

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

DEPARTMENT: Planning and Economic Development
AGENDA DATE: Resolution; Consent Item
Public Hearing: January 6, 2011
CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov
DISTRICT(S) AFFECTED: 1

SUBJECT:

A Resolution approving a detailed site development plan for Lot 1, Block 1, Power Point Village, City of El Paso, El Paso County, Texas, Pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 601 Sunland Park Drive, Property Owner: The Broker Company, ZON10-00100 (District 1)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – No objection
City Plan Commission (CPC) – Approval Recommendation 5-0

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew, McElroy
Deputy Director, Planning & Economic Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOT 1, BLOCK 1, POWER POINT VILLAGE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, on August 15, 1989, City Council rezoned the property described as *Lot 1, Block 1, Power Point Village, City of El Paso, El Paso County, Texas*, from R-3 (Residential) to C-1/c (Commercial/condition) and A-O/c (Apartment Office/Condition) and as part of the rezoning imposed a condition that prior to the issuance of any building permits, a detailed site development plan must be approved by the Commission and the Mayor and City Council; and,

WHEREAS, the property owner **The Broker Company** (the "Owner") is ready to proceed with development and has submitted a detailed site development plan for review; and,

WHEREAS, the detailed site development plan is subject to the development standards in the **C-1/c (Commercial/condition) and A-O/c (Apartment Office/condition) District** regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission; and,

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;

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

1. Pursuant to requirements imposed on the subject property described as *Lot 1, Block 1, Power Point Village, City of El Paso, El Paso County, Texas* by Ordinance No. 009789 passed and approved August 15, 1989, the City Council hereby approves the detailed site

development plan submitted by the Applicant. The detailed site development plan is subject to the development standards in the C-1/c (Commercial/condition) and A-O/c (Apartment Office/condition) District.

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-1/c (Commercial/condition) and A-O/c (Apartment Office/condition) District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-1/c (Commercial/condition) and A-O/c (Apartment Office/condition) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook,
Mayor

ATTEST:

Richarda Duffy Momsen,
City Clerk

(Signatures continue on following page)

APPROVED AS TO FORM:

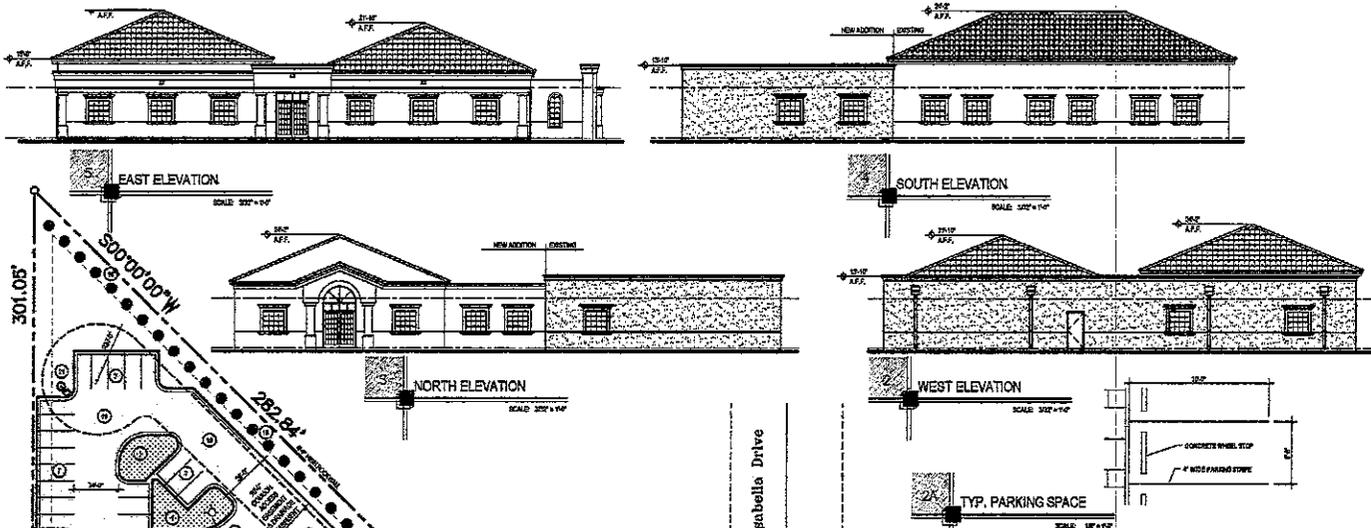
APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

