



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

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON09-00010 TO SATISFY PARKING REQUIREMENTS BY ALLOWING OFF-SITE, OFF-STREET PARKING ON PARCEL 2 DESCRIBED AS BLOCK 270 AND BLOCK 277, THE ALLEY, AND THE CLOSED PORTION OF ST. VRAIN STREET, CAMPBELL ADDITION, AND BLOCK 277, PIERCE FINDLEY ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, MORE COMMONLY KNOWN AS 805 MONTANA AVENUE, TO SERVE PARCEL 1, DESCRIBED AS LOTS 1 THROUGH 7, BLOCK 260, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, MORE COMMONLY KNOWN AS 815 AND 823 EAST YANDELL DRIVE, PURSUANT TO SECTION 20.10.410 OF THE EL PASO CITY CODE. THE PENALTY IS AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Centro De Salud Familiar La Fe, Inc. and First Baptist Church, have applied for a Special Permit under Section 20.10.410 of the El Paso City Code to allow the off-site parking requirements of Section 20.14.050 to be satisfied off-site;

WHEREAS, the requirements of Section 20.14.050 have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit and Detailed Site Development Plan for off-site, off-street parking spaces serving another property; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

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

1. That Parcel 1, which is described as *Lots 1 through 7, Block 260, Campbell Addition, City of El Paso, El Paso County, Texas*, is in a **C-4/sp(Commercial/special permit)** and **C-4 (Commercial)** District which requires forty-nine (49) off-street parking spaces under

Section 20.14.050 of the El Paso City Code;

2. That the City Council hereby grants a Special Permit under Section 20.10.410 of the El Paso City Code so that the off-street parking requirements described in Paragraph 1 of this Ordinance may be partially satisfied off-site thirty-seven (37) spaces as described in Paragraph 3 of this Ordinance;

3. That Parcel 2, which is described as *Block 270 and Block 277, the alley, and the closed portion of Saint Vrain Street, Campbell Addition, and Block 277, Pierce Findley Addition, City of El Paso, El Paso County, Texas*, are located on separate sites from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.10.410 so that the properties described in Paragraph 3 of this Ordinance may be used as off-site off-street parking in order to partially satisfy the parking requirements described in Paragraph 1 of this Ordinance;

5. That this Special Permit is issued subject to the development standards in the **C-4/sp (Commercial/special permit)** and **C-4 (Commercial)** District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicants, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicants fail to comply with any of the requirements of this Ordinance, **Special Permit No. ZON09-00010**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicants shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy;

and,

7. That the Applicants shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, **2009.**

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:

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

**AGREEMENT**

**Centro De Salud Familiar La Fe, Inc.,** and **First Baptist Church,** the Applicants referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan and in accordance with the standards identified in the **C-4/sp (Commercial/special permit)** and **C-4 (Commercial)** District regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.**

**Centro De Salud Familiar La Fe, Inc.:**

By:\_\_\_\_\_

**First Baptist Church:**

By:\_\_\_\_\_

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS )**  
**)**  
**COUNTY OF EL PASO )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_, for **Centro De Salud Familiar La Fe, Inc.,** as Applicant.

My Commission Expires:

