

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: May 6, 2008
Public Hearing: May 27, 2008

CONTACT PERSON/PHONE: Melissa Kellum, 541-4730

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of Blocks I, J, W, X, Z and Lots 5-10 and 16-22, Block H, Santa Fe Addition, and all of Block 62, and Lots 1-15, Block 128, and all of Lots 1-18, and portions of Lots 19 and 20, and the alley in Block 43, and portions of Lots 4-10, Block 42, Campbell Addition, City of El Paso, El Paso County, Texas from C-4 (Commercial), C-4/H (Commercial/Historic), C-4/H/sp (Commercial/Historic/special permit), and M-2 (Heavy Manufacturing) to GMU (General Mixed Use). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: West of Santa Fe Street and North of the US-Mexico border. Applicant: City of El Paso. ZON08-00007 (District 8)

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 (4-3)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

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

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF BLOCKS I, J, W, X, Z AND LOTS 5-10 AND 16-22, BLOCK H, SANTA FE ADDITION, AND ALL OF BLOCK 62, AND LOTS 1-15, BLOCK 128, AND ALL OF LOTS 1-18, AND PORTIONS OF LOTS 19 AND 20, AND THE ALLEY IN BLOCK 43, AND PORTIONS OF LOTS 4-10, BLOCK 42, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL), C-4/H (COMMERCIAL/HISTORIC), C-4/H/SP (COMMERCIAL/HISTORIC/SPECIAL PERMIT), AND M-2 (HEAVY MANUFACTURING) TO GMU (GENERAL MIXED USE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

Whereas, the Chihuahuita Neighborhood Plan provides land use and zoning objectives and provides guidelines for residential, commercial, mixed use, parks and open space, and industrial development; and,

Whereas, the City Council has directed a City initiated rezoning in order to implement the objectives set forth in the above mentioned plan, and it has been determined that the GMU (General Mixed Use) District best meets the objectives of that plan; and,

Whereas, the Master Zoning Plan map depicts the boundaries of the Chihuahuita neighborhood included in this application and current existing building footprints within those boundaries, attached as Exhibit "A", incorporated herein for all purposes; and,

Whereas, the Master Zoning Plan Report includes the purpose, characteristics, and components of the GMU (General Mixed Use) District as proposed for this application, attached as Exhibit "B", incorporated herein for all purposes.

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

That the zoning of *Blocks I, J, W, X, Z and Lots 5-10 and 16-22, Block H, Santa Fe Addition, and all of Block 62, and Lots 1-15, Block 128, and all of Lots 1-18, and portions of Lots 19 and 20, and the alley in Block 43* (as more particularly described by metes and bounds on the attached Exhibit "C", incorporated herein for all purposes), *and portions of Lots 4-10, Block 42* (as more particularly described by metes and bounds on the attached Exhibit "D", incorporated herein for all purposes), *Campbell Addition, City of El Paso, El Paso County, Texas*, be changed from C-4 (Commercial), C-4/H (Commercial/Historic), C-4/H/sp (Commercial/Historic/special permit), and M-2 (Heavy Manufacturing) to GMU (General Mixed Use) such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "B" incorporated herein for all purposes; and,

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That the parcels of property located within the boundaries of this rezoning application and described in Ordinance 010491, as more particularly described by metes and bounds in the attached Exhibit "E", incorporated herein for all purposes, retain the designated Historic overlay; and,

That the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

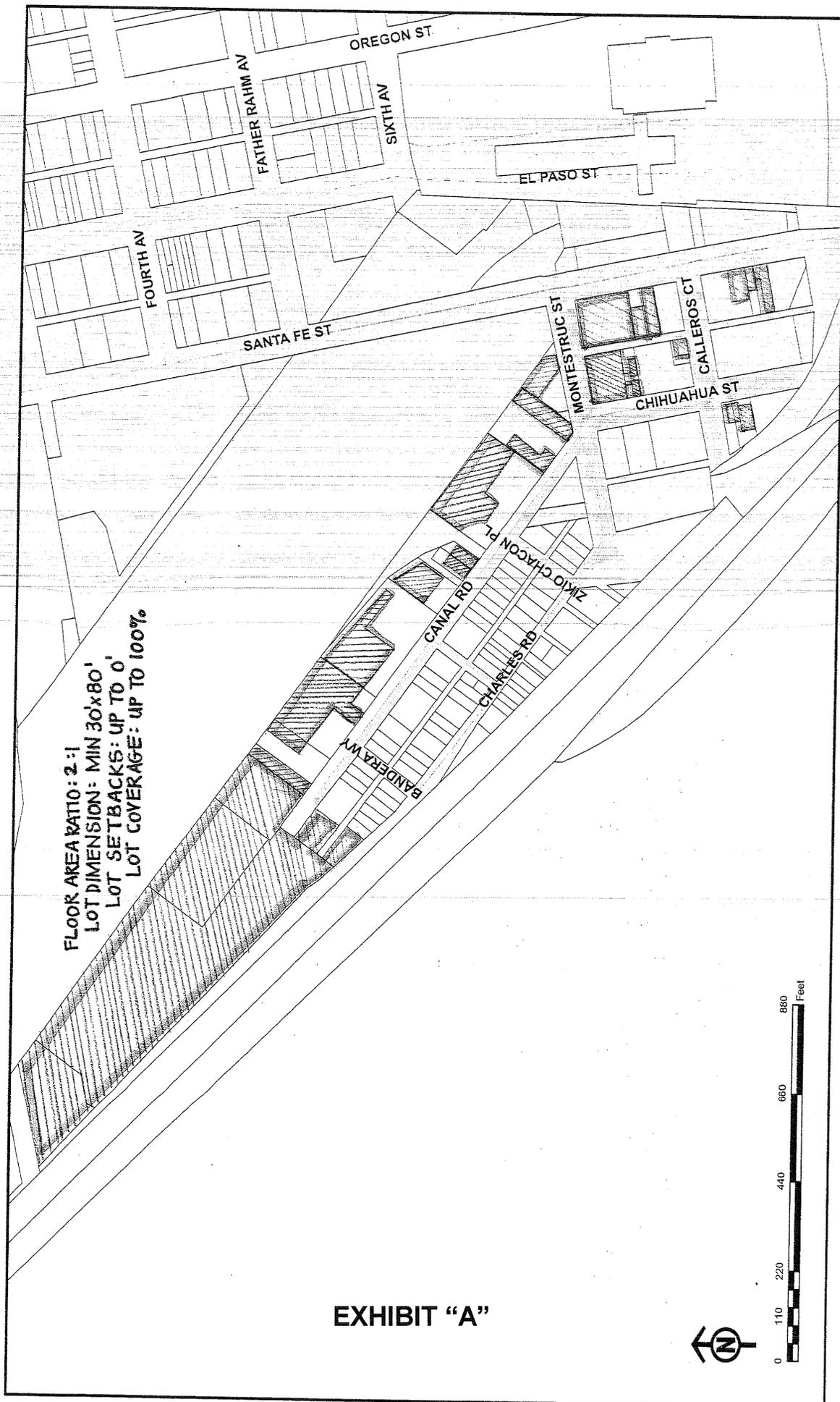
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

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

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FLOOR AREA RATIO: 2:1
 LOT DIMENSION: MIN 30'x80'
 LOT SETBACKS: UP TO 0'
 LOT COVERAGE: UP TO 100%

EXHIBIT "A"



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EXHIBIT "B"

Chihuahuita GMU Master Zoning Plan Report

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INTRODUCTION

The Chihuahuita Neighborhood Plan was initiated by the citizens of the Chihuahuita neighborhood in an effort to protect the neighborhood from proposed projects that would directly affect the area. Those involved identified a total of eight "areas of importance": land use and zoning, traffic and circulation, infrastructure and utilities, crime and safety, cultural resources, historic preservation, economic development, and nuisances.

