

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Public Hearing: March 23, 2010

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 5

**SUBJECT:**

A Resolution approving a detailed site development plan for a portion of Lot 11, Block 5, Hueco View Acres, City of El Paso, El Paso County, Texas, pursuant to a condition imposed by City of El Paso Ordinance No. 9146. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 3320 George Dieter Drive. Applicant: Kingdom Hall of Jehovah's Witnesses. ZON09-00086 (District 5)

**BACKGROUND / DISCUSSION:**

N/A

**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:** Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

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

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

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOT 11, BLOCK 5, HUECO VIEW ACRES, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO A CONDITION IMPOSED BY CITY OF EL PASO ORDINANCE NO. 9146. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, Kingdom Hall of Jehovah's Witnesses, (the "Applicant")** has applied for approval of a detailed site development plan pursuant to a zoning condition, which requires City Plan Commission and City Council approval, to permit the construction and development of a new 5,032 square-foot Kingdom Hall of Jehovah's Witnesses auditorium, including office, library, reading room, and stage, with 75 parking spaces and 3 bicycle parking spaces. Access to the subject property is proposed from George Dieter Drive; 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 by a zoning condition, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit the construction and development of a new 5,032 square-foot Kingdom Hall of Jehovah's Witnesses auditorium, including office, library, reading room, and stage, with 75 parking spaces and 3 bicycle parking spaces. Access to the subject property is proposed from George Dieter Drive on the following described property which is located in a C-1/sc (Commercial/special contract) District:

*A portion of Lot 11, Block 5, Hueco View Acres, City of El Paso, El Paso County, Texas, as more particularly described by metes and bounds on the attached Exhibit "A" and incorporated herein by reference.*

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 "B" and incorporated herein by reference.

2. 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/sc (Commercial/special contract) District regulations.

3. 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/sc (Commercial/special contract) 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.

4. 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 \_\_\_\_\_, 2010.

**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

\_\_\_\_\_  
Mathew S. McElroy, Deputy Director  
Development Services Department,  
Planning Division

(Agreement on following page)



**METES AND BOUNDS DESCRIPTION  
PARCEL "B"**

THE PARCEL OF LAND HEREOF DESCRIBED IS A PORTION OF LOT 11, BLOCK 5, HUECO VIEW ACRES, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CITY MONUMENT LOCATED ON THE CENTERLINE INTERSECTION OF GEORGE DIETER DRIVE (120' R.O.W.) AND ARDELLE STREET (60' R.O.W.); THENCE ALONG THE CENTERLINE OF GEORGE DIETER DRIVE, NORTH 00°33'00" WEST, A DISTANCE OF 46.31 FEET TO A POINT; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 60.02 FEET TO POINT; THENCE, NORTH 00°33'12" WEST, A DISTANCE OF 170.15 FEET TO A SET IRON FOR A CORNER POINT; LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF GEORGE DIETER DRIVE, SAID POINT BEING ALSO THE "TRUE POINT OF BEGINNING" OF THIS DESCRIPTION;

THENCE, NORTH 00°33'12" WEST, A DISTANCE OF 170.16 FEET TO A FND IRON FOR A CORNER POINT;

THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 416.22 FEET TO A FND IRON FOR A CORNER POINT;

THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 233.79 FEET TO A FND IRON FOR A CORNER POINT;

THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 132.00 FEET TO A FND IRON FOR A CORNER POINT;

THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 106.50 FEET TO A FND IRON FOR A CORNER POINT;

THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 130.93 FEET TO A FND IRON FOR A CORNER POINT;

THENCE, NORTH 00°00'00" WEST, A DISTANCE OF 170.15 FEET TO A FND IRON FOR A CORNER POINT;

THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 151.64 FEET TO THE "TRUE POINT OF BEGINNING" OF THIS DESCRIPTION.

SAID PARCEL OF LAND CONTAINS 2.3269 ACRES (101,358.180 SQUARE FEET) MORE OF LESS.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 22 Oct 09

*Enrique A. Rey*

ENRIQUE A. REY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE No. 3505  
11348 BOB MITCHELL DR.  
EL PASO, TEXAS 79936  
TEL (915) 591-0097 / (915) 309-1889



SURVEY WAS BASED ON INFORMATION FROM SIERRA TITLE COMMITMENT GF. No. 191994 ISSUE APRIL 20, 2006.  
DATE OF SURVEY OCTOBER 22, 2009



## MEMORANDUM

**DATE:** March 15, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT: ZON09-00086**

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The City Plan Commission (CPC), on February 25, 2010, voted **4-0** to recommend **APPROVAL** of detailed site development plan with a few revisions prior to scheduling the City Council public hearing. The revisions are as follows:

- 1) A 6 ft rockwall shall be erected at the rear and side of the subject property adjacent to the residentially zoned (R-4) property lines prior to the issuance of permits by the El Paso City code.
- 2) Pedestrian walk way from Ardelle Avenue to the main building.