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

*(Acknowledgments continue on following page)*



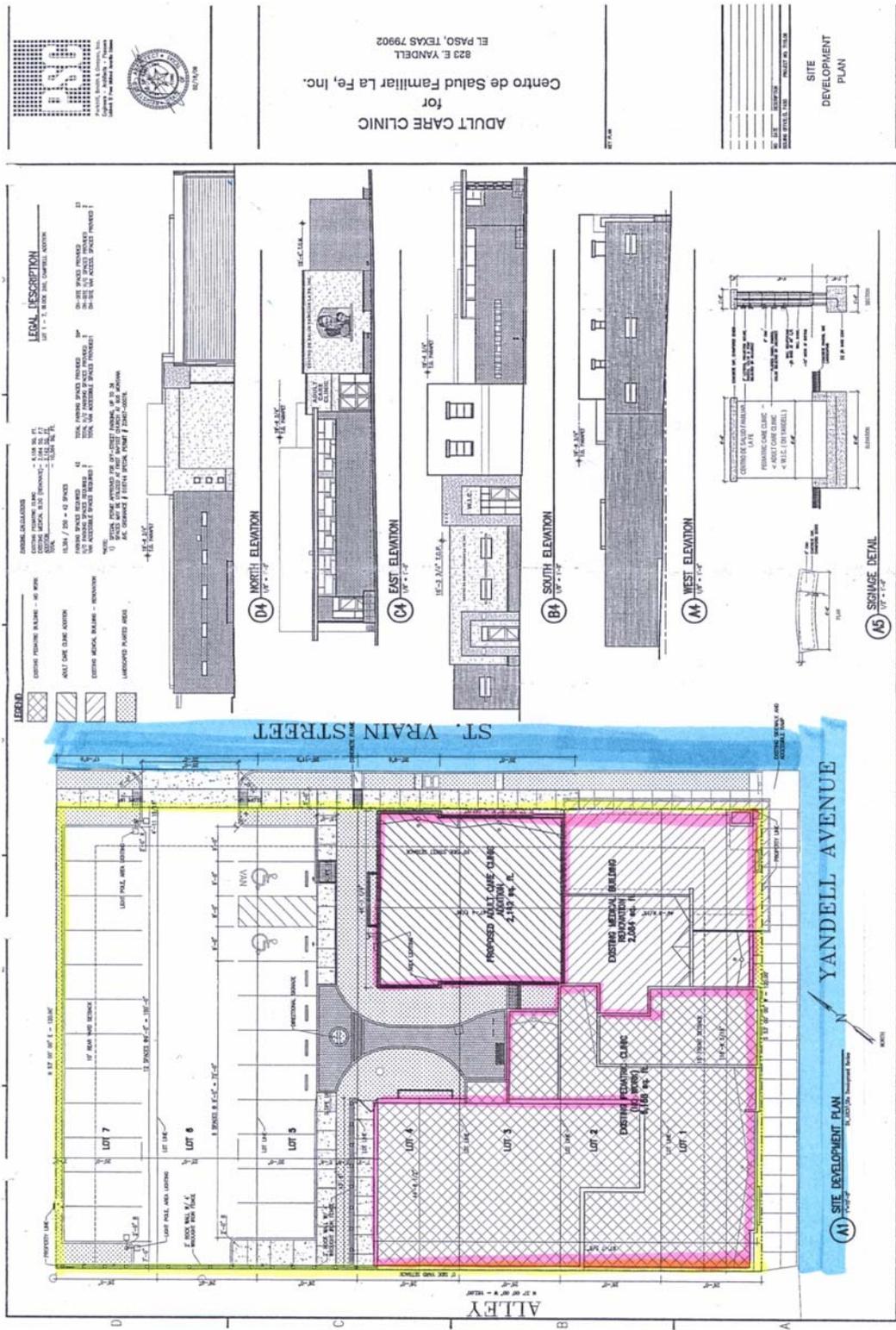
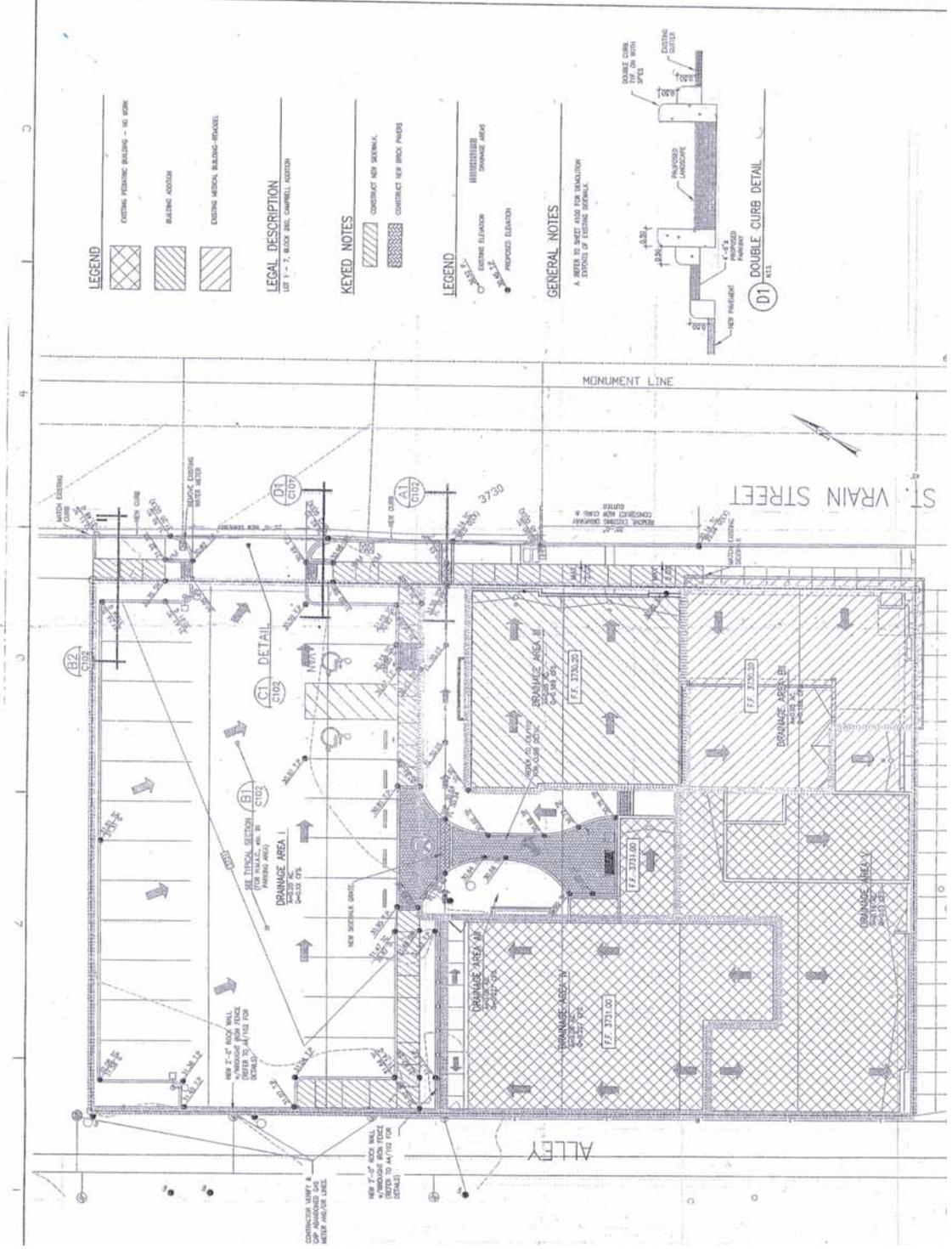