On November 13, 2007, the Planning Division was directed by City Council to implement the Chihuahuita Plan through zoning. The GMU (General Mixed Use) District, a new district that was introduced with the zoning code rewrite, was determined to best meet the objectives of the Chihuahuita Neighborhood Plan. In addition to the Land Use and Zoning objective listed in the plan to "maintain a balance between residential and non-residential uses in this neighborhood", the zoning district also addresses a number of objectives listed in other sections of the plan.

PURPOSE

The purpose of the GMU district is as follows: "to accommodate, encourage, and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses." (El Paso Municipal Code 20.06.020.D.11)

CURRENT CONDITIONS

Currently, the Chihuahuita area is zoned M-2 (Heavy Manufacturing), C-4 (Commercial), C-4/H (Commercial/Historic), and C-4/H/SP (Commercial/Historic/special Permit). The City is requesting a rezoning to GMU (General Mixed Use) District. The Chihuahuita GMU Master Zoning Plan (MZP), while encouraging pedestrian oriented development, represents a unique opportunity for one of El Paso's oldest neighborhoods to preserve, protect, and improve the quality of its current and future residential life by encouraging more neighborhood friendly uses.

The Chihuahuita Neighborhood Plan, approved in March 2004, lists a number of objectives that the GMU District proposes to help accomplish. Some objectives of the plan that are addressed by the GMU District are as follows:

- Maintain a balance between residential and non-residential uses in this neighborhood
- Maintain the balance between pedestrian and vehicular access to the neighborhood
- Restore the pedestrian-friendly, cohesive neighborhood environment
- Preserve and enhance the cultural resources of the neighborhood
- Reconcile land use conflicts within the neighborhood

- Create new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on a base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers

The Chihuahuita Plan seeks to preserve the existing residential, park and open space, and neighborhood commercial areas. The GMU Master Zoning Plan (MZP) seeks to further focus those endeavors. The GMU MZP is a tool to help conserve the Chihuahuita neighborhood's distinctive attributes by protecting its significant characteristics and responsibly regulating change.

Per the Chihuahuita Plan, the General Land Use Map for the neighborhood calls for commercial, mixed use, and residential uses for the portion of the Chihuahuita neighborhood included in this zoning request (ZON08-00007). The GMU District and uses permitted per this report are in conformance with the proposed uses for the area as well as the objectives listed in the plan.

CHARACTERISTICS

Density – Floor area ratio (FAR) of 2:1

Lot dimensions – minimum of 30' (width) x 80' (depth)

Lot setbacks – up to zero

Lot coverage – up to 100%

Height – current zone allows 60' and height in excess of 60' with 1' additional setback for each additional foot in height

Buffers – opaque native landscaping

Parking – shared parking, screened from view and located in the rear of buildings where feasible

Permissible land uses:

Adult day care center
 Amusement game complex
 Animals, keeping for enjoyment purposes
 Apartment (5 or more units)
 Apparel manufacturing
 Art gallery
 Assisted living facility (elderly)
 Athletic facility (indoor)
 Automated Teller Machine (ATM)
 Automobile part sales
 Bakery
 Ballroom
 Bank
 Barber shop
 Beauty salon
 Bed and breakfast (residence)
 Book store
 Boutique
 Cafeteria
 Child care facility Type 3

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Child care facility Type 4
Child care facility Type 5
Child care facility Type 6
Christmas tree stand
Church
Clinic
Coin-operated vending machines (inside a building)
Community recreation facility
Community recreational facility
Congregate home
Convalescent home
Convenience store
Convent
Courier and message service
Credit union
Dancehall
Data processing center
Delicatessen drug store
Domestic garden house, tool house, playhouse
Domestic storage
Drug store
Dry cleaning shop (<2500 square feet)
Duplex (two-family dwelling)
Dwelling, resident watchman or property caretaker
Electronic equipment repair
Employment agency
Exercise facility (indoor)
Extermination service
Financial institution
Flower shop, florist
Garage or lot, parking (community)
Garage or lot, parking (private)
Governmental use, building
Grocery
Historic preservation overlay
Hobby store
Home occupation uses
Hotel
Household goods repair
Ice cream parlor
Infill development overlay
Intermediate care facility (elderly)
Laser games center
Laundromat, laundry (<5000 square feet)
Laundry room
Library
Live-work flex unit

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Loading spaces (serving another property)
Locksmith
Lodge
Medical lab
Minor utility facility
Mobile office-storage unit (related to construction operations)
Model dwelling
Monastery
Museum
Music store
Neighborhood conservation overlay
Neighborhood fair, carnival
Nursing home
Office, administrative and managers
Office, business
Office, medical
Office, professional
On-premise advertising
On-site loading
On-site parking
Open space (common, public, or private)
Optical dispensary
Orphanage, shelter
Package liquor store
Paint ball center (indoor)
Park, playground
Parking reduction
Parking spaces (serving another property)
Pawn shop
Personal goods repair
Pet shop (including grooming)
Pharmacy
Precision equipment repair
Print & copy shop
Produce stand
Pumpkin patch
Quadraplex
Racquetball club, indoor
Radio receiving station (residential type)
Railroad ROW
Research laboratory
Rest home
Restaurant (sit down)
Retail establishment (low-volume)
Reverse vending machines
Roller skating facility
Sales stands (ranch and farm products)

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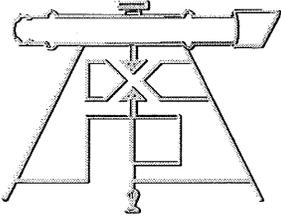
Satellite receiving dish, antenna
 Sauna, exercise room
 School, arts and crafts
 School, public, private or parochial (9 through 12)
 School, public, private or parochial (pre-k through 8)
 School, trade
 School, vocational
 Self storage warehouse
 Shopping center, community
 Shoe repair shop
 Single-family attached dwelling (atrium, patio, townhouse, condominium)
 Skateboarding facility (indoor)
 Snow cone, shaved ice stand or trailer
 Specialty shop
 Sporting goods store
 Storm water retention pond (public/private)
 Streets and ROW (public or private)
 Studio, dance
 Studio, music
 Studio, photography
 Supermarket
 Swimming pool, game court (non-commercial)
 Synagogue
 Television receiving station (residential type)
 Temple
 Temporary events on public rights-of-way
 Tennis club, indoor
 Tents (special events)
 Theatre, performing
 Triplex
 Union hall
 Veterinary treatment center (small animals)
 Wind-driven electrical generator, pump
 Youth organization (with/without living facility)

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Other land uses not specified in the MZP will require a major amendment to the master zoning plan.

