

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

**DEPARTMENT:** Development Services Department Planning Division

**AGENDA DATE:** Introduction: April 25, 2006  
Public Hearing: May 16, 2006

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance changing the zoning of Parcel 1: A portion of Tract 3A, Section 21, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-4 (Commercial), and imposing conditions; Parcel 2: A portion of Tract 3A, Section 21, Block 80, Township 1, Texas And Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential), and imposing a condition; and Parcel 3: A portion of Tract 3A-1, Section 21, Block 80, Township 1, Texas And Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential), and imposing a condition. The penalty is as provided for in Chapter 20.68 of the El Paso CITY Code. Subject Property: 11900 Block of Dyer St. Applicant: Ranchos Real IV, LTD. ZON05-00157 (District 4)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

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

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 3A, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL), AND IMPOSING CONDITIONS; PARCEL 2: A PORTION OF TRACT 3A, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL), AND IMPOSING A CONDITION; AND PARCEL 3: A PORTION OF TRACT 3A-1, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 the following property be changed as described below within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly as follows:

**Parcel 1:** *A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-F (Ranch and Farm) to C-4 (Commercial), 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 is 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 the adjacent property owners and the residents of this City:

*A. A twenty-foot (20') wide landscaped buffer to include, but not limited to, high profile native trees placed at twelve (12) feet on center shall be required along the property line abutting any residential zoning district. The landscape buffer may be placed within the required setback. This shall be in addition to the landscaping requirements of the Chapter 20.65 of the El Paso City Code and shall be required prior to the issuance of a certificate of occupancy.*

*B. The following enumerated uses are prohibited from use on the property:*

- 1. Light manufacturing uses; and,*
- 2. Contractor's yard; and,*
- 3. Sales, storage, repair and rental of tractors, heavy trucks, farm equipment, contractor's equipment and heavy vehicles and equipment, including boats.*

**Parcel 2:** A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "B", be changed from **R-F (Ranch and Farm)** to **R-5 (Residential)**.

Further, that the property described above be subject to the following condition, which is 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 the adjacent property owners and the residents of this City:

*A twelve-foot (12') wide landscaped buffer to include, a hike and bike trail shall be required along the Southern property line abutting the proposed arterial. The amount of property used for the hike and bike trail may be calculated and be credited toward the parkland dedication requirement under Title 19 (Subdivision) in accordance with the provisions under the Code.*

**Parcel 3:** A portion of Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas, and as more particularly described by metes and bounds in the attached Exhibit "C", be changed from **R-F (Ranch and Farm)** to **R-5 (Residential)**.

Further, that the property described above be subject to the following condition, which is 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 the adjacent property owners and the residents of this City:

*A twelve-foot (12') wide landscaped buffer to include, a hike and bike trail shall be required along the Southern property line abutting the proposed arterial. The amount of property used for the hike and bike trail may be calculated and be credited toward the parkland dedication requirement under Title 19 (Subdivision) in accordance with the provisions under the Code.*

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

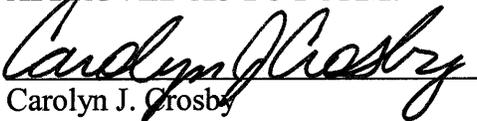
**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

  
Carolyn J. Crosby  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

Being a portion of Tract 3A,  
Section 21, Block 80, Township 1,  
Texas and Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas  
April 3, 2006  
(Parcel 1)

**EXHIBIT 'A'**  
**(PARCEL 1)**

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 3A, Section 21, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a 3/8" rebar found for the northeast corner of said Section 21, whence a 2" iron pipe in concrete found for the northwest corner of said Section 21 bears North 89°53'47" West, 5,285.17 feet; Thence North 89°53'47" West, 188.96 feet to a point at the intersection of the northerly line of section 21 and the northwesterly right of way line of Dyer St. (100 foot R.O.W.); Thence, along said right of way line, South 43°16'32" West, passing a found 4"x 4" concrete right of way marker at 708.58 feet, a total distance of 1120.62 feet to a point at the northeast corner of this parcel and the "TRUE POINT OF BEGINNING".

