

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

CITY CLERK DEPT.
MAY 22 4:10:10

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: May 27, 2008
Public Hearing: June 17, 2008

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: East ETJ (Adjacent to Districts 5 and 6)

SUBJECT:

An Ordinance changing the zoning of the following real property described as: Parcel 1: a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-2 (Commercial); Parcel 2: a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to R-5 (Residential); Parcel 3: a portion of Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-2 (Commercial) and imposing conditions; Parcel 4A: a portion of Tract 2D And 2D16, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch And Farm) to C-2 (Commercial) and imposing conditions. The penalty is as provided for in chapter 20.24 of the El Paso City Code. Parcel 4B: a portion of Tract 2D5 and a portion of Tracts 2D4 And 2D16, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas From R-F (Ranch and Farm) To C-4 (Commercial) and imposing conditions. The penalty is as provided for in chapter 20.24 of the El Paso City Code. Subject Property: South of Pebble Hills Boulevard and West of Zaragoza Road. Applicant: Ranchos Real IV, LTD/River Oaks Properties, LTD/El Paso Electric Company. ZON08-00009 (East ETJ, Adjacent to District 5 and 6)

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:



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

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: A PORTION OF SECTION 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL);

PARCEL 2: A PORTION OF SECTION 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL);

PARCEL 3: A PORTION OF SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS;

PARCEL 4A: A PORTION OF TRACT 2D AND 2D16, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

PARCEL 4B: A PORTION OF TRACT 2D5 AND A PORTION OF TRACTS 2D4 AND 2D16, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of 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:

Parcel 1: *A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial); and,*

Parcel 2: *A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to R-5 (Residential); and,*

Parcel 3: *A portion of Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial); and,*

Parcel 4A: *A portion of Tract 2D and 2D16, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial); and,*

Parcel 4B: *A portion of Tract 2D5 and a portion of Tracts 2D4 and 2D16, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to C-4 (Commercial); and,*

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

Parcels 3, 4A and 4B

1. *That a detailed site plan be reviewed and approved in accordance with the El Paso City Code prior to the issuance of any building permits.*
2. *That a 20' wide landscape buffer with high profile native trees placed at 15' on center be required along the property line abutting any residential use prior to the issuance of certificates of occupancy.*

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Patricia D. Adauto
Patricia D. Adauto, Deputy City Manager
Development Services Department

Being a Portion of Section 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
Prepared for: Southwest Land Development Services Inc.
City Of El Paso, El Paso County, Texas
April 1, 2008
(Parcel 1, R-F to C-2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a Portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City Of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being a found 2" pipe for the common corner of Sections 46 and 47, Block 79, Township 2 and sections 2 and 3, Block 79, Township 3, Texas and Pacific Railway Company Surveys, from which a found 2" pipe for the common corner of Sections 45, 46, 3 and 4 bears South $89^{\circ}59'06''$ West a distance of 5312.40;

Thence with the line between section 46 and 47, North $00^{\circ}34'37''$ West a distance of 1068.05 feet to a point;

Thence leaving said line, North $89^{\circ}59'32''$ East a distance of 100.01 feet to a point;

Thence, South $00^{\circ}34'37''$ East a distance of 1068.05 feet to a point on the line between section 47 and 2;

Thence with said line, South $89^{\circ}59'32''$ West a distance of 100.01 feet to "TRUE POINT OF BEGINNING" and containing 2.452 acres of land more or less.

Note: Not a ground survey, bearing basis is True north for a Transverse Mercator surface projection as determined by GPS methods centered near this site.



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



job # 807-64

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Being a Portion of Section 47,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
Prepared for: Southwest Land Development Services Inc.
City Of El Paso, El Paso County, Texas
April 1, 2008
(Parcel 2, R-F to R-5)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a Portion of Section 47, Block 79, Township 2, Texas and Pacific Railway 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 found 2" pipe for the common corner of Sections 46 and 47, Block 79, Township 2 and sections 2 and 3, Block 79, Township 3, Texas and Pacific Railway Company Surveys, from which a found 2" pipe for the common corner of Sections 45, 46, 3 and 4 bears South 89°59'06" West a distance of 5312.40; Thence with the line between section 46 and 47, North 00°34'37" West a distance of 1068.05 feet to a point for The "TRUE POINT OF BEGINNING"

Thence with said line between section 46 and 47, North 00°34'37" West a distance of 1785.02 feet to a point;

Thence leaving said line, South 89°58'26" East a distance of 100.01 feet to a point;

Thence, South 00°34'37" East a distance of 1784.96 feet to a point;

Thence with said line, South 89°59'32" West a distance of 100.01 feet to "TRUE POINT OF BEGINNING" and containing 4.098 acres of land more or less.

