

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: April 19, 2011
Public Hearing: May 10, 2011

CONTACT PERSON/PHONE: Kimberly Forsyth, (915) 541-4668

DISTRICT(S) AFFECTED: 1

SUBJECT:

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

Parcel 1: S. J. Larkin Survey 267 and a Portion of S. J. Larkin Survey 268, City of El Paso, El Paso County, Texas, from R-3 (Residential) and PMD (Planned Mountain Development) to URD (Urban Reserve District);

Parcel 2: Portion of Nellie D. Mundy Survey 246; City of El Paso, El Paso County, Texas, from R-3 (Residential) and PMD (Planned Mountain Development) to URD (Urban Reserve District);

Parcel 3: Portion of Nellie D. Mundy Survey 246; City of El Paso, El Paso County, Texas, from R-3 (Residential) and PMD (Planned Mountain Development) to URD (Urban Reserve District);

Parcel 4: Portion of S. J. Larkin Survey 269; City of El Paso, El Paso County, Texas, from PMD (Planned Mountain Development) to URD (Urban Reserve District); and

Parcel 5: Portion of S. J. Larkin Survey 269, City of El Paso, El Paso County, Texas, from PMD (Planned Mountain Development) to URD (Urban Reserve District); the penalty is as provided for in Chapter 20.24 of the El Paso City Code.

BACKGROUND / DISCUSSION:

On March 29, 2011, City Council directed staff to create a new zoning district (Urban Reserve District) to act as an urban reserve, primarily for city-owned property until it is needed for development, at which time it will be rezoned to either SmartCode or a mixed-use district. City Council also directed staff to initiate and process an application to rezone the entire EPWU Northwest Master Plan area into this new district.

PRIOR COUNCIL ACTION:

- Approval of the EPWU Northwest Master Plan on May 24, 2005.
- Denial of a City-initiated rezoning application for approximately the northern half of the EPWU property to NOS (Natural Open Space) on January 11, 2011.
- Approval of the new Urban Reserve District (URD) on May 3, 2011.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval recommendation, April 13, 2011

Open Space Advisory Board (OSAB) – Approval recommendation, April 13, 2011

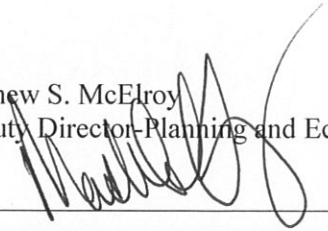
City Plan Commission (CPC) – Approval recommendation (5-0), April 21, 2011

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director Planning and Economic Development



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

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

PARCEL 1: S. J. LARKIN SURVEY 267 AND A PORTION OF S. J. LARKIN SURVEY 268, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) AND PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT);

PARCEL 2: PORTION OF NELLIE D. MUNDY SURVEY 246; CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) AND PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT);

PARCEL 3: PORTION OF NELLIE D. MUNDY SURVEY 246; CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) AND PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT);

PARCEL 4: PORTION OF S. J. LARKIN SURVEY 269; CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT); AND

PARCEL 5: PORTION OF S. J. LARKIN SURVEY 269, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT); 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:

That the zoning of *Parcel 1: S. J. Larkin Survey 267 and a Portion of S. J. Larkin Survey 268, 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; *Parcel 2: Portion of Nellie D. Mundy Survey 246, 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; *Parcel 3: Portion of Nellie D. Mundy Survey 246, 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; *Parcel 4: Portion of S. J. Larkin Survey 269, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and *Parcel 5: Portion of S. J. Larkin Survey 269, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed as listed for **PARCEL 1: FROM R-3 (RESIDENTIAL) AND PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT); PARCEL 2: FROM R-3 (RESIDENTIAL) AND PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT);**

#63378 Planning/PZRZ11-00013/Rezoning

ORDINANCE NO. _____

ZONING CASE NO PZRZ11-00013

PARCEL 3: FROM R-3 (RESIDENTIAL) AND PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT); PARCEL 4: FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT); AND PARCEL 5: FROM PMD (PLANNED MOUNTAIN DEVELOPMENT) TO URD (URBAN RESERVE DISTRICT), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

Being S.J. Larkin Survey No.267, and
A portion of Tract 1, S.J. Larkin Survey No. 268,
City of El Paso, El Paso County, Texas
April 5, 2011

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being S.J. Larkin Survey No. 267 and a portion of Tract 1, S.J. Larkin Survey No. 268, 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 the common corner of S.J Larkin Surveys No. 267, 268 and 269 and Nellie D. Mundy Survey No. 246, from which a found concrete R.O.W. marker on the southerly right of way line of Transmountain Road (Loop 375) bears North 02°25'40" East a distance of 2542.85 feet; Thence along the common line of S.J. Larkin Surveys No. 268 and 269, South 86°45'02" East a distance of 1656.23 feet to a point on the westerly line of Franklin Mountain State Park as described in document no. 20090028320, Real property records of El Paso County, Texas

Thence along the Franklin Mountain State Park property line the following 9 courses

South 54°16'59" East a distance of 506.05 feet to a point;

South 14°56'05" East a distance of 167.25 feet to a point;

South 30°55'09" West a distance of 832.74 feet to a point;

South 02°35'46" East a distance of 1722.39 feet to a point;

South 32°07'07" East a distance of 750.08 feet to a point;

South 02°41'51" West a distance of 138.19 feet to a point;

South 33°01'27" West a distance of 718.44 feet to a point;

South 70°15'20" West a distance of 2123.68 feet to a found 1/2" rebar with cap marked TX 5337 on the common line of S.J. Larkin Surveys no. 267 and 268;

Thence along said line South 02°42'36" West a distance of 187.51 feet to a found 1/2" rebar with cap marked TX 5337 on the southerly line of S.J. Larkin Survey no. 267;

Thence along said line North 86°45'04" West a distance of 5262.88 feet to a point on the common line of S.J. Larkin Survey no. 267 and Nellie Mundy Survey No. 242;

CONDE, INC.

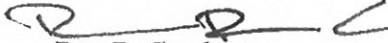
ENGINEERING / LAND SURVEYING / PLANNING

6080 SURETY DRIVE, SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 FAX (915) 592-0286

Thence along said line North 03°13'48" East a distance of 5272.38 feet to a point for the common corner of Nellie Mundy Surveys No. 242, 243 and 246 and S.J. Larkin Survey No. 267;

Thence along the line between Nellie Mundy Survey No. 246 and S.J. Larkin Survey No. 267, South 86°44'49" East a distance of 5215.02 feet to the **"TRUE POINT OF BEGINNING"** and containing 844.06 acres of land more or less.