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

(Agreement on following page)

EXHIBIT "A"



PARKING REQUIREMENTS

BUILDING USE - OFFICE/MEDICAL
 1" PARKING SPACE FOR EVERY 400 SQ. FT.

EXISTING BLDG.	EXISTING SQ. FT.	ADDITION SQ. FT.	SPACES REQUIRED
BLDG. 1 - OFFICE	8,800		22
BLDG. 2 - OFFICE	5,570		14
BLDG. 3 - OFFICE	6,400	3,000	23
BLDG. 4 - OFFICE	5,625		14
BLDG. 5 - MEDICAL	5,000		13
BLDG. 6 - MEDICAL	7,822		20

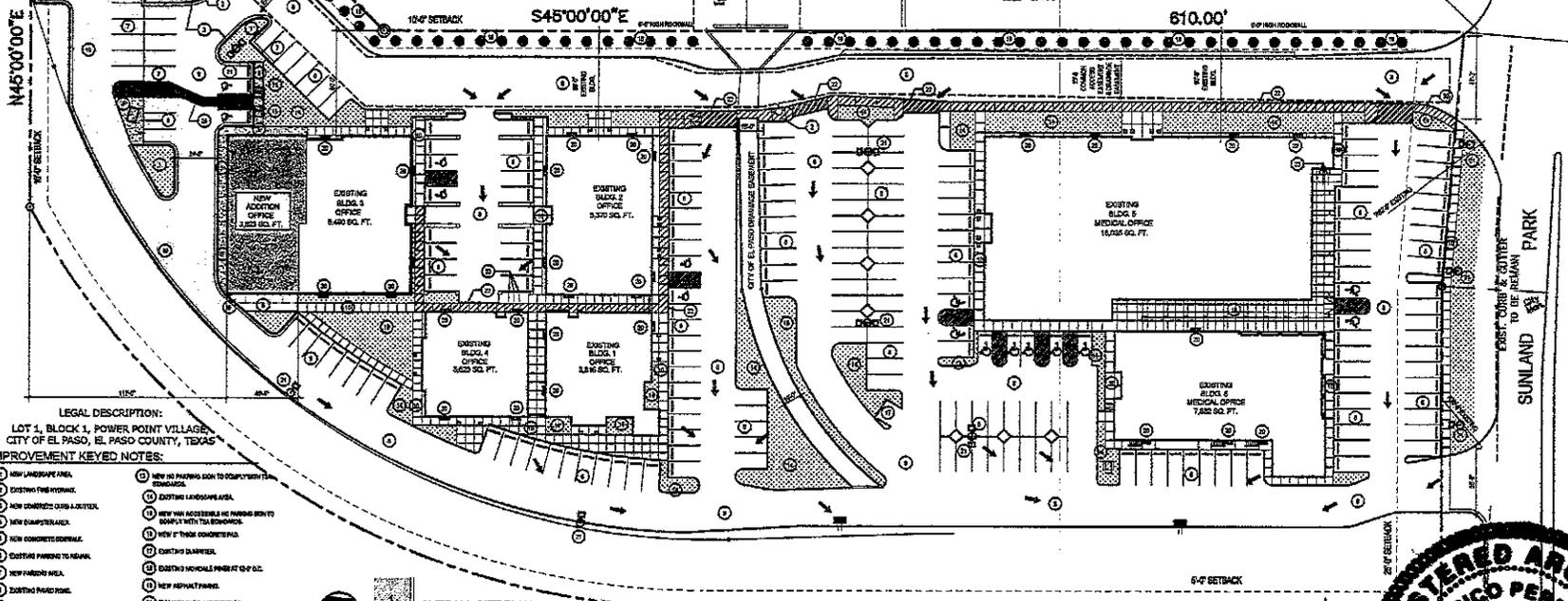
TOTAL SPACES REQUIRED =	123 SPACES
NEW PARKING SPACES PROVIDED =	32 SPACES
HANDICAP SPACES REQUIRED =	5 SPACES
HANDICAP SPACES PROVIDED =	15 SPACES
TOTAL SPACES PROVIDED =	228 SPACES

