

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

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

**AGENDA DATE:** Introduction: December 1, 2015  
Public Hearing: December 22, 2015

**CONTACT PERSON/PHONE:** Larry F. Nichols, (915) 212-1550, [NicholsLF@elpasotexas.gov](mailto:NicholsLF@elpasotexas.gov)  
Michael McElroy, (915) 212-1612, [McelroyMS@elpasotexas.gov](mailto:McelroyMS@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of a portion of Blocks 2, 3, 4, 7, 9 and 10, all of Blocks 5 and 6, Green Acres Subdivision, South of Artcraft Drive and North of Bridal Drive, City of El Paso, El Paso County, Texas from R-2 (Residential) to P-R I (Planned Residential I). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Artcraft Drive and North of Bridal Drive. Property Owner: Two Stars Joint Venture. PZRZ15-00028 (**District 1**)

**BACKGROUND / DISCUSSION:**

The applicant requests a rezoning from R-2 (Residential) to P-R I (Planned Residential I) to accommodate a proposed 128 single-family dwelling residential development.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission – Approval Recommendation (5-1)

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

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

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

**DEPARTMENT HEAD:** Larry F. Nichols  
Director, Planning and Inspections Department

**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCKS 2, 3, 4, 7, 9 AND 10, ALL OF BLOCKS 5 AND 6, GREEN ACRES SUBDIVISION, SOUTH OF ARTCRAFT DRIVE AND NORTH OF BRIDAL DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-2 (RESIDENTIAL) TO P-R I (PLANNED RESIDENTIAL I). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *a portion of Blocks 2, 3, 4, 7, 9 and 10, all of Blocks 5 and 6, Green Acres Subdivision, South of Arcraft Drive and North of Bridal Drive*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-2 (Residential)** to **P-R I (Planned Residential I)**, 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 \_\_\_\_\_, 2015.


THE CITY OF EL PASO

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

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Brie L. Franco  
Assistant City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Larry F. Nichols, Director  
Planning & Inspections Department

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

Zoning Case No: PZRZ15-00028

Exhibit "A"

Prepared for: The City of El Paso  
August 25, 2015

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Blocks 2, 3, 4, 7, 9 and 10, all of Blocks 5 and 6, Green Acres Subdivision as recorded in Volume 27, Page 48, Plat records of El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at a City of El Paso Brass disk monument at the centerline intersection of Bridal Drive and Oleaster Drive from which a City of El Paso Brass disk monument at the centerline intersection of Sorrel Drive and Oleaster Drive bears, South 14°22'16" East a distance of 516.87 feet; Thence North 80°19'46" West a distance of 960.82 feet to a set ½" rebar with cap marked TX 5152 on the common line of Green Acres Subdivision with the Montoya Main Lateral for the **"TRUE POINT OF BEGINNING"**

Thence along said line, North 43°20'06" West a distance of 98.50 feet to a point;

Thence along said line, North 43°05'06" West (N 46°19'00" W, vol. 27, pg. 48) a distance of 230.20 feet to a found 5/8" rebar with cap marked TX 4178;

Thence along said line 132.47 feet along the arc of a curve to the right which has a radius of 129.67 feet a central angle of 58°32'00" a chord which bears North 13°49'06" West a distance of 126.78 feet to a found 5/8" rebar with cap marked TX 4178;

Thence along said line, North 15°26'53" East (N 12°13'00" E, vol. 27, pg. 48) a distance of 741.70 feet to a found rebar with cap marked TX 4178 for a point of curve;

Thence along said line 84.58 feet along the arc of a curve to the right which has a radius of 258.00 feet a central angle of 18°47'00" a chord which bears North 24°50'24" East a distance of 84.20 feet to a found 5/8" rebar with cap marked TX 4178;

Thence along said line, North 34°13'54" East (N 31°00'00" E, vol. 27, pg. 48) a distance of 206.90 feet to a found rebar with cap marked TX 2998 on the common line of Green Acres Subdivision with the line of Tract 7D, Block 12, Upper Valley Surveys;

Thence along said line, South 73°19'18" East a distance of 69.27 feet to a set ½" rebar with cap marked TX 5152 on the common line of the westerly right of way line of Montoya drain with Green Acres Subdivision;

Thence along said line, South 69°18'17" East (S 72°32'11" E, vol. 3215, pg. 1049) a distance of 356.88 feet to a set ½" rebar with cap marked TX 5152 point of curve;

Thence along said line 357.73 feet along the arc of a curve to the left which has a radius of 2268.48 feet a central angle of 09°02'07" a chord which bears South 73°49'21" East a distance of 357.36 feet to a found 5/8" rebar with cap marked TX 4178;

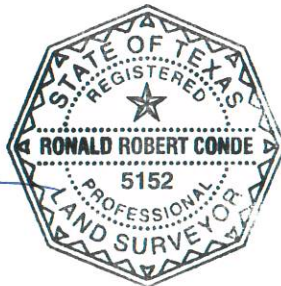
Thence, South 14°10'06' East (S 17°24'00" E, vol. 27, pg. 48) a distance of 841.82 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly line of that parcel of land described in volume 2876, page 1848, Real Property Records of El Paso County, Texas

Thence along said line, South 75°49'54' West (S 72°36'00" W, vol. 2876, pg. 1848) a distance of 1076.41 feet to the **TRUE POINT OF BEGINNING**" and containing 225 Sq. Ft. 27.10 acres of land more or less.

Note: A drawing of even date accompanies this description.