PHASING

There is no phasing schedule proposed for this project due to the fact that the area is fully developed. Changes of use shall be reviewed on a case by case basis.



Frank X. Spencer & Associates, Inc.
Consulting Civil Engineers & Surveyors
1130 Montana * El Paso, Texas 79902

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Frank X. Spencer, P.E., R.P.L.S.

(915) 533-4600
FAX (915) 533-4673
e-mail: elpaso@fxsa.com

EXHIBIT "C"

PROPERTY DESCRIPTION

A 1.536-ACRE PORTION BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND A PORTION OF LOTS 19 AND 20, AND THE ALLEY IN BLOCK 43, CAMPBELL'S ADDITION, EL PASO, EL PASO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 1.536-ACRE PORTION BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND A PORTION OF LOTS 19 AND 20, AND THE ALLEY IN BLOCK 43, CAMPBELL'S ADDITION, EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a city monument at the intersection of the monument lines of Santa Fe Street (70-foot right-of-way) and Calleros Court (70-foot right-of-way) said monument lines lying 15 feet north and 10 feet east of the respected centerlines of Santa Fe Street and Calleros Court; from which a city monument at the intersection of monument lines of Santa Fe Street and Montestruct Court (70-foot right-of-way) 10 feet north and 10 feet east; bears North 14°57'31" West, a distance of 324.90 feet (325.00 record); **THENCE**, along the monument line of Santa Fe Street, South 14°57'31" East, a distance of 50.10 feet; **THENCE**, South 75°02'29" West, a distance of 45.00 feet to a chiseled "X" on concrete set on the northeast corner of Block 43, Campbell's Addition (Book 2, Page 68, Plat Records, EL Paso County, Texas); and the westerly right-of-way of Santa Fe Street for the **POINT OF BEGINNING** of this description;

THENCE, South 14°57'31" East, along said right-of-way, a distance of 260.00 feet, to a set 5/8" rebar with aluminum cap marked "FXS RPLS 2198";

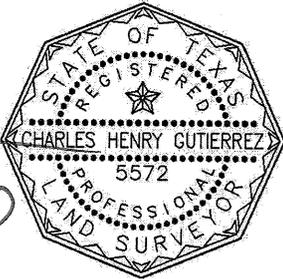
THENCE, South 75°02'29" West, a distance of 215.50 feet, to a 5/8" rebar with aluminum cap marked "FXS RPLS 2198" set on the north easterly right-of-way line of the Rio Grande, El Paso Santa Fe Railroad described March 27, 1967, in book 163, page 1160, Deed Records, El Paso County, Texas;

THENCE, along said right-of-way, 54.83 feet along the arc of a curve to the right, having a radius 557.56 feet, a central angel of 5°37'51", and a chord which bears North 69°14'19" West, a distance of 54.81 feet, to a 5/8" rebar with aluminum cap marked "FXS RPLS 2198" set on the easterly right-of-way of Chihuahua Street (70-Foot right-of-way);

THENCE, North 14°57'31" West, along said right-of-way, a distance of 228.00 feet, to a bridge nail set at the northwest corner of Block 43, Campbell's Addition, and the southerly right-of-way of Calleros Court.

THENCE, North 75°02'29" East, along said right-of-way, a distance of 260.00 feet, to the **POINT OF BEGINNING**, containing 1.536 Acres (66,913 S.F.) of land, more or less.

Frank X. Spencer & Associates, Inc.

Charles Gutierrez, RPLS
Texas License No. 5572
Date: 02/11/03

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FOUND CITY MONUMENT 10' NORTH & 10'
EAST FROM INTERSECTION OF SANTA FE
STREET AND MONTESTRUCT COURT

N14°57'31"W
324.90'
(325.00' RECORD)

POINT OF COMMENCEMENT
FOUND CITY MONUMENT 15' NORTH & 15'
EAST FROM THE INTERSECTION OF SANTA FE
STREET AND CALLEROS COURT



MONUMENT LINE

CENTERLINE

CALLEROS COURT

(70-FOOT RIGHT-OF-WAY)

SET BRIDGE NAIL

POINT OF BEGINNING

N75°02'29"E

260.00'

S75°02'29"W

45.00'

CHISELED "X"

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228.00'

N14°57'31"W

260.00'

S14°57'31"E

43

PARCEL AREA
66,913 sq. ft.
1.536 acres

S75°02'29"W

215.50'

MONUMENT LINE

SANTA FE STREET

(70-FOOT RIGHT-OF-WAY)

CHIHUAHUA STREET

(70-FOOT RIGHT-OF-WAY)

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD LENGTH
C1	5°37'51"	54.83	557.96	N69°14'19"W	54.81

NOTES:

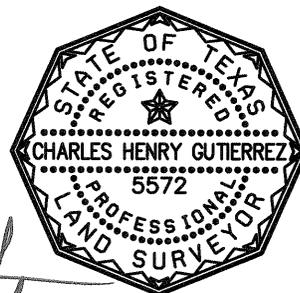
1. THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND COVENANTS OF RECORD NOT SHOWN. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.
2. THE BASES OF BEARINGS IS MONUMENTED LINE OF SANTA FE STREET. (AS SHOWN)
3. SET 5/8" REBAR WITH ALUMINUM CAP MARKED "FSA RPLS 2198" AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANELS 480214-0039 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD HAZARD ZONES "C".
5. THE PLAT FOR CAMPBELL'S ADDITION IS FILED IN BOOK 2, PAGE 68, PLAT RECORDS, EL PASO, EL PASO COUNTY, TEXAS.

LEGEND

- ⊙ RECOVERED MONUMENT AS NOTED
- SET 5/8' REBAR WITH CAP
- BOUNDARY LINE
- X- CHAIN-LINK FENCE
- ||||| RAILROAD TRACKS

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DATE

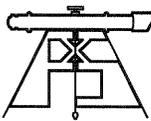
Charles H. Gutierrez
CHARLES HENRY GUTIERREZ
Registered Professional Land Surveyor #5572



BOUNDARY SURVEY

A- 1.536 ACRE PORTION OF ALL OF LOTS
1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 AND
18, AND A PORTION OF LOTS 19 AND 20, AND
THE ALLEY IN BLOCK 43, CAMPBELL'S
ADDITION, EL PASO, EL PASO COUNTY, TEXAS

SURVEYED & PREPARED BY:

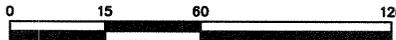


FRANK X. SPENCER & ASSOCIATES, INC.
Consulting Civil Engineers & Land Surveyors

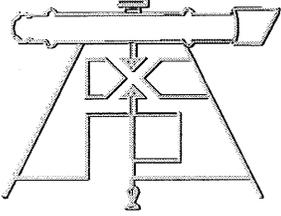
1130 MONTANA AVE.
EL PASO, TEXAS 79902
PHN: 915-533-4800
FAX: 915-533-4873
e-mail: elpaso@fssa.com

drawn by: D.TORRES

SCALE: 1" = 60'



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Frank X. Spencer & Associates, Inc.