SPACE	REQUIREMENTS	PROVIDED
OFFICE	123 SPACES OFFICE/MEDICAL	123 SPACES
HANDICAP	5 SPACES	15 SPACES
TOTAL	TOTAL SPACES PROVIDED =	228 SPACES

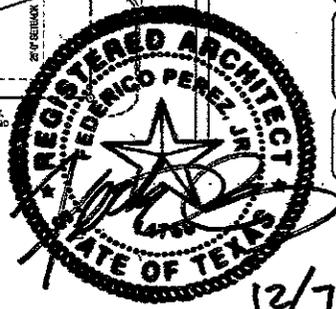
LANDSCAPE CALCULATIONS

BUILDING ADDITION	3,000 X 275 = 287 SQ. FT.
TOTAL REQUIRED =	287 SQ. FT.
TOTAL NEW PROVIDED =	2,350 SQ. FT.
NEW PARKING SPACES =	38

PLANT QUANTITIES	REQUIRED	PROPOSED
CITY OF SAN ANTONIO TREES (C)	1	1
CITY OF PROJECT TREES (P)	1	1
CITY OF 5 GAL. SHRUBS	2	2
CITY OF 1 GAL. GROUND COVER	2	2



- LEGAL DESCRIPTION:**
 LOT 1, BLOCK 1, POWER POINT VILLAGES,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
- IMPROVEMENT KEYED NOTES:**
- 1 NEW LANDSCAPE AREA
 - 2 EXISTING TREYBURN
 - 3 NEW CONCRETE DRIVE & DRIVEWAY
 - 4 NEW DRIVEWAY
 - 5 NEW CONCRETE DRIVEWAY
 - 6 NEW CONCRETE DRIVEWAY
 - 7 EXISTING PAVING TO REMAIN
 - 8 NEW PAVING AREA
 - 9 EXISTING PAVING
 - 10 NEW STEEL WALLS
 - 11 EXISTING 8" WIDE CONCRETE DRIVEWAY
 - 12 EXISTING 8" WIDE CONCRETE DRIVEWAY
 - 13 EXISTING 8" WIDE CONCRETE DRIVEWAY
 - 14 EXISTING 8" WIDE CONCRETE DRIVEWAY
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 - 98 EXISTING 8" WIDE CONCRETE DRIVEWAY
 - 99 EXISTING 8" WIDE CONCRETE DRIVEWAY
 - 100 EXISTING 8" WIDE CONCRETE DRIVEWAY



DATE: 12/7/10

SCALE: 1" = 20'

PROJECT: A BUILDING SHELL ADDITION TO BUILDING 3 THE BROKER CO.

LOCATION: EL PASO, TEXAS

ARCHITECT: ART/Architecture

SCALE: AS.0

12/7/10

MEMORANDUM

DATE: December 20, 2010

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Arturo Rubio, Senior Planner

SUBJECT: **ZON10-00100**

The City Plan Commission (CPC), on December 16, 2010, voted 5-0 to recommend **APPROVAL** of detailed site development plan for subject property.