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**

## MEMORANDUM

**DATE:** November 10, 2015

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

**FROM:** Michael McElroy, Senior Planner

**SUBJECT: PZRZ15-00028**

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The City Plan Commission (CPC), on October 22, 2015, voted 5-1 to recommend **approval** of rezoning the subject property from R-2 (Residential) to P-R I (Planned Residential I) to accommodate a proposed 128 single-family dwelling residential development.

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

One letter in opposition was received, and three persons spoke in opposition to the rezoning request at the City Plan Commission hearing.

**Attachment:**  
Staff Report



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

**Case No:** PZRZ15-00028  
**Application Type:** Rezoning  
**CPC Hearing Date:** October 22, 2015  
**Staff Planner:** Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov  
**Location:** South of Arcraft Drive and North of Bridal Drive  
**Legal Description:** Portion of Blocks 2, 3, 4, 7, 9 and 10, and all of Blocks 5 and 6, Green Acres Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 27.10  
**Rep District:** 1  
**Existing Zoning:** R-2 (Residential)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** R-2 (Residential) to P-R I (Planned Residential I)  
**Proposed Use:** Residential Development  
**Property Owner:** Two Stars Joint Venture  
**Representative:** Conde, Inc.

**SURROUNDING ZONING AND LAND USE**

**North:** C-4 (Commercial) / Plant Nursery  
**South:** R-2 (Residential) / Single-family dwellings  
**East:** P-I/sc (Planned-Industrial/special contract) / Industrial  
**West:** R-2/c (Residential/condition) and R-F (Ranch-Farm) / Rio Grande River

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Northwest Planning Area)  
**NEAREST PARK:** Borderland Park (3,492 feet)  
**NEAREST SCHOOL:** Herrera Elementary School (7,047 feet)

**NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association  
Upper Valley Neighborhood Association

**NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 8, 2015. One letter in opposition was received, and three persons spoke in opposition to the rezoning request at the City Plan Commission hearing.

**APPLICATION DESCRIPTION**

The property owner is requesting a rezoning from R-2 (Residential) to P-R I (Planned Residential I) to permit a 128 single-family dwelling residential development. No reductions in lot or setback dimensions are proposed. The development includes two 20' pedestrian rights-of-way providing increased connectivity within the development. A 3.4 acre park pond is additionally proposed. Vehicular access is proposed from Arcraft Road, Oleaster Drive, and Sorrel Drive.

**Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **approval** of rezoning the subject property from R-2 (Residential) to P-R I (Planned Residential I). The proposed zoning district is consistent with the residentially zoned property

in proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Northwest 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 P-R I (Planned Residential I) zoning district provides planned developments that create a superior living environment through unified planning and building operations at lower residential densities; encourage a variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

**COMMENTS:**

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

No objections. A TIA will not be required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**Planning and Inspections Department - Land Development**

No objections.

**Planning and Inspections Department – Plan Review**

Recommend approval. The plan provided was not reviewed for building permit items due to conceptual nature of submitted plan.

**Planning and Inspections Department - Landscaping**

Recommend approval. The plan provided was not reviewed for building permit items due to conceptual nature of submitted plan.

**Texas Department of Transportation (TxDOT)**

No driveway permit has been executed. SL Engineering submitted a proposed access for a smaller development. Location of driveway on the Artcraft frontage/ramp is in the vicinity of what is presented in this request by Conde Inc. TxDOT has not received final plans for approval from Conde Inc.

Applicant and TxDOT shall coordinate development.

**El Paso Fire Department**

Rezoning does not adversely affect the Fire Department.

**El Paso Water Utilities**

EPWU does not object to this request.

**Water:**

1. From the intersection of Sorrel Drive and Bridal Way along Sorrel Drive towards the north there is an existing six (6) inch diameter water main. This main dead-ends at approximately 420 feet north

- of Bridal Way. This main is available for service.
2. From the intersection of Oleaster Drive and Bridal Way along Oleaster Drive towards the north there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 156 feet north of Bridal Way. This main is available for service.
  3. Previous water pressure readings conducted on fire hydrant number 4865 located at the corner of Sorrel Drive and Bridal Way have yielded a static pressure of 72 pounds per square inch (psi), residual pressure of 58 psi, discharge of 1,048 gallons per minute (gpm).

#### **Sanitary Sewer:**

1. From the intersection of Sorrel Drive and Bridal Way along Sorrel Drive towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 380 feet north of Bridal Way. This main has an approximate depth of four (4) vertical feet.
2. From the intersection of Oleaster Drive and Bridal Way along Oleaster Drive towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 246 feet north of Bridal Way. This main has an approximate depth of four point five (4.5) vertical feet.
3. At the intersection of Sorrel Drive and Artcraft Road there is an existing sanitary sewer manhole that pertains to an inactive sanitary sewer main that transects Artcraft Road. The alignment of this inactive main ingresses Miramonte Industrial Park Unit Four subdivision, and continues unto Rio West Road (located within Rio West Business Park subdivision). This existing inactive main is intended to convey flows originating from the described areas located north of Artcraft Road. The Development of the subject north portion of the Green Acres Subdivision must include provisions to accept flows from Miramonte Industrial Park Unit Four subdivision, as well as from Rio West Business Park subdivision. EPWU-PSB anticipates the discharge of the described effluent to the existing sanitary sewer system that extends along Montoya Drive, east of Sleepy Hollow Street.

