ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: ALL OF TRACT 9B AND A PORTION OF TRACTS 6 AND 10A, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3 (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS; AND PARCEL 2: A PORTION OF TRACTS 9F AND 10A, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of Parcel 1: *All of Tract 9B and a portion of Tracts 6 and 10A, Block 11, Upper Valley Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-F (Ranch and Farm) to R-3 (Residential)**; and Parcel 2: *A portion of Tracts 9F and 10A, Block 11, Upper Valley Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-F (Ranch and Farm) to R-2 (Residential)**; 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, in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

Parcel 1:

1. *The gross density shall not exceed 5.0 dwelling units to the acre.*
2. *That a traffic impact study be required as part of any subdivision application(s) submitted for the subject property.*

Parcel 2:

1. *The gross density shall not exceed 2.5 dwelling units to the acre.*
2. *That a traffic impact study be required as part of any subdivision application(s) submitted for the subject property.*

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 or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED THIS _____ DAY OF _____, 2005.

THE CITY OF EL PASO

_____
Joe Wardy, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

_____
Matt Watson, Assistant City Attorney
Doc No. 11397

APPROVED AS TO CONTENT:

_____
Fred Lopez, Zoning Coordinator
Planning, Research & Development
Department

APPROVED AS TO CONTENT:

_____
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____day of _____, 2005, by ***JOE WARDY*** as ***MAYOR*** of **THE CITY OF EL PASO**.

My Commission Expires:

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:

_____

Doc No. 11397/PLANNING/ZON05-00006/MWAT

ORDINANCE NO._____ **Zoning Case No. ZON05-00006**