The CPC found that the detailed site development plan is in conformance with the Plan for El Paso. The CPC also determined that the detailed site development plan 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 detailed site development plan will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00100
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: December 16, 2010
Staff Planner: Art Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location: 601 Sunland Park Drive
Legal Description: Lot 1, Block 1, Power Point Village, City of El Paso, El Paso County, Texas
Acreage: 2.53 acres
Rep District: 8
Existing Zoning: C-1/c (Commercial/condition) and A-O/c (Apartment Office/condition)
Existing Use: Offices
Request: Detailed Site Development Plan Review per Ordinance No. 009789
Proposed Use: Offices

Property Owner: The Broker Company
Representative: Fred Perez

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings
South: C-1/c (Commercial/condition) / Office
East: R-3 (Residential) / Single-family dwellings
West: C-3/c (Commercial/conditions) / Retail

Plan for El Paso Designation: Residential/Commercial (Northwest Planning Area)

Nearest Park: Crestmont Park (812 feet)

Nearest School: L.B. Johnson Elementary (7,121 feet)

NEIGHBORHOOD ASSOCIATIONS

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

NEIGHBORHOOD INPUT

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

APPLICATION DESCRIPTION

The detailed site plan shows a new 3,823 square-foot office addition to an existing development. The addition requires detailed site development plan review since there is no detailed site plan on record for this existing development. The development requires 121 parking spaces; the applicant is providing 226 parking spaces and 6 bicycle parking spaces. Access to the subject property is proposed from Sunland Park Drive. The applicant has submitted a detailed site development plan in accordance with the condition imposed by Ordinance No. 009789 (see attachment), dated August 15, 1989:

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

2. *There shall be no vehicular ingress and egress from this property to Isabella Street. (Complied)*
3. *Prior to the issuance of any building permits, a detailed site development plan must be approved by the Commission and the Mayor and City Council. (Subject to Review)*
4. *No building shall be located closer than sixty (60) feet to the easterly property line, adjacent to Coronado Hills Unit Three. (Complied)*
5. *The easterly fifteen (15) feet of the sixty (60') building setback must be landscaped. The landscaped area must consist of Mondale Pines, spaced twelve (12') feet apart and six (6') feet in height at the time of planting. (Complied)*
6. *No apartments shall be constructed on the A-O and C-1 zoned property. (Complied)*
7. *The height of any building constructed on the A-O property (parcel 2) shall not exceed 2 ½ stories or 35 feet, whichever is less. (Complied)*

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.

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

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

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

The purpose of the A-O district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

The purpose of the C-1 district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

Development Coordinating Committee

The DCC reviewed and discussed the application for detailed site development plan and offered no objections to the Planning Staff's recommendation for **APPROVAL**.

Engineering & Construction Management – Plan Review

Plan Review has no objections.

Engineering & Construction Management - Land Development

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*

2. Grading plan and permit shall be required.*
3. Storm Water Pollution Prevention Plan and/or permit required.*
4. Drainage plans must be approved by the Development Services Department, Engineering Section.*
5. The Subdivision is within Flood Zone C - "Areas of minimal flooding).- Panel # 480214 0027D, dated January 3, 1997.

* This requirement will be applied at the time of development.

Department of Transportation

1. Wheel stops needed where parking is adjacent to sidewalks/walking paths and where there might be a safety concern.
2. Show pedestrian path on parking lot where pedestrians can safely cross the travel lane.
3. Show travel land and parking stall dimensions on plans.
4. Show limits of case project on the plans.

Fire Department

El Paso Fire Department has no objections.

El Paso Water Utilities

1. EPWU request for the existing easements to be shown on the site plan.

Water

2. There is an existing 8-inch diameter water main along the 25' common access easement located within the subject property.
3. Water pressure readings at fire hydrant #8404 located at 601 Sunland Park has yielded a static pressure of 110 pounds per square inch (psi), a residual pressure of 90 psi and a discharge of 1126 gallons per minute. The customer should, for his own protection and at his own expense, install pressure regulation devices at the discharge side of each water meter, to be set for pressure as desired by the customer. Backflow prevention devices may be required at the discharge side of each water meter. The Owner is responsible for the operation and maintenance of the above mentioned pressure regulation and backflow prevention devices.

Sanitary Sewer

4. There is an existing 8-inch diameter sanitary sewer mains along the 25' common access easement located within the subject property.