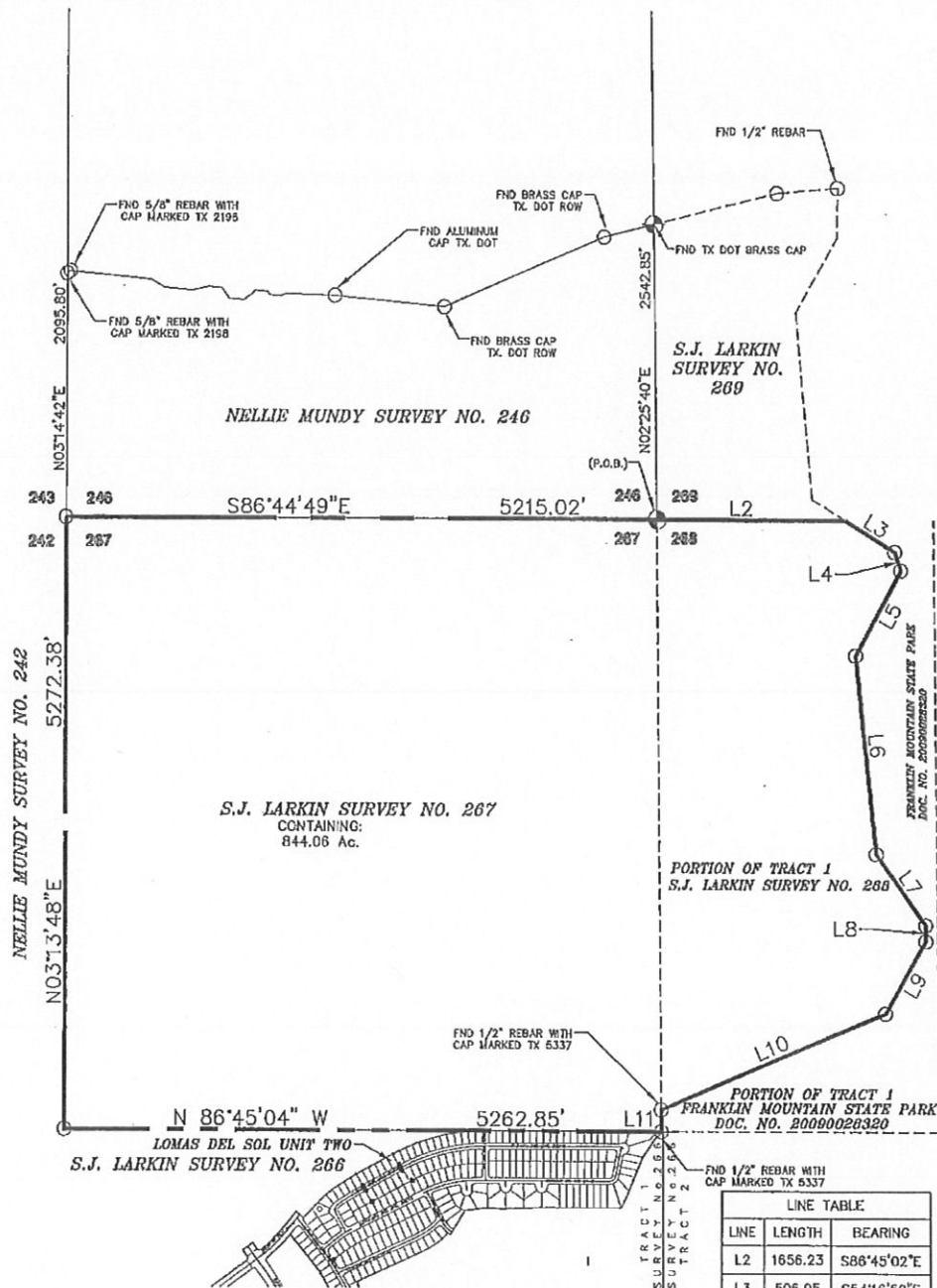
NOTE: Bearings based on deed without warranty from the City of El Paso to The State of Texas in document no. 20090028320, Real property records of El Paso County, Texas.


Ron R. Conde
R.P.L.S. No. 5152
Job# 311-76



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE, SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 FAX (915) 592-0286

NOTE:
1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DRAWING.



CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING EXHIBIT
WAS MADE BY ME OR UNDER MY SUPERVISION

R. R. Conde
RON R. CONDE R.P.L.S. #5152

JOB # 311-76

DATE: APRIL 05, 2011

FIELD: A.V.

OFFICE: F.R.

BEING S.J. LARKIN SURVEY NO. 267 AND
A PORTION OF TRACT 1, S.J. LARKIN
SURVEY NO. 268
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONDE INC.
6080 SURETY DRIVE SUITE 100
EL PASO, TEXAS 79905

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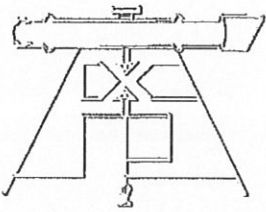
SCALE: 1"=1200'

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"EXHIBIT A"

CITY CLERK DEPT.

2010 DEC 13 AM 11:43



Frank X. Spencer & Associates, Inc.

Consulting Civil Engineers & Surveyors

1130 Montana * El Paso, Texas 79902

Frank X. Spencer, P.E., R.P.L.S.

(915) 533-4600
FAX (915) 533-4673
e-mail: elpaso@fxsa.com

METES AND BOUNDS DESCRIPTION

A 344.114 ACRE PARCEL OF LAND, BEING A PORTION OF SURVEY 246, NELLIE D. MUNDY, PATENT TO THE CITY OF EL PASO DATED FEBRUARY 1, 1956, RECORDED IN BOOK 1273, PAGE 349, DEED RECORDS, EL PASO COUNTY, TEXAS.

COMMENCING at a found 2-inch pinched pipe in concrete for the northeast corner of S.J. Larkin Survey 269, the northwest corner of S.J. Larkin Survey 270 and the southerly boundary line of Section 8, Block 82, Township 1, Texas and Pacific Railway Surveys, **Thence**, North 86°39'19" West, along the southerly boundary line of said Section 8, a distance of 2848.17 feet to a 2 inch pinched pipe in concrete for the southwest corner of section 8 and the southeast corner of section 9, Block 82, Township 1, Texas and Pacific Railway Surveys, same being the northeast corner of the Franklin Mountains State Park Property recorded in clerk's deed records document No. 20090028320, El Paso County, Texas, **Thence**, North 86°44'45" West, along the northerly line said Survey 269, a distance of 1196.36 feet to a ½ rebar for the northwest corner of said Franklin Mountains State Park Property; **Thence**, North 87°15'40" West, continuing along said Survey 269, a distance of 1230.30 feet to a found pinched pipe and rock mound for the northwest corner of said Survey 269 and the northeast corner of Nellie D Mundy Survey 246, said point lies on the southerly boundary line of said Section 9, same point being the **POINT OF BEGINNING** of this description; from which a found pinched pipe in concrete for the common corner of said Survey 246, Survey 269, S.J. Larkin Survey 268 and S.J. Larkin Survey 267, bears South 02°25'40" West a distance of 5274.20 feet (Basis of Bearings);

THENCE, South 02°25'40" West, along common boundary line for Nellie D Mundy Survey 246 and S.J. Larkin Survey 269, a distance of 2436.19 feet to a found TX-DOT concrete monument, said point lies on the north right-of-way line of Trans Mountain Loop-375 (Bk 78, Pg 628, Deed Records, El Paso County, Texas)(State of Texas Department of Transportation Right-of-Way Map Control 2552-1);

THENCE, along said right-of-way, the following 18 courses;

South 70°02'43" West, a distance of 1324.01 feet, to a found aluminum cap stamped "TXDOT R.O.W.", and the point of beginning of a curve;

324.51 feet along the arc of a curve to the right with a radius of 368.04 feet, an interior angle of 05°02'29", a chord that bears South 77°51'31" West a distance of 324.40, to a found aluminum cap stamped "TXDOT R.O.W.";

North 86°00'36" West, a distance of 516.52 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 86°00'55" West, a distance of 405.37 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 84°35'51" West, a distance of 683.89 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 81°15'05" West, a distance of 375.29 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 42°08'49" West, a distance of 82.98 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 81°17'07" West, a distance of 136.29 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 78°25'34" West, a distance of 185.61 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 80°52'04" West, a distance of 426.87 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

North 34°53'01" West, a distance of 34.66 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

North 79°15'35" West, a distance of 161.79 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

South 55°08'40" West, a distance of 32.91 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

North 81°17'17" West, a distance of 358.16 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 35°59'53" West, a distance of 35.33 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 81°25'19" West, a distance of 50.01 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 63°47'47" West, a distance of 43.60 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 81°13'13" West, a distance of 193.93 feet, to a found aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER", said point lies on the common boundary line of Nellie D Mundy Surveys 243 and 246;

THENCE, leaving right-of-way line, North 03°14'31" East along said common boundary line, a distance of 2807.37 feet to a found 1-1/4 inch pipe and rock mound with cap stamped "EPNG BSE ELEV 4152.4 GF 1977", for the northeast corner of said survey 243 and the northwest corner of said survey 246, said point lies on the southerly boundary line of Section 10, Block 82, Township 1, Texas and Pacific Railway Surveys, El Paso County, Texas;

THENCE, South 87° 09'08" East, along said southerly boundary line, a distance of 2349.61 feet, to a found 2-inch pipe in concrete for the southeast corner of said section 10 and the southwest corner of Section 9, Block 82, Township 1, Texas and Pacific Railway Survey;

THENCE, South 86°29'33" East, along the southerly boundary line of said Section 9, a distance of 2790.55 feet, to the **POINT OF BEGINNING**, containing 344.114 acres (14,989,623 square feet) of land, more or less.

A Plat of even date accompanies this Metes & Bounds.

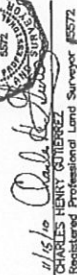
Frank X. Spencer & Associates, Inc.