Consulting Civil Engineers & Surveyors
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e-mail: elpaso@fxsa.com

Frank X. Spencer, P.E., R.P.L.S.

EXHIBIT "D"

PROPERTY DESCRIPTION

A 0.25-ACRE PORTION OF LOTS 4, 5, 6, 7, 8, 9, AND 10, IN BLOCK 42, CAMPBELL'S ADDITION, EL PASO, EL PASO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 0.25-ACRE PORTION OF LOTS 4, 5, 6, 7, 8, 9, AND 10, IN BLOCK 42, CAMPBELL'S ADDITION, EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a city monument at the intersection of the monument lines of Santa Fe Street (70-foot right-of-way) and Calleros Court (70-foot right-of-way) said monument lines lying 15 feet north and 10 feet east of the respected centerlines of Santa Fe Street and Calleros Court; from which a city monument at the intersection of monument lines of Santa Fe Street and Montestruct Court (70-foot right-of-way) 10 feet north and 10 feet east; bears North $14^{\circ}57'31''$ West, a distance of 324.90 feet (325.00 record); **THENCE**, along the monument line of Calleros Court, South $75^{\circ}02'29''$ West, a distance of 488.71 feet; **THENCE**, South $14^{\circ}57'31''$ East, a distance of 50.00 feet to a $5/8''$ rebar with aluminum cap marked "FSA RPLS 2198" on concrete set on the northeasterly right-of-way line of the Rio Grande, El Paso Santa Fe Railroad; and the southerly right-of-way of Calleros Court for the **POINT OF BEGINNING** of this description;

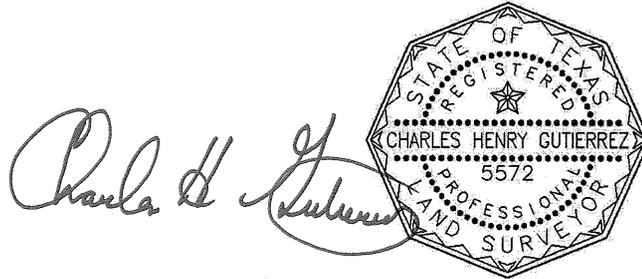
THENCE, North $75^{\circ}02'29''$ East, along said right-of-way of Calleros Court, a distance of 113.71 feet, to a building corner at the northeast boundary corner of Block 42, Campbell's Addition (Book 2, Page 68, Plat Records, El Paso County, Texas) and the westerly right-of-way of Chihuahua Street;

THENCE, South $14^{\circ}57'31''$ East, along the said right-of-way, a distance of 169.14 feet, to a $5/8''$ rebar with aluminum cap marked "FSA RPLS 2198" set on the north easterly right-of-way line;

THENCE, along said right-of-way, 204.96 feet along the arc of a curve to the right, having a radius 557.56 feet, a central angel of $21^{\circ}03'44''$, and a chord which bears North $48^{\circ}52'17''$ West, a distance of 203.81 feet to the **POINT OF BEGINNING**, containing 0.25 Acres (10,895 S.F.) of land, more or less.

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Frank X. Spencer & Associates, Inc.



Charles Gutierrez, RPLS
Texas License No. 5572
Date: 02/11/08

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FOUND CITY MONUMENT 10' NORTH & 10' EAST FROM INTERSECTION OF SANTA FE STREET AND MONESTRUCT COURT

N14°57'31"W
324.90'
(325.00' RECORD)

POINT OF COMMENCEMENT
FOUND CITY MONUMENT 15' NORTH & 15' EAST FROM THE INTERSECTION OF SANTA FE STREET AND CALLEROS COURT

MONUMENT LINE

S75°02'29"W
488.71'

CALLEROS COURT
(70-FOOT RIGHT-OF-WAY)

CENTERLINE

S14°57'31"E
50.00'

POINT OF BEGINNING

N75°02'29"E

113.71'

POINT UNABLE TO SET
POINT FALL ON BUILDING
CORNER

PARCEL AREA
10,895 sq. ft.
0.250 acres

169.14'

S14°57'31"E

CHIHUAHUA STREET
(70-FOOT RIGHT-OF-WAY)

CENTERLINE

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010491

AN ORDINANCE CHANGING THE ZONING OF PORTIONS OF SANTA FE ADDITION AND PORTIONS OF CAMPBELL ADDITION BY ADDING AN H-OVERLAY AND THEREBY ESTABLISHING THE CHIHUAHUITA HISTORIC DISTRICT, 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 all of Blocks B, D, E, F and G, and portions of Block C, H, and Z, Santa Fe Addition; and all of Block 62 and portions of Blocks 43 and 63, Campbell Addition and including the Chihuahueta Park Site, all in the City and County of El Paso, Texas, as more particularly described by metes and bounds in the attached Exhibit "A", be changed by adding an H-Overlay to the existing C-4 (Commercial) and SRR (Special Residential Revitalization District) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 12th day of March, 1991.

I certify that the zoning map has been revised to reflect the amendment of ordinance #010491. Date 4-23-91

THE CITY OF EL PASO

MAYOR [Signature] CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: 4-23-91 COUNTER, 4-23-91 OR, 4-23-91 City Inspection, 4-23-91 CONTROL [Signature]

ATTEST:

[Signature] City Clerk

APPROVED AS TO FORM:

[Signature] Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature] Roy Gilyard, Department of Planning, Research and Development

90-5609 010491

CITY CLERK DEPT. 02 APR 29 PM 3:44

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY:

SANTA FE ADDITION

- All of Block B, and vacated Leon St.
- Lots 1-8, Block C
- Lots 1-12, Block D (all of block)
- Lots 7-23, Block E (all of block)
- Lots 1-24, Block F (all of block)
- Lots 1-24, Block G (all of block)
- Lots 1-6 and Lots 11-15, Block H
- Portion of Block Z,
39' on Canal Rd. X 85' beginning 419'
northwest of southeast corner

- Portion of Block Z,
29' on Canal Rd. X 85' beginning 390'
northwest of southeast corner except the
triangle in the northeast corner (22.50' X 14' x 26.50')