The CPC found that the detailed site development plan is in conformance with all applicable requirements of the El Paso City Code, 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 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.

There was **NO OPPOSITION** to this request.

**Attachment:** Staff Report



## City of El Paso – City Plan Commission Staff Report

**Case No:** ZON09-00086  
**Application Type** Detailed Site Development Plan  
**CPC Hearing Date** February 25, 2010  
**Staff Planner** Andrew Salloum 915-541-4029, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location** 3320 George Dieter Drive  
**Legal Description** A portion of Lot 11, Block 5, Hueco View Acres, City of El Paso, El Paso County, Texas  
**Acreage** 3.00 acres  
**Rep District** 5  
**Existing Use** Vacant  
**Existing Zoning** C-1/sc (Commercial/special contract)  
**Request** Detailed Site Development Plan review per Ordinance No. 9146  
**Proposed Use** Church

**Property Owners** Gregory Lucas, Trustee, Kingdom Hall of Jehovah's Witnesses  
**Representative** Jim Minshew

### **SURROUNDING ZONING AND LAND USE**

**North:** C-2/sc (Commercial/special contract) / Dollar General Store

**South:** R-3 (Residential) / Single-Family Dwellings

**East:** R-4/c (Residential/conditions) / Vacant

**West:** R-3 (Residential) / Single-Family Dwellings

**Plan for El Paso Designation:** Commercial (East Planning Area)

**Nearest Park:** Indian Ridge #10 Park (860 Feet)

**Nearest School:** Indian Ridge Middle (2,325 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

East Side Civic Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of the public hearing not required on detailed site development plan per El Paso City Code.

### **APPLICATION DESCRIPTION**

The property owner has submitted a detailed site development plan in accordance with the special contracts pursuant to Ordinance No. 9146, dated September 1, 1987, which imposed the following conditions:

#### **Ordinance No. 9146:**

- 1. The property owners must dedicate thirty feet (30') of right-of-way for the widening of George Dieter Drive at the time the rezoning request is approved by the Mayor and City Council.*
- 2. The property owners must improve George Dieter Drive to City standards within one (1) year from the date of this contract, or upon demand by the City.*
- 3. There shall be no vehicular ingress and egress from this property to Ardelle Avenue.*
- 4. Prior to the issuance of a certificate of occupancy, a twenty-five foot (25') landscaped area must be provided adjacent to Ardelle Avenue.*

5. *Prior to the issuance of a certification of occupancy, the property owners must provide a fifteen foot (15') wide landscaped strip adjacent to George Dieter Drive.*
6. *The property shall not be used as a bar or for on-premise consumption of alcoholic beverages, except in conjunction with a restaurant establishment.*
7. *Prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan Commission and the mayor and City Council.*
8. *Prior to the issuance of a certificate of occupancy, sidewalks must be constructed along George Dieter Drive.*
9. *Upon demand by the City, sidewalks must be constructed along Ardelle Avenue.*
10. *The property shall not be used for a bar, an adult book store, adult motion picture theatre, nude live entertainment club or amusement game complex.*

The site plan proposes a new 5,032 square-foot Kingdom Hall of Jehovah's Witnesses auditorium, including office, library, reading room, and stage, with 75 parking spaces and 3 bicycle parking spaces. Access to the subject property is proposed from George Dieter Drive.

**DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

DCC recommends **APPROVAL** of the proposed detailed site development plan.

**PLANNING DIVISION RECOMMENDATION**

Planning recommends **APPROVAL** of the proposed detailed site development plan.

**The Plan for El Paso –City-wide Land Use Goals**

All applications for detailed site development plan review 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.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The detailed site development plan is in compliance with the Plan for El Paso – City-wide Land Use Goals. The purpose of the C-1/sc (Commercial/special contract) 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.

