

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: March 4, 2008
Public Hearing: March 25, 2008

CONTACT PERSON/PHONE: Esther Guerrero, 541-4720

DISTRICT(S) AFFECTED: 1

CITY CLERK DEPT.
09 FEB 25 PM 3:46

SUBJECT:

An ordinance changing the zoning of a portion of Lot 2, Block 15A, Chaparral Park Unit Seven, City of El Paso, El Paso County, Texas from A-O (Apartment/Office) to S-D (Special Development), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6300 Escondido Drive. Applicant: Jack & Hersch Properties, LLC, ZON07-00070, (District 1)

BACKGROUND / DISCUSSION:

See attached report .

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Patricia Adatao

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 2, BLOCK 15A, CHAPARRAL PARK UNIT SEVEN, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-O (APARTMENT/OFFICE) TO S-D (SPECIAL DEVELOPMENT), AND IMPOSING CONDITIONS. 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 a portion of Lot 2, Block 15A, Chaparral Park Unit Seven, 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 A-O (Apartment/Office) to S-D (Special Development), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

The following uses are restricted: Self-storage Warehouse, Automotive Part Sales, Automotive Rental Location, Automotive Service Station, Car Wash, Light Truck Part Sales, Commercial Fueling Station, and Restaurants, Drive-In.

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Lupe Cuellar
Assistant City Attorney



Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services

CITY CLERK DEPT.
08 FEB 25 PM 3:45

ORDINANCE NO. _____

Zoning Case No: ZON07-00070

Being a portion of Lot 2, Block 15A,
Chaparral Park Unit Seven
City of El Paso, El Paso County, Texas
Prepared for: Keller-Koch Realtor
July 21, 1999

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lot 2, Block 15A, Chaparral Park Unit Seven, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Los Robles Drive (60' R.O.W.) and Escondido Drive (90' R.O.W.); From this point a existing city monument at the centerline intersection of Los Robles Drive and Pino Real Drive bears North 39°00'00" East a distance of 563.00 feet; Thence along the centerline of Los Robles Drive North 39°00'00" West a distance of 75.00 feet; Thence leaving said centerline South 51°00'00" West a distance of 30.00 feet to a found X on concrete on the Westerly right-of-way line of Los Robles Drive said point also lying on the South boundary line of Lot 2, Block 15A, Chaparral Park Unit Seven for the "TRUE POINT OF BEGINNING";

Thence along the Southerly boundary line of said Lot 2, Block 15A the following 3 courses:

1. South 51°00'00" West a distance of 20.00 feet to a found X on concrete;
2. South 52°26'42" West a distance of 100.75 feet to a found X on concrete;
3. 104.59 feet along the arc of a curve to the right whose radius is 778.81 feet, whose interior angle is 07°41'41", whose chord bears South 62°16'37" West a distance of 104.51 feet to a point;

Thence leaving said boundary line North 39°03'58" West a distance of 315.30 feet to a point on the Northerly boundary line of said Lot 2, Block 15A;

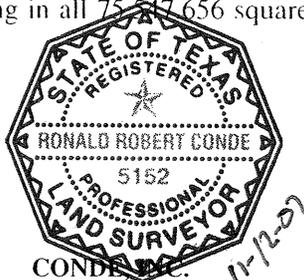
Thence along said boundary line North 46°43'20" East a distance of 109.20 feet to a nail set on rockwall;

Thence leaving said boundary line South 39°00'00" East a distance of 5.00 feet to a nail set on rockwall;

Thence North 46°43'20" East a distance of 115.00 feet to a set X on concrete on the Westerly right-of-way line of Los Robles Drive;

Thence along said right-of-way line South 39°00'00" East a distance of 350.00 feet to the "TRUE POINT OF BEGINNING" and containing in all 75,617.656 square feet or 1.734 acres of land more or less.


