

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: May 1, 2018  
Public Hearing: May 29, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov  
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 5

**SUBJECT:**

An Ordinance changing the zoning of the property of the following Parcels: Parcel 1: A portion of Lot 1, Wells Park Addition First Replat; and a portion of Tracts 20-A, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from C-1 (Commercial) to C-3/c (Commercial/condition); and, Parcel 2: all of Lots 2 thru 7, 59 thru 61, 108 thru 119, a 20 feet alley, portions of Sharon Drive & Michael Drive, Wells Park Addition first Replat; and a portion of Tracts 20-H, 20-J, & 20-T, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-3 (Residential) to C-3/c (Commercial/condition). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Montana Avenue and West of Joe Battle Boulevard. Property Owners: Linda Mohr & Robert Melton, John G. Switzer, John & Cathy B. Warner, Floyd N. Bartlett, BM Tierra L.P., Jose L. & Elvira Etchart, William A Loewenstein, Allan Mills, Lois G. Fox, Lorenzo T. & Tomas W. Arenas, John H. Trien, Amador Valdez, TCA Investments Corporation, Omar D. Alvarez, Mary W. Sachs, The Brothers Four Investments, LLC, Paul Janis L. Robertson, and Richard & Lobelia G. Yetter. PZRZ17-00019 (**District 5**)

**BACKGROUND / DISCUSSION:**

On October 5, 2017, the CPC reviewed and recommended approval of the rezoning request.

**PRIOR COUNCIL ACTION:**

On December 12, 2017 City Council voted to delete this item due to tax issues.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (6-0)

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

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Victor Morrison-Vega  
Planning and Inspection Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## **MEMORANDUM**

**DATE:** April 20, 2018

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT: PZRZ17-00019**

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The City Plan Commission (CPC) on October 5, 2017, voted 6-0 to recommend **approval** Parcel 1 from C-1 (Commercial) to C-3 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial) with the following condition:

*A 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

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, that the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any communication in support or opposition to the rezoning request.

**Property Owner:** Linda Mohr & Robert Melton, John G. Switzer, John & Cathy B. Warner, Floyd N. Bartlett, BM Tierra L.P., Jose L. & Elvira Etchart, William A Loewenstein, Allan Mills, Lois G. Fox, Lorenzo T. & Tomas W. Arenas, John H. Trien, Amador Valdez, TCA Investments Corporation, Omar D. Alvarez, Mary W. Sachs, The Brothers Four Investments, LLC, Paul Janis L. Robertson, and Richard & Lobelia G. Yetter

**Representative:** Conde, Inc.

**Attachments:**  
Staff Report

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

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING PARCELS: PARCEL 1: A PORTION OF LOT 1, WELLS PARK ADDITION FIRST REPLAT; AND A PORTION OF TRACTS 20-A, SECTION 32, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL) TO C-3/C (COMMERCIAL/CONDITION); AND, PARCEL 2: ALL OF LOTS 2 THRU 7, 59 THRU 61, 108 THRU 119, A 20 FEET ALLEY, PORTIONS OF SHARON DRIVE & MICHAEL DRIVE, WELLS PARK ADDITION FIRST REPLAT; AND A PORTION OF TRACTS 20-H, 20-J, & 20-T, SECTION 32, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) TO C-3/C (COMMERCIAL/CONDITION). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Parcel 1*: A portion of Lot 1, Wells Park Addition First Replat; and a portion of Tracts 20-A, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; *and, Parcel 2*: All of Lots 2 thru 7, 59 thru 61, 108 thru 119, a 20 feet alley, portions of Sharon Drive & Michael Drive, Wells Park Addition First Replat; and a portion of Tracts 20-H, 20-J, & 20-T, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, here found as follows: **PARCEL 1: FROM C-1 (Commercial) TO C-3/c (Commercial/condition); AND, PARCEL 2: FROM R-3 (RESIDENTIAL) TO C-3/c (Commercial/condition)**, 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 density of use 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:

*"A 10 foot landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten feet (10 feet) in height shall be placed at fifteen (15') feet on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy."*

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 \_\_\_\_\_, 2018.

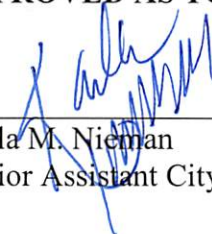
**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nieman  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department

## EXHIBIT "A"

Prepared for: GAB Enterprises, L.P.;  
July 28, 2017  
(Proposed Rezoning (C-1 to C-3 Parcel I))

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of lot 1 Wells Park Addition First Replat; and a portion of Tracts 20-A, Section 32, Block 79, Township 2, 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:

Commencing for reference at a found TX. D.O.T. brass cap stamped "633+21.44" on the westerly right of way line of Joe Battle Boulevard (Loop 375), as referenced by right of way map Control No. 2552, Sec. 2, sheets 12&13, from which a found TX.D.O.T. Brass cap stamped "21+00" on the westerly right of way line of Joe Battle Blvd. (Loop 375) bears North 02°35'43" West a distance of 1202.12; Thence along the westerly right of way of Joe Battle Blvd., North 02°47'03" West (North 00°16'57" East, R.O.W. Map, Control No. 2552, Sec. 2) a distance of 600.68 feet to a found ½" rebar with cap marked TX "5152" for the "TRUE POINT OF BEGINNING"

Thence leaving said right of way line, South 89°59'48" West (North 86°56'12" West Vol. 2, Pg. 48) a distance of 84.64 feet to a found ½" rebar with cap marked TX "5152";

Thence, North 00°32'42" West (North 00°33'00" West Vol. 2, Pg. 48) a distance of 378.53 feet to a found. ½" rebar with cap marked TX "5152";