The detailed site development plan will ensure that the location of utility rights-of-ways and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces, landscape planted areas, and size and design of exterior signs meet the requirements of Section 20.04.160, Detailed Site Development Plan.

**Development Services Department - Building Permits and Inspections Division**

BP&I: No objection.

Landscaping: This project shall address frontage trees stated on Site Development Plan at time of building permit in addition to proposed landscaping.

**Engineering Department - Traffic Division**

No objections.

**Fire Department**

No objection comments.

**El Paso Water Utilities**

EPWU does not object to this request.

**Street Department**

- We offer no objections to Detailed Site Plan.
- Sidewalk shall be provided, illustrated and identified across the driveways, also Sheet C-4 is not included in package.
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

**Sun Metro**

No objections.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan review 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 Development Plan and Elevations
4. Elevations
5. Special Contract Ordinance 9146

ATTACHMENT 1: ZONING MAP

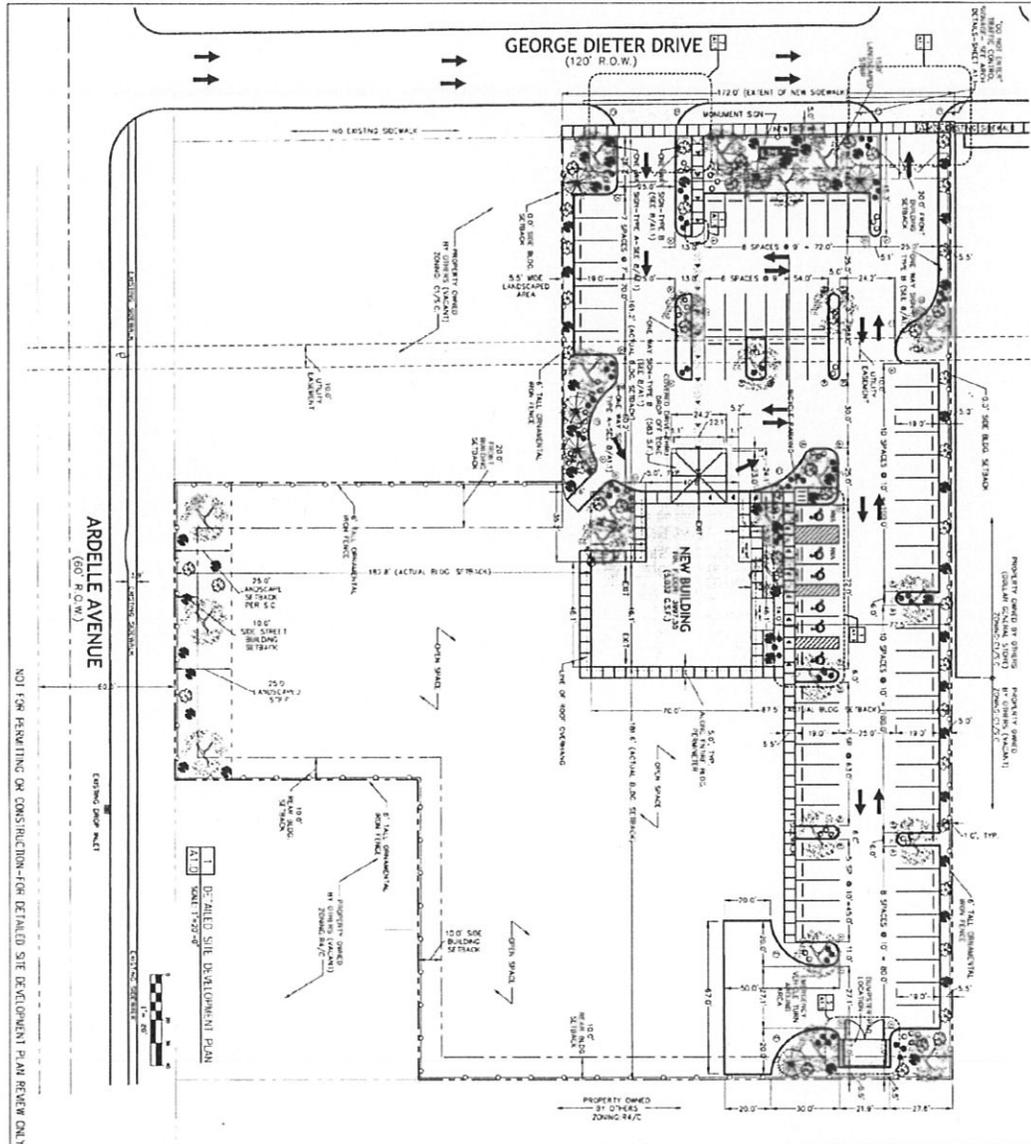
ZON09-00086



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



NOT FOR PERMITTING OR CONSTRUCTION-FOR DETAILED SITE DEVELOPMENT PLAN REVIEW ONLY

<p><b>GENERAL NOTES:</b></p> <p>1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.</p> <p>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE UTILITY LOCATIONS SHEET.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.</p> <p>7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.</p> <p>8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.</p> <p>9. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.</p> <p>10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>11. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.</p> <p>13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.</p> <p>14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.</p> <p>15. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.</p>	