Charles H. Gutierrez

A circular professional seal for Charles Henry Gutierrez, a Registered Professional Land Surveyor in the State of Texas. The seal features a star in the center and the text "STATE OF TEXAS", "REGISTERED", "CHARLES HENRY GUTIERREZ", "5572", "PROFESSIONAL", and "LAND SURVEYOR".

Charles Gutierrez, RPLS
Texas License No. 5572

Date: 11/15/10



LEGEND:

○ FOUND ALUMINUM CAP STAMPED "FOOT R.O.C."
☒ FOUND ALUMINUM CAP STAMPED "FOOT R.O.C. ACCESS CRIPAL"
● NOTED RECORDS, EL PASO COUNTY, TEXAS



FRANK X. SPENCER & ASSOCIATES, INC.
Consulting Civil Engineers & Land Surveyors
TRF#2 F-3894, TRF#3 100400-00
1100 MONROE AVE.
EL PASO, TX 79902

XCBA

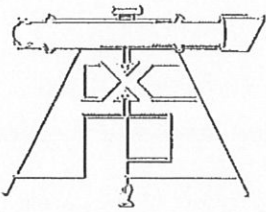
LINE TABLE		
LINE	LENGTH	BEARING
L1	82.88	N42°08'46"W
L2	136.29	N81°17'07"W
L3	185.61	S76°25'34"E
L4	420.87	N60°52'04"W
L5	34.86	N4°53'01"W
L6	161.29	N79°15'25"E
L7	32.91	S85°08'46"E
L8	358.16	N81°11'12"E
L9	35.33	N32°59'33"E
L10	36.071	N81°25'13"E
L11	416.03	S85°43'27"E
L12	416.03	N81°25'13"E

PARCEL AREA
344,114 ACRES
74,989,523 Sq. Ft.

1-1/2 INCH PIPE AND
HOOK MOUNTED W/CA
STAMPED TYPING BO
ELEV 4152.4 OF 1977

"EXHIBIT A"

CITY CLERK DEPT.
2010 DEC 13 AM 11:43



Frank X. Spencer & Associates, Inc.
Consulting Civil Engineers & Surveyors
1130 Montana * El Paso, Texas 79902

Frank X. Spencer, P.E., R.P.L.S.

(915) 533-4600
FAX (915) 533-4673
e-mail: elpaso@fxsa.com

METES AND BOUNDS DESCRIPTION

A 244.380 ACRE PARCEL OF LAND, BEING A PORTION OF SURVEY 246, NELLIE D. MUNDY, PATENT TO THE CITY OF EL PASO DATED FEBRUARY 1, 1956, RECORDED IN BOOK 1273, PAGE 349, DEED RECORDS, EL PASO COUNTY, TEXAS.

COMMENCING at a found 2-inch pinched pipe in concrete for the northeast corner of S.J. Larkin Survey 269, the northwest corner of S.J. Larkin Survey 270 and the southerly boundary line of Section 8, Block 82, Township 1, Texas and Pacific Railway Surveys, **Thence**, North $86^{\circ}39'19''$ West, along the southerly boundary line of said Section 8, a distance of 2848.17 feet to a 2 inch pinched pipe in concrete for the southwest corner of section 8 and the southeast corner of section 9, Block 82, Township 1, Texas and Pacific Railway Surveys, same being the northeast corner of the Franklin Mountains State Park Property recorded in clerk's deed records document No. 20090028320, El Paso County, Texas, **Thence**, North $86^{\circ}44'45''$ West, along the northerly line of said Survey 269, a distance of 1196.36 feet to a $\frac{1}{2}$ rebar for the northwest corner of said Franklin Mountains State Park Property; **Thence**, North $87^{\circ}15'40''$ West, continuing along said Survey 269, a distance of 1230.30 feet to a found pinched pipe and rock mound for the northwest corner of said Survey 269 and the northeast corner of Nellie D Mundy Survey 246, said point lies on the southerly boundary line of said Section 9, **Thence**, South $02^{\circ}25'40''$ West, along common boundary line of said Survey 246 and Survey 269, a distance of 2731.35 feet to a found brass cap stamped "TEXAS HIGHWAY DEPARTMENT ROW NO. BLEV. STA.", said point lies on the northerly right-of-way line of Trans Mountain Loop-375 (Bk 78, Pg 628, Deed Records, El Paso County, Texas)(State of Texas Department of Transportation Right-of-Way Map Control 2552-1), said point being the **POINT OF BEGINNING** of this description;

THENCE, South $02^{\circ}25'40''$ West, continuing with said common boundary line, a distance of 2542.85 feet to a found pinched pipe in concrete for the common corner of said Survey 246, Survey 269, S. J. Larkin Survey 268 and S. J. Larkin Survey 267;

THENCE, North $86^{\circ}45'01''$ West, along common boundary line for Nellie D Mundy Survey 246 and S.J. Larkin Survey 267, a distance of 5215.02 feet to a set $\frac{5}{8}$ inch rebar with aluminum cap marked "FXS RPLS 2198" for the common corner of S.L. Larkin Survey 267, Nellie D Mundy Surveys 242, 243 and 246;

THENCE, North 03°14'31" East, along common boundary line of said Survey 243 and 246, a distance of 2095.79 feet to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198", said point lies on the south right-of-way line of Trans Mountain Loop-375, from which a found 2-1/4 inch pipe and rock mound with cap stamped "EPNG BSE ELEV 4152.4 GF 1977", for the northeast corner of said survey 243 and the northwest corner of said survey 246, bears North 03°14'31" East, a distance of 3173.93, from said 2-1/4 inch pipe a found 2-inch pipe in concrete for the southeast corner of Section 10, and the southwest corner of Section 9, Block 82, Township 1, Texas and Pacific Railway Surveys, bears South 87°09'08" East a distance of 2349.61 feet;;

THENCE, along said right-of-way, the following 19 courses;

North 55°09'43" East, a distance of 35.40 feet to a found aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER",

South 79°39'05" East, a distance of 71.20 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 81°15'53" East, a distance of 217.22 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

South 81°15'56" East, a distance of 425.48 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

South 57°03'58" East, a distance of 136.39 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

South 81°15'22" East, a distance of 250.01 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

North 82°23'39" East, a distance of 156.30 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 81°16'47" East, a distance of 106.39 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 32°28'46" East, a distance of 107.67 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 81°16'26" East, a distance of 129.99 feet, to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198";

North 55°35'04" East, a distance of 132.38 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 81°15'25" East, a distance of 101.12 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 36°16'15" East, a distance of 35.39 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 81°15'53" East, a distance of 100.02 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

North 68°41'35" East, a distance of 54.19 feet, to a found aluminum cap stamped "TXDOT R.O.W.";

South 84°35'38" East, a distance of 424.56 feet, to a found aluminum cap stamped "TXDOT R.O.W. ACCESS DENIAL";

South 81°15'47" East, a distance of 963.99 feet, to a found brass cap stamped "TEXAS HIGHWAY DEPARTMENT ROW NO. ELEV. STA.";

North 70°02'37" East, a distance of 1541.30 feet, to a found brass cap stamped "TEXAS HIGHWAY DEPARTMENT ROW NO. ELEV. STA.";

North 79°12'21" East, a distance of 457.97, to the **POINT OF BEGINNING**, containing 244.380 acres (10,645,196 square feet) of land, more or less.