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



Job# 1799-07
R.C.
WALGL-99\ 1799-07.LGL

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JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES
PLANNING DIVISION

MEMORANDUM

CITY CLERK DEPT.
08 FEB 25 PM 3:46

DATE: February 25, 2008
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Esther Guerrero, Planner
SUBJECT: ZON07-00070

The City Plan Commission (CPC), on December 20, 2007, voted 4-0 to recommend APPROVAL of rezoning the subject property from A-O (Apartment-Office) to S-D (Special Development) and that the property be subject to the following conditions; *The following uses are restricted: Self-storage warehouse, Automotive Part Sales, Automotive Rental Location, Automotive Service Station, Car Wash, Light Truck Part Sales, Commercial Fueling Station and Restaurant, Drive-In.*

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this 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 effects of the rezoning will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Twenty-eight (28) signatures in opposition to this request have been received to date. Of the twenty-eight (28) signatures thirteen (13) are within two hundred feet (200) generating sufficient protest for the invocation of **211.006(d) provisions in accordance with Texas Statute.**

Attachments: 211.006(d) Provision Memo, 211 Map, Staff Report



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES
PLANNING DIVISION**

MEMORANDUM

DATE: February 25, 2008
TO: Honorable Mayor and City Council
FROM: Esther Guerrero, Planner
SUBJECT: **Neighborhood Opposition; Invocation of 211.006(d) Provisions
ZON07-00070**

CITY CLERK DEPT.
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A proposed request to rezone property has generated sufficient protest in accordance with Texas Statute 211.006(d) to warrant additional study. A petition consisting of twenty six (26) signatures and five (5) letters in opposition have been received; thirteen (13) signatures are from property owners within two hundred (200) feet of the area covered by this zoning change request.

An analysis was conducted, using approved Department procedures. The land immediately adjoining the property covered by the rezoning request and extending 200 feet from that area was measured using the Zoning Map of the City of El Paso.