Thence, South 89°27'18" West (South 89°27'00" West Vol. 2, Pg. 48) a distance of 300.00 to a found. ½" rebar;

Thence, North 00°32'42" West (North 00°33'00" West Vol. 2, Pg. 48) a distance of 274.56 feet to a found. ½" rebar on the southerly right of way line on Montana Avenue;

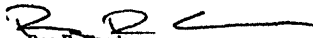
Thence along said right of way line, North 81°15'20" East (North 81°12'00" East Vol. 2, Pg. 48) a distance of 269.39 to a set ½" rebar;

Thence leaving said right-of-way line, South 47°47'03" East (South 44°43'03 East, R.O.W. Map, Control No. 2552, Sec. 2) a distance of 134.10 feet to a found Texas Department of Transportation brass cap stamped 621+00 on the westerly right-of-way line of Joe Battle Blvd. (Loop 375);

Thence along said right-of-way line, South 00°30'44" East (South 02°33'16" West, R.O.W. Map, Control No. 2552, Sec. 2) a distance of 100.00 feet to a point;

Thence continuing along said right-of-way line, South 02°47'03" East (South 00°16'57" West, R.O.W. Map, Control No. 2552, Sec. 2) a distance of 501.64 feet to the "TRUE POINT OF BEGINNING" and containing 134,199.94 square feet or 3.0808 acres of land more or less.

A plat of even date accompanies this Metes and Bounds.

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



CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283  
FAX (915) 592-0286 FIRM NO. 10078100

Prepared for: GAB Enterprises, L.P.;  
July 28, 2017  
(Proposed Rezoning (R-3 to C-3 Parcel II))

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of lots 2 through 7, 59 through 61, 108 through 119, a 20 foot alley, portions of Sharon Drive & Michael Drive, Wells Park Addition First Replat, recorded in Volume 2, Page 48, Plat Records of El Paso County, Texas and a portion of Tracts 20-H, 20-J, & 20-T, Section 32, Block 79, Township 2, 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:

Commencing for reference at a found TX.D.O.T. brass cap stamped "633+21.44" on the westerly right of way line of Joe Battle Boulevard (Loop 375), as referenced by right of way map Control No. 2552, Sec. 2, sheets 12&13, from which a found TX.D.O.T. Brass stamped "21+00" on the westerly right of way line of Joe Battle Blvd. (Loop 375) bears North 02°35'43" West a distance of 1202.12; Thence along said right of way, North 02°47'03" West (South 00°16'57" West, R.O.W. Map, Control No. 2552, Sec. 2) a distance of 300.34 feet to the "TRUE POINT OF BEGINNING"

Thence leaving said right of way line, South 89°59'48" West a distance of 96.37 feet to a point;

Thence, North 00°33'00" West a distance of 18.48 feet to a set ½" rebar on the southerly line of Lot 7, Wells Park Addition First Replat;

Thence along the southerly line of Lots 7, 108 and 61, South 89°27'15" West a distance of 396.00 feet to asset ½" rebar on the centerline of Michael Drive (60' R.O.W.);

Thence along said centerline, North 00°33'00" West a distance of 605.51 feet to a point for the centerline intersection of Michael Drive and Sharon Lane;

Thence leaving said centerline intersection, North 00°12'05" West a distance of 54.52 feet to a found ½" rebar on the northeasterly right-of-way line of Sharon Drive, said point also lying on the southerly line of Lot 1, Wells Park Addition First Replat;

Thence leaving said right-of-way line, North 89°27'00" East a distance of 395.67 feet to a found ½" rebar with cap marked TX 5152 on the easterly line of Wells Park Addition First Replat;

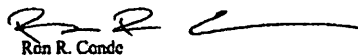
Thence along said line, South 00°33'00" East a distance of 378.53 feet to a found ½" rebar with cap marked TX 5152;

Thence leaving said line, North 89°59'48" East (North 86°56'12" West Vol. 2, Pg. 48) a distance of 84.64 feet to a found 5/8" rebar on the westerly right-of-way line of Joe Battle Blvd. (Loop 375);

Thence along said right-of-way line, South 02°47'03" East (South 00°16'57" West, R.O.W. Map, Control No. 2552, Sec. 2) a distance of 300.34 feet to the "TRUE POINT OF BEGINNING" and containing 288,517 square feet or 6.62 acres of land more or less.

Bearing based on plat of Wells Park addition First Replat recorded in Volume 2, Page 48, Plat Records of El Paso County, Texas.

A Plat of even date accompanies this Metes and Bounds.

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



CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283  
FAX (915) 592-0286 FIRM NO. 10078100

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: May 1, 2018  
Public Hearing: May 29, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov  
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 5

**SUBJECT:**

An Ordinance changing the zoning of the property of the following Parcels: Parcel 1: A portion of Lot 1, Wells Park Addition First Replat; and a portion of Tracts 20-A, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from C-1 (Commercial) to C-3/c (Commercial/condition); and, Parcel 2: all of Lots 2 thru 7, 59 thru 61, 108 thru 119, a 20 feet alley, portions of Sharon Drive & Michael Drive, Wells Park Addition first Replat; and a portion of Tracts 20-H, 20-J, & 20-T, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-3 (Residential) to C-3/c (Commercial/condition). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Montana Avenue and West of Joe Battle Boulevard. Property Owners: Linda Mohr & Robert Melton, John G. Switzer, John & Cathy B. Warner, Floyd N. Bartlett, BM Tierra L.P., Jose L. & Elvira Etchart, William A Loewenstein, Allan Mills, Lois G. Fox, Lorenzo T. & Tomas W. Arenas, John H. Trien, Amador Valdez, TCA Investments Corporation, Omar D. Alvarez, Mary W. Sachs, The Brothers Four Investments, LLC, Paul Janis L. Robertson, and Richard & Lobelia G. Yetter. PZRZ17-00019 (**District 5**)

**BACKGROUND / DISCUSSION:**

On October 5, 2017, the CPC reviewed and recommended approval of the rezoning request.