General

5. EPWU-PSB requires access to the existing water, sanitary sewer facilities, appurtenances, and meters 24 hours a day, seven (7) days a week.
6. During the site improvement work, the Owner/Developer shall safeguard the existing water, sanitary sewer mains, fire hydrants and meters within the subject property.
7. Application for additional water and sanitary sewer services should be made 6 to 8 weeks in advance. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

(Applicant has included all Easements)

CITY PLAN COMMISSION OPTIONS

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

1. Recommend approval of the application finding that the detailed site development plan 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 detailed site development plan

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 detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Ordinance No. 009789

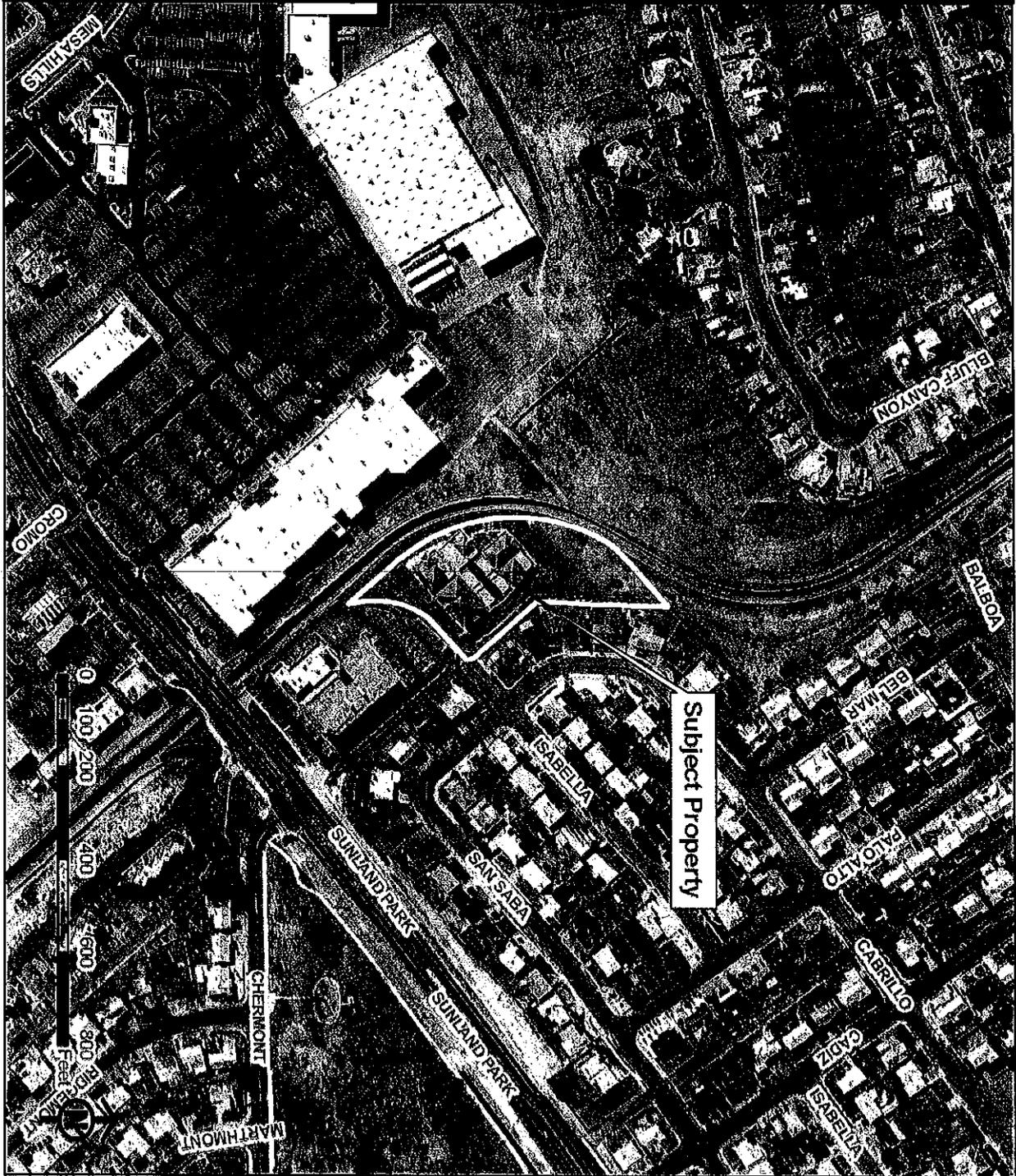
ATTACHMENT 1: ZONING MAP

ZON10-00100



ATTACHMENT 2: AERIAL MAP

ZON10-00100



ATTACHMENT 4: ORDINANCE NO. 009789

9789
009789

AN ORDINANCE CHANGING THE ZONING OF
PORTION OF TRACT 33B AND ALL OF
TRACT 33H, A.F. MILLER SURVEY #214
AND IMPOSING CERTAIN CONDITIONS.
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 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 33B and all of Tract
33H, A.F. Miller Survey #214 be changed as follows:

1. Parcel 1, which is a portion of Tracts 33B and 33H, A.F. Miller Survey #214, and which is more particularly described by metes and bounds in the attached Exhibit "A" shall be changed from R-3 (Residential) to C-1 (Commercial);
2. Parcel 2, which is a portion of Tract 33H, A.F. Miller Survey #214 and which is more particularly described by metes and bounds in the attached Exhibit "B" shall be changed from R-3 (Residential) to A-0 (Apartment/Office);

within the meaning of the Zoning Ordinance; and that the
zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions
which are necessitated by and attributable to the increased
intensity of use generated by the change of zoning from R-3
(Residential) to C-1 (Commercial), in order to protect the