CASE NUMBER: ZON07-00070
LOCATION: 6300 Escondido Drive

GROSS LAND AREA (excluding site): 9.8817 acres

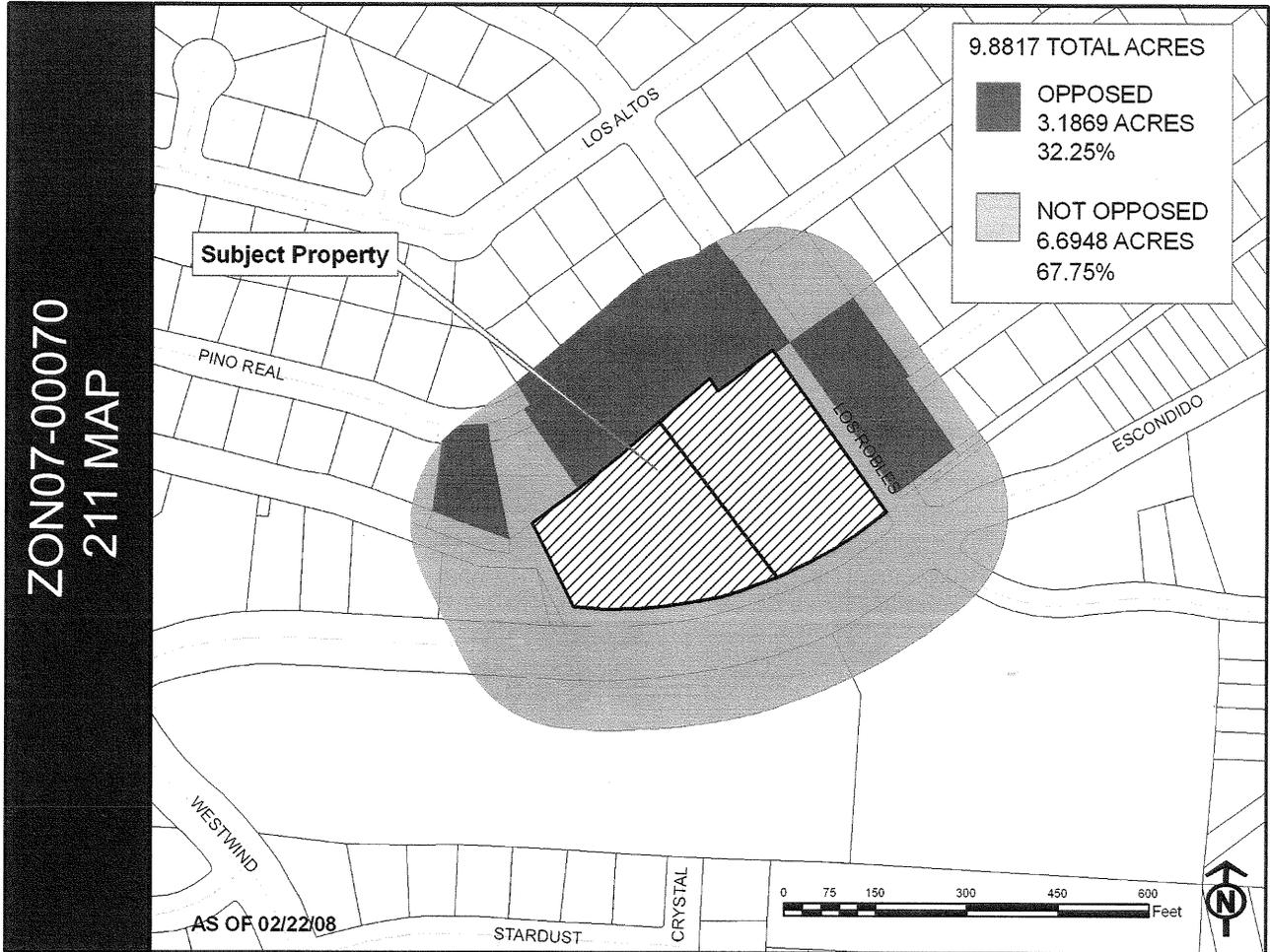
20% OF ADJOINING AREA: 1.9763 acres

OPPOSED ADJOINING AREA: 3.1869 acres

PERCENT OF ADJOINING AREA OPPOSED: 32.25 %

Based on this analysis and calculation of the area in opposition, this rezoning request **does** require the affirmative vote of at least three-fourths (7) of all members of the City Council.

