City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	PZDS16-00009
Application Type:	Detailed Site Development Plan Review
CPC Hearing Date:	May 5, 2016
Staff Planner:	Jeff Howell, 915-212-1607, howelljb@elpasotexas.gov
Location:	East of Doniphan Drive and North of Sunset Drive
Legal Description:	Tract 14-E-1, J.M. JETT Survey No. 155, City of El Paso, El Paso County, Texas
Acreage:	1.0819 acres
Rep District:	8
Current Zoning:	C-4/sc (Commercial/special contract)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Special Contract: Ordinance No. 8559, dated January 14, 1986
Request:	Detailed Site Development Plan Review per Ordinance No. 8559
Proposed Use:	Parking Lot
Property Owner:	The Substation, LLC
Representative:	Will Harvey

SURROUNDING ZONING AND LAND USE
North: C-4/sc (Commercial/special contract) / Vacant
South: G-MU (General-Mixed Use) / Plant nursery
East: R-4 (Residential) / Church
West: C-3 (Commercial) / El Paso Electric Facility

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Northwest Planning Area)
NEAREST PARK: White Spur Park (1,207 feet)
NEAREST SCHOOL: Mitzi Bond Elementary School (6,753 Feet)

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

NEIGHBORHOOD INPUT
Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice* of the El Paso City Code.

CASE HISTORY
On January 14, 1986, City Council approved Ordinance No. 8559, rezoning the subject property imposed conditions through Special Contract as follows:

1) Prior to the issuance of any building permits, a subdivision plat must be filed of record.

2) Prior to issuance of any building permits, a detailed site development plan must be approved by the Commission and the City Council.

3) Subject to the approval of the State Highway Department and upon demand by the City, First Party agrees to pay to the City the cost of the installation of a traffic signal at the intersection of Mesa Street and Robby Road and in connection therewith grant to the City an easement for the necessary installation and maintenance of the traffic control device and related signage.

4) Prior to the issuance of certificates of occupancy, First Party agrees to construct a deceleration lane adjacent to Mesa Street along the entire length of Parcel 3. Plans and specifications for such construction shall be approved by the Director of Traffic and Transportation and the City Engineer.

5) No adult bookstore, adult motion picture theatre, nude live entertainment club will be permitted on Parcel 2 (C-4).

6) No alcoholic beverages can be sold on Parcel 2 (C-4).

7) Prior to the issuance of certificates of occupancy, First Party shall extend Robby Road from Doniphan Drive to Mesa Street through the subject property. Plans and specifications for such construction shall be approved by Traffic and Transportation and the City Engineer prior to construction.

The present detailed site development plan review has been submitted to fulfill Condition #2.

APPLICATION DESCRIPTION

The request is for a detailed site development plan review for the property located near the intersection of Doniphan Drive and Sunset Drive as required by Ordinance No. 8559, dated January 14, 1986 (see Attachment 4).The detailed site development plan shows one 20,744 s.f. parking area on a currently vacant 1.0819 acre parcel. The proposed use is for a parking area to serve an adjacent commercial development. The development proposes 64 parking spaces, including 3 ADA parking spaces as well. Access to the subject property is proposed from Sunset Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan subject to the following condition:

An access agreement/easement be finalized between the property owner and El Paso Electric to utilize their property for access to the proposed development prior to City Council.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

A detailed site development plan review is required due to a condition imposed on the subject property. Ordinance No. 8559, rezoning the subject property imposed conditions through Special Contract required that a detailed site development plan be approved by the City Plan Commission and City Council.

20.04.150 Procedure.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan and recommends approval as it meets all of the requirements.

Plan El Paso- Future Land Use Map Designation
All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town

The purpose of the C-4 (Commercial District) district is to provide commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. It also provides a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

Planning and Inspections Department - Planning Division – Transportation
No objections.

TXDOT
Not TXDOT rights-of-way.

Planning and Inspections Department – Plan Review
At the time of submittal for building permit the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development
1. Add to general notes: On site ponding is required in compliance with sections (DSC, 19.19.010A and DDM, 11.1).

2. Show proposed drainage flow patterns and label the proposed private ponding locations.

3. 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

stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department - Landscape
No objection proposed DSP. At the time of submittal for building permit the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Fire Department
Recommend Approval.

El Paso Water Utilities
1. EPWU-PSB Planning & Development Section does not object to this request.