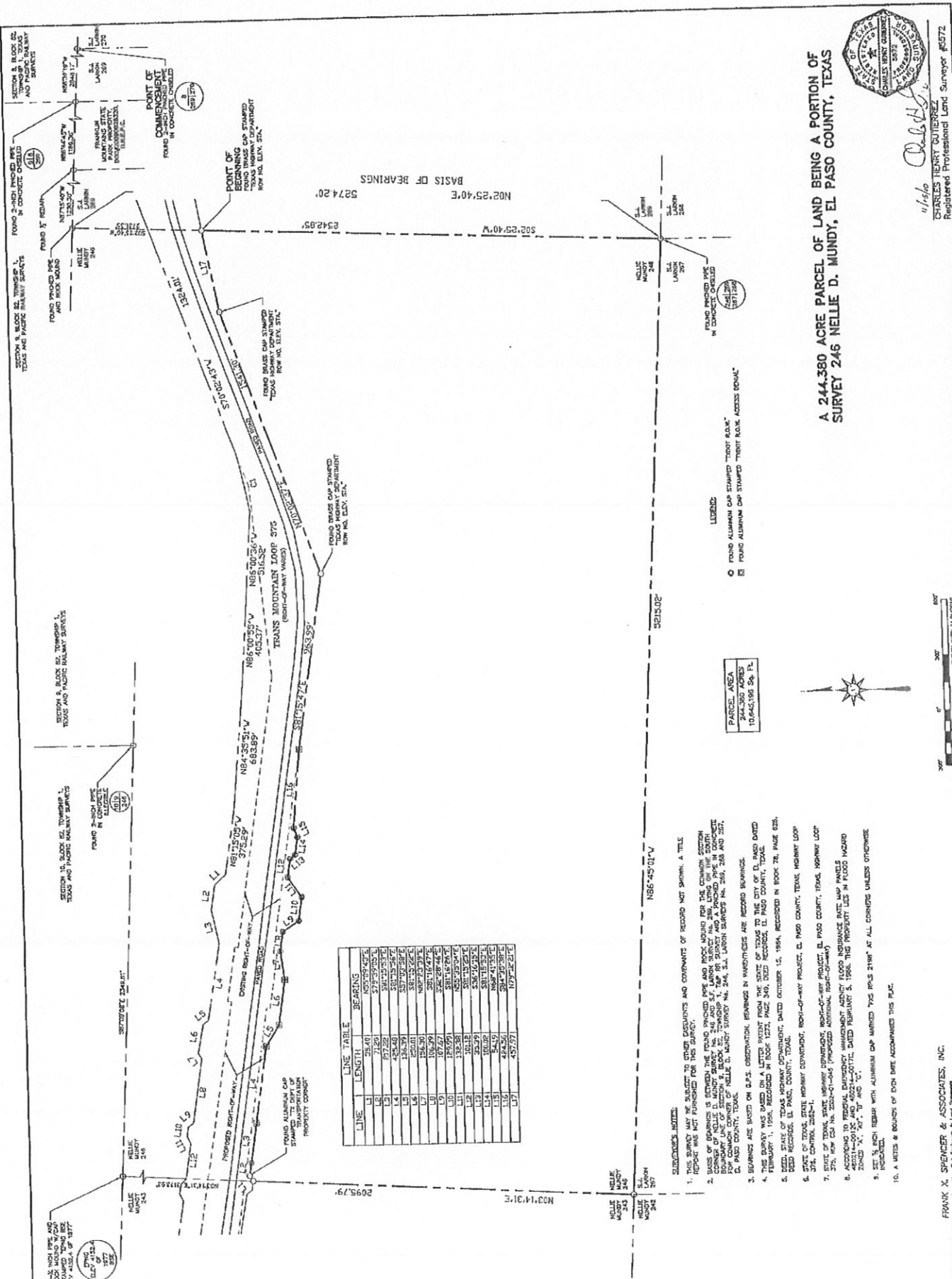
A Plat of even date accompanies this Metes & Bounds.

Frank X. Spencer & Associates, Inc.



Charles Gutierrez, RPLS
Texas License No. 5572

Date: 11/15/10



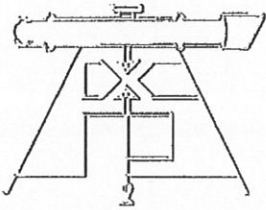
4/14/10
CHARLES HENRY CUTLER
 Registered Professional Land Surveyor #5572

A 244.380 ACRE PARCEL OF LAND BEING A PORTION OF SURVEY 246 NELLIE D. MUNDY, EL PASO COUNTY, TEXAS

- SURVEYOR'S NOTE:**
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, EL PASO COUNTY, TEXAS.
 2. THE SURVEY WAS MADE BY THE SURVEYOR, CHARLES HENRY CUTLER, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 3. THE SURVEY WAS MADE ON A LATTER PART OF THE DATE OF THE SURVEY, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 4. THE SURVEY WAS MADE ON A LATTER PART OF THE DATE OF THE SURVEY, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 5. THE SURVEY WAS MADE ON A LATTER PART OF THE DATE OF THE SURVEY, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 6. THE SURVEY WAS MADE ON A LATTER PART OF THE DATE OF THE SURVEY, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 7. THE SURVEY WAS MADE ON A LATTER PART OF THE DATE OF THE SURVEY, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 8. THE SURVEY WAS MADE ON A LATTER PART OF THE DATE OF THE SURVEY, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 9. THE SURVEY WAS MADE ON A LATTER PART OF THE DATE OF THE SURVEY, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 10. A METES & BOUNDS OF EACH DATE ACCOMPANIES THIS PLAN.

FRANK X. SPENCER & ASSOCIATES, INC.
 Surveying, Mapping, and Land Services
 10000 North Loop West, Suite 1000
 Houston, Texas 77057
 (713) 555-1000

"EXHIBIT A"



Frank X. Spencer, P.E., R.P.L.S.

Frank X. Spencer & Associates, Inc.

Consulting Civil Engineers & Surveyors
1130 Montana • El Paso, Texas 79902

CITY CLERK DEPT.

2010 DEC 13 AM 11:43

(915) 533-4600
FAX (915) 533-4673
e-mail: elpaso@fxsa.com

METES AND BOUNDS DESCRIPTION

A 68.251 ACRE PARCEL OF LAND, BEING A PORTION OF SURVEY 269, S.J. LARKIN, PATENT TO THE CITY OF EL PASO DATED JANUARY 25, 1956, RECORDED IN BOOK 1272, PAGE 323, DEED RECORDS, EL PASO COUNTY, TEXAS.

COMMENCING at a found 2-inch pinched pipe in concrete for the northeast corner of S.J. Larkin Survey 269, the northwest corner of S.J. Larkin Survey 270 and the southerly boundary line of Section 8, Block 82, Township 1, Texas and Pacific Railway Surveys, **Thence**, North 86°39'19" West, along the southerly boundary line of said Section 8, a distance of 2848.17 feet to a 2 inch pinched pipe in concrete for the southwest corner of section 8 and the southeast corner of section 9, Block 82, Township 1, Texas and Pacific Railway Surveys, same being the northeast corner of the Franklin Mountains State Park Property recorded in clerk's deed records document No. 20090028320, El Paso County, Texas, **Thence**, North 86°44'45" West, along the northerly line said Survey 269, a distance of 1196.36 feet to a ½ rebar for the northwest corner of said Franklin Mountains State Park Property, same point being the **POINT OF BEGINNING** of this description;

THENCE, South 03°16'09" West, along the westerly boundary line of said Franklin Mountains State Park Property, a distance of 1784.07 feet, to a found ½ inch rebar;

THENCE, South 66°54'45" East, continuing along said boundary line, a distance of 462.49 feet to a found ½ inch rebar;

THENCE, South 04°02'56" West, a distance of 282.30 feet to the north right-of-way line of Trans Mountain Loop 375, (Bk 78, Pg 628, Deed Records, El Paso County, Texas) (State of Texas Department of Transportation Right-of-Way Map Control 2552-1), from which a ½ inch rebar with cap marked "NM 5337 TX 5337" bears North 04°02'56" East a distance of 0.50 feet;

THENCE, along said right-of-way, the following 4 courses;

South 88°20'50" West, a distance of 554.74 feet, to a found TX-DOT concrete monument;

South 88°20'11" West, a distance of 415.05 feet, to a found TX-DOT concrete monument;

South 88°21'17" West, a distance of 415.50 feet, to a found 1-inch rebar;

South 70°03'49" West, a distance of 267.18 feet, to a found TX-DOT concrete monument, said point lies on the common boundary line of S.J. Larkin Survey 269 and Nellie D Mundy Survey 246, from which a found pinched pipe in concrete bears South 02°25'40" East, a distance of 2838.04 feet for the common corner of said Survey 246, Survey 269, S. J. Larkin Survey 267 and S. J. Larkin Survey 268;

THENCE, leaving right-of-way line, North 02°25'40" East, along said common survey line, a distance of 2436.19 feet, to a found pinched pipe and rock mound, for the common corner of said Survey 246 and Survey 269;

THENCE, South 87°15'40" East, along common boundary line of S.J. Larkin Survey 269 and Section 9, Block 82, Township 1, Texas and Pacific Railway Surveys, a distance of 1230.30 feet to the **POINT OF BEGINNING**, containing 68.251 acres (2,973,055 square feet) of land, more or less.