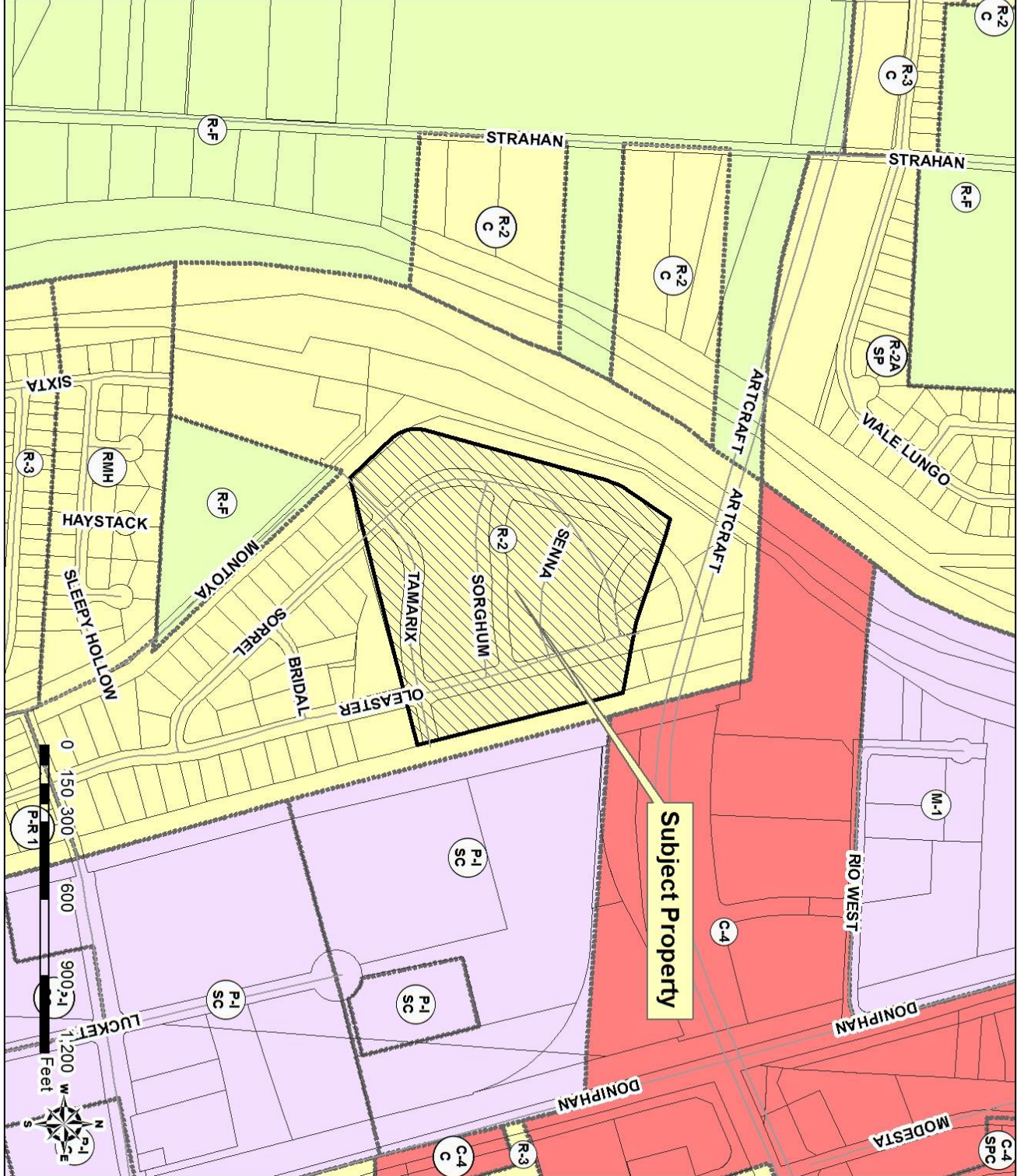
#### **General**

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. Conceptual Site Plan
4. Elevations
5. Opposition Letter