Note: Not a ground survey, bearing basis is True north for a Transverse Mercator surface projection as determined by GPS methods centered near this site.



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



job # 807-64

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 3 (C-2)

Being a 6.602 acre portion of Section 46,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
April 1, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a 6.602 acre portion of Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The **"TRUE POINT OF BEGINNING"** being the northeast corner of Section 46, from which the northeast corner of Section 47, bears North 89°59'49" East a distance of 5315.81 feet.

Thence along the east line of Section 46, **South 00°34'37" East** a distance of **524.76** feet to a point;

Thence leaving said east line, **South 89°57'37" West** a distance of **409.52** feet to a point;

Thence, **North 00°02'23" West** a distance of **262.37** feet to a point;

Thence, **South 89°57'37" West** a distance of **94.00** feet to a point;

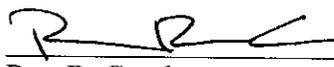
Thence, **South 00°02'23" East** a distance of **262.37** feet to a point;

Thence, **South 89°57'37" West** a distance of **94.00** feet to a point;

Thence, **North 00°02'23" West** a distance of **524.74** feet to a point at the north line of Section 46;

Thence along said north line, **North 89°57'37" East** a distance of **592.60** feet to **"TRUE POINT OF BEGINNING"** and containing in all 287,587 square feet or **6.602** acres of land more or less.

Note a ground survey.


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



job # 807-64

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 4A

Being a portion of **Tract 2D and 2D16**,
Section 46, Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas.
January 17, 2008
(R-F To C-2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 2D and 2D16, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found ½" rebar with cap "5152" set for the northeast corner of Section 46, from which the northwest corner of Section 46, bears South 89°57'37" West a distance of 5,307.12 feet, thence with the line between Sections 39 and 46, South 89°57'37" West a distance of 1644.75 feet to a point for the "**TRUE POINT OF BEGINNING**".

Thence leaving said line **South 00°02'23" East** a distance of 493.74 feet to a point;

Thence **North 89°57'37" East**, a distance of **123.86** feet to a point;

Thence **South 00°02' 23" East** a distance of **31.00** feet to a point;

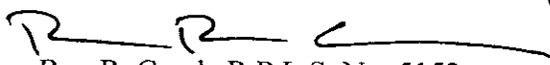
Thence **South 89°57'37" West** a distance of **1503.89** feet to a point;

Thence **North 42°31'34" East** a distance of **712.47** feet to a point on the line between sections 39 and 46;

Thence along said line **North 89°57'37" East** a distance of **898.09** feet to "**TRUE POINT OF BEGINNING**" and containing in all **13.81** acres of land more or less.

Bearing basis is true north for a transverse mercator surface projection as determined by GPS methods based near the center of this site.

Not a ground survey.


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



Parcel 4B

Being **Tract 2D5**, and a portion
of **Tracts 2D4, and 2D16**,
Section 46, Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas.
January 17, 2008
(R-F To C-4)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2D5 and a portion of Tracts 2D4 and 2D16, Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found ½" rebar with cap "5152" set for the northeast corner of Section 46, from which the northwest corner of Section 46, bears South 89°57'37" West a distance of 5,307.12 feet, thence with the line between Sections 39 and 46, South 89°57'37" West a distance of 2542.84 feet to a point for the "**TRUE POINT OF BEGINNING**".

Thence leaving said line **South 42°31'34" West** a distance of **712.47** feet to a point;

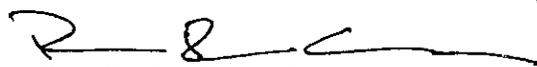
Thence **South 89°57'37" West**, a distance of **678.89** feet to a point on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line **North 42°31'34" East** a distance of **712.47** feet to a point on the line between sections 39 and 46;

Thence along said line **North 89°57'37" East** a distance of **678.89** feet to "**TRUE POINT OF BEGINNING**" and containing in all **8.178** acres of land more or less.