Thence continuing along said right of way line South 43°16'32" West a distance of 2,252.09 feet to a point from which a found 4"x 4" concrete right of way marker at the northwesterly right of way line of Dyer St. (100 foot R.O.W.) bears South 43°16'32" West a distance of 366.34 feet;

Thence leaving said right of way line, 39.26 feet along the arc of a curve to the left which has a radius of 25.00 feet, a central angle of 89°58'46", and a chord which bears North 01°42'51" West a distance of 35.35 feet to a point of curve return;

Thence North 46°42'14" West a distance of 373.01 feet to a point;

Thence North 43°16'32" East a distance of 1,739.96 feet to a point;

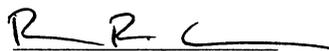
Thence South 46°43'28" East a distance of 24.00 feet to a point;

Thence North 43°16'32" East a distance of 487.00 feet to a point;

Thence, South 46°43'28" East a distance of 374.00 feet to "TRUE POINT OF BEGINNING" and containing in all 20.083 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods based at center of this site.

CITY CLERK  
06 MAY 15 PM 3:23

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



Job No. #406-03

**EXHIBIT 'B'**  
**(PARCEL 2)**

Being a portion of Tract 3A,  
Section 21, Block 80, Township 1,  
Texas and Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas  
April 3, 2006  
(Parcel 2)

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Tract 3A, Section 21, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a  $\frac{5}{8}$ " rebar found for the northeast corner of said Section 21, whence a 2" iron pipe in concrete found for the northwest corner of said Section 21 bears North 89°53'47" West, 5,285.17 feet; Thence North 89°53'47" West, 188.96 feet to a point at the intersection of the northerly line of section 21 and the northwesterly right of way line of Dyer St. (100 foot R.O.W.) ; Thence, along said right of way line, South 43°16'32" West, passing a found 4"x 4" concrete right of way marker at 708.58 feet, a total distance of 1120.62 feet to a point, Thence leaving said right of way line North 46°43'28" West a distance of 374.00 feet to a point for the "TRUE POINT OF BEGINNING".

Thence South 43°16'32" West a distance of 487.00 feet to a point;

Thence North 46°43'28" West a distance of 24.00 feet to a point;

Thence South 43°16'32" West a distance of 1,739.96 feet to a point;

Thence North 46°42'14" West a distance of 262.00 feet to a point;

Thence North 43°16'32" East a distance of 2,226.86 feet to a point;

Thence South 46°43'28" East a distance of 286.00 feet to "TRUE POINT OF BEGINNING" and containing in all 13.662 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods based at center of this site.

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



job #406-03

Being a 72.554 acre portion of Tract 2,  
Section 21, Block 80, Township 1,  
Texas and Pacific Railroad Company Surveys,  
City of El Paso, El Paso County, Texas  
October 25, 2005

**EXHIBIT 'C'**  
**(PARCEL 3)**

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 2, Section 21, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a 2" iron pipe in concrete found for the northwest corner of said Section 21, whence a 3" iron pipe in concrete found for the southwest corner of said Section 21 bears South 01°12'58" East, 5,274.21 feet; Thence South 68°14'08" East, 425.49 feet to a point at the northwest corner of this parcel and the "TRUE POINT OF BEGINNING".