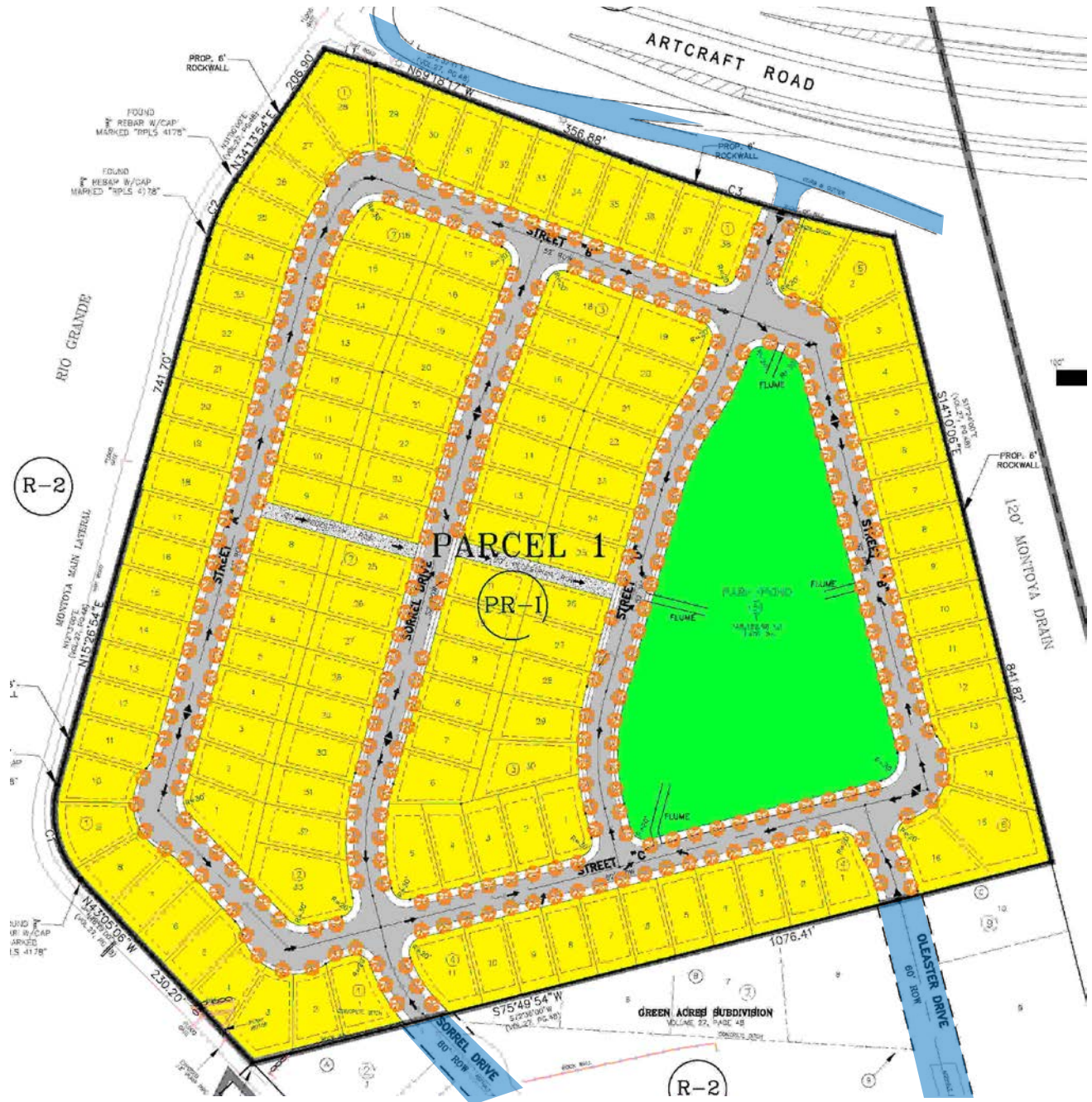
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ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: ELEVATIONS



Typical Front Elevation



Typical Front Elevation

ATTACHMENT 5: OPPOSITION LETTER

Thursday, October 22, 2015

Mayor Leeser, City Council Representatives, and City Planning Commission,

Reference Case No. PZRZ15-00028

In October-November of 2005, the above referenced property had come before the CPC for rezoning to R-3A and with the help of the "Save The Valley" organization, was adamantly rejected by the surrounding residents of the existing "Green Acres" subdivision and subsequently rezoning was denied by the CPC. ( the original change of zoning request was ZON0500109)

Nothing has change in the neighborhood except that we no longer have an active civic organization to protect the interests of the residence of the area.

The adjacent subdivision is zoned R-2, as is our property at 6045 Montoya Rd. the property adjacent at 6000 Montoya is zoned RF. We feel that rezoning the property in question will decrease the quality of life for the existing residences, increase traffic, and reduce property values.

The existing properties were all built under the current zoning of R-2, and again so was our property. We have had a full understanding that sometime in the future the subject property would be developed, lots would be sold and built upon, but with the understanding that the new subdivision would be similar in nature to the existing- R-2, not R-3A or PR-1.

The density of the proposed zoning change would allow for 140+ homes on 7000 SF lots, almost 100 more homes than was originally planned. That is not in keeping with the existing subdivision or surrounding area.

We adamantly oppose the rezoning of the "Green Acres Subdivision" from R-2 to PR-1.

If the CPC is scheduled to vote on this issue today, I respectfully request a postponement for an additional 30 days to further inform the surrounding residents of the potential impact of this action.