CAMPBELL ADDITION

- Lots 1-20, Block 62, (all of block)
- Lots 1-10, Block 63
- Lots 5-12, Block 43
- Portions of Lots 13-17, Block 43
(the southern boundary line being a line 30' from
and parallel to the northern Texas Highway Department
right-of-way line)
- The Chihuahuita Park Site
(the southern boundary line being 40' from and parallel to
the proposed northern Texas Highway Department right-of-way
line, said boundary line beginning from a point being the
northwest corner of Lot 16 on the west side of the railroad
tracks in Block 63 to a point being the southeast corner of
Lot 1, Block C, Santa Fe Addition)

CITY CLERK DEPT.
02 APR 29 PM 3:44

90-5609
010491

CITY COUNCIL

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

PATRICIA D. ADAUTO
DEPUTY CITY MANAGER

DEVELOPMENT & INFRASTRUCTURE SERVICES



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

VACANT

DEPUTY DIRECTOR, PLANNING

**DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM**

DATE: April 29, 2008
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Melissa Kellum, Planner
SUBJECT: ZON08-00007

The City Plan Commission (CPC), on April 24, 2008, voted **4-3** to recommend **APPROVAL** of rezoning the subject property from C-4 (Commercial) C-4/H (Commercial/Historic), C-4/H/sp (Commercial/Historic/special permit), and M-2 (Heavy Manufacturing) to GMU (General Mixed Use), concurring with Staff's recommendation.

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 uses are 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.

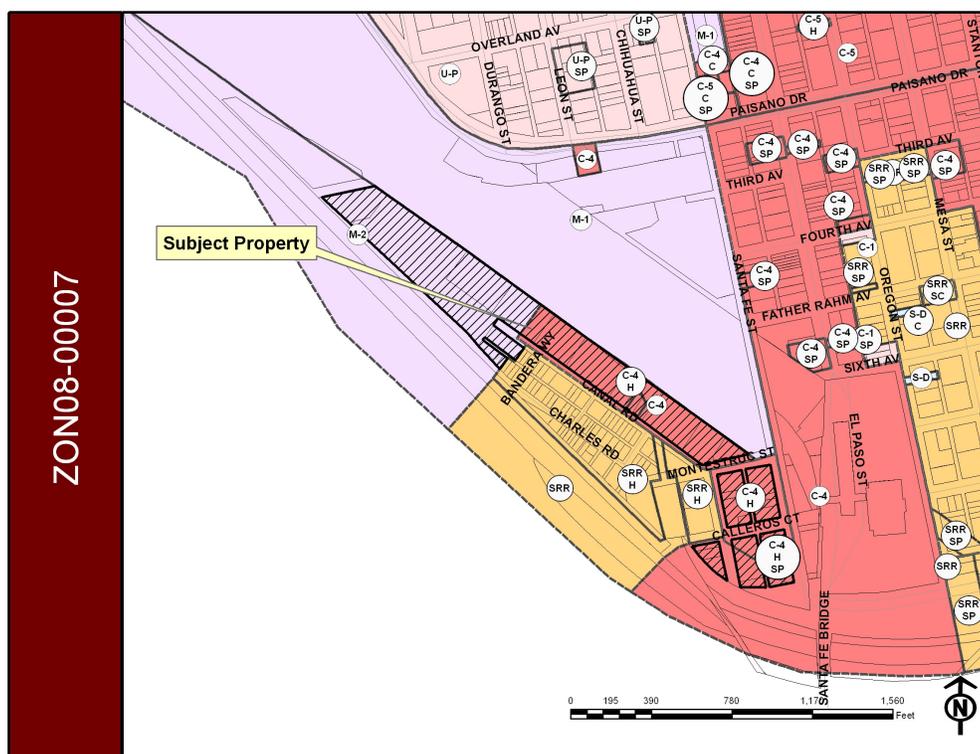
The Planning Division received one (1) letter in opposition to this request.

Attachment: Staff Report, Master Zoning Plan Map, Master Zoning Plan Report, Letter of opposition, Chihuahueta Neighborhood boundaries, Application



ZON08-00007

Application Type:	Rezoning
Property Owner(s):	Various
Representative(s):	City of El Paso
Legal Description:	Blocks I, J, X, W, Z, and Lots 5-10 and 16-22, Block H, Santa Fe Addition, and all of Block 62, Lots 1-15, Block 128, and all of Lots 1-18, and portions of Lots 19 and 20, and the alley in Block 43, and portions of Lots 4-10, Block 42, Campbell Addition, City of El Paso, El Paso County, Texas
Location:	West of Santa Fe Street and North of the US-Mexico border
Representative District:	8
Area:	Approximately 12 acres
Present Zoning:	C-4 (Commercial), C-4/H (Commercial/Historic), C-4/H/sp (Commercial/Historic/special permit), and M-2 (Heavy Manufacturing)
Present Use:	Residential, commercial, manufacturing, and vacant
Proposed Zoning:	GMU (General Mixed Use)
Recognized Neighborhood Associations Contacted:	A Presidential Neighborhood Association, El Paso Central Business Association, Chihuahuita Neighborhood Association
Public Response:	One letter of opposition
Surrounding Land Uses:	North: M-1, Santa Fe Railroad; South: SRR/H, Residential; East: C-4, Santa Fe Bridge; West: M-2, Recycling facility
Year 2025 Designation:	Residential, Mixed Use, Commercial (Central Planning Area)



General Information

The City of El Paso requests a rezoning from C-4 (Commercial), C-4/H (Commercial/Historic), C-4/H/sp (Commercial/Historic/special permit) and M-2 (Heavy Manufacturing) to GMU (General Mixed Use) in order to meet the land use and zoning objectives listed in the Chihuahuita Neighborhood Plan, adopted in March 2004, which call for a proposed land use of residential, mixed use, and commercial uses. The parcels that are designated historic or have a special permit imposed will retain those designations. The GMU (General Mixed Use) district was introduced in the Zoning Code rewrite, adopted in late 2007. The purpose of the GMU (General Mixed Use) district is as follows:

“...to accommodate, encourage, and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City.”

Through the Master Zoning Plan, the GMU district will designate a list of permitted uses as part of a mixed-use, neighborhood oriented scheme. Staff from the Planning Division met with the Chihuahuita neighborhood during two separate meetings in order to obtain input on the proposed rezoning and list of permitted uses. The objective of the rezoning is to implement the land use vision of the Chihuahuita neighborhood as expressed in the neighborhood plan. The neighborhood is situated in an area where heavy commercial uses are prevalent and have a negative impact on the historic character of the neighborhood.

The GMU district, through the proposed list of permitted uses (See Attachment 2) will introduce a mix of neighborhood friendly residential and commercial uses, and will also retain most uses allowed in the present zoning. Therefore, this is not considered a down-zoning, but will allow for a more harmonious and compatible land use environment that will not only protect and enhance the character of the Chihuahuita Historic District (designated in 1990 by the City Council), but of the entire neighborhood (see Attachment 4).