Thence, North 89°50'28" East (Rec. North 89°51'30" East) a distance of 3,114.80 feet (Rec. 3,115.26 feet) to a point from which a bent ½" rebar with cap "2027" bear South 38°19'24" West a distance of 0.37 feet;

Thence, South 00°08'42" East (Rec. South 00°08'30" East) a distance of 299.88 feet (Rec. 300.00 feet) to a found ½" rebar with cap "2027";

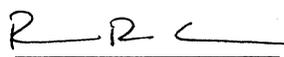
Thence, North 89°50'43" East (Rec. North 89°51'30" East) a distance of 214.69 feet (Rec. 216.66 feet) to a found ½" rebar with cap "2027" from which a found 4"x 4" concrete right of way marker at the northwesterly right of way line of Dyer St. (100 foot R.O.W.) bears South 86°14'09" East a distance of 886.98 feet;

Thence, South 43°15'15" West (Rec. South 43°16'00" West) a distance of 2,074.56 feet (Rec. 2,074.30 feet) to a found ½" rebar with cap "2027" from which a found 4"x 4" concrete right of way marker at the northwesterly right of way line of Dyer St. (100 foot R.O.W.) bears South 16°55'01" East a distance of 787.75 feet;

Thence, North 46°42'14" West (Rec. North 46°44'00" West), passing a found ½" rebar with cap "2027" at 300.18 feet (Rec. 300.00 feet), a total distance of 2,622.33 feet to a point;

Thence, North 01°31'38" West (Rec. North 01°12'00" West) a distance of 3.30 feet to "TRUE POINT OF BEGINNING" and containing in all 72.554 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods based at center of this site.

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



job #1005-87

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DEPUTY DIRECTOR



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

April 140, 2006

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

**FROM:** Christina Valles, Urban Planner

**SUBJECT: ZON05-00157**

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The City Plan Commission (CPC), on April 6, 2006, voted **4-0** to recommend **Approval** of rezoning Parcel 1 from R-F (Ranch and Farm) to C-4/c (Commercial/condition) and Parcels 2 & 3 from R-F (Ranch and Farm) to R-5/c (Residential/condition), concurring with staff's recommendation, with the following conditions:

Parcel 1

1. A twenty foot landscape buffer w/ high profile native trees placed at 12' on center shall be required along the property line abutting the residential zone and property.
2. The following uses shall be restricted on the C-4 property:  
Light manufacturing uses, contractor's yard, heavy equipment sales, storage and repair - including boats and trucks.

Parcels 2&3

1. A 12' wide landscape buffer to include a hike and bike trail shall be required along the Southern property abutting the proposed arterial.

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, which designates the subject property for residential, mixed-use, and light industrial uses. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was no opposition to this application.

Attachment: Location Map, Site Plan.

**STAFF REPORT**

**Rezoning Case:** ZON05-00157

**Owner(s)/Applicant(s):** Ranchos Real IV, LTD

**Representative(s):** Conde, Inc.

**Legal Description:** Parcel 1: A portion of section 21, Block 80, TSP 1, Texas and Pacific Railroad Co. Surveys  
Parcel 2: A portion of section 21, Block 80, TSP 1, Texas and Pacific Railroad Co. Surveys  
Parcel 3: A portion of section 21, Block 80, TSP 1, Texas and Pacific Railroad Co. Surveys

**Location:** 11900 Block of Dyer St

**Representative District:** # 4

**Area:** Parcel 1: 18.408 Acres  
Parcel 2: 15.337 Acres  
Parcel 3: 75.554 Acres

**Present Zoning:** R-F (Ranch and Farm)

**Present Use:** Vacant

**Proposed Zoning:** Parcel 1: C-4 (Commercial)  
Parcel 2: R-5 (Residential)  
Parcel 3: R-5 (Residential)

**Proposed Use:** Parcel 1: Office/Warehouse Development  
Parcel 2: Single-family Residential Development  
Parcel 3: Single-family Residential Development

**Recognized Neighborhood Associations Contacted:** Northeast Civic Association/ North Hills Neighborhood Pride Association/Northeast Healthy Communities

**Surrounding Land Uses:**

<b>North -</b>	R-F (Ranch and Farm) / Lumber Company M-1 (Light Manufacturing) / Concrete Batch Plant
<b>South -</b>	M-1/c (Light Manufacturing/conditions) / Bruce Foods Plant
<b>East -</b>	M-1/c (Light Manufacturing/conditions) / Dale Tile Plant
<b>West-</b>	R-F (Ranch and Farm) /Vacant