Sincerely

Joseph Nowell

Sherry Nowell



## Recommendation/Public Input

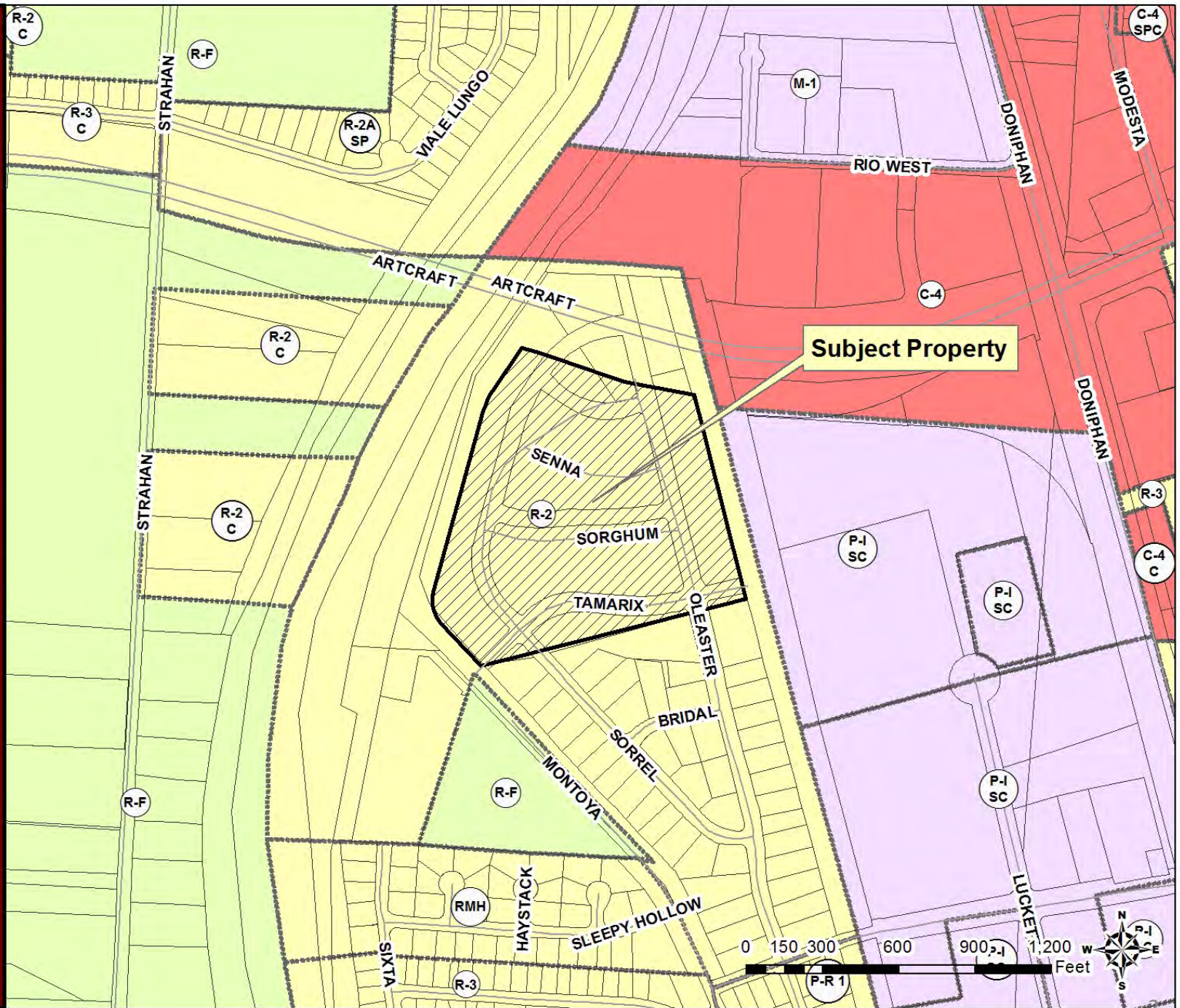
- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (5-1)
- Public Input: 1 Letter in received in opposition and 3 persons spoke in opposition to the rezoning request.