<p><b>LEGEND:</b></p> <p>○ - 10" MANHOLE</p> <p>○ - 18" MANHOLE</p> <p>○ - 24" MANHOLE</p> <p>○ - 30" MANHOLE</p> <p>○ - 36" MANHOLE</p> <p>○ - 42" MANHOLE</p> <p>○ - 48" MANHOLE</p> <p>○ - 54" MANHOLE</p> <p>○ - 60" MANHOLE</p> <p>○ - 72" MANHOLE</p> <p>○ - 84" MANHOLE</p> <p>○ - 96" MANHOLE</p> <p>○ - 108" MANHOLE</p> <p>○ - 120" MANHOLE</p> <p>○ - 144" MANHOLE</p> <p>○ - 168" MANHOLE</p> <p>○ - 192" MANHOLE</p> <p>○ - 216" MANHOLE</p> <p>○ - 240" MANHOLE</p> <p>○ - 270" MANHOLE</p> <p>○ - 300" MANHOLE</p> <p>○ - 324" MANHOLE</p> <p>○ - 360" MANHOLE</p> <p>○ - 408" MANHOLE</p> <p>○ - 456" MANHOLE</p> <p>○ - 504" MANHOLE</p> <p>○ - 540" MANHOLE</p> <p>○ - 576" MANHOLE</p> <p>○ - 612" MANHOLE</p> <p>○ - 648" MANHOLE</p> <p>○ - 684" MANHOLE</p> <p>○ - 720" MANHOLE</p> <p>○ - 756" MANHOLE</p> <p>○ - 792" MANHOLE</p> <p>○ - 828" MANHOLE</p> <p>○ - 864" MANHOLE</p> <p>○ - 900" MANHOLE</p> <p>○ - 936" MANHOLE</p> <p>○ - 972" MANHOLE</p> <p>○ - 1008" MANHOLE</p> <p>○ - 1044" MANHOLE</p> <p>○ - 1080" MANHOLE</p> <p>○ - 1116" MANHOLE</p> <p>○ - 1152" MANHOLE</p> <p>○ - 1188" MANHOLE</p> <p>○ - 1224" MANHOLE</p> <p>○ - 1260" MANHOLE</p> <p>○ - 1296" MANHOLE</p> <p>○ - 1332" MANHOLE</p> <p>○ - 1368" MANHOLE</p> <p>○ - 1404" MANHOLE</p> <p>○ - 1440" MANHOLE</p> <p>○ - 1476" MANHOLE</p> <p>○ - 1512" MANHOLE</p> <p>○ - 1548" MANHOLE</p> <p>○ - 1584" MANHOLE</p> <p>○ - 1620" MANHOLE</p> <p>○ - 1656" MANHOLE</p> <p>○ - 1692" MANHOLE</p> <p>○ - 1728" MANHOLE</p> <p>○ - 1764" MANHOLE</p> <p>○ - 1800" MANHOLE</p> <p>○ - 1836" MANHOLE</p> <p>○ - 1872" MANHOLE</p> <p>○ - 1908" MANHOLE</p> <p>○ - 1944" MANHOLE</p> <p>○ - 1980" MANHOLE</p> <p>○ - 2016" MANHOLE</p> <p>○ - 2052" MANHOLE</p> <p>○ - 2088" MANHOLE</p> <p>○ - 2124" MANHOLE</p> <p>○ - 2160" MANHOLE</p> <p>○ - 2196" MANHOLE</p> <p>○ - 2232" MANHOLE</p> <p>○ - 2268" MANHOLE</p> <p>○ - 2304" MANHOLE</p> <p>○ - 2340" MANHOLE</p> <p>○ - 2376" MANHOLE</p> <p>○ - 2412" MANHOLE</p> <p>○ - 2448" MANHOLE</p> <p>○ - 2484" MANHOLE</p> <p>○ - 2520" MANHOLE</p> <p>○ - 2556" MANHOLE</p> <p>○ - 