EXHIBIT A  
 PG. 1 of 4



**LEGEND**

	EXISTING PEDESTAL BUILDING - 45' WIDE
	BALDING ADDITION
	EXISTING MEDICAL BUILDING-REAR

**LEGAL DESCRIPTION**  
LOT 1-7, BLOCK 260, CAMPBELL ADDITION

**KEYED NOTES**

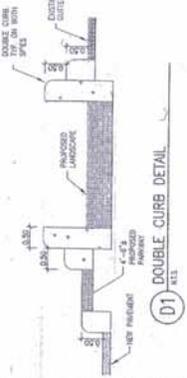
- CONTRACT FOR JOBSITE
- CONTRACT FOR BRICK FINISH

**LEGEND**

- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED ELEVATION

**GENERAL NOTES**

A REFER TO SHEET ALSO FOR BACKGROUND EXPOSURE OF EXISTING UTILITIES



**EXHIBIT A**  
**PG. 2 of 4**





MEMORANDUM



**DATE:** April 24, 2009  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Mirian Spencer, Planner  
**SUBJECT: ZON09-00010**

The City Plan Commission (CPC) on April 9, 2009 voted 4-0 to recommend **APPROVAL** of the Special Permit request for off-site, off-street parking spaces for Parcel 1 being provided off-site on Parcel 2 in agreement with the recommendation of staff and the Development Coordinating Committee (DCC).

The property owners are requesting the special permit for off-site, off-street parking spaces located at 805 Montana Avenue (Parcel 2) to serve the properties located at 815 and 823 East Yandell Drive (Parcel 1). Parcel 1 is providing 23 parking spaces on-site, but will require 19 parking spaces from Parcel 2 to meet the 49 parking spaces required for the medical clinics and medical offices located on the site. Parcel 2 has 37 parking spaces available for Parcel 1. The previously approved Special Permit for the two properties did not include three lots that were purchased by the property owners of Parcel 1.

The CPC found that the Special Permit is in conformance with The Plan for El Paso. The CPC also found that the proposed uses are compatible with adjacent land uses. The CPC also determined that the Special Permit protects the best interest, health, safety, and welfare of the public in general; and the Special Permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no public response to the Special Permit request.

**Attachment:** Staff Report, Zoning Map, Aerial Map, Ordinance 16744 dated August 23, 2007, and the Detailed Site Plan

Mayor  
John F. Cook

**City Council**

*District 1*  
Ann Morgan Lilly

*District 2*  
Susannah M. Byrd

*District 3*  
Emma Acosta

*District 4*  
Melina Castro

*District 5*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

**Development Services Department**

Victor Q. Torres - Director



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

**Case No:** ZON09-00010  
**Application Type** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date** April 9, 2009  
**Staff Planner** Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

**Location** Parcel 1: 815 and 823 East Yandell Drive  
Parcel 2: 805 Montana Avenue

**Legal Description** Parcel 1: Lots 1 through 7, Block 260, Campbell Addition, City of El Paso, El Paso County, Texas  
Parcel 2: Block 270 and Block 277, the alley, and the closed portion of St. Vrain Street, Campbell Addition, and Block 277, Pierce Findley Addition, City of El Paso, El Paso County, Texas

**Acreage** Parcel 1: 0.5014 acres  
Parcel 2: 3.4743 acres

**Rep District** 8

**Zoning** Parcel 1: C-4/sp (Commercial/special permit) and C-4 (Commercial)  
Parcel 2: S-D/sp (Special Development/special permit)