health, safety and welfare of adjacent property owners and the
residents of the city:

1. Prior to the issuance of any building permits, a subdivision plat must be filed for record.
2. There shall be no vehicular ingress and egress from this property to Isabella Street.

89-5980

1

009789

ATTACHMENT 4: ORDINANCE NO. 009789

3. Prior to the issuance of any building permits, a detailed site development plan must be reviewed by the Commission and approved by the Mayor and City Council.
4. No building shall be located closer than sixty (60) feet to the easterly property line, adjacent to Coronado Hills Unit Three.
5. The easterly fifteen (15) feet of the sixty-foot (60') building setback must be landscaped. The landscaped area must consist of Mondale Pines, spaced twelve (12) feet apart and six (6) feet in height at the time of planting.
6. No apartments shall be constructed on the A-0 and C-1 zoned property.
7. The height of any building constructed on the A-0 property (Parcel 2) shall not exceed 2 1/2 stories or 35 feet, whichever is less.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by 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 of this ordinance.

89-5490

009789

ATTACHMENT 4: ORDINANCE NO. 009789

PASSED AND APPROVED THIS 15th day of August, 1989.

THE CITY OF EL PASO

S. Azar
Mayor

ATTEST:

Ornela Hunter
City Clerk

APPROVED AS TO FORM:
C. Coto
Assistant City Attorney

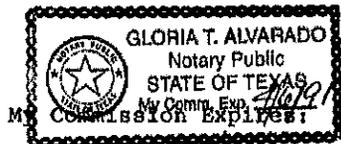
APPROVED AS TO CONTENT:
[Signature]
Department of Planning,
Research and Development

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 25th day of September, 1989, by SUZANNE S. AZAR, as Mayor of the CITY OF EL PASO.

[Signature]
Notary Public, State of Texas
Notary's Printed or Typed Name



ZNG8:5480.89
9/11/89

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED:
1-23-90 COUNTER
1-23-90 ORIGINAL
1-23-90 [Signature]
1-23-90 CONTROL [Signature]

I certify that the zoning map has been revised to
set out the amendment of Ordinance # 9789
009789 [Signature] Date 1-23-90

SEP 28 1989
DEPT. OF PLANNING,
RESEARCH AND DEVELOPMENT