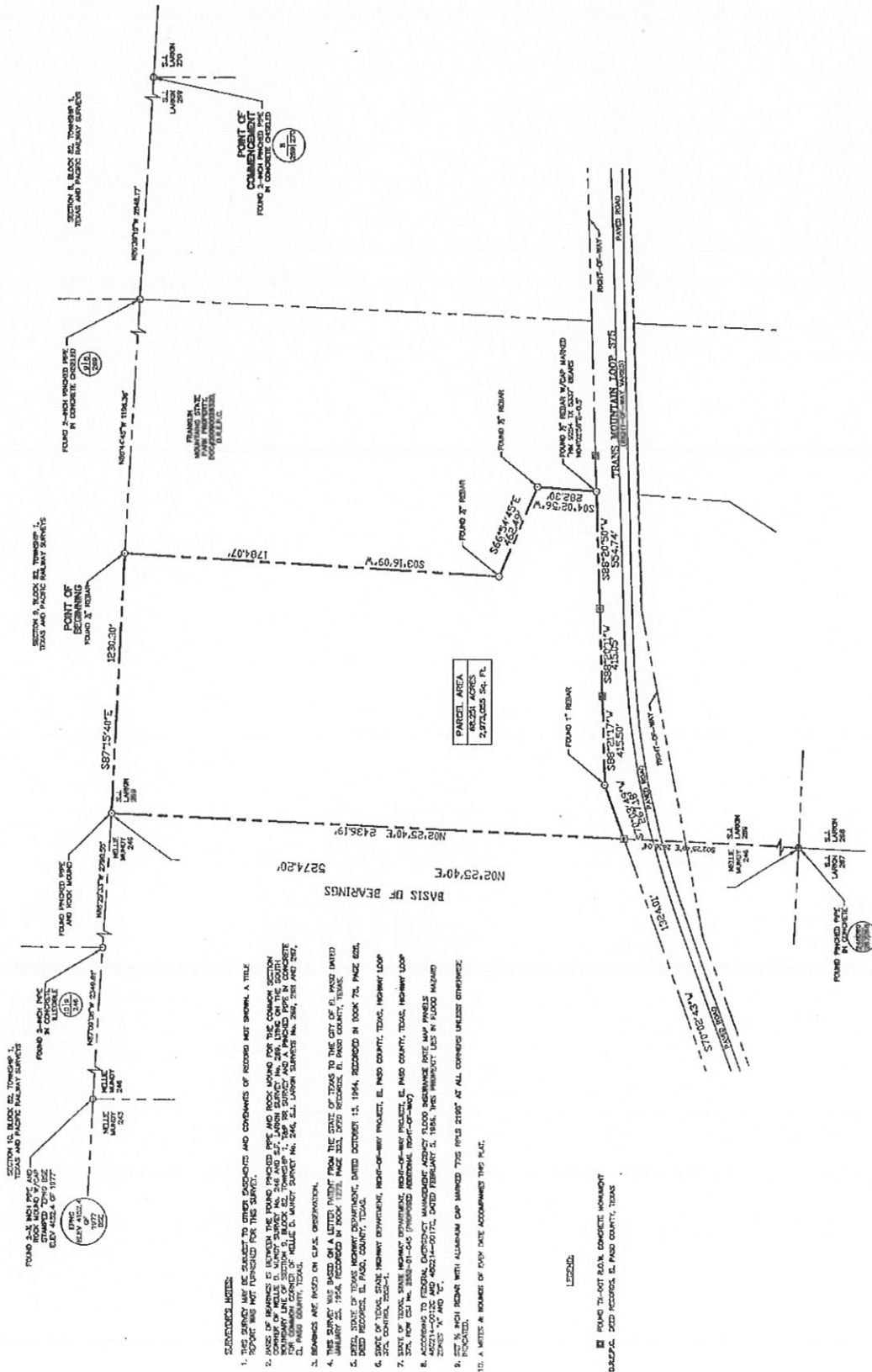
A Plat of even date accompanies this Metes & Bounds.

Frank X. Spencer & Associates, Inc.



Charles Gutierrez, RPLS
Texas License No. 5572

Date: 11/15/10



A 68.251 ACRE PARCEL OF LAND BEING A PORTION OF SURVEY
246 NELLIE D. MUNDY, EL PASO COUNTY, TEXAS

4/16/10
CHARLES HENRY GUTIERREZ
Registered Professional Land Surveyor #6072

FRANK X. SPENCER & ASSOCIATES, INC.
Creating Old Surveys in New Surveys
1100 W. 11th Street, Suite 100
El Paso, Texas 79902
(915) 523-4400

0 100 200 300
Feet
GRAPHIC SCALE 1"=100'
NAD 83
UTM ZONE 14N
Datum: NAD 83
Datum: NAD 83
Datum: NAD 83

SURVEY NOTES:

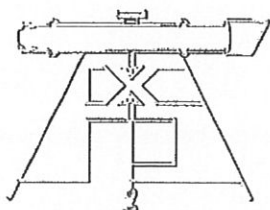
1. THIS SURVEY WAS MADE SUBJECT TO OTHER SURVEYS AND CONDITIONS OF RECORDING NOT SHOWN. A TITLE SEARCH WAS MADE FOR THIS SURVEY.
2. THIS SURVEY WAS MADE SUBJECT TO THE SURVEY OF THE COMMON SECTION CORNER OF NELLIE D. MUNDY SURVEY NO. 246 AND S.F. LARSON SURVEY NO. 246, BOTH BEING IN THE SOUTH 1/4 OF SECTION 10, BLOCK 22, TOWNSHIP 13N, RANGE 1E, EL PASO COUNTY, TEXAS.
3. BEARINGS ARE BASED ON GPS OBSERVATION.
4. THIS SURVEY WAS BASED ON A LETTER PATENT FROM THE STATE OF TEXAS TO THE CITY OF EL PASO DATED JANUARY 22, 1954, RECORDED IN BOOK 1272, PAGE 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
5. DEED STATE OF TEXAS DEPARTMENT DATED OCTOBER 15, 1954, RECORDED IN BOOK 72, PAGE 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
6. STATE OF TEXAS, STATE HIGHWAY DEPARTMENT, RIGHT-OF-WAY PROJECT, EL PASO COUNTY, TEXAS, HIGHWAY LOOP 305, NEW OLD NO. 2003-01-045 (PROPOSED ADDITIONAL RIGHT-OF-WAY).
7. STATE OF TEXAS, STATE HIGHWAY DEPARTMENT, RIGHT-OF-WAY PROJECT, EL PASO COUNTY, TEXAS, HIGHWAY LOOP 305, NEW OLD NO. 2003-01-045 (PROPOSED ADDITIONAL RIGHT-OF-WAY).
8. ACCORDING TO REGIONAL DISTRICT MANAGEMENT AGENCY FLOOD SHADOWING RATE MAP PANELS 2003-01-045 AND 400214-0017C, DATED FEBRUARY 5, 1964, THIS PROPERTY LIES IN FLOOD HAZARD ZONE 100 AND 500 YEAR FLOOD.
9. SET 8" HIGH IRON WITH ALUMINUM CAP MARKED THIS FIELD 2195' AT ALL CORNERS UNLESS OTHERWISE INDICATED.
10. A NOTES & REMARKS OF FOT DATE ACCOMPANIES THIS P.L.C.

LEGEND:

- FOUND 14-00T BURN. CONCRETE MONUMENT
- DALEPA. DEED RECORDS, EL PASO COUNTY, TEXAS

"EXHIBIT A"

CITY CLERK DEPT.



Frank X. Spencer & Associates, Inc.

Consulting Civil Engineers & Surveyors

1130 Montana * El Paso, Texas 79902

2010 DEC 13 AM 11:43

(915) 533-4600
FAX (915) 533-4673
e-mail: elpaso@fxsa.com

Frank X. Spencer, P.E., R.P.L.S.