**Existing Use** Parcel 1: Medical Clinics and a Medical Office Building  
Parcel 2: Church

**Request Proposed Use** To permit off-site, off-street parking spaces on Parcel 2 to serve Parcel 1  
Parcel 1: Medical Clinics and a Medical Office Building  
Parcel 2: Church

**Property Owners** Parcel 1: Centro de Salud Familiar La Fe, Inc.  
Parcel 2: First Baptist Church

**Representative** Parkhill, Smith Cooper, Inc.

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

**North:** Parcel 1: C-4 (Commercial) / Restaurant  
Parcel 2: A-2 (Apartment) / Single-family residential

**South:** Parcel 1: C-4 (Commercial) / Office building  
Parcel 2: C-4 (Commercial) / Restaurant

**East:** Parcel 1: A-2 (Apartment) and C-4 (Commercial) / Houston Park  
Parcel 2: S-D (Special Development) / Multi-family Residential

**West:** Parcel 1: C-4 (Commercial) / Shopping Center  
Parcel 2: A-2 (Apartment) and C-4 (Commercial) / Multi-family Residential

**THE PLAN FOR EL PASO DESIGNATION:** Mixed-Use (Central Planning Area)

**NEAREST PARK:** Houston Park (71 Feet)

**NEAREST SCHOOL:** El Paso High School (2,149 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Central El Paso Community Association; Houston Park Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notices of the revised public meeting were mailed out to all property owners within 300 feet of the subject property on March 25, 2009. The Planning Division has received no public response to the special permit request.

## **CASE HISTORY**

A special permit for off-site, off-street parking spaces serving another property was heard by the CPC on August 9, 2007 (ZON07-00067) and was granted by City Council for the two properties on August 23, 2007 by Ordinance 16744. A subsequent request to permit zero-foot side street yard setbacks was granted by the Zoning Board of Adjustment on October 13, 2008 for the construction of the pediatric clinic.

## **APPLICATION DESCRIPTION**

The property owners are requesting a special permit for off-site, off-street parking spaces located at 805 Montana Avenue (Parcel 2) to serve the properties located at 815 and 823 East Yandell Drive and 809 St. Vrain Street (Parcel 1). Parcel 1 is required to provide 49 parking spaces for the medical clinics and medical office uses. Parcel 1 is providing 23 parking spaces on site and will require 19 parking spaces that will be provided on Parcel 1. The church located on Parcel 2 is required to have 220 parking spaces and is providing 257 parking spaces. The 37 additional spaces are available for Parcel 1. This request is an amendment to the previously granted special permit as it will include the three additional lots that were purchased by Centro de Salud Familiar La Fe, Inc.

The detailed site development plan shows a 6,158 square foot pediatric clinic, a 2,142 square foot adult care clinic, and a 2,084 square foot medical building with 23 parking spaces provided. Primary access to the site is via **St. Vrain Street**.

## **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The Development Coordinating Committee provides the following comments:

The DCC recommends **APPROVAL** of the special permit and detailed site development plan for off-site parking serving another property.

## **PLANNING DIVISION RECOMMENDATION**

Planning recommends **APPROVAL** of the special permit and detailed site development plan for off-site parking serving another property.

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

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: 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.
- b. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
- e. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The application is in conformance with The Plan for El Paso because the medical clinics and medical offices located on Parcel 1 are serving the needs of the adjacent residential neighborhoods. By utilizing the existing parking spaces on Parcel 2, the property owners are maintaining the residential character of the surrounding neighborhood.

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

Zoning: No objection to the special permit and detailed site development plan for off-site, off-street parking spaces serving another property, Glass in walls located within five feet of the property line is limited to 100 square inches per IBC 715.4.3.

Landscaping: The landscaping was approved for BLD08-05178 on February 18, 2009.

**Development Services Department - Planning Division:**

Current Planning: recommends **APPROVAL** of the special permit and detailed site development plan for off-site, off-street parking spaces serving another property.

Engineering: Site location is **not** located within a Special Flood Hazard Area, Flood Zones **B** and **C**, Panel **480214 0020 B**.

The following will be required at the time of development:

1. ADA accessible sidewalks, wheel-chair ramp(s), and driveway(s).
2. Grading plan and permit will be required at the time of development.
3. Storm water pollution prevention plan and/or permit required at the time of development.
4. Drainage plans must be approved by the Development Services Department, Engineering section at the time of development.

**Engineering Department - Traffic Division:**

Traffic has no objection to the special permit for off-site parking serving another property.

**Fire Department:**

No opposition to the request at this time.

**El Paso Water Utilities:**

EPWU does not object to this request.