**PRIOR COUNCIL ACTION:**

On December 12, 2017 City Council voted to delete this item due to tax issues.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (6-0)

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

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Victor Morrison-Vega  
Planning and Inspection Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## **MEMORANDUM**

**DATE:** April 20, 2018

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT: PZRZ17-00019**

---

The City Plan Commission (CPC) on October 5, 2017, voted 6-0 to recommend **approval** Parcel 1 from C-1 (Commercial) to C-3 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial) with the following condition:

*A 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

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, that the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any communication in support or opposition to the rezoning request.

**Property Owner:** Linda Mohr & Robert Melton, John G. Switzer, John & Cathy B. Warner, Floyd N. Bartlett, BM Tierra L.P., Jose L. & Elvira Etchart, William A Loewenstein, Allan Mills, Lois G. Fox, Lorenzo T. & Tomas W. Arenas, John H. Trien, Amador Valdez, TCA Investments Corporation, Omar D. Alvarez, Mary W. Sachs, The Brothers Four Investments, LLC, Paul Janis L. Robertson, and Richard & Lobelia G. Yetter

**Representative:** Conde, Inc.

**Attachments:**  
Staff Report





## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZRZ17-00019  
**Application Type:** Rezoning  
**CPC Hearing Date:** October 5, 2017  
**Staff Planner:** Andrew Salloum, 915-212-1603, salloumam@elpasotexas.gov

**Location:** South of Montana Avenue and West of Joe Battle Boulevard  
**Legal Description:** **Parcel 1:** A portion of Lot 1, Wells Park Addition First Replat; and a portion of Tracts 20-A, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
**Parcel 2:** All of Lots 2 thru 7, 59 thru 61, 108 thru 119, a 20 feet alley, portions of Sharon Drive & Michael Drive, Wells Park Addition First Replat; and a portion of Tracts 20-H, 20-J, & 20-T, Section 32, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

**Acreage:** **Parcel 1:** 3.08 acres  
**Parcel 2:** 6.62 acres

**Rep District:** 5  
**Current Zoning:** **Parcel 1:** C-1 (Commercial)  
**Parcel 2:** R-3 (Residential)

**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** None  
**Request:** **Parcel 1:** from C-1 (Commercial) to C-3 (Commercial)  
**Parcel 2:** from R-3 (Residential) to C-3 (Commercial)  
**Proposed Use:** Commercial development

**Property Owner:** Linda Mohr & Robert Melton, John G. Switzer, John & Cathy B. Warner, Floyd N. Bartlett, BM Tierra L.P., Jose L. & Elvira Etchart, William A Loewenstein, Allan Mills, Lois G. Fox, Lorenzo T. & Tomas W. Arenas, John H. Trien, Amador Valdez, TCA Investments Corporation, Omar D. Alvarez, Mary W. Sachs, The Brothers Four Investments, LLC, Paul Janis L. Robertson, and Richard & Lobelia G. Yetter  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** Ft. Bliss / Vacant  
**South:** R-3 (Residential) / Vacant  
**East:** R-3 (Residential) / Vacant  
**West:** R-3 (Residential) / Vacant

**PLAN EL PASO DESIGNATION:** G-3, Post-War (East Planning Area)  
**NEAREST PARK:** Hueco Mountain Park (5,684 feet)  
**NEAREST SCHOOL:** Jane A. Hambric Elementary School (5,862 feet)

### **NEIGHBORHOOD ASSOCIATION**

Eastside Civic Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 20, 2017. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

## **APPLICATION DESCRIPTION**

The applicant is requesting to rezone Parcel 1 from C-1 (Commercial) to C-3 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial) to allow for commercial development. The subject property is 9.7 acres in size and is currently vacant. The conceptual site plan shows retail/office buildings, medical offices, restaurants, and pond area. The development requires 544 parking spaces and the applicant is providing 544 parking spaces, to include ADA and bicycle spaces. Access to the subject property is provided from Montana Avenue and Joe Battle Boulevard.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from Parcel 1 from C-1 (Commercial) to C-3 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial) with the following condition:

*A 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

The recommendation is based on compatibility with the surrounding properties zoned commercial and residential districts to the east and west, and uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-war in the East Planning Area.

## **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

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.

*The Planning Division recommendation is based on the compatibility with the G-3, Post-War land use designation through the addition of missing mixed residential and commercial uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.*

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

*The Planning Division recommendation is based on the compliance with the definition for commercial in which the existing commercial uses provided through the rezoning supports the existing commercial and residential uses in the area reducing travel and infrastructure needs and provides goods and services to the neighborhoods in the area.*

## **Plan El Paso - Goals & Policies**

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."

Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

*The Planning Division recommendation is based on the addition of commercial uses and employment opportunities provided to surrounding neighborhoods within the area which is zoned for residential and commercial uses, while also reducing travel and infrastructure needs through the mix of uses proposed.*

#### **COMMENTS:**

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

Traffic Impact Analysis is required; however, the applicant has requested deferral to the subdivision stage of the development in accordance with Section 19.185.010.B.(4).

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.

##### **TXDOT**

Please have property owner representative to coordinate with TXDOT for plan review of proposed development.