METES AND BOUNDS DESCRIPTION

A 86.805 ACRE PARCEL OF LAND, BEING A PORTION OF SURVEY 269, S.J. LARKIN, PATENT TO THE CITY OF EL PASO DATED JANUARY 25, 1956, RECORDED IN BOOK 1272, PAGE 323, DEED RECORDS, EL PASO COUNTY, TEXAS.

COMMENCING at a found 2-inch pinched pipe in concrete for the northeast corner of S.J. Larkin Survey 269, the northwest corner of S.J. Larkin Survey 270 and the southerly boundary line of Section 8, Block 82, Township 1, Texas and Pacific Railway Surveys, **Thence**, North $86^{\circ}39'19''$ West, along the southerly boundary line of said Section 8, a distance of 2848.17 feet to a 2 inch pinched pipe in concrete for the southwest corner of section 8 and the southeast corner of section 9, Block 82, Township 1, Texas and Pacific Railway Surveys, same being the northeast corner of the Franklin Mountains State Park Property recorded in clerk's deed records document No. 20090028320, El Paso County, Texas, **Thence**, North $86^{\circ}44'45''$ West, along the northerly line of said Survey 269, a distance of 1196.36 feet to a $\frac{1}{2}$ rebar for the northwest corner of said Franklin Mountains State Park Property; **Thence**, North $87^{\circ}15'40''$ West, continuing along said Survey 269, a distance of 1230.30 feet to a found pinched pipe and rock mound for the northwest corner of said Survey 269 and the northeast corner of Nellie D Mundy Survey 246, said point lies on the southerly boundary line of said Section 9, **Thence**, South $02^{\circ}25'40''$ West, along common boundary line of said Survey 246 and Survey 269, a distance of 2731.35 feet to a found brass cap stamped "TEXAS HIGHWAY DEPARTMENT ROW NO. ELEV. STA.", said point being the **POINT OF BEGINNING** of this description;

THENCE, North $79^{\circ}10'48''$ East, along said right-of-way line, a distance of 1119.80 feet, to a found brass cap stamped "TEXAS HIGHWAY DEPARTMENT ROW NO. ELEV. STA.";

THENCE, North $88^{\circ}17'48''$ East, continuing along said right-of-way, a distance of 534.55 feet to a found $\frac{1}{2}$ inch rebar for the westerly boundary line of the Franklin Mountains State Park Property, recorded in clerk's deed records document No. 20090028320, El Paso County, Texas;

THENCE, along said westerly boundary line the following 4 courses:

South $04^{\circ}04'36''$ West, a distance of 433.54 feet, to a found $\frac{1}{2}$ inch rebar;

South $32^{\circ}20'41''$ West, a distance of 732.55 feet, to a found $\frac{1}{2}$ inch rebar with cap marked "NM 9254 TX 5337";

South $02^{\circ}05'27''$ East, a distance of 1612.16 feet, to a found $\frac{1}{2}$ inch rebar;

Page 1 of 2

K:\2010\SI1010EP- CIELP-2010-...ABG0006-CPCPBS\SI1010EP-LDD-CPCPBS\survey\SI1010EP_006SOUTH 269.doc

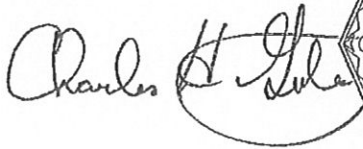

South 54°17'49" East, a distance of 339.54 feet, to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198", said point lies on the common boundary line of S.J. Larkin Survey 269 and S.J. Larkin Survey 268;

THENCE, North 86°45'01" West, along said common boundary line, a distance of 1656.39 feet, to a found pinched pipe in concrete for the common corner of said Survey 246, Survey 269, S.J. Larkin Survey 268 and S.J. Larkin Survey 267;

THENCE, North 02°25'40" East, along said common boundary line, a distance of 2542.85 feet, to the **POINT OF BEGINNING**, containing 86.805 acres (3,781,246 square feet) of land, more or less.

A Plat of even date accompanies this Metes & Bounds.

Frank X. Spencer & Associates, Inc.

Charles Gutierrez, RPLS
Texas License No. 5572

Date: 11/15/10



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00013
Application Type: Rezoning
CPC Date: April 21, 2011
Staff Planner: Linda Castle, 915-541-4029, castlelj@elpasotexas.gov

Location: North and south of Transmountain Road, west of Franklin Mountains State Park
Legal Description: Parcel 1 – S.J. Larkin Survey 267, and a portion of S.J. Larkin Survey 268, City of El Paso, El Paso County, Texas
Parcel 2 – Portion of Nellie D. Mundy Survey 246, City of El Paso, El Paso County, Texas
Parcel 3 – Portion of Nellie D. Mundy Survey 246, City of El Paso, El Paso County, Texas
Parcel 4 – Portion of S.J. Larkin Survey 269, City of El Paso, El Paso County, Texas
Parcel 5 – Portion of S.J. Larkin Survey 269, City of El Paso, El Paso County, Texas

Acreage: Approximately 1,587 acres
Rep District: 1
Existing Zoning: Parcel 1 – from R-3 (Residential) and PMD (Planned Mountain Development) to RGD (Restricted Growth District)
Parcel 2 – from R-3 (Residential) and PMD (Planned Mountain Development) to RGD (Restricted Growth District)
Parcel 3 – from R-3 (Residential) and PMD (Planned Mountain Development) to RGD (Restricted Growth District)
Parcel 4 – from PMD (Planned Mountain Development) to RGD (Restricted Growth District)
Parcel 5 – from PMD (Planned Mountain Development) to RGD (Restricted Growth District)

Existing Use: Vacant
Request: RGD (Restricted Growth District)
Proposed Use: Reserved for future development
Property Owner: City of El Paso
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Vacant
South: R-3 (Residential) and R-3A/c (Residential/conditions) / Single-family dwellings / Vacant
East: PMD (Planned Mountain Development) / Vacant
West: C-3/c (Commercial/conditions) / R-3A/c (Residential/conditions) / Single-family dwellings / Vacant

Plan for El Paso Designation: Open Space, Commercial, Residential, and Mixed Use (EPWU Westside Master Plan Area)

Nearest Park: South Dakota Park (3,434 feet)

Nearest School: Tippin Elementary (6,089 feet)

NEIGHBORHOOD ASSOCIATIONS

Coronado Neighborhood Association
Mountain Arroyos Neighborhood Association
Save the Valley Neighborhood Association
Upper Mesa Hills Neighborhood Association
Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 5, 2011. The Planning Division has received one letter in opposition to the rezoning.

APPLICATION DESCRIPTION

This is a City-initiated rezoning for approximately 1,587 acres of property located north and south of Transmountain Road, and west of Franklin Mountains State Park. On March 29, 2011, the City Council directed the City Manager and staff to amend Title 20 (Zoning) to create a new zoning district for the purpose of preserving land for future growth as sustainable, transit served, form based code development and redevelopment, and to initiate and process this rezoning application for city-owned land. This property was included in the EPWU Westside Master Plan that was approved by City Council on May 24, 2005. The entire Master Plan area was 1,850 acres. Since that time the Public Service Board has deeded land to the Franklin Mountains State Park, and the area is now approximately 1,587 acres. It includes six roadways that are designated as arterials in the city's Major Thoroughfare Plan; Paseo del Norte is a designated major arterial that is proposed to intersect with Transmountain Road, and is included in the Texas Department of Transportation design for road improvements on Transmountain Road.

The purpose for the rezoning is to ensure that any future development in the RGD is planned and developed in accordance with Title 21, SmartCode, or in accordance with the provisions under a residential or general mixed use zoning plan that meets the LEED (Leadership in Energy & Environmental Design) certification for a Neighborhood Development Silver Rating. Prior to development RGD will be rezoned to SmartCode, GMU or RMU. RGD zoned land may be used as necessary for utility facilities and thoroughfare construction projects. Any thoroughfare construction projects shall comply with the Institute for Transportation Engineers (ITE) *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach, An ITE Recommended Practice*, as amended.

The Plan for El Paso-City-Wide Land Use Goals

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

- a. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

The RGD means an area that has development value with open space opportunities. The land may not be available for development either due to a lack of necessary infrastructure to support development or because the land is owned by the City. Land may be zoned RGD as a means of preserving the land for sustainable, transit served, form based code development and redevelopment when such land becomes necessary to serve growth in the region. Portions of RGD zoned land may have intrinsic value as open space and may contain such features as scenic corridors, view sheds, arroyos, steep slopes, or protected habitat that should remain in its natural state once development occurs.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of this City initiated rezoning.