**CITY PLAN COMMISSION OPTIONS**

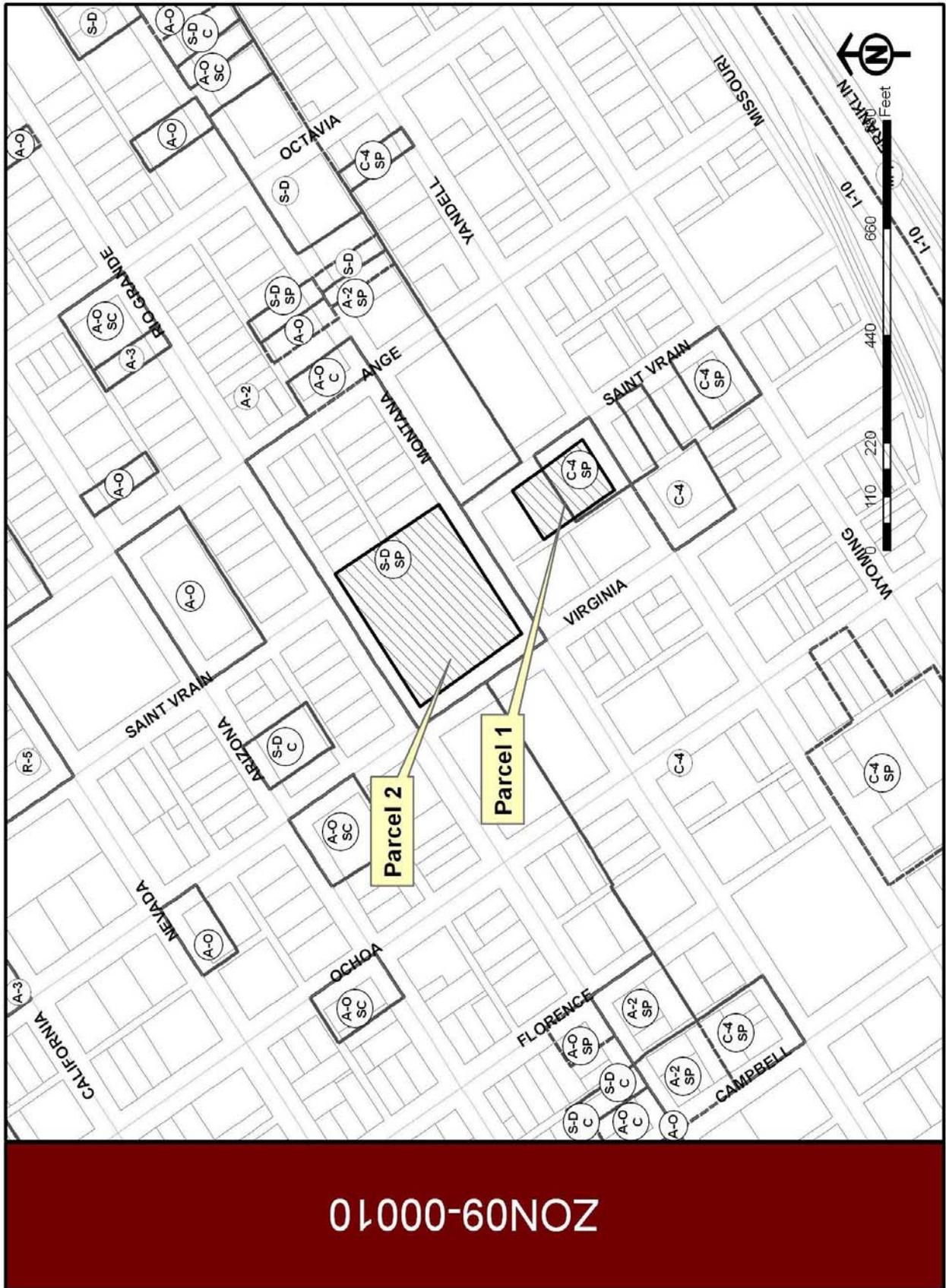
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Ordinance 16744
4. ZBA Approval Letter
5. Detailed Site Development Plan
6. Elevations

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: ORDINANCE 16744

CITY CLERK DEPT.

ORDINANCE NO. 016744

07 AUG 24 PM 2:40

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON07-00076 TO SATISFY PARKING REQUIREMENTS FOR PARCEL 1, DESCRIBED AS LOTS 1-4, BLOCK 260, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS (815, 823 YANDELL DRIVE); BY ALLOWING OFF-SITE OFF-STREET PARKING ON PARCEL 2, DESCRIBED AS ALL OF BLOCK 277, PIERCE FINLEY ADDITION; AND BLOCK 270 AND CLOSED ALLEY AND CLOSED ST. VRAIN STREET, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS (902-910 RIO GRANDE AVENUE, 805, 901-917 MONTANA AVENUE, 909-921 ANGE STREET), PURSUANT TO SECTION 20.42.040 AND 20.52.060 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, Centro De Salud Familiar La Fe, Inc. and First Baptist Church, have applied for a Special Permit under Section 20.42.040 and 20.52.060 of the El Paso City Code to allow the off-site parking requirements of Section 20.64.170 to be satisfied off-site;