Bearing basis is true north for a transverse mercator surface projection as determined by GPS methods based near the center of this site.

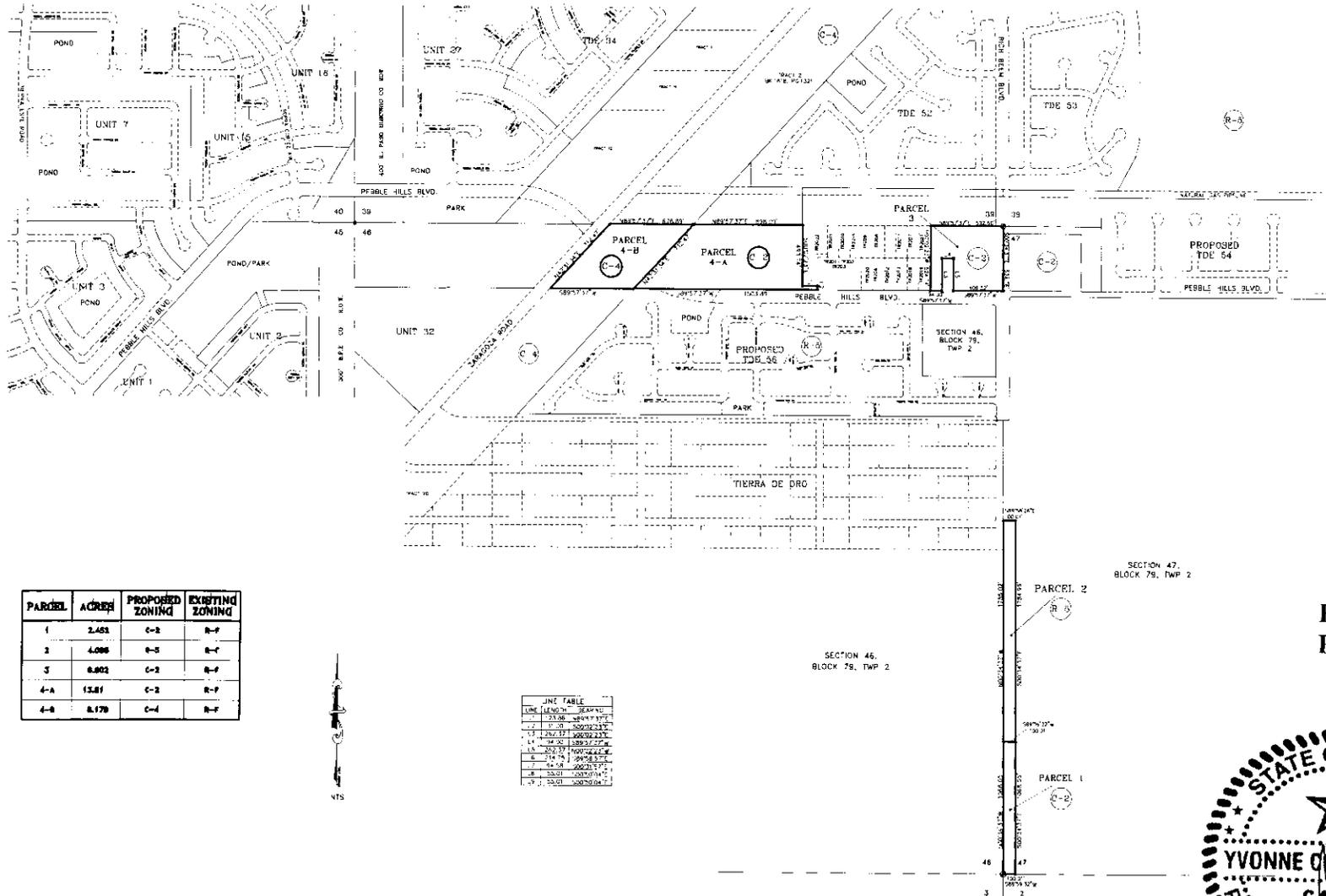
Not a ground survey.