Water:
1. There is an existing 12-inch diameter water main located along of Sunset Dr. This water main is available for service.

2. Previous water pressure readings from fire hydrant #3355 located Southwest corner of Ripley Dr. and Sunset Dr. has yielded a static pressure of 76 (psi), a residual pressure of 74 (psi), and a discharge of 993 gallons per minute.

Sanitary Sewer:
1. There is an existing 8-inch diameter sanitary sewer main located along a 40-foot PSB Easement east of end parallel to the eastern property line and within a portion of the southeast corner of property. This sanitary sewer main is available for service.

General:
1. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. No building, reservoir, parking stalls, signs, light pole, 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 without the written consent of EPWU. EPWU easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU requires access to the proposed water and sewer facilities within the easements 24 hours a day, seven (7) days a week. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

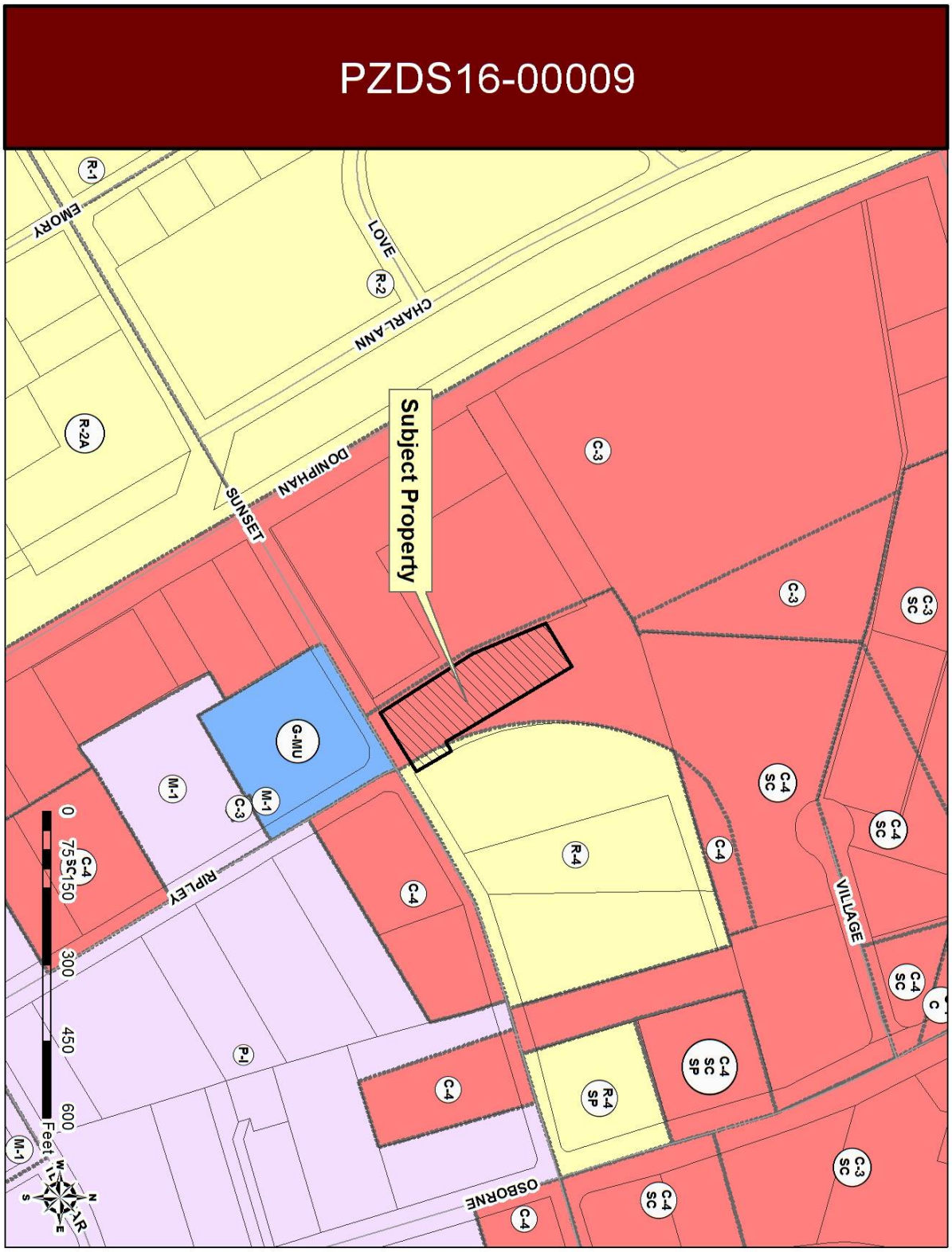
2. EPWU-PSB requires a new service application for service to the property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

Sun Metro
Sun Metro does not oppose this request.