This case was presented at the March 13, 2008 City Plan Commission meeting and was recommended for approval. It is being presented again with a revised Master Zoning Plan Report. The proposed list of uses has been modified; the Floor Area Ratio has been changed from 1:1 to 2:1 to reflect the Commission's suggestions.

Staff Recommendation

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this rezoning request. Historic Landmark Commission recommendation is pending.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.”
- **The Chihuahuita Neighborhood Plan** and the **Year 2025 Projected General Land Use Map** for the Central area designate this property for **residential, mixed use, and commercial** uses.
- **The Chihuahuita Neighborhood Plan** land use and zoning objective recommends that the zoning and land use policy “maintain a balance between residential and non-residential uses in this neighborhood.”

- **The Chihuahuita Neighborhood Plan** also lists a number of additional objectives that address zoning and land use policy:
 - Restore the pedestrian-friendly, cohesive neighborhood environment
 - Reconcile land use conflicts within the neighborhood
 - Create new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs
- **GMU (General Mixed Use) zoning** is compatible with adjacent development and land uses; proposed permitted uses are listed in the Master Zoning Plan report.

Findings

The Commission must determine the following:

1. Will GMU (General Mixed Use) zoning protect the best interest, health, safety and welfare of the public in general?
1. Will uses proposed in the Master Zoning Plan report be compatible with adjacent land uses?
2. What is the relation of the proposed change to the City's Comprehensive Plan?
3. 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 comments received.

Development Services-Planning

Recommends approval. This rezoning is City initiated in order to meet land and zoning objectives listed in the Chihuahuita Neighborhood Plan, adopted in 2004. The GMU District, introduced in the Zoning code rewrite and approved late 2007, specifically promotes mixing of uses and encourages creative, efficient, and aesthetically desirable design and placement of land uses.

Engineering Department-Traffic

No objection to proposed rezoning.

Fire Department

No comments received.

El Paso Water Utilities

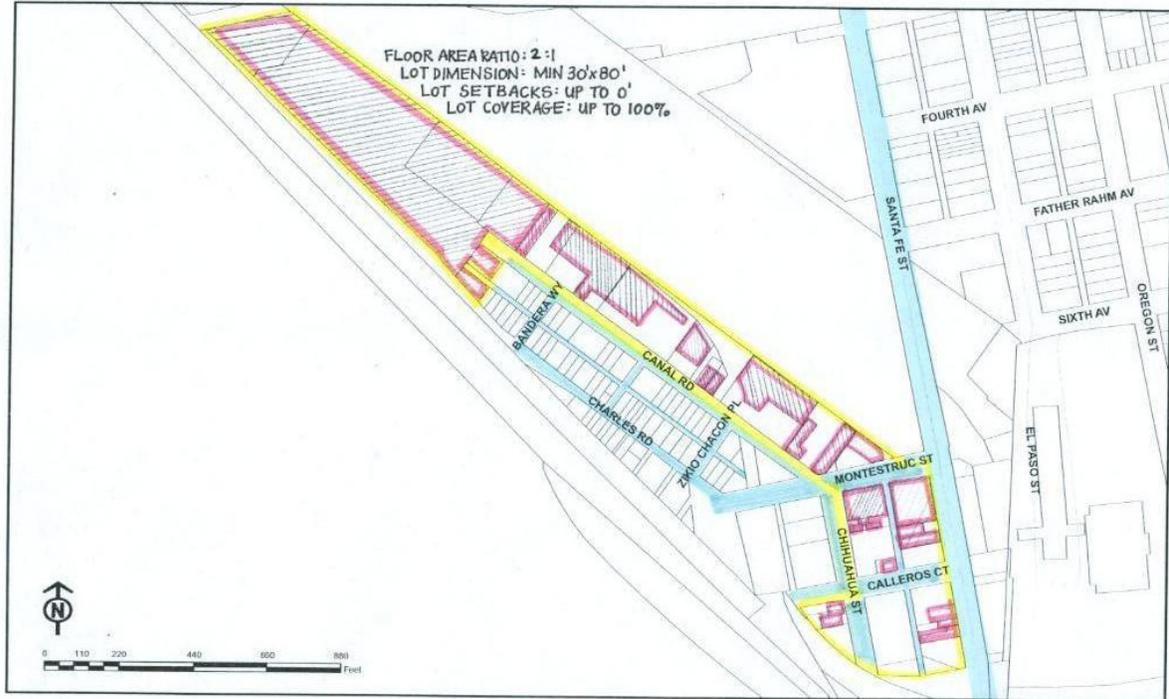
No comments received.



List of Attachments

- Attachment 1: Master Zoning Plan Map
- Attachment 2: Master Zoning Plan Report
- Attachment 3: Letter of opposition
- Attachment 4: Chihuahuita Neighborhood boundaries
- Attachment 5: Application

Attachment 1: Master Zoning Plan Map



Attachment 2: Master Zoning Plan Report

Chihuahuita GMU Master Zoning Plan Report

INTRODUCTION

The Chihuahuita Neighborhood Plan was initiated by the citizens of the Chihuahuita neighborhood in an effort to protect the neighborhood from proposed projects that would directly affect the area. Those involved identified a total of eight “areas of importance”: land use and zoning, traffic and circulation, infrastructure and utilities, crime and safety, cultural resources, historic preservation, economic development, and nuisances.

On November 13, 2007, the Planning Division was directed by City Council to implement the Chihuahuita Plan through zoning. The GMU (General Mixed Use) District, a new district that was introduced with the zoning code rewrite, was determined to best meet the objectives of the Chihuahuita Neighborhood Plan. In addition to the Land Use and Zoning objective listed in the plan to “maintain a balance between residential and non-residential uses in this neighborhood”, the zoning district also addresses a number of objectives listed in other sections of the plan.

PURPOSE

The purpose of the GMU district is as follows: “to accommodate, encourage, and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.” (El Paso Municipal Code 20.06.020.D.11)

CURRENT CONDITIONS

Currently, the Chihuahuita area is zoned M-2 (Heavy Manufacturing), C-4 (Commercial), C-4/H (Commercial/Historic), and C-4/H/SP (Commercial/Historic/special Permit). The City is requesting a rezoning to GMU (General Mixed Use) District. The Chihuahuita GMU Master Zoning Plan (MZP), while encouraging pedestrian oriented development, represents a unique opportunity for one of El Paso's oldest neighborhoods to preserve, protect, and improve the quality of its current and future residential life by encouraging more neighborhood friendly uses.

The Chihuahuita Neighborhood Plan, approved in March 2004, lists a number of objectives that the GMU District proposes to help accomplish. Some objectives of the plan that are addressed by the GMU District are as follows:

- Maintain a balance between residential and non-residential uses in this neighborhood
- Maintain the balance between pedestrian and vehicular access to the neighborhood
- Restore the pedestrian-friendly, cohesive neighborhood environment
- Preserve and enhance the cultural resources of the neighborhood
- Reconcile land use conflicts within the neighborhood

- Create new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on a base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers

The Chihuahuita Plan seeks to preserve the existing residential, park and open space, and neighborhood commercial areas. The GMU Master Zoning Plan (MZP) seeks to further focus those endeavors. The GMU MZP is a tool to help conserve the Chihuahuita neighborhood's distinctive attributes by protecting its significant characteristics and responsibly regulating change.