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



ZONING PLAN PHASE II

BEING A PORTION OF SECTIONS 46 AND 47, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

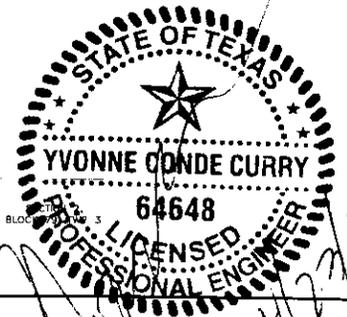


PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	2.453	C-2	R-F
2	4.088	R-3	R-F
3	6.802	C-2	R-F
4-A	13.81	C-2	R-F
4-B	8.170	C-4	R-F

LINE TABLE	
LINE LENGTH	BEARING
13.06	S84°47'37"E
17.00	S50°23'24"E
17.25	S60°12'23"E
14.34	S38°57'27"E
18.45	S60°12'23"E
6.714	S84°47'37"E
17.00	S60°12'23"E
18.45	S60°12'23"E
17.25	S60°12'23"E



Exhibit 'A'
Page 6 of 6



CITY COUNCIL

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

PATRICIA D. ADAUTO
DEPUTY CITY MANAGER



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

**DEVELOPMENT SERVICES
PLANNING DIVISION**

MEMORANDUM

DATE: May 21, 2008
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Christina Valles, AICP, Lead Planner
SUBJECT: **ZON08-00009**

The City Plan Commission (CPC), on April 24, 2008, voted to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-5 (Residential), C-2 (Commercial) and C-4 (Commercial), 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.

Attachment: Staff Report



ZON07-00009

Application Type:
Property Owner(s):

Rezoning
Ranchos Real IV, LTD/River Oaks Properties, LTD/El Paso Electric Company
Representative(s): Conde, Inc.

Legal Description:

Parcel 1: A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas; **Area:** 8.72
Parcel 2: A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas; **Area:** 7
Parcel 3: A portion of Sections 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas; **Area:** 6.60
Parcel 4A and 4B: A portion of Sections 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas; **Area:** 21.99 Acres

Location:

South of Pebble Hills Boulevard and West of Zaragoza Road
East ETJ (Adjacent to Districts 5 and 6)

Representative District:

Proposed Zoning:

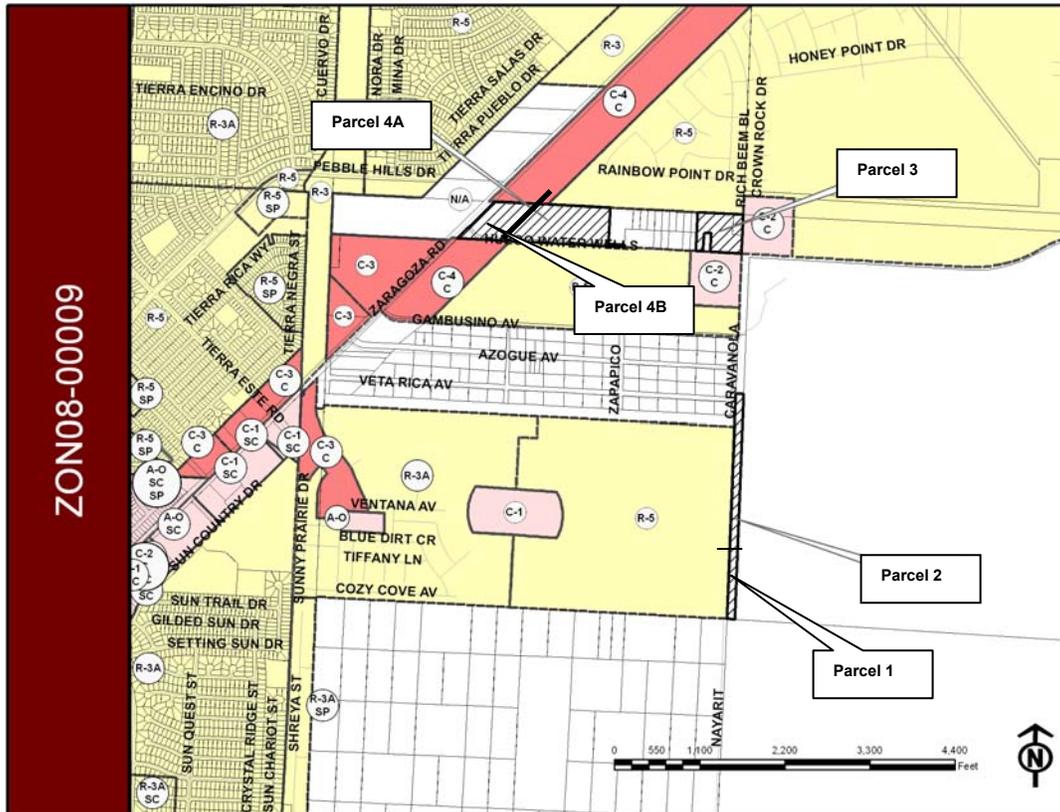
Parcel 1: From R-F (Ranch and Farm) to C-2 (Commercial)
Parcel 2: From R-F (Ranch and Farm) to R-5 (Residential)
Parcel 3: From R-F (Ranch and Farm) to C-2 (Commercial)
Parcel 4A: From R-F (Ranch and Farm) to C-2 (Commercial)
Parcel 4B: From R-F (Ranch and Farm) to C-4 (Commercial)