Attachments

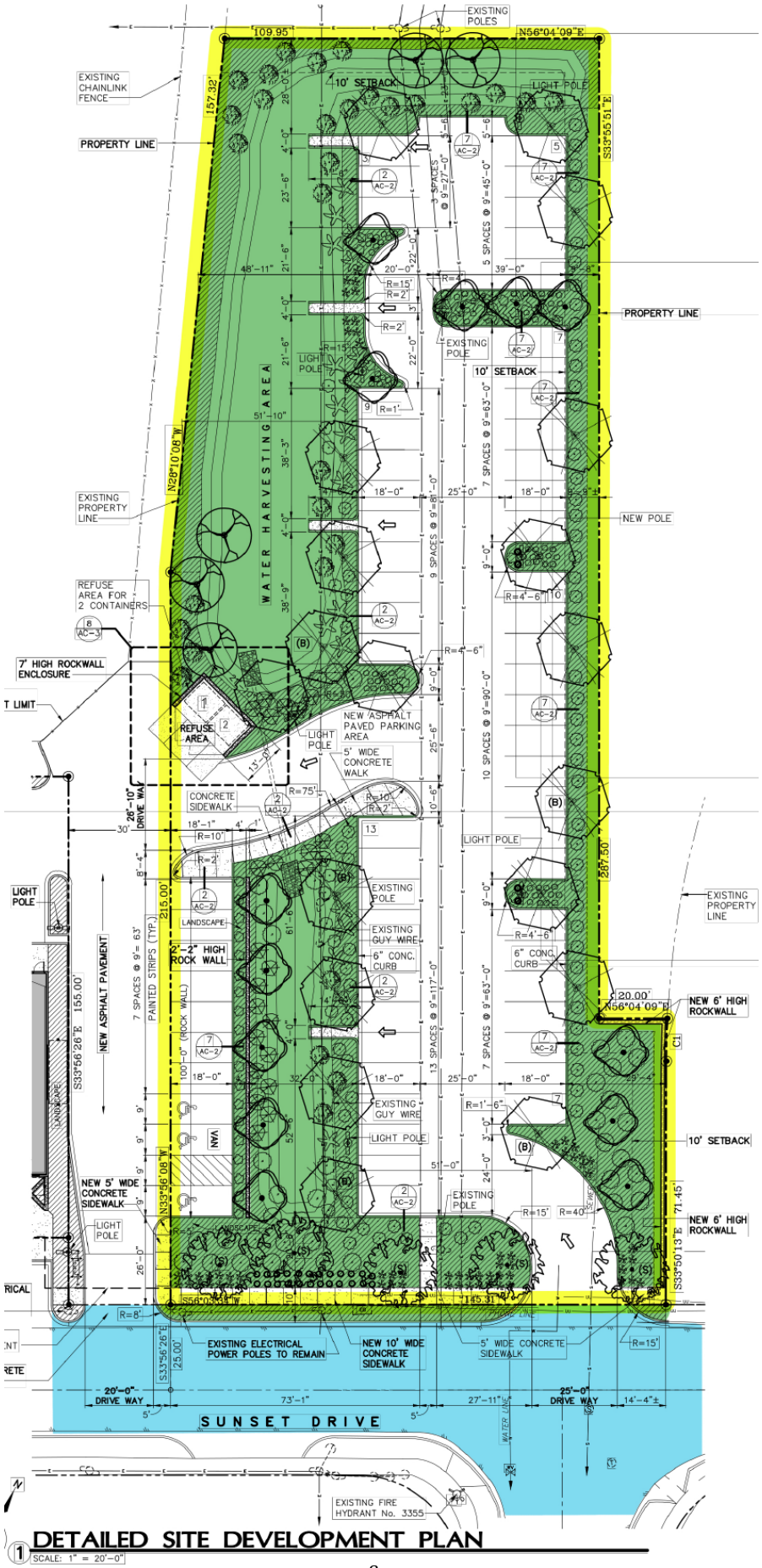
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance No. 8559 dated January 14, 1986