##### **Planning and Inspections Department – Building and Development Permitting**

No objections to proposed rezoning. due to conceptual nature of zoning plan, the plans submitted were not reviewed for conformance with any applicable provisions of municipal code, IBC or TAS.

Note: At the time of submittal for permits each phase will be required to comply with all applicable provisions of the IBC, TAS and local municipal code.

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

Show proposed drainage flow patterns on site plan. Show how runoff arrows enter the ponding locations for storm-water runoff on site.

Provide and show sidewalks abutting property lines along subdivision limits.

A drainage and access easement must be secured between Parcel 2 and Parcel 1.

Include the FEMA FIRM panel and flood zone information note.

Label proposed driveway and dimension each width.

TXDOT approval letter will be required for drainage and access requirements at time of building permits.

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water 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.

*Note: the comments above will be addressed at the time of building permits.*

##### **Fire Department**

Recommend approval.

### **Sun Metro**

Sun Metro does not oppose this request.

Montana Brio will be providing service along the Montana Corridor in early 2020.

Recommend construction of sidewalks to permit pedestrian access to mass transit options along Montana.

### **El Paso Water**

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

1. EPWU does not object to this request.
2. Water and sanitary sewer main extensions are required to provide service to the subject property.
3. During the site improvement work, the Owner/Developer shall safeguard all the existing water mains and appurtenant structures within the property. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.
4. The Developer shall refrain from constructing parking stalls, rock walls, signs, or any structure that will interfere with the access to the PSB easements.

#### **Water:**

5. There is an existing 24-inch diameter water transmission main along Montana Avenue fronting the subject property. This 24-inch diameter water main continues in a southeast direction along the 25-foot PSB easement located on the eastern side of the subdivision. There is an existing 48-inch diameter water transmission main that connect to the above described 24-inch diameter water main that continues south along the existing 25-foot PSB easement. No direct service connections are allowed to the described transmission mains as per the El Paso Water Utilities - Public Service Board Rules and Regulations.
6. There is an existing 12-inch diameter water main within an easement south of and parallel to Montana Avenue that dead-ends at the western right-of-way line of Sharon Drive.
7. A water main extension within a dedicated easement is required along the Montana Avenue and Joe Battle frontages from the existing 12-inch diameter water main. The Owner/Developer is responsible for all extension costs.

#### **Sewer:**

8. Along Sharon Drive between Montana Avenue and Michael Drive there is an existing twelve ( 12 ) inch diameter pressurized sanitary sewer main ( force main ). No direct service connections are allowed to the twelve ( 12 ) inch diameter force main.
9. This force main discharges unto an existing sanitary sewer manhole that is located at the intersection of Sharon Drive and Michael Drive. This manhole pertains to an existing eighteen ( 18 ) inch diameter gravity sanitary sewer main that extends along Michael Drive. The 18-inch diameter sanitary sewer main is located between Sharon Lane and Turner Road. No direct service connections are allowed to this 18-inch diameter sanitary sewer main as per the El Paso Water - Public Service Board Rules and Regulations. However, the described 18-inch diameter main is available for public main extensions of lesser diameter.
10. A sanitary sewer main extension is required from the subject property to one of the above described sewer mains. A sewer main extension is also required along the Joe Battle Frontage. The Owner/Developer is responsible for all extension costs.

#### **General:**

11. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. No building, reservoir, structure or other improvement, other than asphaltic paving

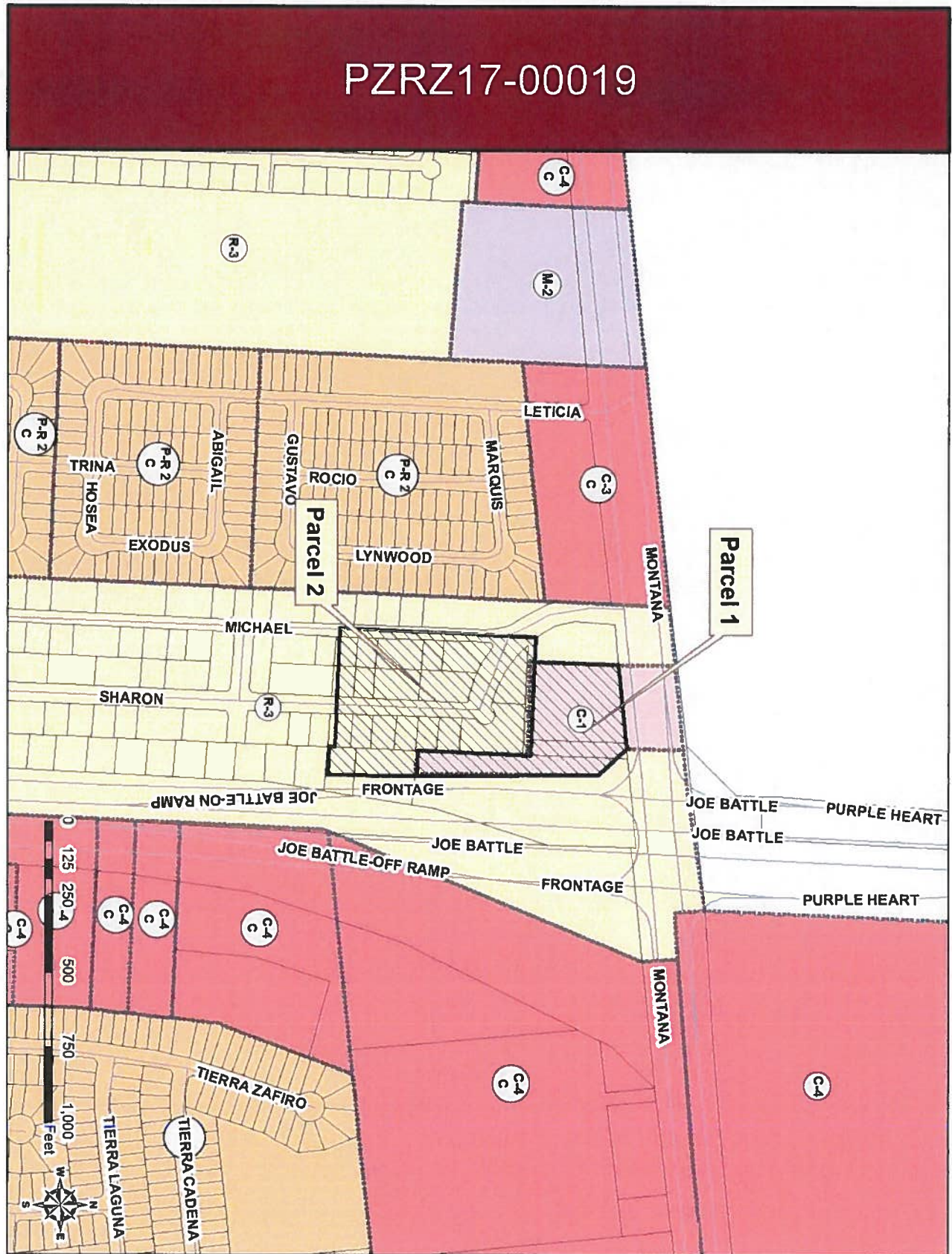
(HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

12. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Conceptual Site Plan
5. TIA Deferral Letter

ATTACHMENT 1: ZONING MAP





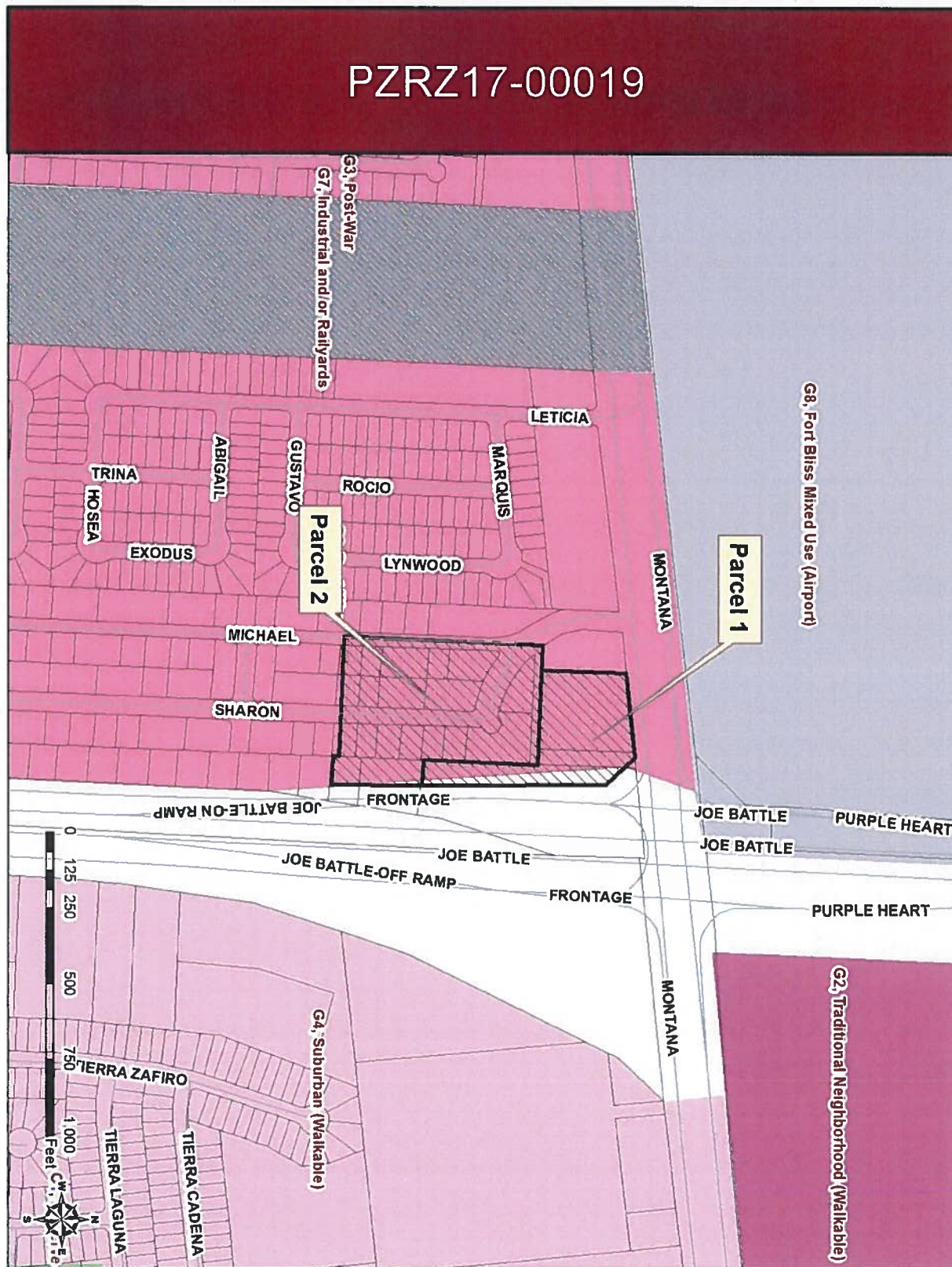
ATTACHMENT 2: AERIAL MAP

PZRZ17-00019





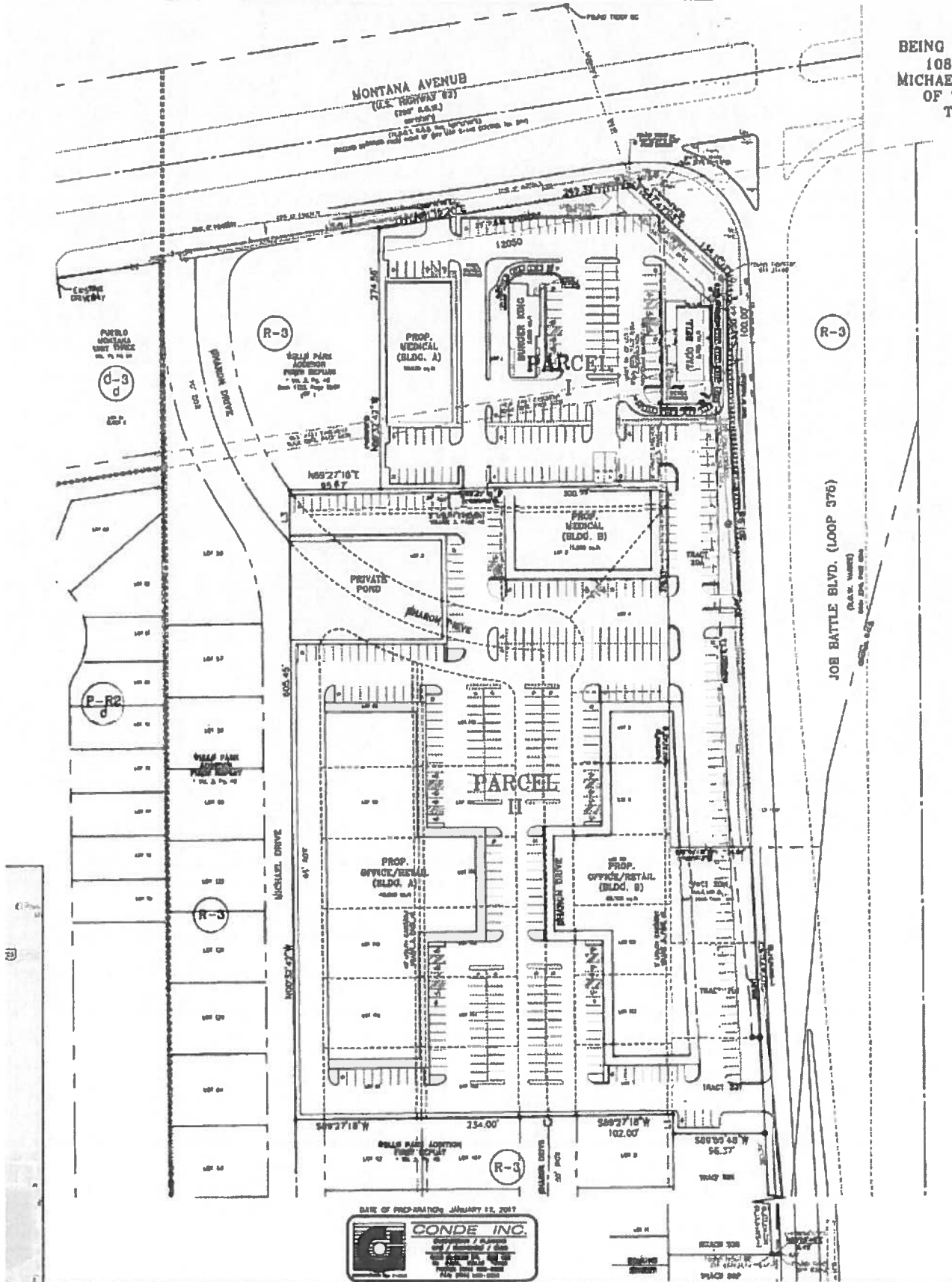
ATTACHMENT 3: FUTURE LAND USE MAP





# ATTACHMENT 4: CONCEPTUAL SITE PLAN

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**ATTACHMENT 5: TIA DEFERRAL LETTER**



**CONDE INC**

September 21, 2017

Andrew M. Salloum  
Senior Zoning Planner- Planning Division  
801 Texas Ave – City 3 Building  
El Paso, Texas 79901


**RE: Montana & Loop 375 Rezoning Application – Case # PZRZ17-00019**

Dear Andrew,

On behalf of GAB Enterprises, LP and owners, we are hereby requesting your authorization to grant a deferral of the TIA to the Replat Application process.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

  
Conrad Conde  
**CONDE, INC.**

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79906 / (915) 592-0283 / FAX (915) 592-0288



# Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (6-0)
- **Public Input:** The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