Surrounding Land Uses:

North: R-5, C-2/c / Vacant; **South:** East ETJ / Vacant; **East:** East ETJ / Vacant; **West:** East ETJ, R-F, R-5, C-2/c / Vacant

Year 2025 Designation:

N/A, Parcel 9: Residential (East ETJ)



General Information:

This case is related to annexation case AN07006. The subject property will be zoned R-F (Ranch and Farm) upon approval of the annexation in accordance with Section 20.06.070 of the El Paso Municipal Code. The applicant requests a rezoning to R-5 (Residential) on Parcel 1, C-2 (Commercial) on Parcels 1A and 2 and C-4 (Commercial) on Parcel 3 in order to permit a mix of uses.

Pebble Hills Drive and Rich Beam Boulevard will be extended through portions of the subject property in accordance with the Master Thoroughfare Plan.

This application, along with annexation case AN07006, was postponed from the April 10, 2008 CPC meeting per the applicant's request.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of the request to rezone Parcels 1, 2, 3, 4A and 4B as requested by the applicant. The rezoning will be subject to the requirements of the annexation agreement (pending with case AN07006) and subject to the following conditions:

Parcels 3, 4A and 4B: That a detailed site development plan be reviewed and approved per the El Paso Municipal Code prior to the issuance of any building permits.

Parcels 3, 4A and 4B: That a 20' wide landscape buffer with high profile native trees placed at 15' on center be required along the property line abutting any residential use prior to the issuance of certificates of compliance.

The proposed conditions are similar to those placed on abutting commercially zoned property.

The recommendation is based on the following:

- **The Year 2025 Projected General Land Use Map** for the East ETJ designates Parcel 4 for **Residential** uses, however, the extension of Pebble Hills Boulevard will align along the southern boundary of the property. The impact will be a change in character and conditions that merit additional consideration for commercial uses along the proposed major arterial.
- **The Year 2025 Projected General Land Use Map** for the East ETJ does not extend to Parcels 1, 2 and 3, however, a development agreement approved in 2006 for areas adjacent to Parcel 1,2 and 3 designates future zoning that is compatible with this request.
- **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 Plan for El Paso City-Wide Land Use Goals** recommends that El Paso "Evaluate annexation requests to determine feasibility and impact on existing City services and fiscal resources."

Findings:

The Commission must determine the following:

1. Will this rezoning protect the best interest, health, safety/welfare of the public in general?
2. Will residential and commercial be compatible with adjacent land uses?
3. What is the relation of the proposed rezoning to the city's Comprehensive Plan?
4. What effect will the rezoning have upon the natural environment social and economic conditions and property values in the vicinity and in the city as a whole?

Development Services Department - Building Permits and Inspections Division Comments:

No comments received.

Development Services Department - Planning Division Comments:

Recommend approval.

Engineering Department - Traffic Division Comments:

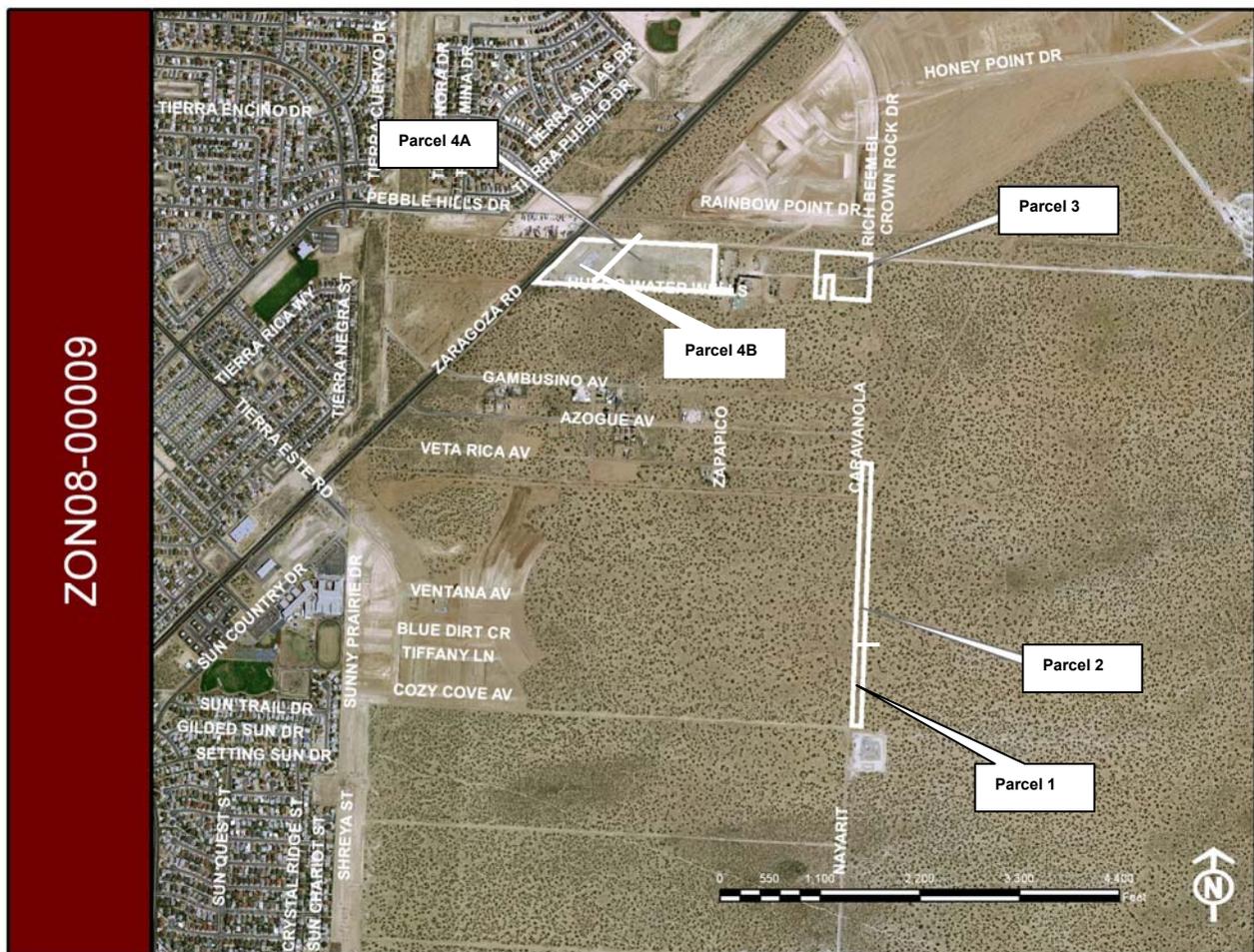
No objections to proposed zoning change.

Fire Department Comments:

No objection.

EI Paso Water Utilities Comments

No objection.