**Year 2025 Designation:** **Light Manufacturing/Mixed/Residential** (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, APRIL 6, 2006  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

## **Zoning Case: ZON05-00157**

### **General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to C-4 (Commercial) in order to permit Office/Warehouse Development, and R-5 (Residential) in order to permit single-family residential development. The property is 109.299 acres in size and is currently vacant. The proposed site plan shows commercial development along Dyer Street and a residential development with 448 lots to be located west of the proposed commercial property. Two parks are proposed. Access is proposed via Dyer Street and a proposed new arterial. There are no zoning conditions currently imposed on this property.

### **Information to the Commission:**

The Planning Division has received no calls or letters in support or opposition to this application.

### **Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from C-4 (Commercial) and R-5 (Residential) with the following conditions:

#### Parcel 1

1. A 12' wide landscape buffer to include a hike and bike trail shall be required along the Southern property abutting the proposed arterial.
2. A twenty foot landscape buffer w/ high profile native trees placed at 12' on center shall be required along the property line abutting the residential zone and property.
3. The following uses shall be restricted on the C-4 property: Light manufacturing uses, contractor's yard, heavy equipment sales, storage and repair - including boats and trucks.

#### Parcels 2 & 3

1. A 12' wide landscape buffer to include a hike and bike trail shall be required along the Southern property abutting the proposed arterial.
2. Efforts will be made to combine and centralize the proposed parks . In any event the parks shall be connected to each other and to the proposed hike and bike trail through a pedestrian path.
3. 45% of the residential lots shall be a minimum of 4500 sf, 35% of the residential lots shall be a minimum of 5000 sf, and 20% shall be a minimum of 5500 sf.

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the Northeast Planning Area designates this property for **Light Manufacturing/Mixed/Residential** land uses.

**C-4 (Commercial) zoning** permits Office/Warehouse, **R-5 (Residential) zoning** permits single-family residential and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4 (Commercial) and R-5 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will an office/warehouse and single-family residential be compatible with adjacent land uses?
- C. What is the relation of the proposed change to the City's Comprehensive Plan?
- A. What effects will the C-4 (Commercial) and R-5 (Residential) zoning have upon the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole?

**Information To The Applicant:**

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

1. Zoning: No objection.
2. Landscaping: Parcel 1 will require landscape and does not show any calculations to show that it would meet the ordinance. Parcel 2 and 3 will not require landscape as being proposed. Residential does not require landscaping at this time.

**Development Services Department - Land Development Division Notes:**

No comments received.

**Engineering Department - Traffic Division Notes:**

No apparent traffic concerns.

**Fire Department Notes:**

No comments received.

**El Paso Water Utilities Notes:**

- A. Within Tract 1A, at the north westernmost corner of Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys, there is an existing potable water production well. Within Tract 1A, north eastern portion of Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys, there is an existing potable water production well. Within Tract 1A, along the northernmost portion of Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys, there is an existing eight (8) inch diameter raw, un-chlorinated, water main (flow line). This flow line connects the above described wells. No service connections are allowed to this flow line. From the intersection of Lynn Field Road and Dyer Street along Lynn Field Road towards the west, there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 874 feet west of Dyer Street. Along Dyer Street between Ashley Road and Lynn Field Road there is an existing twelve (12) inch diameter water main. This main is dedicated to serve the U.S. Army Mc Gregor Range. From the intersection of Dyer Street and Ashley Road, along Dyer Street towards the north there is an existing sixteen (16) inch diameter water main. This main dead-ends at approximately 1,400 feet south of Lynn Field Road.
- B. Along Ashley Road, between Railroad Drive and Dyer Street, there is an existing thirty (30) inch diameter reclaimed water main. This 30-inch diameter main transects Dyer Street and the alignment continues in a northwesterly direction within Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys.