2592" MANHOLE</p> <p>○ - 2628" MANHOLE</p> <p>○ - 2664" MANHOLE</p> <p>○ - 2700" MANHOLE</p> <p>○ - 2736" MANHOLE</p> <p>○ - 2772" MANHOLE</p> <p>○ - 2808" MANHOLE</p> <p>○ - 2844" MANHOLE</p> <p>○ - 2880" MANHOLE</p> <p>○ - 2916" MANHOLE</p> <p>○ - 2952" MANHOLE</p> <p>○ - 2988" MANHOLE</p> <p>○ - 3024" MANHOLE</p> <p>○ - 3060" MANHOLE</p> <p>○ - 3096" MANHOLE</p> <p>○ - 3132" MANHOLE</p> <p>○ - 3168" MANHOLE</p> <p>○ - 3204" MANHOLE</p> <p>○ - 3240" MANHOLE</p> <p>○ - 3276" MANHOLE</p> <p>○ - 3312" MANHOLE</p> <p>○ - 3348" MANHOLE</p> <p>○ - 3384" MANHOLE</p> <p>○ - 3420" MANHOLE</p> <p>○ - 3456" MANHOLE</p> <p>○ - 3492" MANHOLE</p> <p>○ - 3528" MANHOLE</p> <p>○ - 3564" MANHOLE</p> <p>○ - 3600" MANHOLE</p> <p>○ - 3636" MANHOLE</p> <p>○ - 3672" MANHOLE</p> <p>○ - 3708" MANHOLE</p> <p>○ - 3744" MANHOLE</p> <p>○ - 3780" MANHOLE</p> <p>○ - 3816" MANHOLE</p> <p>○ - 3852" MANHOLE</p> <p>○ - 3888" MANHOLE</p> <p>○ - 3924" MANHOLE</p> <p>○ - 3960" MANHOLE</p> <p>○ - 3996" MANHOLE</p> <p>○ - 4032" MANHOLE</p> <p>○ - 4068" MANHOLE</p> <p>○ - 4104" MANHOLE</p> <p>○ - 4140" MANHOLE</p> <p>○ - 4176" MANHOLE</p> <p>○ - 4212" MANHOLE</p> <p>○ - 4248" MANHOLE</p> <p>○ - 4284" MANHOLE</p> <p>○ - 4320" MANHOLE</p> <p>○ - 4356" MANHOLE</p> <p>○ - 4392" MANHOLE</p> <p>○ - 4428" MANHOLE</p> <p>○ - 4464" MANHOLE</p> <p>○ - 4500" MANHOLE</p> <p>○ - 4536" MANHOLE</p> <p>○ - 4572" MANHOLE</p> <p>○ - 4608" MANHOLE</p> <p>○ - 4644" MANHOLE</p> <p>○ - 4680" MANHOLE</p> <p>○ - 4716" MANHOLE</p> <p>○ - 4752" MANHOLE</p> <p>○ - 4788" MANHOLE</p> <p>○ - 4824" MANHOLE</p> <p>○ - 4860" MANHOLE</p> <p>○ - 4896" MANHOLE</p> <p>○ - 4932" MANHOLE</p> <p>○ - 4968" MANHOLE</p> <p>○ - 5004" MANHOLE</p> <p>○ - 5040" MANHOLE</p> <p>○ - 5076" MANHOLE</p> <p>○ - 5112" MANHOLE</p> <p>○ - 5148" MANHOLE</p> <p>○ - 5184" MANHOLE</p> <p>○ - 5220" MANHOLE</p> <p>○ - 5256" MANHOLE</p> <p>○ - 5292" MANHOLE</p> <p>○ - 5328" MANHOLE</p> <p>○ - 5364" MANHOLE</p> <p>○ - 5400" MANHOLE</p> <p>○ - 5436" MANHOLE</p> <p>○ - 5472" MANHOLE</p> <p>○ - 5508" MANHOLE</p> <p>○ - 5544" MANHOLE</p> <p>○ - 5580" MANHOLE</p> <p>○ - 5616" MANHOLE</p> <p>○ - 5652" MANHOLE</p> <p>○ - 5688" MANHOLE</p> <p>○ - 5724" MANHOLE</p> <p>○ - 5760" MANHOLE</p> <p>○ - 5796" MANHOLE</p> <p>○ - 5832" MANHOLE</p> <p>○ - 5868" MANHOLE</p> <p>○ - 5904" MANHOLE</p> <p>○ - 5940" MANHOLE</p> <p>○ - 5976" MANHOLE</p> <p>○ - 6012" MANHOLE</p> <p>○ - 6048" MANHOLE</p> <p>○ - 6084" MANHOLE</p> <p>○ - 6120" MANHOLE</p> <p>○ - 6156" MANHOLE</p> <p>○ - 6192" MANHOLE</p> <p>○ - 6228" MANHOLE</p> <p>○ - 6264" MANHOLE</p> <p>○ - 6300" MANHOLE</p> <p>○ - 6336" MANHOLE</p> <p>○ - 6372" MANHOLE</p> <p>○ - 6408" MANHOLE</p> <p>○ - 6444" MANHOLE</p> <p>○ - 6480" MANHOLE</p> <p>○ - 6516" MANHOLE</p> <p>○ - 6552" MANHOLE</p> <p>○ - 6588" MANHOLE</p> <p>○ - 6624" MANHOLE</p> <p>○ - 6660" MANHOLE</p> <p>○ - 6696" MANHOLE</p> <p>○ - 6732" MANHOLE</p> <p>○ - 6768" MANHOLE</p> <p>○ - 6804" MANHOLE</p> <p>○ - 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8280" MANHOLE</p> <p>○ - 8316" MANHOLE</p> <p>○ - 8352" MANHOLE</p> <p>○ - 8388" MANHOLE</p> <p>○ - 8424" MANHOLE</p> <p>○ - 8460" MANHOLE</p> <p>○ - 8496" MANHOLE</p> <p>○ - 8532" MANHOLE</p> <p>○ - 8568" MANHOLE</p> <p>○ - 8604" MANHOLE</p> <p>○ - 8640" MANHOLE</p> <p>○ - 8676" MANHOLE</p> <p>○ - 8712" MANHOLE</p> <p>○ - 8748" MANHOLE</p> <p>○ - 8784" MANHOLE</p> <p>○ - 8820" MANHOLE</p> <p>○ - 8856" MANHOLE</p> <p>○ - 8892" MANHOLE</p> <p>○ - 8928" MANHOLE</p> <p>○ - 8964" MANHOLE</p> <p>○ - 9000" MANHOLE</p> <p>○ - 9036" MANHOLE</p> <p>○ - 9072" MANHOLE</p> <p>○ - 9108" MANHOLE</p> <p>○ - 9144" MANHOLE</p> <p>○ - 9180" MANHOLE</p> <p>○ - 9216" MANHOLE</p> <p>○ - 9252" MANHOLE</p> <p>○ - 9288" MANHOLE</p> <p>○ - 9324" MANHOLE</p> <p>○ - 9360" MANHOLE</p> <p>○ - 9396" MANHOLE</p> <p>○ - 9432" MANHOLE</p> <p>○ - 9468" MANHOLE</p> <p>○ - 9504" MANHOLE</p> <p>○ - 9540" MANHOLE</p> <p>○ - 9576" MANHOLE</p> <p>○ - 9612" MANHOLE</p> <p>○ - 9648" MANHOLE</p> <p>○ - 9684" MANHOLE</p> <p>○ - 9720" MANHOLE</p> <p>○ - 9756" MANHOLE</p> <p>○ - 9792" MANHOLE</p> <p>○ - 9828" MANHOLE</p> <p>○ - 9864" MANHOLE</p> <p>○ - 9900" MANHOLE</p> <p>○ - 9936" MANHOLE</p> <p>○ - 9972" MANHOLE</p> <p>○ - 10008" MANHOLE</p>	