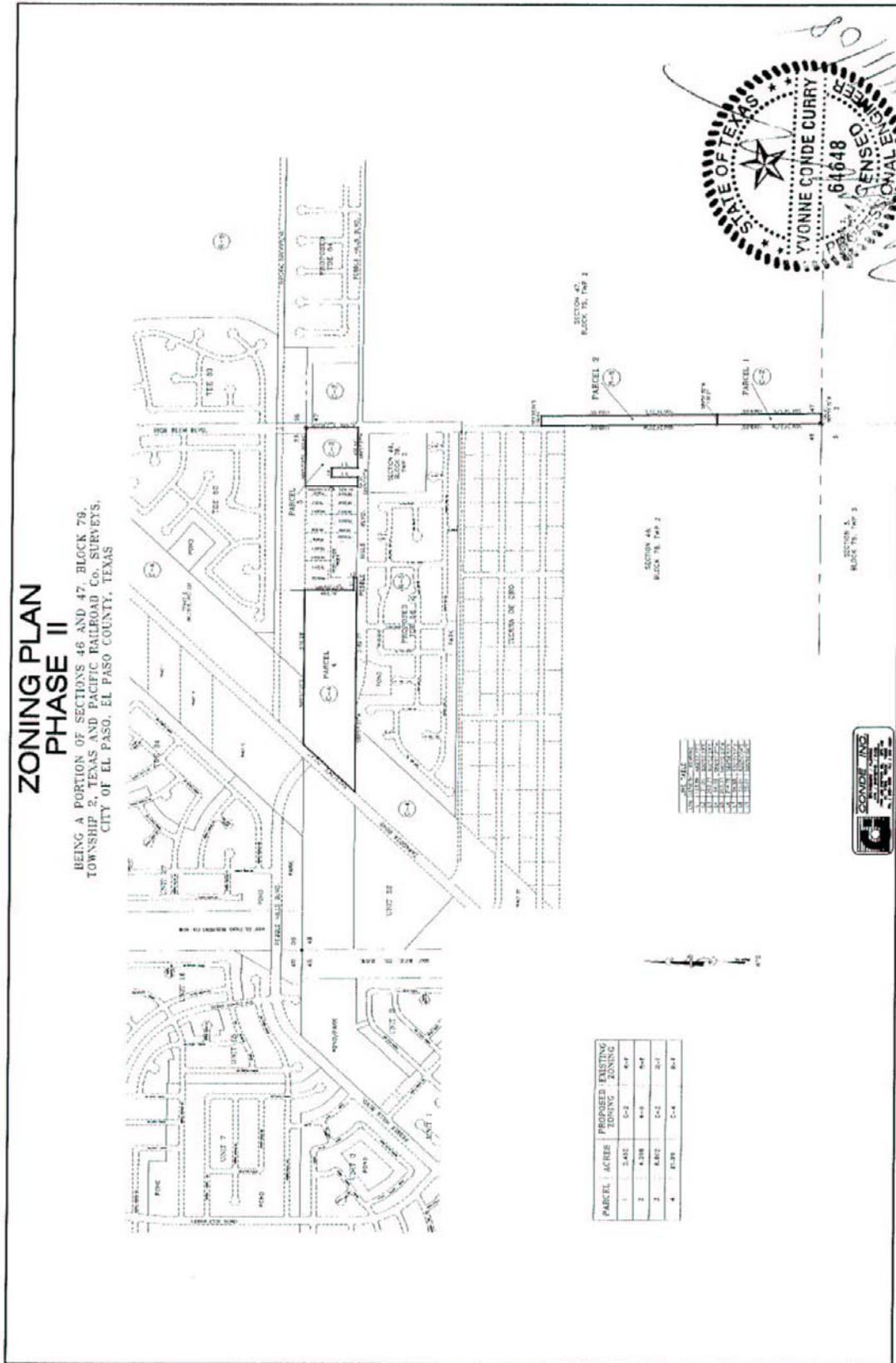


List of Attachments

Attachment 1: Survey Map

Attachment 2: Application

Attachment 1

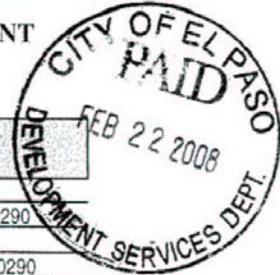


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Attachment 2



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



1. CONTACT INFORMATION

PROPERTY OWNER(S): Ranchos Real IV, LTD / River Oaks Properties, LTD. / El Paso Electric Company
 ADDRESS: 1790 Lee Trevino/106 Mesa Park/ PO Box 982 ZIP CODE:79936/79912/79960 PHONE: 592-0290
 APPLICANT(S): Ranchos Real IV, LTD
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elp.rr.com

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: ~~X579-999-2460-0640~~ X579-000-2470-0000 ~~X579-000-2480-0000~~ *and* X57900024700100
 LEGAL DESCRIPTION: Being a portion of sections 47 and 48 Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Montwood and Rich Beem
 ACREAGE: 16.01 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING C-2 PROPOSED LAND USE: To allow Community Commercial Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: ~~X579-999-2460-0640~~ X579-000-2470-0000 ~~X579-000-2480-0000~~ *and* X57900024700100
 LEGAL DESCRIPTION: Being a portion of sections 47 and 48 Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Montwood and Rich Beem
 ACREAGE: 517.40 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING R-5 PROPOSED LAND USE: To allow for Mixed Residential development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: ~~X579-999-2460-0640~~ X579-000-2470-0000 ~~X579-000-2480-0660~~ *OK*
 LEGAL DESCRIPTION: Being a portion of sections 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Montwood and Rich Beem
 ACREAGE: 15.72 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING C-2 PROPOSED LAND USE: To allow for Community Commercial development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S): _____
 Printed Name: "See Attached Sheet" Signature: _____
 Printed Name: _____ Signature: _____
 Printed Name: _____ Signature: _____