WHEREAS, the requirements of Section 20.64.170 have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

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

1. That Parcel 1, which is described as *Lots 1-4, Block 260, Campbell Addition, City of El Paso, El Paso County, Texas*, is in a C-4 (Commercial) District which requires forty-three (43) off-street parking spaces under Section 20.64.170 of the El Paso City Code;

ORDINANCE NO. 016744

SPECIAL PERMIT ZON07-00076

Docpb9011/ Centro De Salud Familiar La Fe, Inc., First Baptist Church

CITY CLERK DEPT.  
20.52.060  
AUG 21 5PM 2:40

2. That the City Council hereby grants a Special Permit under Section 20.42.040 and 20.52.060 of the El Paso City Code so that the off-street parking requirements described in Paragraph 1 of this Ordinance may be partially satisfied off-site (36 parking spaces) as described in Paragraph 3 of this Ordinance;

3. That Parcel 2, which is described as *all of Block 277, Pierce Finley Addition; and Block 270 and closed alley and closed St. Vrain Street, Campbell Addition, City of El Paso, El Paso County, Texas*, is in an **S-D (Special Development) District** and is located on a separate site from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.42.040 and 20.52.060 so that the property described in Paragraph 3 of this Ordinance may be used as off-site off-street parking in order to partially satisfy the parking requirements described in Paragraph 1 of this Ordinance;

5. That this Special Permit is issued subject to the development standards in the **C-4 (Commercial) and S-D (Special Development) District** regulations and is subject to the approved Detailed Site Development Plan signed by the Applicants, the City Manager, and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicants fail to comply with any of the requirements of this Ordinance, **Special Permit No. ZON07-00076**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicants shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy;

ORDINANCE NO. 016744

2

SPECIAL PERMIT ZON07-00076

DocZON07-00076 ORD/ Centro De Salud Familiar La Fe, Inc., First Baptist Church

and,

7. That the Applicants shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 25<sup>th</sup> day of September, 2007.

THE CITY OF EL PASO

John F. Cook  
John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

Kimberly Forsyth  
Kimberly Forsyth, Senior Planner  
Development Services Department

CITY CLERK DEPT.  
07 AUG 24 PM 2:40

ORDINANCE NO. 016744

3

SPECIAL PERMIT ZON07-00076

Doc#32805 v1 - Planning/ORD/ZON07-00076/Special Permit Centre De Salud Familiar La Fe. Inc., First Baptist Church



ATTACHMENT 4: ZBA APPROVAL LETTER

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

VICTOR Q. TORRES  
DIRECTOR

MATHEW S. McELROY  
DEPUTY DIRECTOR, PLANNING



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
EMMA ACOSTA, 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 DEPARTMENT – PLANNING DIVISION**  
**ZONING BOARD OF ADJUSTMENT**  
**FORMAL DECISION**  
October 13, 2008

**Centro de Salud Familiar La Fe, Inc.**  
**823 East Yandell Avenue**  
**Legal Description: Lots 1 through 7, Block 260. Campbell Addition**

**Case# ZBA08-00079:** The applicant requested a Special Exception under Section 2.16.050 B (Side Street Yard Setback) in a C-4/sp (Commercial/special permit) zone of the City of El Paso Zoning Ordinance. This permits the construction of an addition to a medical clinic that is proposed to be located 0' from the side street property line. A 10' side street yard setback is required in a C-4/sp (Commercial/special permit) zone of the City of El Paso Zoning Ordinance.

The Zoning Board of Adjustment acting under the authority vested in it by Article 211.008 of the Local Government Code of the State of Texas and by Chapter 2.16 of the Zoning Code of the City of El Paso, Texas, after due public notice at an Open Public Meeting on October 13, 2008, the Board **GRANTED** the Special Exception under Section 2.16.050 B (Side Street Yard Setback) in a C-4/sp (Commercial/special permit) zone of the City of El Paso Zoning Ordinance.

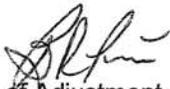
The Board determined that this request **QUALIFIED** under the criteria of Section 2.16.050 B (Side Street Yard Setback) of the ordinance for the following reasons:

- The lot is in a legally recorded and developed subdivision of at least ten years.
- There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street.
- The modifications are in the same nature as the existing nonconforming lots, and do not permit construction less conforming than the least conforming of the nonconforming lots.
- If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.
- The exception is in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the zoning district for the property.
- The public convenience and welfare will be substantially served and the use of neighboring property will not be substantially injured.

**The Board imposed the following as conditions of the approval of the Special Exception:**

- **A parking lot will be provided as shown on the proposed site plan.**
- **No structures will be permitted on the proposed parking lot**

Filed for permanent record the 13th day of October 2008, in the office of the Zoning Board of Adjustment.