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ORDINANCE NO. 8559, dated January 14, 1986

8553

AN ORDINANCE CHANGING THE ZONING
OF A PORTION OF TRACT 12A, A.F.MILLER SURVEY 210
AND A PORTION OF TRACT 14A, J.M. JETT SURVEY 155
THE PENALTY BEING AS PROVIDED IN
SECTION 25-96 OF THE EL PASO CITY CODE

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

That the zoning of a portion of Tract 12A, A. F. Miller Survey 210 and a portion of Tract 14A, J. M. Jett Survey 155, as more particularly described by metes and bounds in the attached Exhibits "A" and "B", be changed from R-4 (Residential) to C-3 (Commercial) (Parcel 1 - 11.14+/acres); and from R-4 and C-3 to C-4 (Parcel 2 - 12.18 +/acres) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 14th day of January, 1986.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Planning Department

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: 20.

2-25-86 COUNTER
2-25-86 ORIGINAL
2-25-86 Bldg. Inspection
2-25-86 CONTROL

I certify that the zoning map has been revised to reflect the amendment of ordinance #8553

Date 2-25-86

85-5118

RECEIVED
FEB 25 1986
PLANNING DEPARTMENT

8553
Contract dated 1/14/86.

Property Description: A portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point lying on the intersection of the westerly right-of-way line of Interstate Highway No. 10 and the southerly right-of-way line of Mesa Street; Thence, North 77° 16' 00" West, along the southerly right-of-way line of Mesa Street, a distance of 984.59 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, South 12° 44' 00" West, a distance of 250.00 feet to a point;

THENCE, South 60° 39' 39" West, a distance of 470.12 feet to a point lying on the common boundary line between Tracts 13 and 14A, J.M. Jett Survey No. 155;

THENCE, North 83° 17' 00" West, along said boundary line, a distance of 333.57 feet to a point;

THENCE, North 26° 39' 36" West, a distance of 504.53 feet to a point lying on the common boundary line between Tracts 14A and 28, J.M. Jett Survey No. 155;

THENCE, North 29° 55' 32" West, a distance of 285.65 feet to a point lying on the southerly right-of-way line of Mesa Street;

THENCE, South 77° 16' 00" East, along said right-of-way line, a distance of 1194.46 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 11.14453 acres (485,455.65 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

September 27, 1985
Job Number 09-85-5648
4064A
Revised 11-15-85

85-5118

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Exhibit "A"

Property Description: A portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point lying on the intersection of the westerly right-of-way line of Interstate Highway No. 10 and the southerly right-of-way line of Mesa Street; Thence, North 77° 16' 00" West, along the southerly right-of-way line of Mesa Street, a distance of 984.59 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, South 12° 44' 00" West, a distance of 250.00 feet to a point;

THENCE, South 66° 39' 39" West, a distance of 470.12 feet to a point lying on the common boundary line between Tracts 13 and 14A, J.M. Jett Survey No. 155;

THENCE, North 83° 17' 00" West, along said boundary line, a distance of 333.57 feet to a point;

THENCE, North 26° 39' 36" West, a distance of 504.53 feet to a point lying on the common boundary line between Tracts 14A and 28, J.M. Jett Survey No. 155;

THENCE, North 29° 55' 32" West, a distance of 285.65 feet to a point lying on the southerly right-of-way line of Mesa Street;

THENCE, South 77° 16' 00" East, along said right-of-way line, a distance of 1194.46 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 11.14453 acres (485,455.65 sq. ft.) of land more or less.

SUB-LAND, INC.
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September 27, 1985
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4064A
Revised 11-15-85

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PLANNING DEPARTMENT

Property Description: A portion of Tract 12A, A.F. Miller Survey No. 210 and a portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 12A, A.F. Miller Survey No. 210 and a portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point lying on the intersection of the westerly right-of-way line of Interstate Highway No. 10 and the southerly right-of-way line of Mesa Street; Thence, North 77° 16' 00" West, along the southerly right-of-way line of Mesa Street, a distance of 984.59 feet to a point; Thence, South 12° 44' 00" West, a distance of 250.00 feet to a point, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 77° 16' 00" East, a distance of 322.05 feet to a point lying on the westerly right-of-way line of Osborne Drive;

THENCE, along said right-of-way line the following courses:

South 29° 11' 50" East, a distance of 275.38 feet to a point;

South 24° 29' 55" East, a distance of 78.10 feet to a point;