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

PZRZ15-00028

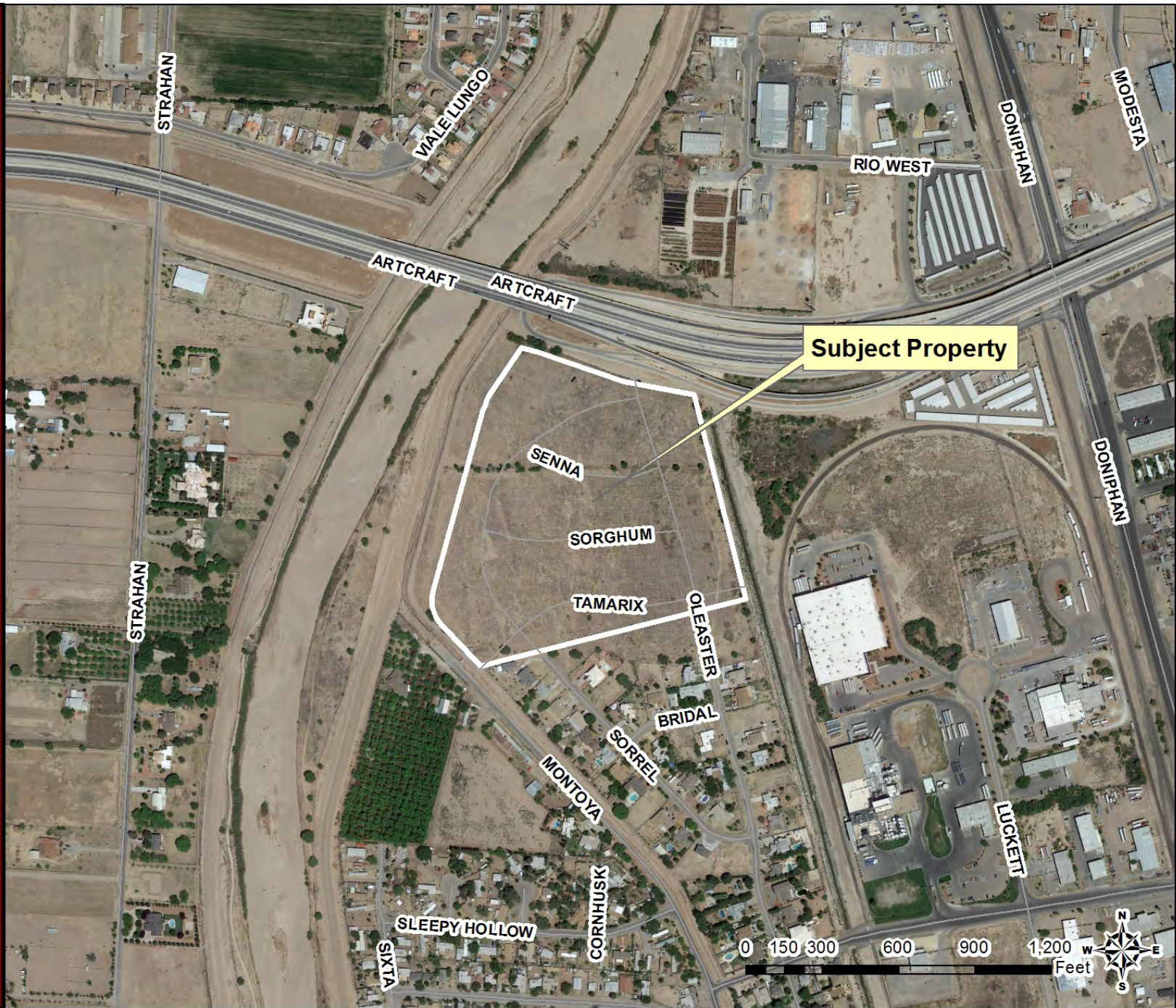
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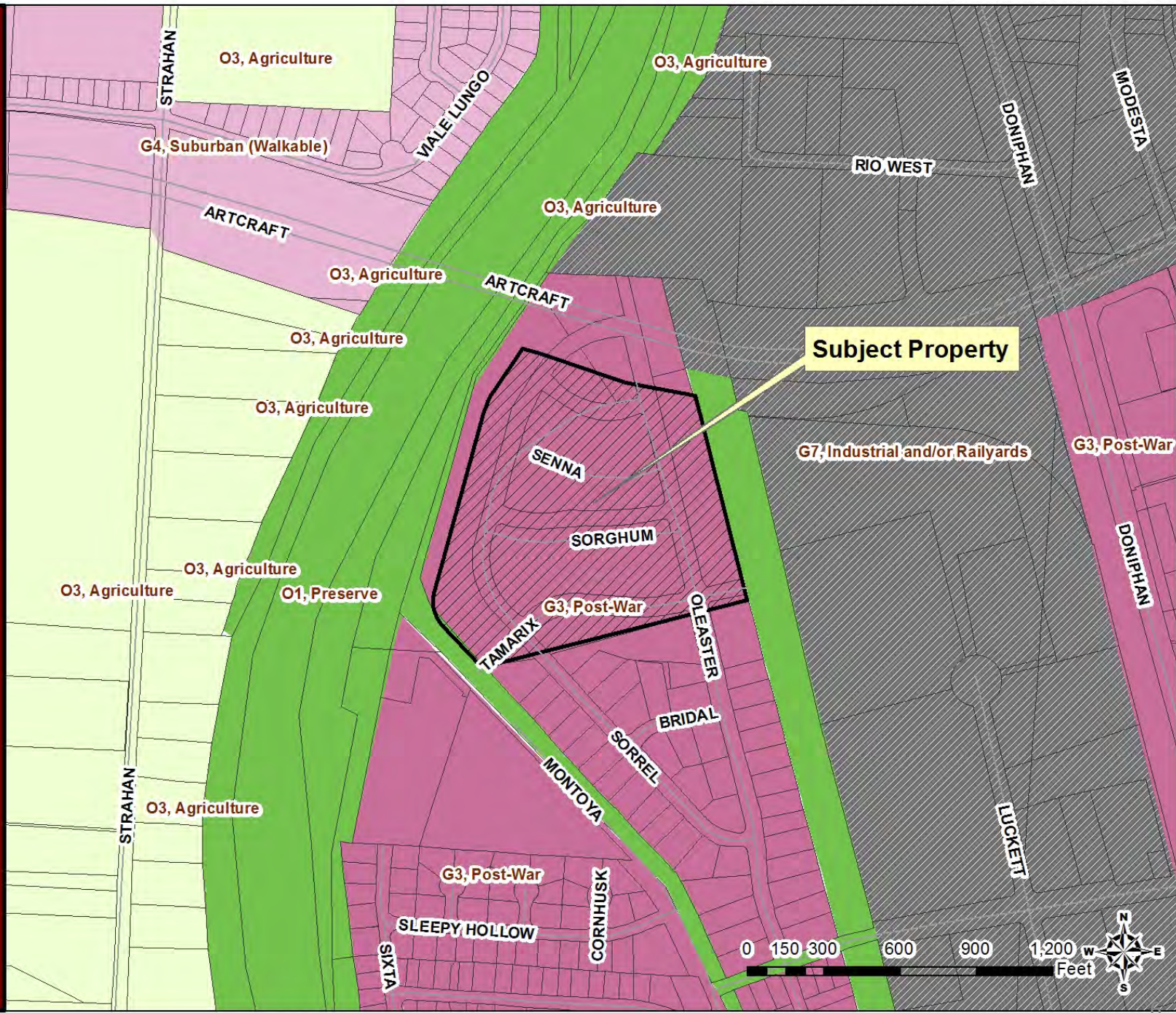
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