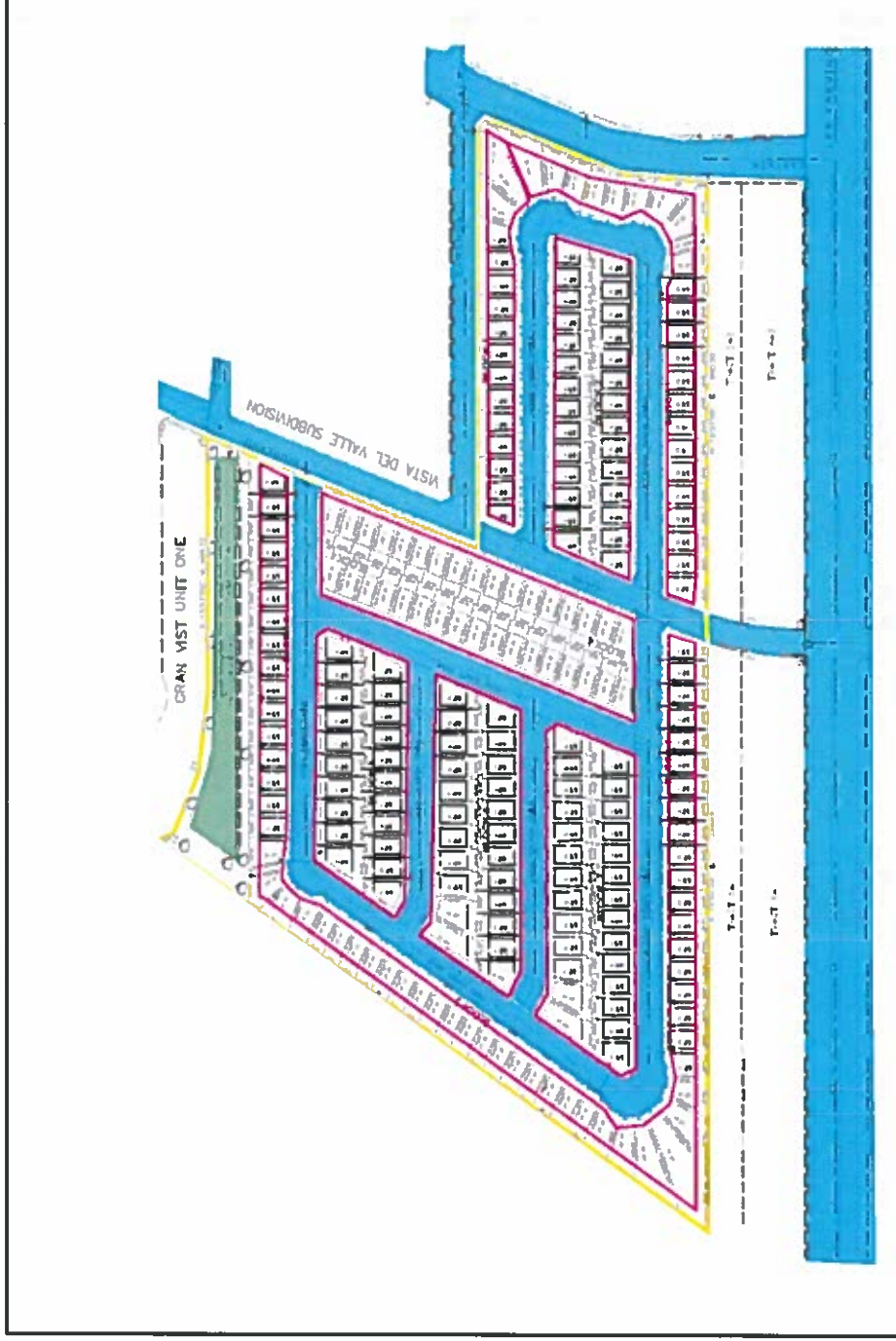


TYPICAL LOT LAYOUT

	R-5 Setbacks (Required)		Special Permit for Planned Residential Development
	Front Yard	10 ft. (except 20' driveway must be provided)	
Rear Yard		10 ft.	20 ft.
Side Yard		5 ft.	25 ft.
Side Abutting St.		10 ft.	5 ft.
Min. Lot Size		4,500 s.f.	10 ft.
Min. Lot Width		45' Min.	4515 s.f.
Min. Lot Depth		90' Min.	43' Min.
Unit/Acre		7 Max	105' Min.
			7 Max

Detailed Site Development Plan

6

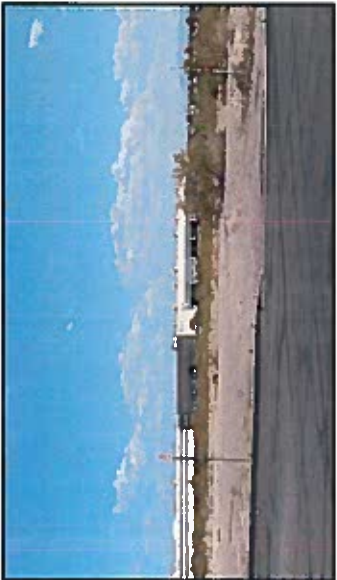


Subject Property

7



2



THANK YOU