Per the Chihuahuita Plan, the General Land Use Map for the neighborhood calls for commercial, mixed use, and residential uses for the portion of the Chihuahuita neighborhood included in this zoning request (ZON08-00007). The GMU District and uses permitted per this report are in conformance with the proposed uses for the area as well as the objectives listed in the plan.

CHARACTERISTICS

Density – Floor area ratio (FAR) of 2:1

Lot dimensions – minimum of 30' (width) x 80' (depth)

Lot setbacks – up to zero

Lot coverage – up to 100%

Height – current zone allows 60' and height in excess of 60' with 1' additional setback for each additional foot in height

Buffers – opaque native landscaping

Parking – shared parking, screened from view and located in the rear of buildings where feasible

Permissible land uses:

Adult day care center
 Amusement game complex
 Animals, keeping for enjoyment purposes
 Apartment (5 or more units)
 Apparel manufacturing
 Art gallery
 Assisted living facility (elderly)
 Athletic facility (indoor)
 Automated Teller Machine (ATM)
 Automobile part sales
 Bakery
 Ballroom
 Bank
 Barber shop
 Beauty salon
 Bed and breakfast (residence)
 Book store
 Boutique
 Cafeteria
 Child care facility Type 3

Child care facility Type 4
Child care facility Type 5
Child care facility Type 6
Christmas tree stand
Church
Clinic
Coin-operated vending machines (inside a building)
Community recreation facility
Community recreational facility
Congregate home
Convalescent home
Convenience store
Convent
Courier and message service
Credit union
Dancehall
Data processing center
Delicatessen drug store
Domestic garden house, tool house, playhouse
Domestic storage
Drug store
Dry cleaning shop (<2500 square feet)
Duplex (two-family dwelling)
Dwelling, resident watchman or property caretaker
Electronic equipment repair
Employment agency
Exercise facility (indoor)
Extermination service
Financial institution
Flower shop, florist
Garage or lot, parking (community)
Garage or lot, parking (private)
Governmental use, building
Grocery
Historic preservation overlay
Hobby store
Home occupation uses
Hotel
Household goods repair
Ice cream parlor
Infill development overlay
Intermediate care facility (elderly)
Laser games center
Laundromat, laundry (<5000 square feet)
Laundry room
Library
Live-work flex unit

Loading spaces (serving another property)
Locksmith
Lodge
Medical lab
Minor utility facility
Mobile office-storage unit (related to construction operations)
Model dwelling
Monastery
Museum
Music store
Neighborhood conservation overlay
Neighborhood fair, carnival
Nursing home
Office, administrative and managers
Office, business
Office, medical
Office, professional
On-premise advertising
On-site loading
On-site parking
Open space (common, public, or private)
Optical dispensary
Orphanage, shelter
Package liquor store
Paint ball center (indoor)
Park, playground
Parking reduction
Parking spaces (serving another property)
Pawn shop
Personal goods repair
Pet shop (including grooming)
Pharmacy
Precision equipment repair
Print & copy shop
Produce stand
Pumpkin patch
Quadraplex
Racquetball club, indoor
Radio receiving station (residential type)
Railroad ROW
Research laboratory
Rest home
Restaurant (sit down)
Retail establishment (low-volume)
Reverse vending machines
Roller skating facility
Sales stands (ranch and farm products)

Satellite receiving dish, antenna
 Sauna, exercise room
 School, arts and crafts
 School, public, private or parochial (9 through 12)
 School, public, private or parochial (pre-k through 8)
 School, trade
 School, vocational
 Self storage warehouse
 Shopping center, community
 Shoe repair shop
 Single-family attached dwelling (atrium, patio, townhouse, condominium)
 Skateboarding facility (indoor)
 Snow cone, shaved ice stand or trailer
 Specialty shop
 Sporting goods store
 Storm water retention pond (public/private)
 Streets and ROW (public or private)
 Studio, dance
 Studio, music
 Studio, photography
 Supermarket
 Swimming pool, game court (non-commercial)
 Synagogue
 Television receiving station (residential type)
 Temple
 Temporary events on public rights-of-way
 Tennis club, indoor
 Tents (special events)
 Theatre, performing
 Triplex
 Union hall
 Veterinary treatment center (small animals)
 Wind-driven electrical generator, pump
 Youth organization (with/without living facility)

Other land uses not specified in the MZP will require a major amendment to the master zoning plan.

PHASING

There is no phasing schedule proposed for this project due to the fact that the area is fully developed. Changes of use shall be reviewed on a case by case basis.

Attachment 3: Letter of opposition

RODOLFO MATA, P.C.

ATTORNEY AT LAW

1112 MONTANA AVENUE • EL PASO, TEXAS 79902
TEL 915.613.0780 • FAX 915.351.4494

RODOLFO MATA
LICENSED IN TEXAS AND NEW MEXICO

RMATA@RMATAPC.COM

March 13, 2008

BY FACSIMILE TO 915.541.4725
City Plan Commission
C/O Development Services Department
Planning Division, 5th Floor, City Hall
2 Civic Center Plaza
El Paso, Texas 79901-1196

RE: Case No.: ZON08-00007
Proposed Zoning Change
Address: 1007 S. Santa Fe Street
Public Comment

To the City Plan Commission:

This firm represents Americanos-USA, LLC, ("Americanos") regarding the referenced matter. Americanos owns and operates private passenger bus service facilities at 1007 S. Santa Fe Street ("Property"). One or both of the facilities at the Property may be affected by the subject proposed zoning change. The purpose of this letter is to express Americanos' qualified opposition to the proposed change.

Americanos owns and operates numerous private passenger bus facilities in other cities in Texas and throughout the United States. Americanos prides itself in providing efficient, reliable clean and price-competitive private passenger carrier services to several key market areas throughout the United States as dictated by the market. Every Americanos facility, including those in El Paso, is operated in full compliance with all applicable local, state and federal laws, regulations, codes and ordinances (collectively, "Law"). Americanos routinely hires local residents to run its operations. Its typical passenger is an individual who, for perhaps several reasons, prefers to travel by bus, with many passengers having personal and business interests in both the U.S. and Mexico. Americanos has provided its services to the general public at the Property continuously for several years without incident or accident worthy of note. Americanos has been, is and will continue to be an outstanding corporate citizen in the El Paso community and, indeed, every community in which it operates and provides services.