Development Coordinating Committee Review

The DCC reviewed the request on April 13, 2011, and offered no objections to the rezoning.

El Paso Water Utilities

EPWU does not object to the proposed rezoning of the property to an Urban Reserve Zoning District as proposed by City Planning. We also support the Planning, CPC and OSAB recommendation to include the GMU and RMU with LEED standard language in the proposed Urban Reserve Zoning district.

Department of Transportation

No objections to rezoning.

Engineering & Construction Management Department

Construction Management Division

Recommend approval.

Land Development Section

No objection to rezoning.

Fire Department

No comments.

EPPD

No comments.

Sun Metro

No comments.

Open Space Advisory Board

On April 13, 2011, the OSAB reviewed the rezoning request and voted 5-0 to recommend approval.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

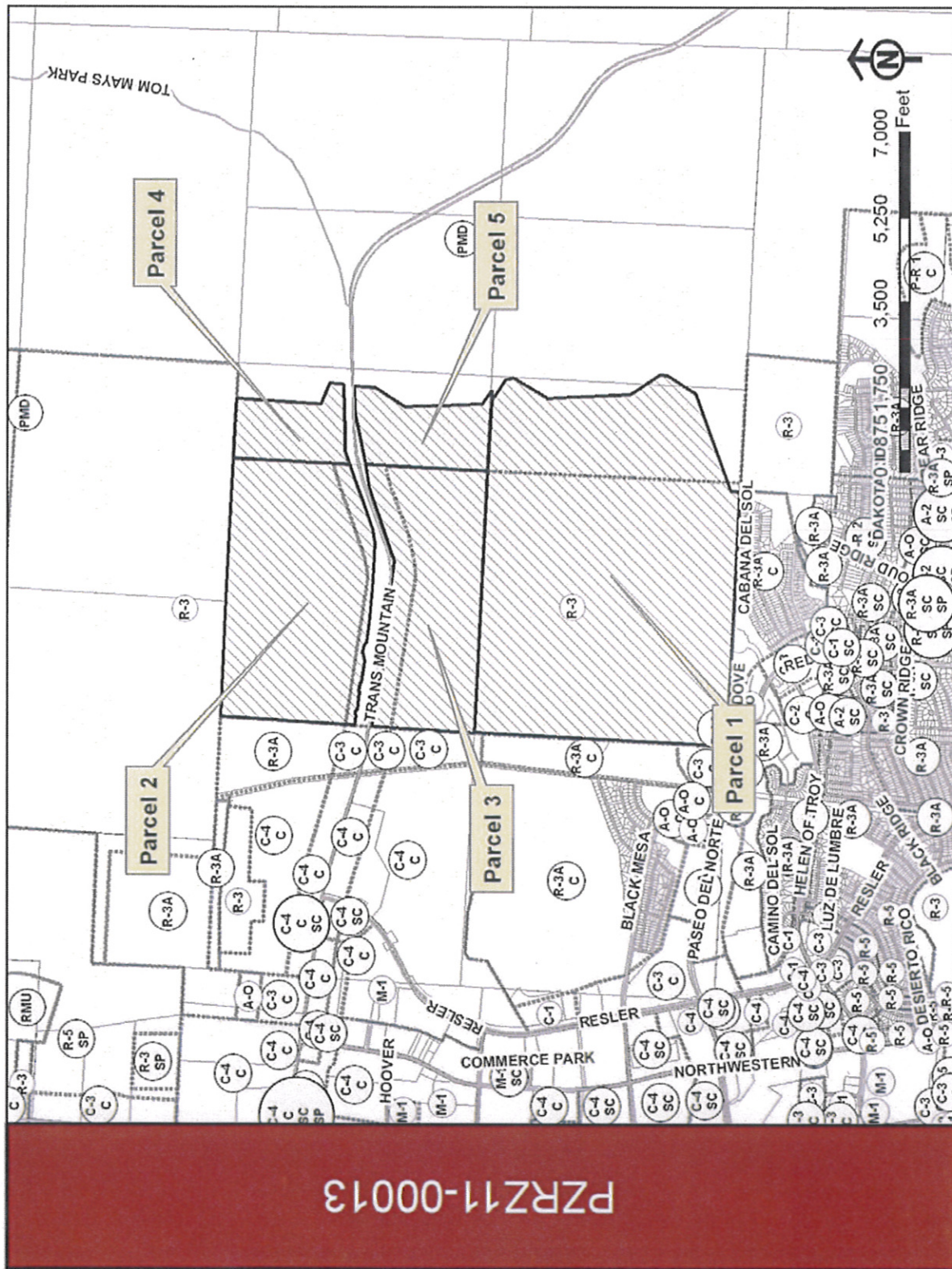
Attachment 1: Zoning Map

Attachment 2: Aerial Map

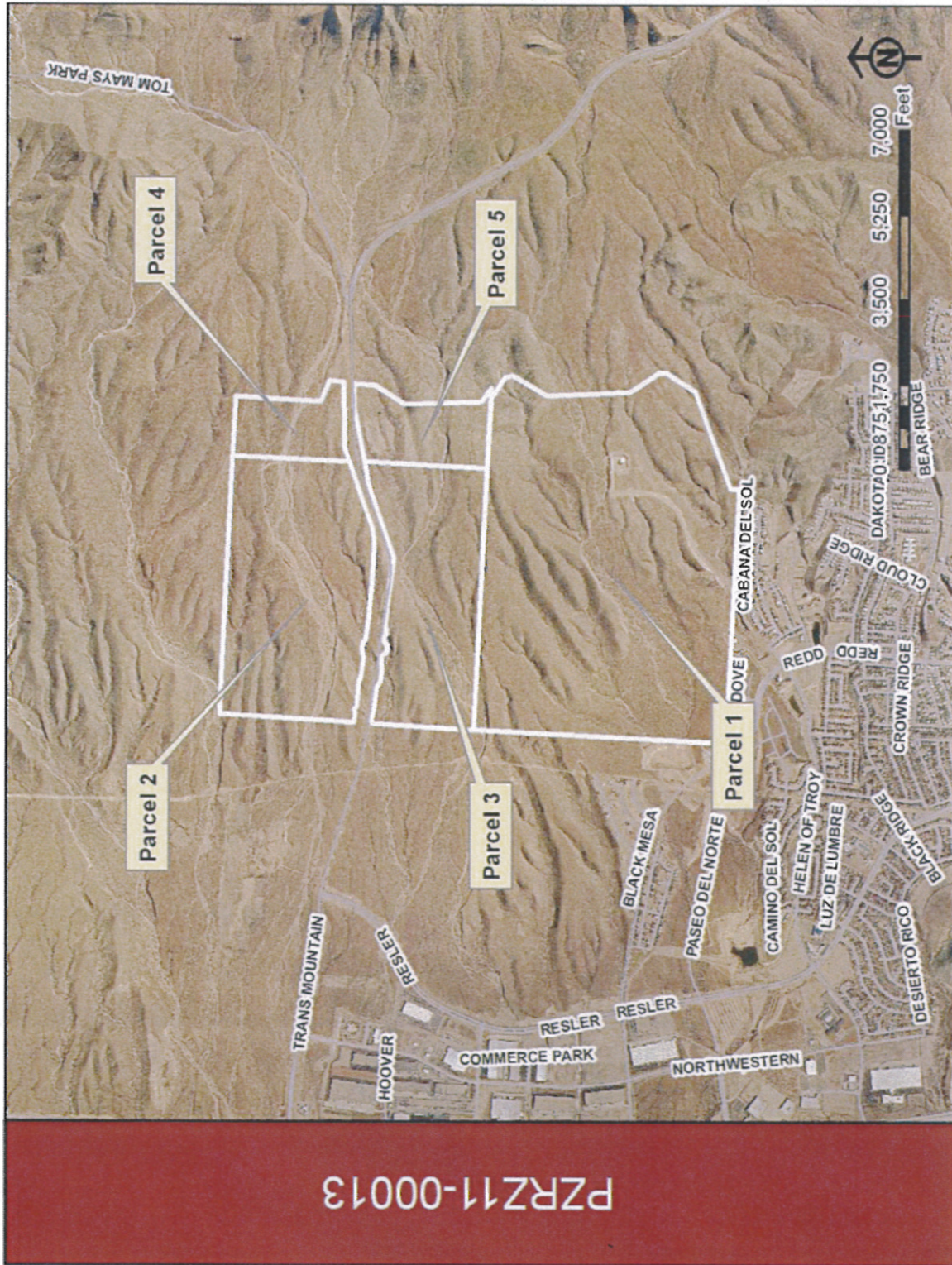
Attachment 3: Northwest Master Plan

Attachment 4: Neighbor Responses

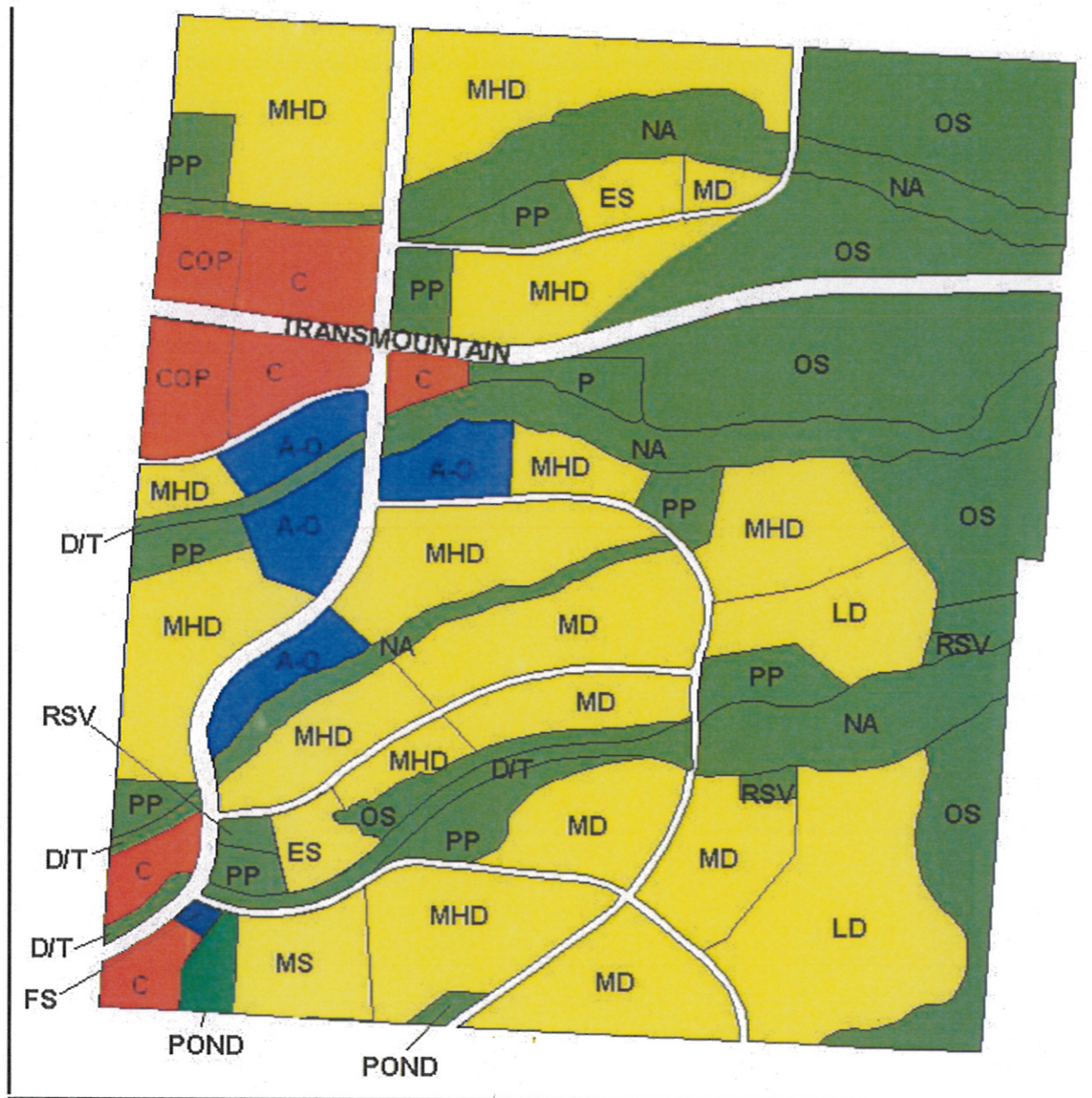
PZRZ11-00013



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: Northwest Master Plan



ATTACHMENT 4: NEIGHBOR RESPONSES

Comments:

This is concerning the following hearing:

CASE NO: PZRZ11-00013

DATE: April 21, 2011

TIME: 1:30 pm

PLACE: City Council Chambers, 2nd Floor, City Hall
2 Civic Center Plaza, El Paso, Texas

NAME: Tania and Alejandro Arana

ADDRESS: 6633 Cabana Del Sol
El Paso, TX 79911

OUR POSITION: We are opposed to the rezoning request.

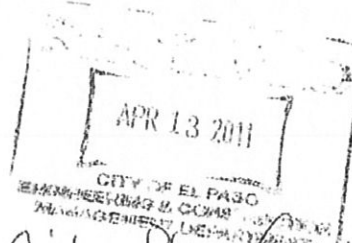
We request to be notified on any further action or changes made
Pertaining to this case at any time.

Case No PZRZ11-00013

Janet Felton Wamock
6636 Cabana del Sol Dr
El Paso TX 79911) resident

I am attending the ~~the~~ meeting
on April 21, 2011

Janet Wamock
6636 Cabana Del Sol
El Paso, TX 79911-3014



EL PASO, TX 799

11 APR 2011 PM 2 T



CITY OF EL PASO
ENGINEERING & COMM
PLANNING DIVISION
City Plan Commission
90 Planning Division
5th Floor
City Hall
2 Civic Center Plaza
El Paso TX 79911