<p><b>PROJECT DATA:</b></p> <p>OWNER: KINGDOM HALL OF JEHOVAH'S WITNESSES                  3320 GEORGE DIETER DRIVE                  EL PASO, TEXAS 79936</p> <p>DATE: 02-08-10</p> <p>DRAWN BY: BPF, GDB, RBC</p> <p>SCALE: 1" = 20'</p> <p>SHEET NO. A1.0</p>		<p><b>REVISIONS:</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION	BY				
NO.	DATE	REVISION	BY							



ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146

009146

AN ORDINANCE CHANGING THE ZONING OF  
LOT 11, BLOCK 5, HUERO VIEW ACRES.  
THE PENALTY BEING AS PROVIDED IN  
SECTION 20.64.010 OF THE EL PASO CITY CODE.

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

That the zoning of Lot 11, Block 5, Huero View Acres, be changed from R-3 (Residential) to C-1 (Commercial) 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 1<sup>st</sup> day of September, 1987.

*Jonathan W. Payne*  
Mayor

ATTEST:  
*Carole Hunter*  
City Clerk

APPROVED AS TO FORM:

*[Signature]*  
Assistant City Attorney

APPROVED AS TO CONTENT:

*[Signature]*  
Department of Planning,  
Research and Development

ENG2:5283.87

I certify that the zoning map has been revised to  
reflect the amendment of ordinance #9146  
*R. Romo* Date 3-28-88

RECEIVED  
OCT 8 - 1987

009146

Contract (9-1-87)

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
WERE REVISIONED: *RR.*  
3-28-88 CONTROL  
3-28-88 CONTROL  
3-28-88 Bldg. Inspection  
3-28-88 CONTROL  
*R. Romo*

ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146

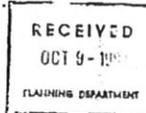
THE STATE OF TEXAS )  
COUNTY OF EL PASO )

CONTRACT

THIS CONTRACT made this 1st day of September, 1987, by and between BISSELL AND ODOM DEVELOPMENT CORPORATION, First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for the rezoning of Lot 11, Block 5, Hueco View Acres, City and County of El Paso, Texas. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from R-3 (Residential) to C-1 (Commercial) 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. The property owners must dedicate thirty feet (30') of right-of-way for the widening of George Dieter Drive at the time the rezoning request is approved by the Mayor and City Council.
2. The property owners must improve George Dieter Drive to City standards within one (1) year from the date of this contract, or upon demand by the City.
3. There shall be no vehicular ingress and egress from this property to Ardelle Avenue.
4. Prior to the issuance of a certificate of occupancy, a twenty-five foot (25') landscaped area must be provided adjacent to Ardelle Avenue.
5. Prior to the issuance of a certificate of occupancy, the property owners must provide a fifteen foot (15') wide landscaped strip adjacent to George Dieter Drive.
6. The property shall not be used as a bar or for on-premise consumption of alcoholic beverages, except in conjunction with a restaurant establishment.
7. Prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan-Commission and the Mayor and City Council.
8. Prior to the issuance of a certificate of occupancy, sidewalks must be constructed along George Dieter Drive.
9. Upon demand by the City, sidewalks must be constructed along Ardelle Avenue.



ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146

10. The property shall not be used for a bar, an adult book store, adult motion picture theatre, nude live entertainment club or amusement game complex.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party 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.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

FIRST PARTY:  
BISSELL AND ODOM DEVELOPMENT CORP.

By [Signature]  
Title Vice President

ATTEST:

Secretary

SECOND PARTY:  
THE CITY OF EL PASO

By [Signature] Mayor [Signature] Pro-Tem

ATTEST:

[Signature]  
City Clerk

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]  
Department of Planning,  
Research and Development

SIGNATURES CONTINUED ON NEXT PAGE

ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 25<sup>th</sup>  
day of September, 1987, by Jerry P. Odom as  
President on behalf of BISSELL AND ODOM DEVELOPMENT  
CORPORATION.

Cheri J. Rawlin  
Notary Public, State of Texas

My Commission Expires:  
12/22/87

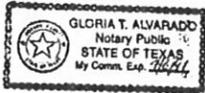
THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 5<sup>th</sup>  
day of September, 1987, by Ed Eisey, as  
Mayor of THE CITY OF EL PASO.

Gloria T. Alvarado  
Notary Public, State of Texas

My Commission Expires:  
June 6, 1991

ENG2:5283.87



ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

DEED

KNOW ALL MEN BY THESE PRESENTS:

That Bissell & Odom Development Corporation, as the property owner, of the County of El Paso, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the dedication of right-of-way, City of El Paso, El Paso County, Texas, which is hereby acknowledged, has granted, sold and conveyed unto the City of El Paso, the following parcel of land situated in the County of El Paso, State of Texas, as more particularly described in the attached metes and bounds description.