As shown in the public notice delivered to Americanos in connection with the proposed zoning change, none of the uses listed under the GMU (General Mixed Use) appears to support Americanos' current use of the Property. To the extent the proposed change would adversely affect Americanos' ability to continue providing its much-needed services to the community of El Paso, Americanos objects to and opposes the proposed zoning change. As indicated earlier, Americanos has consistently provided, and will continue to provide, its services to the public fully compliant with applicable Law. What is more, Americanos provides a valuable and much

City Plan Commission
March 13, 2008
Page 2 of 2

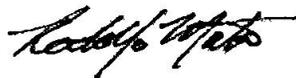
needed service to the general public, is a valuable source of revenue for the City's coffers, encourages pedestrian traffic in El Paso's central business district and consequently spurs economic activity, and provides an economical means for interstate and international private mass transit.

In addition, Americanos takes the position that if the purpose of the proposed zoning change is to discourage or stop private bus carrier companies (or other commercial uses for that matter) from operating illegally or in ways that are not compliant with applicable Law, the City can accomplish this end simply by enforcing any and all existing applicable Law as against any and all private bus carrier companies. Americanos takes the further position that the City must enforce applicable Law equally as to all private bus carrier companies located within the City's jurisdiction. If the City does not equally enforce the Law, the City simply would be penalizing those companies, such as Americanos, for investing the time and resources necessary to operate fully compliant with applicable Law, encourage scofflaws and give such scofflaws an unfair competitive advantage against law abiding companies such as Americanos. Finally, if the City desires to down-zone the areas subject to the proposed zoning change, the City should consider carefully the certain detrimental impact the proposed change would have on the affected businesses, the much-needed services they offer to local residents on both sides of the border, and the volume of pedestrian traffic that otherwise generates positive economic activity in the central business district.

Thank you for your time and kind attention. I invite you to contact me at 915.613.0780 if you have any questions or wish to discuss this matter further.

Yours truly,

RODOLFO MATA, P.C.

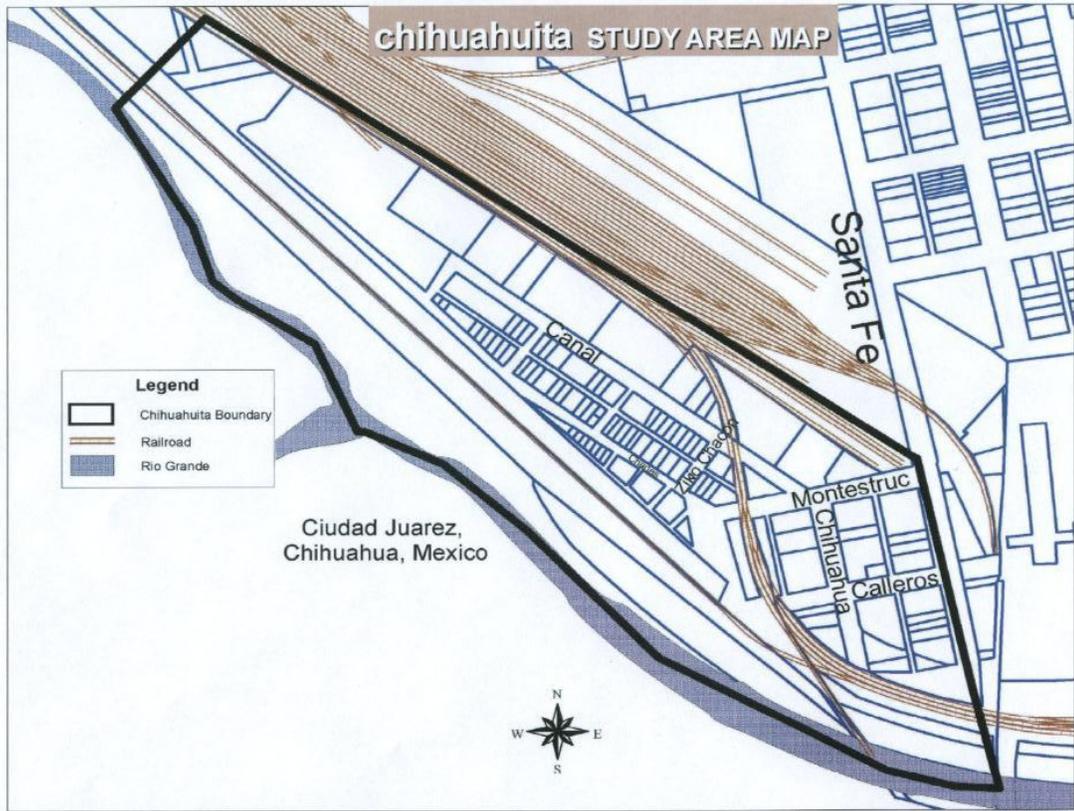


By:

Rodolfo Mata

CC: Americanos-USA, LLC

Attachment 4: Chihuahuita Neighborhood boundaries



Attachment 5: Application



**REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): INITIATED BY THE CITY OF EL PASO
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 APPLICANT(S): CITY OF EL PASO
 ADDRESS: 2 CIVIC CENTER PLAZA ZIP CODE: 79901 PHONE: 541-4632
 REPRESENTATIVE(S): CHUCK KOOSHIAN
 ADDRESS: 2 CIVIC CENTER PLAZA ZIP CODE: 79901 PHONE: 541-4632
 E-MAIL ADDRESS: CHARLESK@ELPASOTEXAS.GOV FAX: 541-4725

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: SEE ATTACHED SHEET
 LEGAL DESCRIPTION: BLOCK 43, 62, AND LOTS 1-10, BLOCK 42, CAMPBELL ADDITION, AND T J, X, W, Z, AND LOTS 5-10 AND 16-22, H. SANTA FE, EL PASO, EL PASO COUNTY, TEXAS
 STREET ADDRESS OR LOCATION: LOTS 1-15, BLOCK 128, CAMPBELL'S ADDITION SOUTH OF SANTA FE ST. NORTH OF US-MEX BORDER REP DISTRICT: 8
 ACREAGE: APPROX. 12 ACRES PRESENT ZONING: M-2, C-4 PRESENT LAND USE: RESIDENTIAL, COMMERCIAL, C-4H, C-4H/SP
 PROPOSED ZONING: GMU PROPOSED LAND USE: LIST OF USES IN MZP REPORT & MAP

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: JOYCE WILSON FOR THE CITY OF EL PASO Signature: Joyce Wilson
 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 08-00007 RECEIVED DATE: 2/13/08 APPLICATION FEE: \$ n/a
 DCC REVIEW DATE: 2/20/08 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 2/28/08 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: Cathy Duenkel

Revised 4/2007

PID numbers for parcels:

C05099904202100
C05099904204100
C05099904200100
C05099904307300
C05099904309300
C05099904300600
C05099904300100
C05099904300800
C05099904301500
C05099904302900
C05099906208100
C05099906200200
C05099906205100
C05099906203150
C05099906200100
C05099906201100
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S148999000Z4900
S148999000Z7300
S148999000Z5700
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S148999000Z2500
S148999000Z2550
S148999000Z1700
S148999000Z0900
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S148999000H3100
S148999000H3700
S148999000Z0100
City of El Paso
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