211 MAP

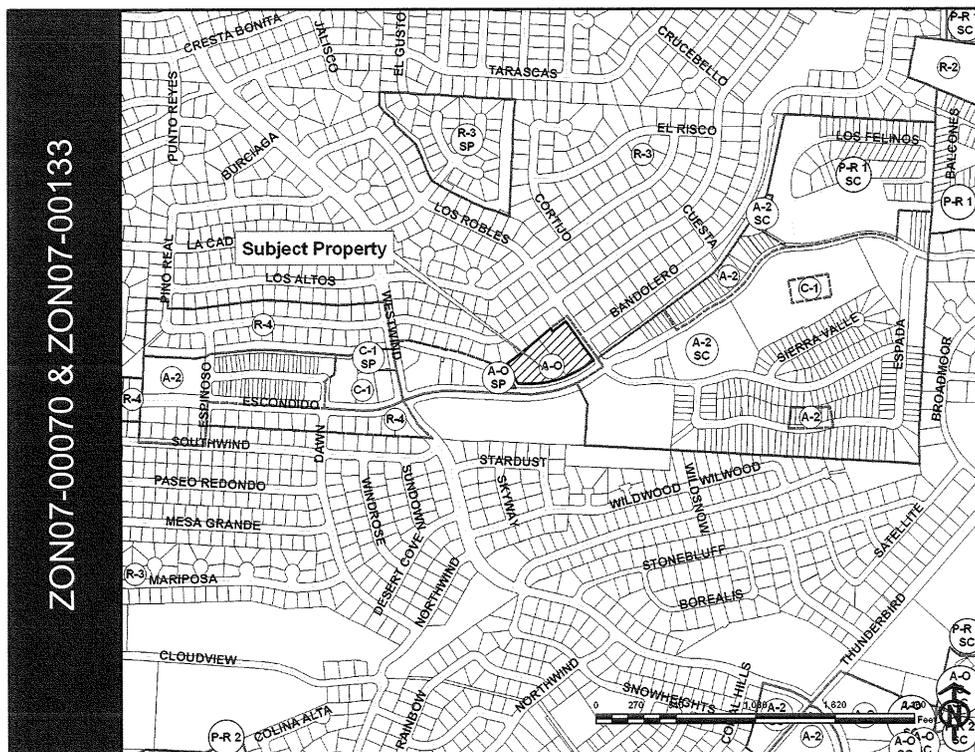


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ZON07-00070

Application Type: Rezoning
Property Owner(s): Jack & Hersch Properties, LLC
Representative(s): Scott Winton
Legal Description: A portion of Lot 2, Block 15A, Chaparral Park Unit 7, City of El Paso, El Paso County, Texas
Location: 6300 Escondido Drive
Representative District: 1
Area: 3.20 acres
Present Zoning: A-O (Apartment/Office)
Present Use: Vacant and Office
Proposed Zoning: S-D (Special Development)
Recognized Neighborhood Associations Contacted: Texas Apache Nation, Save the Valley, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association
Public Response: 7 calls, 1 petition and 5 letters in opposition
Surrounding Land Uses: **North:** R-3 / single-family residential; **South:** R-3 / school; **East:** A-O / single-family residential; **West:** A-O/sp / office Commercial, Residential (Northwest Planning Area)
Year 2025 Designation:



General Information

The applicant requests a rezoning from A-O (Apartment/Office) to S-D (Special Development). The conceptual site plan proposes a mixed-use development with an existing office building on the west portion of this parcel. This item was approved by the Commission on September 20, 2007. Since then applicant has revised his application to include the parcel to the east in order to provide access and parking to the west parcel.

The Commission will also consider a related detailed site plan review for reduced yard setbacks. (See ZON07-00133.)

This item was postponed on December 6, 2007 by the Commission to have staff evaluate other alternatives.

The staff reviewed the options available and makes the following additional comments. Access across the existing drainage channel can be provided, however in the event that those access points across the channel must be abandoned in the future, the property would be landlocked. In order to ensure permanent access to the proposed development, access via Los Robles should be provided. Access to a commercially zoned parcel cannot be provided through a residentially zoned parcel. In order to allow access to the proposed mixed-use development, the existing office and parking must be zoned accordingly. (Per Chapter 20.14.040 D. Access to Lots.)

Parking for all proposed uses can be provided on the site, however, no excess parking is proposed that would allow the conversion to more intense uses in the future.

The staff further recommends prohibiting the following uses as a condition of the approval of the proposed rezoning to S-D (Special Development).

1. *Self-storage Warehouse*
2. *Automobile Part Sales*
3. *Automotive Rental Location*
4. *Automotive Service Station*
5. *Car Wash*
6. *Light Truck Part Sales*
7. *Commercial Fueling Station*

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Staff Recommendation

The Development Coordinating Committee (DCC) recommends **approval** of this rezoning request.

The recommendation is based on the following:

- **The Plan for El Paso City-Wide Land Use Goals** recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities.”
- **The Year 2025 Projected General Land Use Map** for the Northwest Planning Area designates this property for **Commercial and Residential** land uses.

Findings

The Commission must determine the following:

1. Will S-D (Special Development) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will a special development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the City’s Comprehensive Plan?
4. What effects will the rezoning have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

Development Services-Building Permits

No objections.

Development Services-Planning

- A shared parking agreement will be required if parcels are subdivided.
- Detailed Site Plan Review will be required if reducing minimum yard standards.