- C. Along Dyer Street between Ashley Road and Lynn Field Road, there are no existing sanitary sewer mains. Along Lynn Field Road west of Dyer Street there are no existing sanitary sewer mains. Within the vicinity of Railroad Drive and the property owned by the Dal-Tile company, there is an existing sanitary sewer pumping facility (lift station) within an easement. Also within an easement, there is an existing twenty four (24) inch diameter sanitary sewer main that discharges unto this lift station. This 24-inch diameter sanitary sewer main dead-ends at approximately 250 feet from the lift station.
- D. EPWU-PSB requires access at all times to EPWU-PSB property. EPWU-PSB is interested in selling the long and narrow EPWU-PSB Property (PSB Property) that is located within Section 21, Block 80, Township 1; between Parcel 2 and Parcel 3. The other EPWU-PSB properties have been reserved for existing or future well sites (Well Sites). Access to the designated Well Sites must be coordinated with EPWU-PSB. No service can be provided from the water main dedicated to the U.S. Army Mc Gregor Range. Extension of the 16-inch diameter water main will be required. Extension of the 24-inch sanitary sewer main will be required. Upgrading of the lift station will be required. The Northeast Master Plan (NEMP) recommends the construction of an elevated water storage tank and a booster station in the vicinity of the subject Property. Large water transmission mains will be constructed within the vicinity of the subject Property to supply the water storage tank. The construction of these proposed NEMP facilities are proposed for Year 2040. Additionally, the NEMP recommends a thirty (30) inch diameter sanitary sewer main through the subject Property to convey the Master Planned area flow at built-out. Also, the NEMP recommends the lift station to be upgraded from the present capacity of 0.5 million gallons per day (MGD) to the ultimate capacity of 27MGD. Immediate upgrade of the lift station to 2.0 MGD is required prior to EPWU-PSB commitment to provide service.
- E. EPWU does not object to this request.

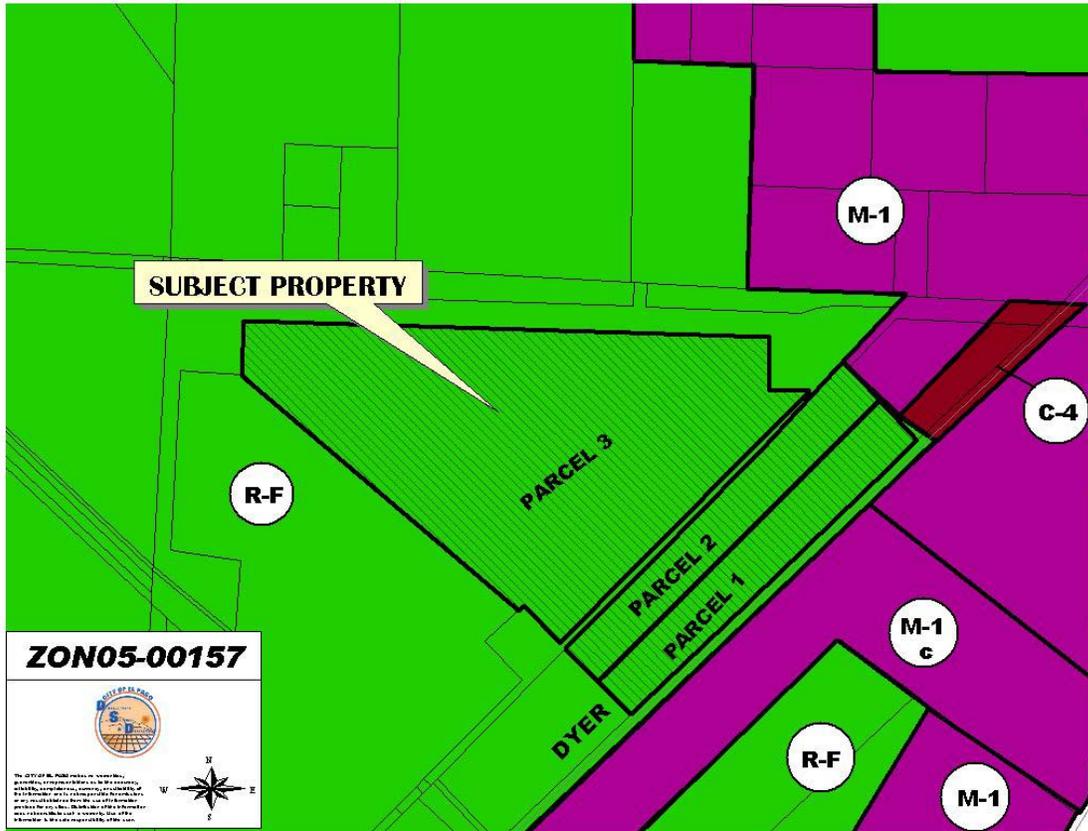
**Development Services Department – Planning Division Notes:**