South 19° 48' 00" East, a distance of 193.03 feet to a point lying on the common boundary line between Tracts 12A and 12F, A.F. Miller Survey No. 210;

THENCE, South 70° 12' 00" West, along said boundary line, a distance of 208.71 feet to a point;

THENCE, South 19° 47' 45" East, continuing along said boundary line, a distance of 208.71 feet to a point lying on the northerly right-of-way line of Sunset Drive;

THENCE, South 70° 12' 00" West, along said right-of-way line, a distance of 91.45 feet to a point lying on the common boundary line between Tracts 11 and 12A, A.F. Miller Survey No. 210;

THENCE, North 19° 48' 00" West, a distance of 500.97 feet to a point lying on the common boundary line between Tracts 12A and 12B, A.F. Miller Survey No. 210;

THENCE, South 70° 12' 00" West, a distance of 286.11 feet to a point for a curve lying on the common boundary line between Tracts 14A and 14B, J.M. Jett Survey No. 155;

THENCE, along said boundary line the following courses:

141.79 feet along the arc of a curve to the left, having a radius of 120.00 feet, a central angle of 67° 42' 00" and a chord which bears South 36° 21' 00" West, a distance of 133.68 feet to a point;

South 02° 30' 00" West, a distance of 274.93 feet to a point for a curve;

174.09 feet along the arc of a curve to the left, having a radius of 273.53 feet, a central angle of 36° 28' 00" and a chord which bears South 15° 44' 00" East, a distance of 171.17 feet to a point;

South 33° 58' 00" East, a distance of 71.02 feet to a point lying on the northerly right-of-way line of Sunset Drive;

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8559

EXHIBIT "B"

C-4

THENCE, South 56° 02' 00" West, along said right-of-way line, a distance of 144.88 feet to a point lying on the common boundary line between Tracts 9A and 14A, J.M. Jett Survey No. 155;

THENCE, North 33° 59' 00" West, along said boundary line, a distance of 215.00 feet to a point;

THENCE, North 28° 13' 00" West, a distance of 301.53 feet to a point lying on the common boundary line between Tracts 12 and 14A, J.M. Jett Survey No. 155;

THENCE, North 56° 02' 00" East, along said boundary line, a distance of 99.60 feet to a point lying on the common boundary line between Tracts 13 and 14A, J.M. Jett Survey No. 155;

THENCE, North 00° 00' 00" East, along said boundary line, a distance of 444.65 feet to a point;

THENCE, North 60° 39' 39" East, a distance of 470.12 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 12.18297 acres (530,690.19 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

September 26, 1985
Job Number 09-85-5648
4063A
Revised 11-15-85

85-5118

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FEB 25 1986
PLANNING DEPARTMENT

Property Description: A portion of Tract 12A, A.F. Miller Survey No. 210 and a portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 12A, A.F. Miller Survey No. 210 and a portion of Tract 14A, J.M. Jett Survey No. 155, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point lying on the intersection of the westerly right-of-way line of Interstate Highway No. 10 and the southerly right-of-way line of Mesa Street; Thence, North 77° 16' 00" West, along the southerly right-of-way line of Mesa Street, a distance of 984.59 feet to a point; Thence, South 12° 44' 00" West, a distance of 250.00 feet to a point, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 77° 16' 00" East, a distance of 322.05 feet to a point lying on the westerly right-of-way line of Osborne Drive;

THENCE, along said right-of-way line the following courses:

South 29° 11' 50" East, a distance of 275.38 feet to a point;

South 24° 29' 55" East, a distance of 78.10 feet to a point;

South 19° 48' 00" East, a distance of 193.03 feet to a point lying on the common boundary line between Tracts 12A and 12F, A.F. Miller Survey No. 210;

THENCE, South 70° 12' 00" West, along said boundary line, a distance of 208.71 feet to a point;

THENCE, South 19° 47' 45" East, continuing along said boundary line, a distance of 208.71 feet to a point lying on the northerly right-of-way line of Sunset Drive;

THENCE, South 70° 12' 00" West, along said right-of-way line, a distance of 91.45 feet to a point lying on the common boundary line between Tracts 11 and 12A, A.F. Miller Survey No. 210;

THENCE, North 19° 48' 00" West, a distance of 500.97 feet to a point lying on the common boundary line between Tracts 12A and 12B, A.F. Miller Survey No. 210;