Engineering Department-Traffic

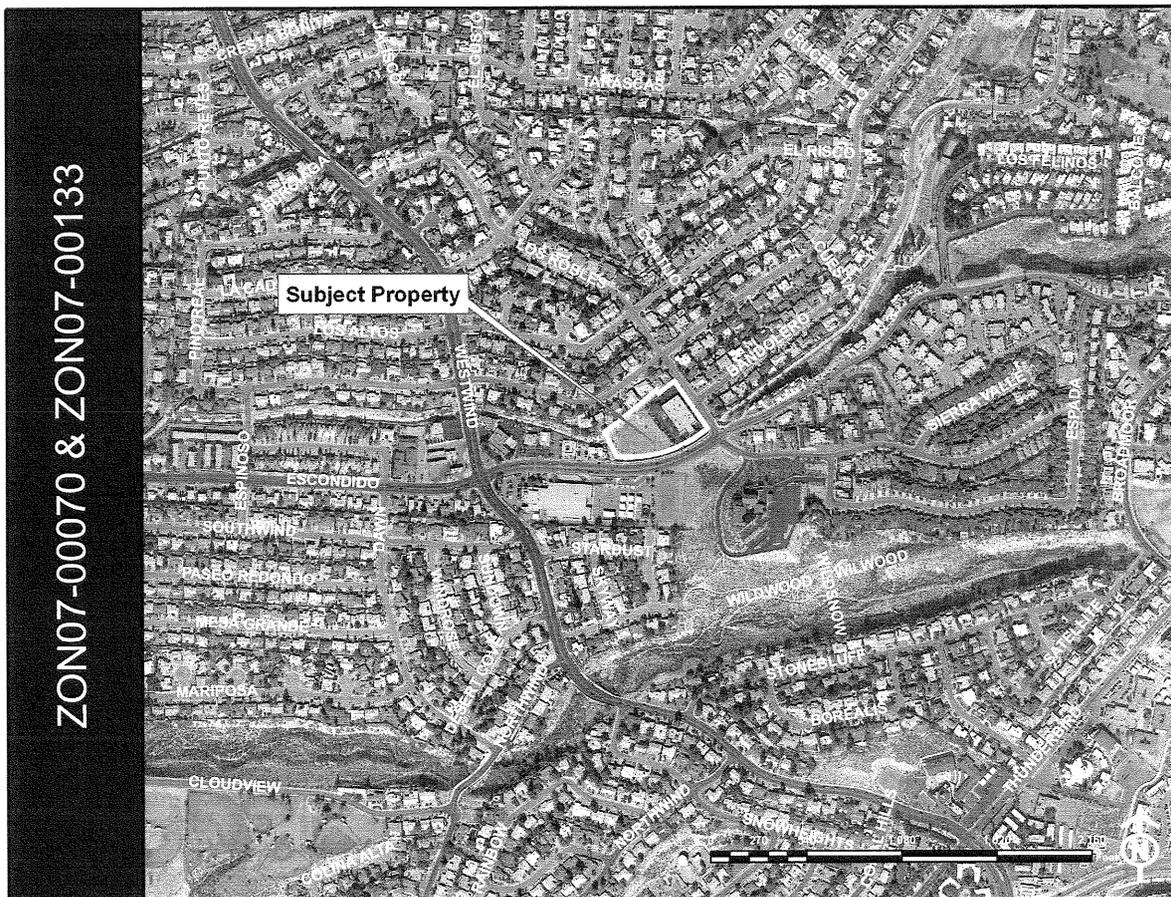
No objection to change of zoning.

Fire Department

No comments received.

El Paso Water Utilities

EPWU does not object to this rezoning request.



List of Attachments

- Attachment 1: Site Plan
- Attachment 2: Opposition Letters, Petition
- Attachment 3: Application (East Parcel)
- Attachment 4: Application (West Parcel)

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Attachment 1: Site Plan



Attachment 2: Opposition Letters, Petition

Dr. McLean

p. 1

62381 Bandolero Drive
El Paso, TX 79912-1931
August 25, 2007

Development Services Planning
The City of El Paso
Two Civic Center Plaza
El Paso, TX 79901-1196

Reference Case Number ZON07-00070

I am opposed to granting the requested zoning change on this parcel of land for the following reasons:

1. The parcel of land is directly across from Carlos Rivera Elementary School
2. There is no access to this parcel and a bridge across the drainage ditch is the only feasible access to the property.
3. The construction of homes on this property will create an unacceptable traffic hazard adjacent to the school. Traffic is already heavy on Escondido especially at school start and dismissal times.
4. The zoning map supplied with your letter was misleading since it did not show Carlos Rivera School.