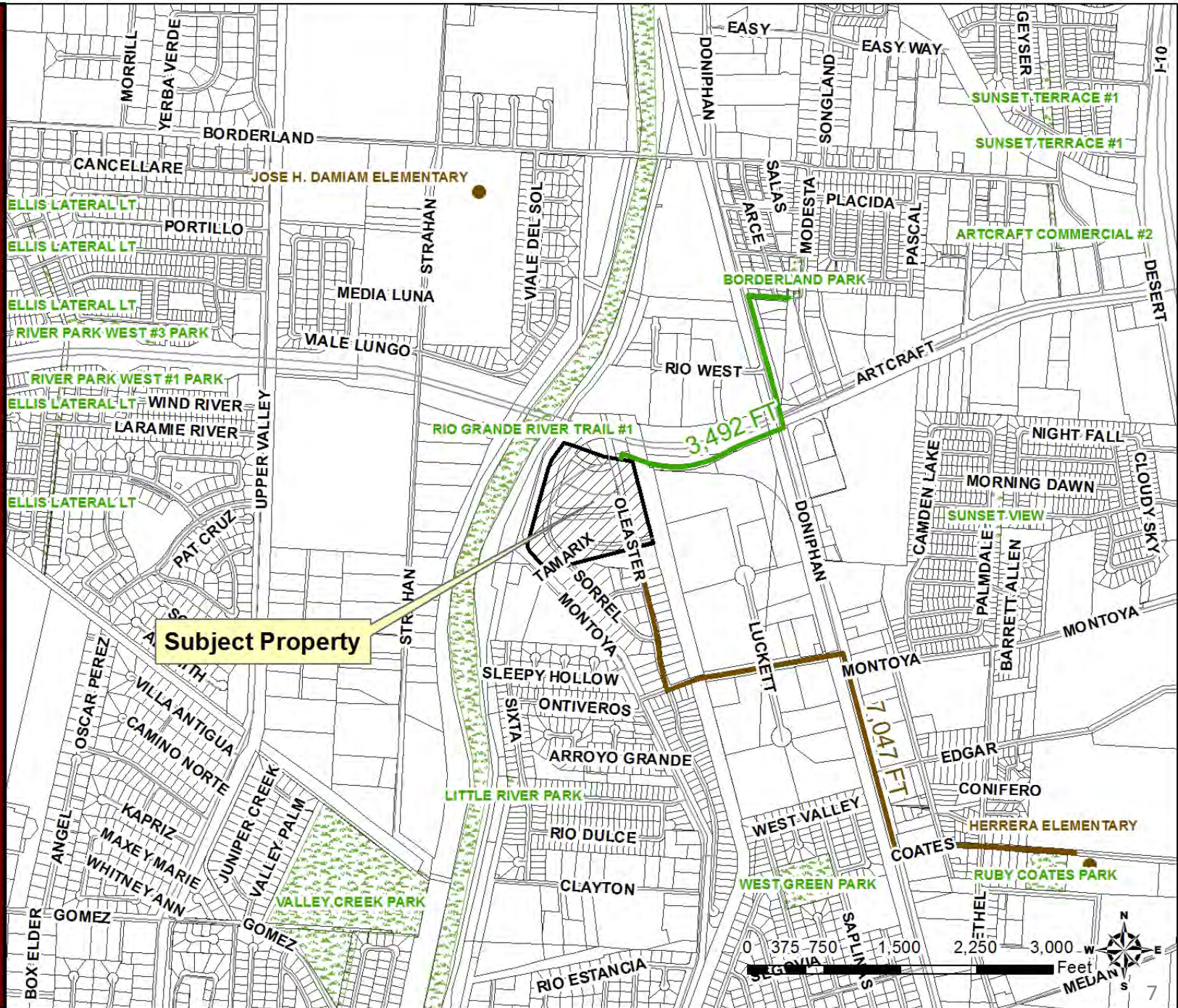
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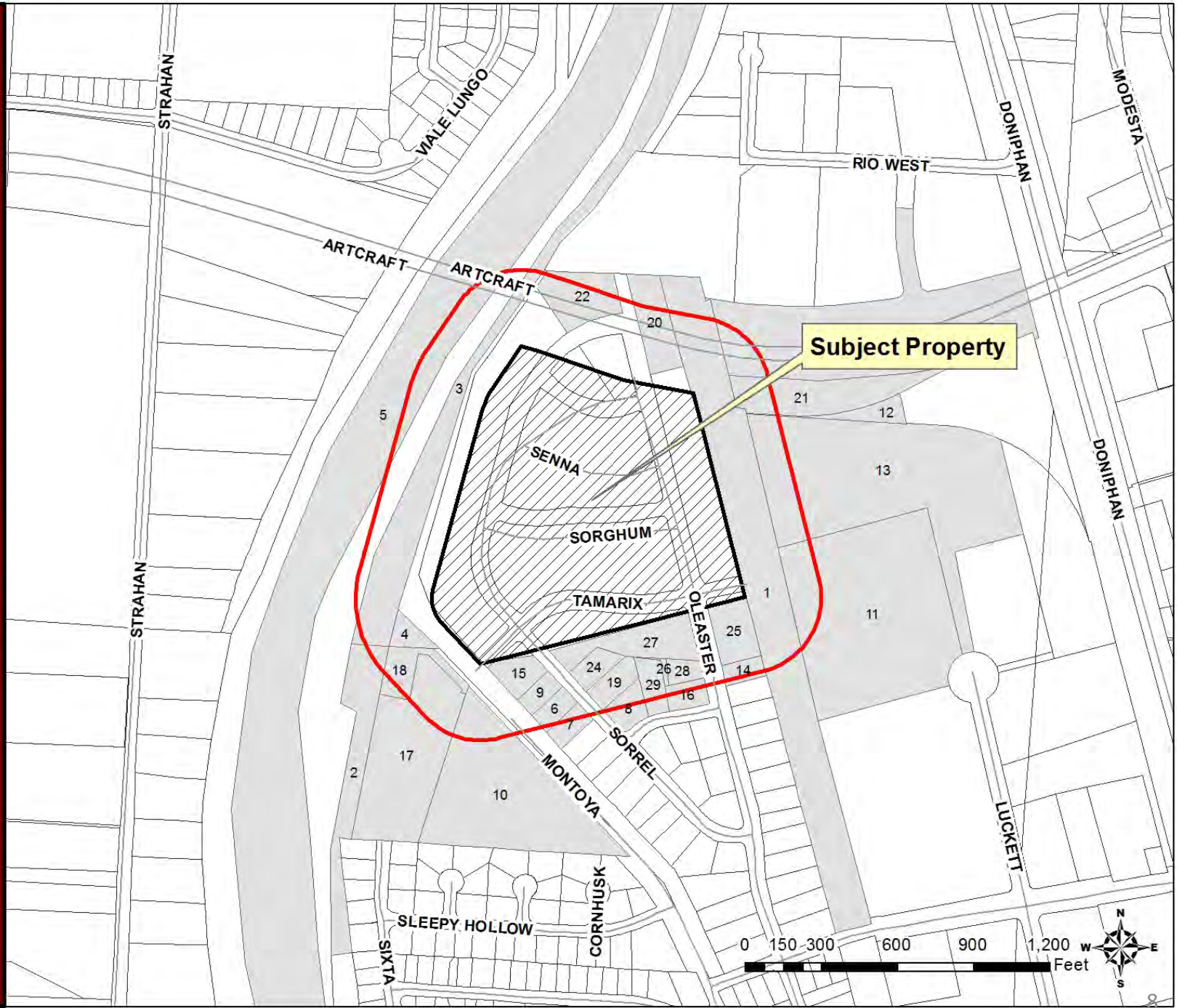
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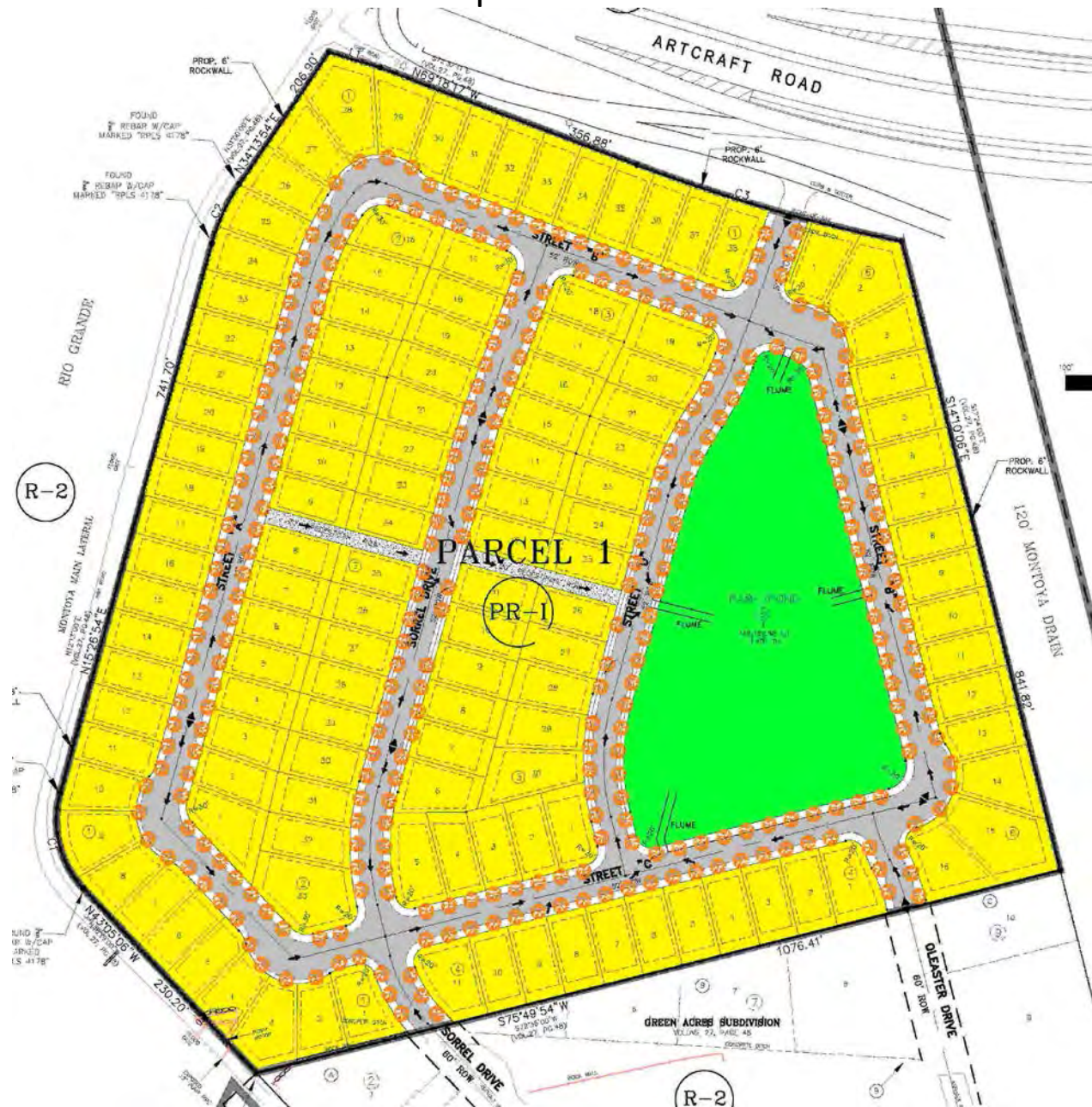
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# Conceptual Site Plan





## Elevations



Typical Front Elevation



Typical Front Elevation



Subject Property & East



100  
Dunlap St  
100

North



South



West

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15