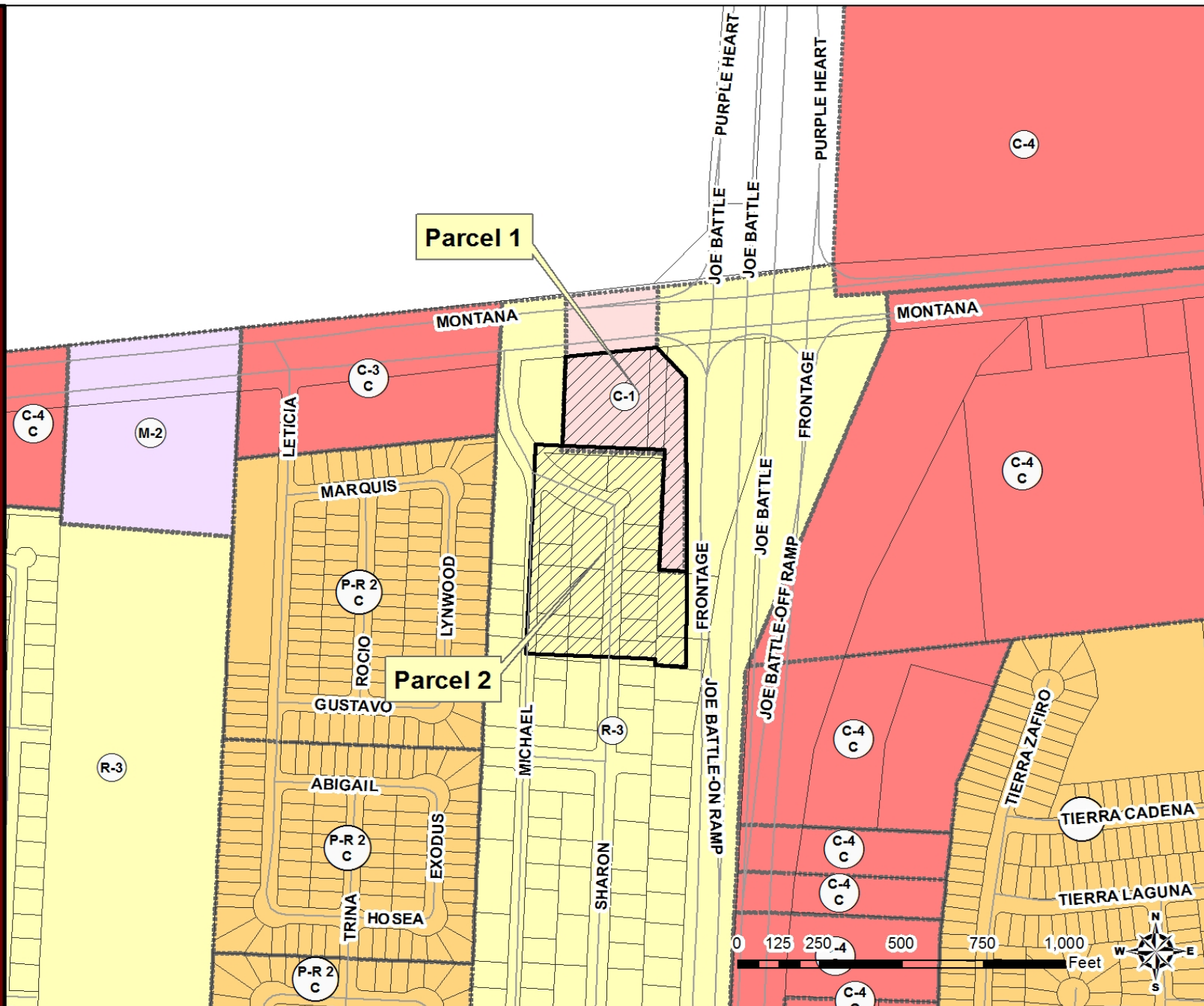
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

PZRZ17-00019

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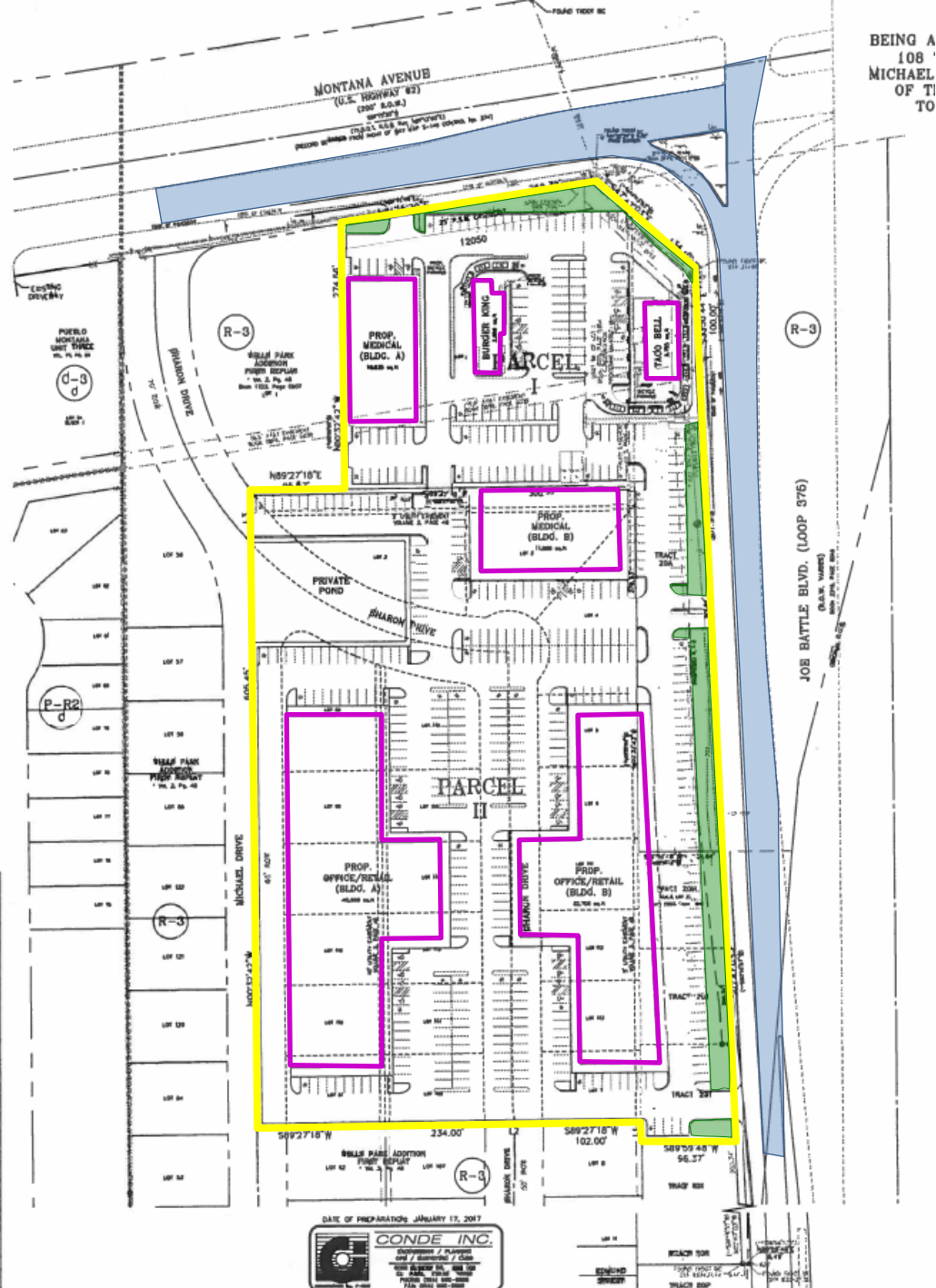
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# Conceptual Site Plan