Please consider these objections when ruling on the rezoning request. Thank you.

Sincerely,


Thomas J. McLean PhD, P.E.

cc Ann Morgan Lilly

CITY CLERK DEPT.
08 FEB 25 PM 3:46

I hope that you have informed the Carlos Rivera PTA of this proposed rezoning

August 29, 2007.

Ms. Esther Guerrero
Planner
El Paso, TX.

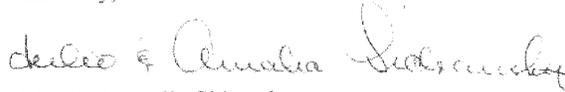
Case No. ZON07-00070

Dear Ms. Guerrero:

With this letter we would like to let you know that we OPPOSE the changing of the zoning on Escondido, St. That property is back to back to our property and across the street from Carlos Rivera school and it is a terrible idea to change the zoning.

We are sorry we can not attend the meeting because we will be out of town. Thanking you in advance for the consideration you will give to this letter.

Sincerely,



Mr. & Mrs. Julio Sidransky
6312 Pino Real
El Paso, TX 79912

CITY CLERK DEPT.
08 FEB 25 PM 3:46

P.01

Aug-29-07 02:24P el charro 11c

September 4, 2007.

Ms. Esther Guerrero
Development Services Department
Planning Division
El Paso, TX

Case No. ZON07-00070

Dear Ms. Guerrero:

This letter is a follow up of my conversation I had with you stating that I oppose the changing of zoning on Escondido Street. I wonder how you are even considering changing the zoning when we have a school (Carlos Rivera) just across the street without taking into consideration the safety of our children first. By allowing the change of zoning it will also block our view because the property is back to back to my backyard.

As I told you I can not attend the meeting due to a bad knee which makes it very difficult for me to move at this time.

I hope you will give consideration to my letter as well as to the other neighbors.



Mrs. Jamel Bettor
6308 Pino Real
El Paso, TX 79912

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Sep-05-07 12:13P et charro 11c

November 26, 2007

From: Geoffrey L. Smith, Kristen B. Smith
6304 Los Altos
El Paso, TX 79912

To: Ms. Esther Guerrero, Planner
Development Services Department, Planning Division
Re: Case No. ZON07-00070
Jack & Hersch Properties, LLC zoning change request

Dear Ms. Guerrero,

Please accept my and my wife's vote against the Jack & Hersch, LLC zoning change request from A-O to S-D. Our vote is based on the fact the area in question is directly across from an elementary school where the crosswalks are already heavily congested with automobile and pedestrian traffic. Additionally the proposed plans appear to be a hodge podge of varying size and shaped structures ranging from two to three stories including garage, which seem to be of European design. The design and Piazza layout as well as the structures being crammed together so tightly, is extremely unsimilar to other structures in the area. Some of the units are being advertised as live/work where the occupant can have their business below their home. I believe the zoning change would cause safety issues for the schoolchildren by increasing traffic congestion, adversely affect residential property values in the area by allowing structures that stick out like a sore thumb, and allow business and residential structures to be combined in the midst of a strictly residential area. Thank you for your consideration.

Best Regards,

Geoffrey L. Smith,
Kristen B. Smith



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09 FEB 25 PM 3:47

NOV 27 2007 16:27AM REBEL COATINGS 401 3510

FROM :

Nov. 28 2007 08:32AM P1

November 27, 2007

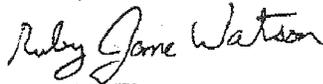
City Planning Commission
c/o Development Services Department
Planning Division
5th Floor
City Hall, 2 Civic Center Plaza
El Paso, Texas 79901-1196

Re: Case# ZONO7-00070ZONO7-00133

Dear Sir:

Please be advised that I am very opposed to the proposed rezoning as there is too much traffic going by that location which is in a highly densely residential area. The additional traffic would endanger the children at the elementary school across the street and increase the incident of auto accidents that occur in the area. My home at 6280 Bandolero has already seen too many auto accidents causing damage to my property. An increase in traffic will make it worse and will likely endanger pedestrians of all ages.