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Fax Transmittal Sheet

To:	City Council Chambers	From:	Lucy Smith
Fax:	(915) 541-4725	Phone:	(915) 474-3282
Pages:	1	E-mail:	Lucy.Smith@Hotmail.Com
Subject:	Case # PZRZ11-00013	Date:	4-18-11

Comments:

In the case regarding the rezoning area near or behind address:

Lucy Smith
6629 Cabana Del Sol
El Paso tx 79911

Case # PZRZ11-00013

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Castle, Linda

From: Blankenship, Kurt W SFC MIL USA [kurt.blankenship@us.army.mil]
Sent: Thursday, April 21, 2011 10:58 AM
To: Castle, Linda; Guerrero, Esther; Salloum, Andrew M.; Salloum, Andrew M.
Cc: Blankenship, Lisa M CIV US USA; Valles, Robert CIV USA IMCOM
Subject: PZRZ11-00013 (UNCLASSIFIED)
Signed By: There are problems with the signature. Click the signature button for details.

Importance: High

Classification: UNCLASSIFIED
Caveats: FOUO

To Whom It May Concern:

I am a resident of 6601 Cabana del Sol, El Paso TX 79911. My Wife, Lisa, and I have moved to this fair City for reasons of employment. We have purchase a home and I will be retiring in a couple years from my current employment. Our plans are to settle in El Paso.

Due to my current position at my place of employment, I unable to attend today's meeting at 1 PM. Furthermore, my spouse is currently doing special training at White Sands Missile Range, NM, and is also unable to attend the meeting.

We placed our concerns in an email to inform the committee our disposition of Case PZRZ11-00013.

IN REFERENCE to Case number PZRZ11-00013:

1. We do not wish to see any development in this area for the protection of wildlife habitat and provide the community a natural and undisturbed floral & fauna.
2. We were informed before purchasing our property, that the area behind us was not to be developed - ever. This was an incentive for us to purchase the lot.
3. IF, and 'if', the reason the case is in review in order to up-grade the Transmountain Road. Then we are supportive of the case.
4. Point of contact for this email is below.

v/r
SFC Kurt Blankenship
S-3 1/2 CAB
Cell: 254-718-4394

Classification: UNCLASSIFIED
Caveats: FOUO

FAX: 915-541-4725

CASE# PZRZ11-00013

JAMES T. CASPER
6673 CABANA DEL SOL

REZONE TO RGD