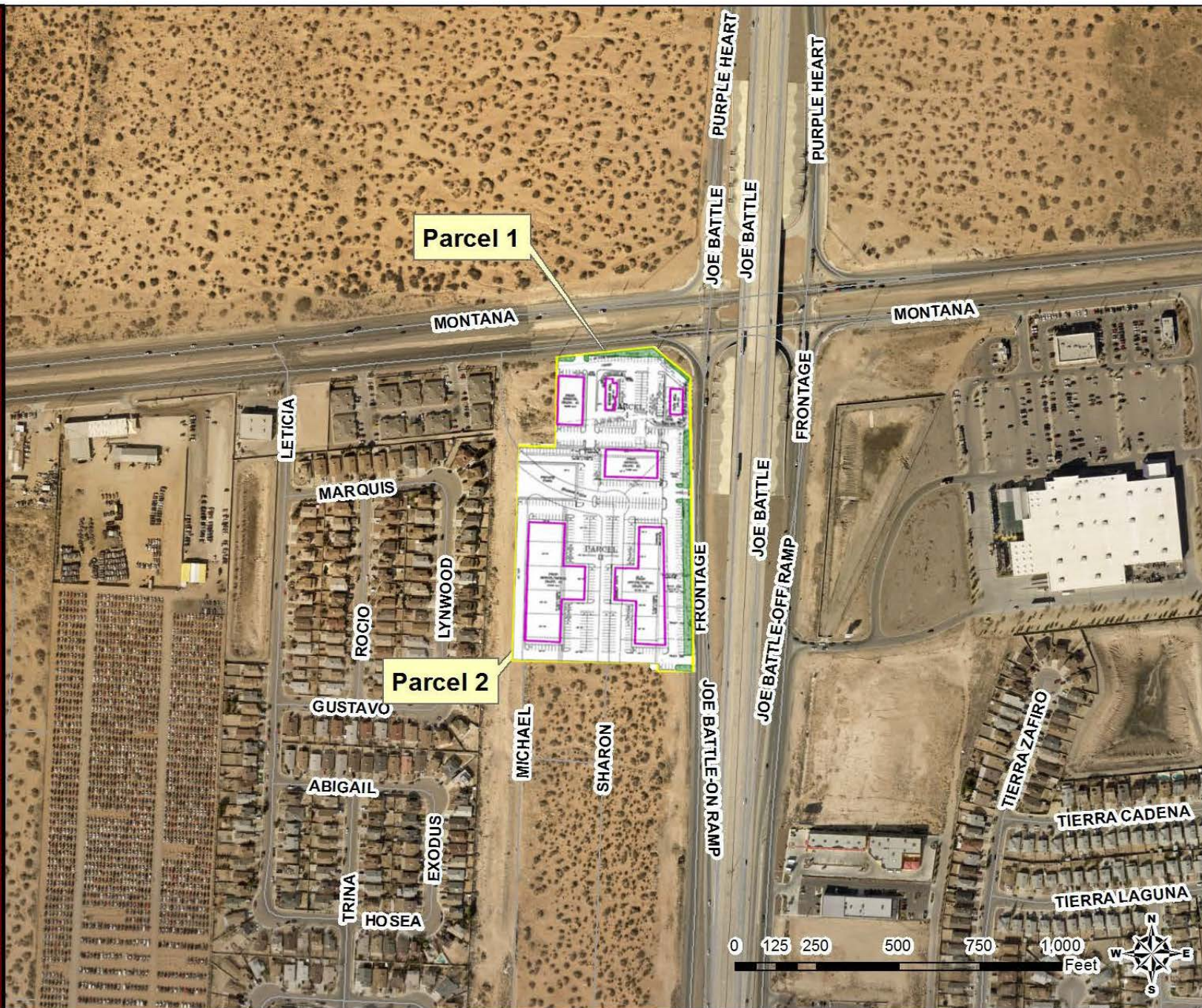


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The Planning Division recommends **approval** of rezoning the subject property from Parcel 1 from C-1 (Commercial) to C-3 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial) with the following condition:

*A 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*