Thank you,



Ruby Jane Watson
Property Owner
6280 Bandolero
El Paso, Texas 79912

CITY CLERK DEPT.
08 FEB 25 PM 3:47

To: Mayor Cook, City Representatives, CPC Commissioners, City Manager

RE: Zoning Case No. ZON07-00070

CITY CLERK DEPT.

07 SEP 20 PM 1:39

Dear Mayor Cook, City Representatives, CPC Commissioners and City Manager Wilson:

As concerned neighbors near Lot 2, Block 15A, Chaparral Park Unit 7, we oppose the request to rezone this property from A-O (Apartment/Office) to S-D (Special Development).

No.	Signature	Printed Name	Address
1	<i>[Signature]</i>	ROY A. BROWN	748 C' ESPADA TX 79912
2	<i>[Signature]</i>	A. V. SUBBARAMAN	730 C' ESPADA DR. 79912
3	<i>[Signature]</i>	MUNY. JENNERS	421 Stonebluff 79912
4	<i>[Signature]</i>	RUSSELL E. NICHOLS	6320 medwood ct.
5	<i>[Signature]</i>	NANCY WALKER	6121 Los Robles
6	<i>[Signature]</i>	RICHARD SCHERTER	733 A ESPADA DRIVE
7	<i>[Signature]</i>	JAN RIAHEY	6121 Los Robles
8	<i>[Signature]</i>	PATRICIA RHODES	428 Stonebluff
9	<i>[Signature]</i>	MARCELLA PRICE	6249 WESTWIND
10	<i>[Signature]</i>	John E. Rhodes	428 Stonebluff Rd.
11	<i>[Signature]</i>	William A. Price	6249 Westwind

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CITY CLERK DEPT.

12	<i>Bill Eschenbrenner</i>	<i>BILL ESCHENBRENNER</i>	<i>704 A ESPADA</i>
13	<i>Janet Eschenbrenner</i>	<i>JANET ESCHENBRENNER</i>	<i>704 A ESPADA</i>
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28			CITY CLERK DEPT. 07 SEP 20 PM 1:39

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CITY CLERK DEPT.

To: Mayor Cook, City Representatives, CPC Commissioners, City Manager

RE: Zoning Case No. ZON07-00070 -- 211 Petition

CITY CLERK DEPT.

07 SEP 20 PM 1:39

Dear Mayor Cook, City Representatives, CPC Commissioners and City Manager Wilson:

As adjoining land owners to Lot 2, Block 15A, Chaparral Park Unit 7, we oppose the request to rezone this property from A-O (Apartment/Office) to S-D (Special Development).

No.	Signature	Printed Name	Address	Acreage	Property ID Number
1	<i>Julio Siorensky</i>	JULIO SIORNSKY	6312 Pino Real		C34099901501900
2	<i>Clarence Alkman</i>	CLARENCE ALKMAN	6320 Pino Real		C34099901501500
3	<i>Charles R Pitts</i>	CHARLES R PITTS	6304 Pino Real		C34099901502300
4	<i>Jamell Bettor</i>	JAMELL BETTOR	6308 Pino Real		C34099901502100
5	<i>Gabrielle Emmett</i>	GABRIELLE EMMETT	6300 Pino Real 491-1282		C34099901502500
6	<i>Mark Alkman</i>	MARK ALKMAN	6301 PINO REAL		C34099901802500
7	<i>Rachel Torres</i>	RACHEL TORRES	6305 Pino Real		C34099901802700
8	<i>James Timmerman</i>	JAMES TIMMERMAN	6313 Pino Real 6313 Pino Real		C34099901803100
9	<i>William Cook</i>	WILLIAM COOK	6309 Pino Real		C34099901802900
10	<i>Elizabeth Sanchez</i>	ELIZABETH SANCHEZ	6405 Pino Real		C34099901803700
11	<i>Dorinda De Anda</i>	DORINDA DE ANDA	6404 PINO REAL		C34099901501100

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CITY CLERK DEPT.