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

**** OFFICE USE ONLY ****

ZON 08-00009 RECEIVED DATE: ___/___/___ APPLICATION FEE:\$ _____
 DCC REVIEW DATE: ___/___/___ (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: ___/___/___ (1:30 pm, City Council) Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: _____ FUND -01101, DEPT ID -99010335, ACCOUNT -404126

Revised 6/2004



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

1. CONTACT INFORMATION

PROPERTY OWNER(S): Ranchos Real IV, LTD / River Oaks Properties, LTD. / El Paso Electric Company
 ADDRESS: 1790 Lee Trevino/106 Mesa Park/ PO Box 982 ZIP CODE: 79936/79912/79960 PHONE: 592-0290
 APPLICANT(S): Ranchos Real IV, LTD
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elp.rr.com

2. PARCEL SEVEN INFORMATION

PROPERTY IDENTIFICATION NUMBER: ~~X579-999-2460-0640~~ ^{OK} X579-000-2470-0000 / X579-000-2480-0000
 LEGAL DESCRIPTION: Being a portion of sections 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Pebble Hills and Rich Beem
 ACREAGE: 11.44 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING C-2 PROPOSED LAND USE: To allow Community Commercial Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

3. PARCEL EIGHT INFORMATION

PROPERTY IDENTIFICATION NUMBER: X579-999-2460-0640 / X579-000-2470-0000 / X579-000-2480-0000 X57900024600940
 LEGAL DESCRIPTION: Being a portion of section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas X57900024601036
 STREET ADDRESS OR LOCATION: Pebble Hills and Rich Beem
 ACREAGE: 6.602 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING C-2 PROPOSED LAND USE: To allow for Community Commercial development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

4. PARCEL NINE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X579-999-2460-0640 / X579-000-2470-0000 / X579-000-2480-0000 X57900024601016
 LEGAL DESCRIPTION: Being a portion of section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas X57900024600940
 STREET ADDRESS OR LOCATION: Zaragoza Road and Pebble Hills Blvd.
 ACREAGE: 21.99 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING C-4 PROPOSED LAND USE: To allow for Regional Commercial development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S): _____
 Printed Name: "See attached sheet" Signature: _____
 Printed Name: _____ Signature: _____
 Printed Name: _____ Signature: _____

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

**** OFFICE USE ONLY ****

ZON 08-00009 RECEIVED DATE: ___/___/___ APPLICATION FEE: \$ _____
 DCC REVIEW DATE: ___/___/___ (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: ___/___/___ (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: _____ FUND -01101, DEPT ID -99010335, ACCOUNT -404126

Revised 6/2004

**CITY PLAN COMMISSION
SUBMITTAL VERIFICATION FORM &
REZONING APPLICATION**

Legal Description: Being a portion of sections 46, 47 and 48, Block 79,
Township 2, Texas and Pacific Railroad Co. Surveys,
City of El Paso, El Paso County, Texas (containing 621.502 ac.)

PROPERTY OWNER(S):

Ranchos Real IV, LTD
1790 Lee Trevino, Suite 601
El Paso, Texas 79936
915-592-0290

OWNER(S) OF RECORD – SIGNATURES

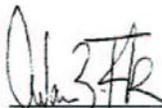
Ranchos Real IV, LTD
By: Ranchos Real Developers, Inc.
Its General Partner



Douglas A. Schwartz / Vice President

River Oaks Properties, LTD
One Helen of Troy Plaza
El Paso, Texas 79912
915-225-5700

River Oaks Properties, LTD
By: River Oaks Asset Management, Inc.
Its General Partner



Adam Z. Frank / Vice President

El Paso Electric Company
123 Mills Avenue
El Paso, Texas 79901
915-543-5711

El Paso Electric Company