THENCE, South 70° 12' 00" West, a distance of 286.11 feet to a point for a curve lying on the common boundary line between Tracts 14A and 14B, J.M. Jett Survey No. 155;

THENCE, along said boundary line the following courses:

141.79 feet along the arc of a curve to the left, having a radius of 120.00 feet, a central angle of 67° 42' 00" and a chord which bears South 36° 21' 00" West, a distance of 133.68 feet to a point;

South 02° 30' 00" West, a distance of 274.93 feet to a point for a curve;

174.09 feet along the arc of a curve to the left, having a radius of 273.53 feet, a central angle of 36° 28' 00" and a chord which bears South 15° 44' 00" East, a distance of 171.17 feet to a point;

85-511 8

South 33° 58' 00" East, a distance of 71.02 feet to a point lying on the northerly right-of-way line of Sunset Drive;

and # 8559

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PLANNING DEPARTMENT

EXHIBIT "R"

C-4

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT, made this 10th day of January, 1986, by and between THE GUEVARA CORPORATION AND ANDREW R. GUEVARA INDIVIDUALLY, First Parties, MBANK, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of a portion of Tract 12A, A. F. Miller Survey 210, and a portion of Tract 14A, J. M. Jett Survey 155, City and County of El Paso, Texas, which are more particularly described by metes and bounds in the attached Exhibits "A" and "B" which are made a part hereof by reference.

To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned from R-4 (Residential) to C-3 (Commercial) (Parcel 1 - 11.14+/acres); and from R-4 and C-3 to C-4 (Parcel 2 - 12.18+/acres) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1) Prior to the issuance of any building permits, a subdivision plat must be filed of record.

2) Prior to issuance of any building permits, a detailed site development plan must be approved by the Commission and the City Council.

3) Subject to the approval of the State Highway Department and upon demand by the City, First Party agrees to pay to the City the cost of the installation of a traffic signal at the intersection of Mesa Street and Robby Road and in connection therewith grant to the City an easement for the necessary installation and maintenance of the traffic control device and related signage.

4) Prior to the issuance of certificates of occupancy, First Party agrees to construct a deceleration lane adjacent to Mesa Street along the entire length of Parcel 3. Plans and specifications for such construction shall be approved by the Director of Traffic and Transportation and the City Engineer.

5) No adult bookstore, adult motion picture theatre, nude live entertainment club will be permitted on Parcel 2 (C-4).

6) No alcoholic beverages can be sold on Parcel 2 (C-4).

7) Prior to the issuance of certificates of occupancy, First Party shall extend Robby Road from Doniphan Drive to Mesa Street through the subject property. Plans and specifications for such construction shall be approved by Traffic and Transportation and the City Engineer prior to construction.

Ord #8559 (1/14/86)

Case 85-5118

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

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

Second Party is the owner and holder of a recorded lien on the property and consents to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

First Parties
THE GUEVARA CORPORATION
By Andrew R. Guevara
Title President
Andrew R. Guevara
ANDREW R. GUEVARA, INDIVIDUALLY

Second Party
MBANK
By Robt E. Rook Jr.
Title Senior Vice-President

ATTEST:
James C. Mann
Secretary

85-5118

RECEIVED
FEB 25 1986
PLANNING DEPARTMENT

Ord. #8559
(1/14/86)

Third Party
THE CITY OF EL PASO

By _____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO CONTENT:

_____
Planning Department

APPROVED AS TO FORM:

_____
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Traffic & Transportation

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 14 day of February, 1985, by Robert E. Rock Jr representative for MBANK.

_____
Notary Public, State of Texas

My Commission Expires:
SANDY G. HAM, Notary Public
In and for The State of Texas
My Commission Expires Oct. 30, 1989

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 14th day of February, 1985, by ANDREW N. GUEVARA, INDIVIDUALLY.

_____
Notary Public, State of Texas

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 14th day of February, 1985, by Andrew N. Guevara representative of THE GUEVARA CORPORATION.

_____
Notary Public, State of Texas

My Commission Expires:

_____

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 24th day of February, 1986, by JONATHAN W. ROGERS, as Mayor of the City of El Paso.

_____
Notary Public, State of Texas

My Commission Expires:
6/30/88

NOTARY PUBLIC STATE OF TEXAS

BILLIE JEAN BRANHAM
RECEIVED
FEB 25 1986
85-518
PLANNING DEPARTMENT