Robert Peña   
Zoning Board of Adjustment Secretary

**PLEASE NOTE:** Any privilege granted by this decision must be exercised within **12 Months** of the date of this decision after obtaining the necessary building permits for the proposed construction at the Development Services Department – Building Permits and Inspection Division.

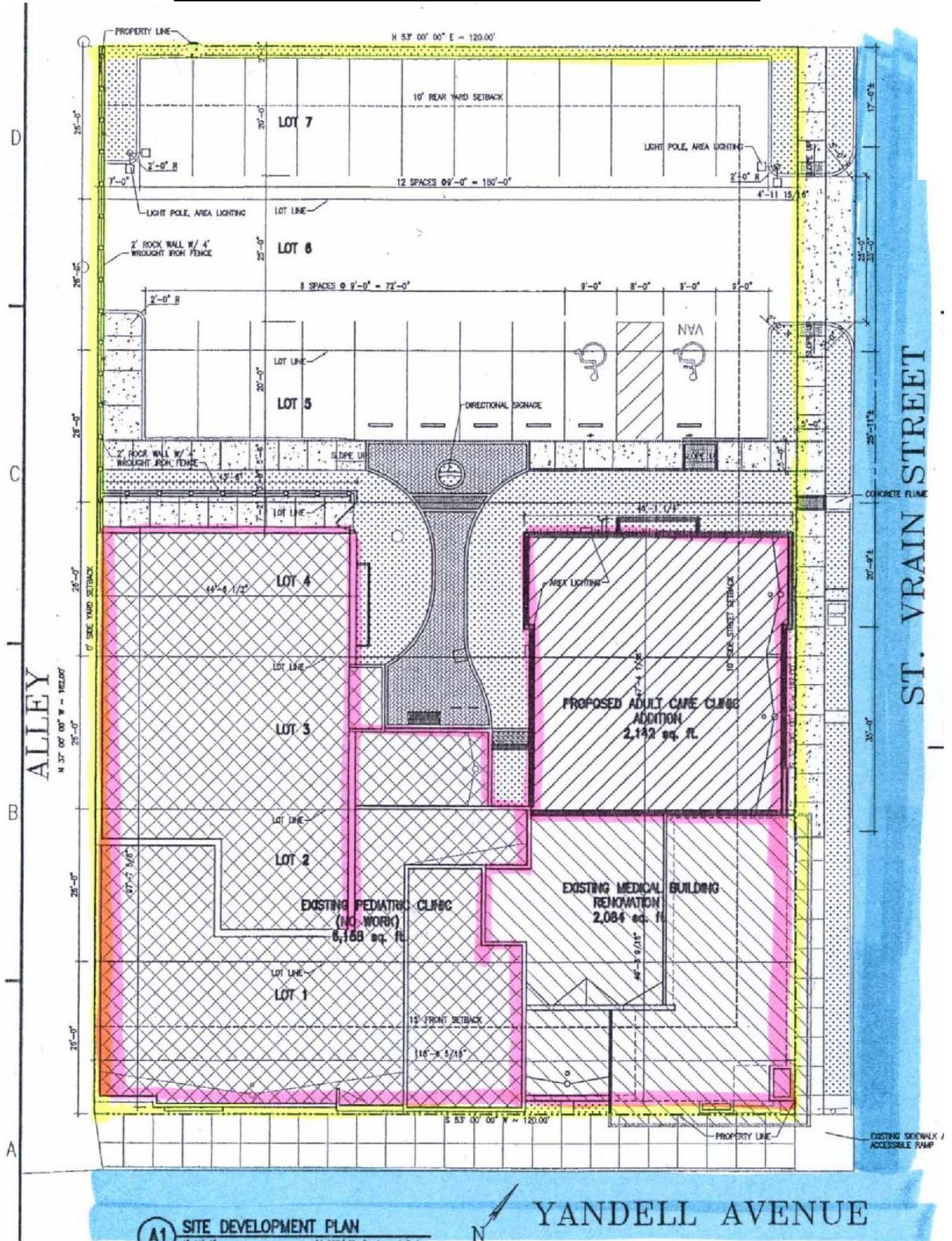
Inspections will be made by the Building Permits and Inspections Division of the Development Services Department, and compliance with Board action will be noted in official Board records. This order may be revoked by the Board after notice and opportunity to be heard for violation of any of the conditions imposed.

The decision of the Zoning Board of Adjustment may be appealed by a person aggrieved by this decision or by any officer, department, board, or bureau of the municipality by filing an action with the District Court for this county within **10 Days** after the date of the hearing.