12	<i>Thomas M Lea</i>	Thomas M Lea	6281 Brandelexo		C34099901702100
13	<i>Carmen M Ramos</i>	CARMEN M RAMOS	6280 Brandelexo Dr		C34099901602300
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CITY CLERK DEPT.

Attachment 3: Application (West Parcel)



**REZONING APPLICATION
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO, TEXAS**

1. CONTACT INFORMATION

PROPERTY OWNER(S): JACK + HERSCH PROPERTIES, LLC
 ADDRESS: 6300 ESCONDIDO, EL PASO, TX ZIP CODE: 79912 PHONE: 584-8629
 APPLICANT(S): JACK + HERSCH PROPERTIES, LLC
 ADDRESS: SAME ZIP CODE: _____ PHONE: _____
 REPRESENTATIVE(S): SCOTT WINTON
 ADDRESS: SAME ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: SCOTT.WINTON@SPC610821.NET FAX: 225-0087

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: C34099015 A600
 LEGAL DESCRIPTION: WLY 1/2 of Lot 2, BRIS-A Chaparral Park #7
 STREET ADDRESS OR LOCATION: 6350 ESCONDIDO (tentative) REP DISTRICT: #1
 ACREAGE: 1.5725 PRESENT ZONING: A-0 PRESENT LAND USE: VACANT
 PROPOSED ZONING: S-D PROPOSED LAND USE: MIXED USE- Residential, Retail, Office

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: Herschel Steinfeld Signature: [Signature]
 Printed Name: _____ Signature: _____
 Printed Name: _____ Signature: _____

Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.

****OFFICE USE ONLY****

ZON 07-00070 RECEIVED DATE: 6/10/07 APPLICATION FEE: \$ 770
700

DCC REVIEW DATE: 07/11/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 08/10/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)

ACCEPTED BY: [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

08 FEB 25 PM 3:47
CITY CLERK DEPT.

Attachment 4: Application (East Parcel)



REZONING APPLICATION
 PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
 CITY OF EL PASO, TEXAS

1. CONTACT INFORMATION

PROPERTY OWNER(S): JACK + HERSCH PROPERTIES, LLC
 ADDRESS: 6300 ESCONDIDO EL PASO, TX ZIP CODE: 79912 PHONE: 584-8629
 APPLICANT(S): JACK + HERSCH PROPERTIES, LLC
 ADDRESS: SAME ZIP CODE: _____ PHONE: _____
 REPRESENTATIVE(S): SCOTT WINTON
 ADDRESS: SAME ZIP CODE: _____ PHONE: 632-0787
 E-MAIL ADDRESS: SCOTT.WINTON@SOCILOCAL.NET FAX: 225-0287

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: 034099015A5000
 LEGAL DESCRIPTION: 15-A Chaparral Park #7- 2.5th 1/2 EXCEPT 0.131 ACRES OF LOT 2
 STREET ADDRESS OR LOCATION: 6300 ESCONDIDO REP DISTRICT: 1
 ACREAGE: 1.6340 PRESENT ZONING: A-0 PRESENT LAND USE: office
 PROPOSED ZONING: SD PROPOSED LAND USE: NO CHANGE

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: HERSCHEL STEINGOLD Signature: [Signature]
 Printed Name: _____ Signature: _____
 Printed Name: _____ Signature: _____

Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.

****OFFICE USE ONLY****

ZON (AMENDED) ZON07-00070 RECEIVED DATE: 10/10/07 APPLICATION FEE: \$ _____
 DCC REVIEW DATE: 10/31/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 12/6/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

08 FEB 25 PM 3:47
 CITY CLERK DEPT.