Recommend approval subject to the conditions outlined above.

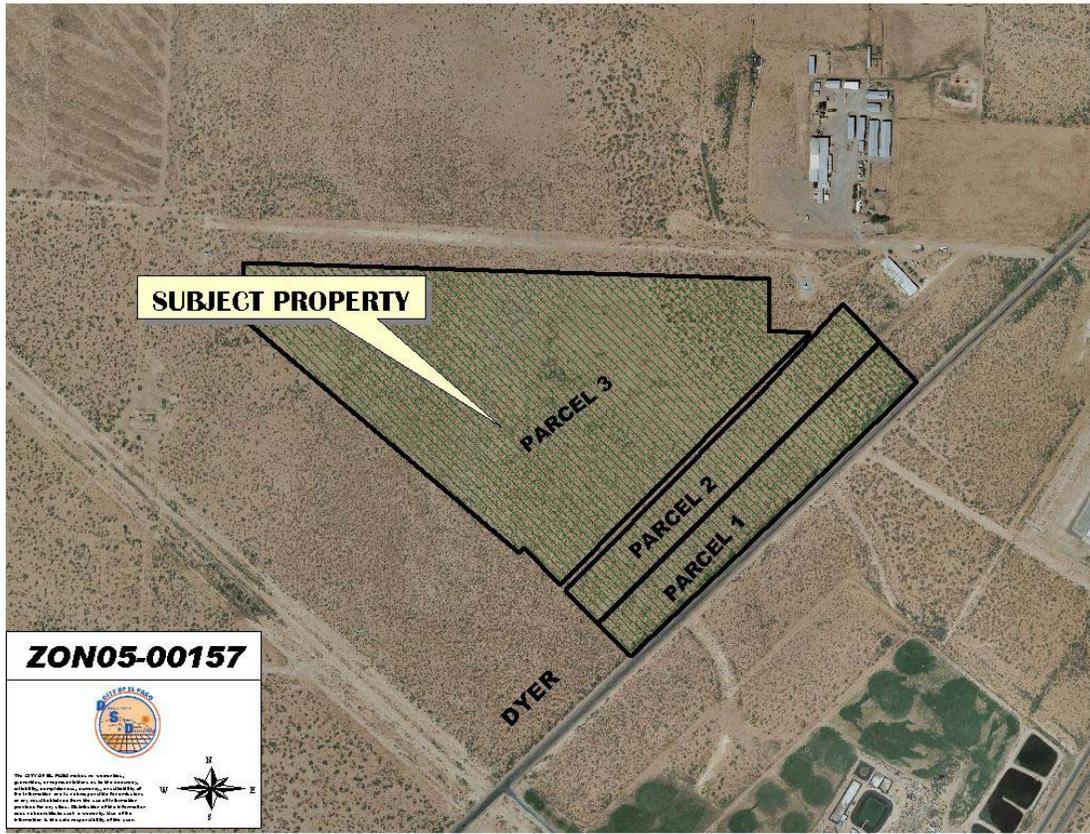
**ATTACHMENT:** Site Plan; Location Map.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

# LOCATION MAP



# AERIAL MAP



# SITE PLAN