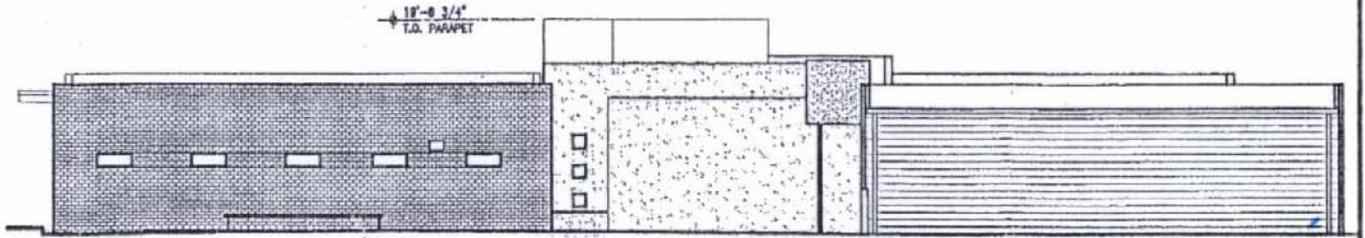
cc: File

#2 Civic Center Plaza, 5<sup>th</sup> Floor, El Paso, Texas 79901  
915.541.4024 Telephone • 915.541.4725 Fax • www.elpasotexas.gov

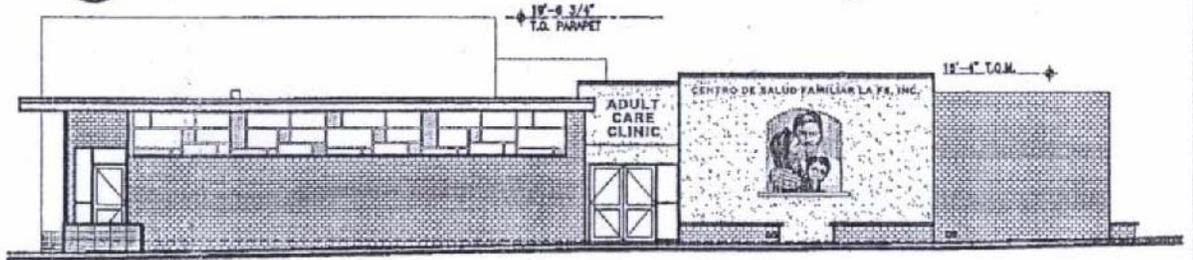
ATTACHMENT 5: DETAILED SITE DEVELOPMENT PLAN



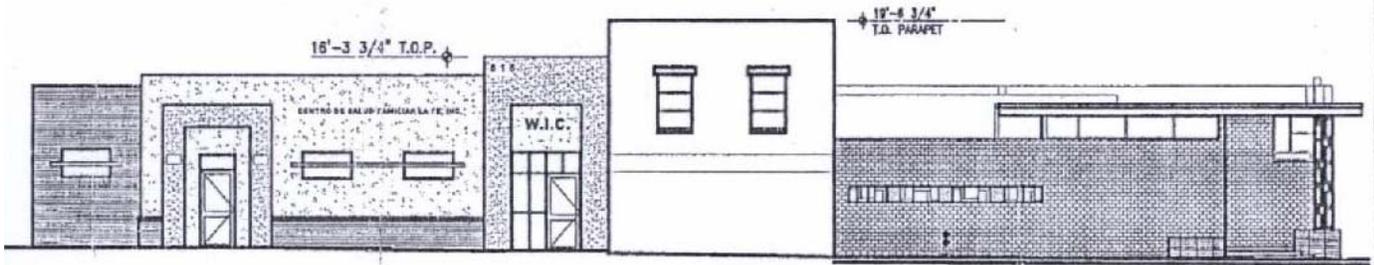
ATTACHMENT 6: ELEVATIONS



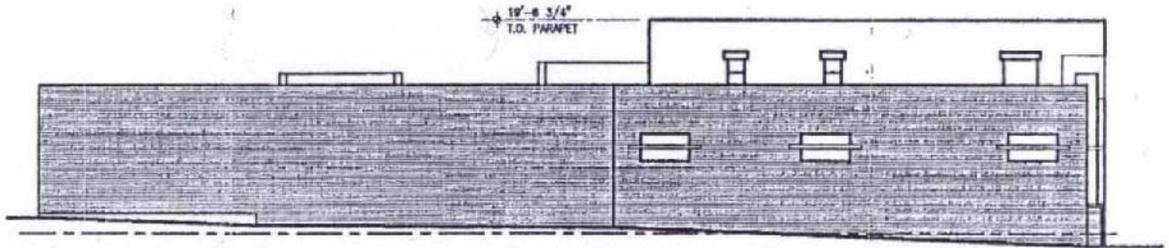
**D4** NORTH ELEVATION  
1/8" = 1'-0"



**C4** EAST ELEVATION  
1/8" = 1'-0"



**B4** SOUTH ELEVATION  
1/8" = 1'-0"



**A4** WEST ELEVATION  
1/8" = 1'-0"