TO HAVE AND TO HOLD the described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of El Paso and its assigns, forever. And the Grantor does hereby bind himself, his heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said City of El Paso and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures this 14 day of July, 1987.

BISSELL & ODOM DEVELOPMENT CORP.

Jerry Odom  
Jerry Odom, Vice President

ACKNOWLEDGEMENT

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 14th day of July, 1987, by JERRY ODOM.

Cheryl D. Pauline  
Notary Public and for El Paso County, State of Texas  
My commission expires: 12/27/87

ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146

Portion Lot 11, Block 5

HUECO VIEW ACRES

El Paso, Texas

June 17, 1987

Beginning at the northwest corner of Lot 11, Block 5, Hueco View Acres; point being located South 00°-33'-00" East a distance of 3206.72 feet, then North 89°-27'-00" East a distance of 30.00 feet from the northwest corner of Section 42, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas:

Thence East a distance of 30.00 feet:

Thence South 00°-33'-00" East a distance of 340.31 feet to a point on the south property line of said Lot 11:

Thence West a distance of 30.00 feet to its southwest corner:

Thence North 00°-33'-00" West along the west property line of said Lot 11 a distance of 340.31 feet to the point of beginning.

Described parcel lies within Lot 11, Block 5, Hueco View Acres in said El Paso County, Texas and contains 10209.30 square feet equal to 0.234 acre.



ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146



KISTENMACHER ENGINEERING COMPANY, INC.

• CONSULTING ENGINEERS • LAND PLANNERS  
6024 GATEWAY EAST, SUITE 2A • EL PASO, TEXAS 79905 • 915-778-4476

Karl Penney - Row already acquired through zoning change  
 Sub A - Indian Actg Unit 2

August 10, 1987

Mr. David Harned, P.E.  
 Director of Public Works  
 City of El Paso  
 2 Civic Center Plaza  
 El Paso, Texas 79901

SEARCHED	INDEXED	DATE
		7/8-4
K LOCAL W/ DOCUMENT		DEBRS
K CITY REGISTER		LOTTA, DANNY
FILE	6024 GATEWAY	DRIVE EXTENSION W/ CITY OF DEBRS

Re: George Dieter Drive Extension

Dear David:

Enclosed are the following deeds for the additional right of way on George Dieter Drive.

Property Description	Area
1. Portion Tract 2, Section 31, Blk. 79 Tsp. 2, Texas and Pacific Railroad Surveys	0.739 ac
2. Portion Tract 4, Section 31, Blk. 79, Tsp. 2, Texas and Pacific Railroad Surveys	0.570 ac
3. Portion Tract 12, Section 36, Blk. 80, Tsp. 2, Texas and Pacific Railroad Surveys	1.828 ac
4. Portion Lot 8, Blk. 4, Hueco View Acres	0.233 ac
5. Portion Lots 9 & 10, Blk. 4, Hueco View Acres	0.469 ac
6. Portion Lots 11 & 12, Blk. 4, Hueco View Acres	0.352 ac
7. Portion Lots 12 & 13, Blk. 4, Hueco View Acres	0.352 ac
8. Portion Lot 14, Blk. 4 and vacated Carol Drive, Hueco View Acres	0.255 ac



See page 2.

(1)

ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 9146

Mr. David Harned, P.E.  
August 10, 1987  
Page 2

9. Portion Lot 9, Blk. 5 and vacated Carol Drive,  
Hueco View Acres 0.173 ac  
South portion Lot 9, Blk. 5, Hueco View Acres 0.060 ac
10. Portion Lot 10, Blk 5, Hueco View Acres 0.234 ac
- ~~11. Portion Lot 11, Blk. 5, Hueco View Acres 0.234 ac~~

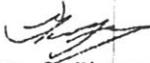
There is no deed for the northerly portion of Tract 2, Section 31, Block 79 of the Texas & Pacific Railroad Surveys as this strip was dedicated several years ago. This is the southeast corner of Montana and George Dieter. The dedication resulted from a zoning case and it does appear in the City records.

The Owners have decided to award the project to El Paso Sand Products, Inc. as they submitted the lowest proposal. As soon as the El Paso Water Utilities gives us an idea when their plans on the water lines will be ready, we will issue a notice to proceed.

The Owners are meeting this week in my office at which time the remaining signatures for their contract with the City will be obtained. I will return them to you at that time.

Yours very truly,

KISTENMACHER ENGINEERING CO., INC.

  
Geo. G. Kistenmacher, P.E.

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