

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: June 26, 2007  
Public Hearing: July 17, 2007

**CONTACT PERSON/PHONE:** Esther Guerrero, 541-4720

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An ordinance changing the zoning of the following real property described as:

Parcel 1: A portion of Tract 6 and Edgar Road right-of-way, S.A. & M.G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas, from M-1/c (Light Manufacturing/conditions) to C-3/c (Commercial/conditions); and

Parcel 2: A Portion of Tract 10 and Edgar Road right-of-way, S.A. & M.G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas, from M-1 (Light Manufacturing) to C-3 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: West of South Desert Boulevard, South of Montoya Drive. Applicant: Prime Desert Properties, LLC, ZON07-00029 (District 1)

**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  
City Plan Commission (CPC) – Approval Recommendation (7-0)

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

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

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

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

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

**DATE:** \_\_\_\_\_

CITY CLERK DEPT.  
07 JUN 15 AM 10:06

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

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

**PARCEL 1: A PORTION OF TRACT 6 AND EDGAR ROAD RIGHT-OF-WAY, S. A. & M. G. RAILROAD COMPANY SURVEY 266, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM M-1/C (LIGHT MANUFACTURING/CONDITIONS) TO C-3/C (COMMERCIAL/CONDITIONS); AND**

**PARCEL 2: A PORTION OF TRACT 10 AND EDGAR ROAD RIGHT-OF-WAY, S. A. & M. G. RAILROAD COMPANY SURVEY 266, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM M-1 (LIGHT MANUFACTURING) TO C-3 (COMMERCIAL). 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:

**Parcel 1:** A portion of Tract 6 and Edgar Road right-of-way, S. A. & M. G. Railroad Company Survey 266, 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 **M-1/c (Light Manufacturing/conditions) to C-3/c (Commercial/conditions);** and,

**Parcel 2:** *A portion of Tract 10 and Edgar Road right-of-way, S. A. & M. G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas,* and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **M-1 (Light Manufacturing) to C-3 (Commercial);** and,

Further, that the property described as Parcel 1, is still subject to the existing conditions placed on the property by Ordinance Number 014543, such conditions, are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.**

*(Signatures on following page)*

**THE CITY OF EL PASO**

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

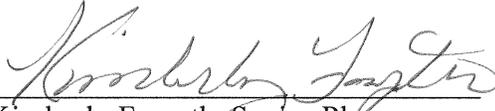
**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Kimberly Forsyth, Senior Planner  
Development Services Department

CITY CLERK DEPT.  
07 JUN 15 AM 10:06

Property description: A 24.191-acre portion of Tract 6 and Edgar Road right-of-way, S.A. & M.G. Railroad Company Survey 266, El Paso, El Paso County, Texas

**METES AND BOUNDS DESCRIPTION**

The parcel of land herein described is a 24.191-acre portion of Tract 6 (August 8, 1960, Book 1554, Page 277, Deed Records, El Paso County, Texas) and Edgar Road right-of-way (60-foot right-of-way, June 15, 1953, Book 1124, Page 84, Deed Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

**COMMENCING** at a ½" rebar with cap marked "TX 1976" found at the intersection of the common boundary between Tracts 3A2 (January 11, 1988, Book 1905, Page 0996, Deed Records, El Paso County, Texas) and 3A3 (January 11, 1988, Book 1905, Page 1000, Deed Records, El Paso County, Texas), S.A. & M.G. Railroad Company Survey 266 and the northerly right-of-way of Montoya Lane (60-foot right-of-way, June 15, 1953, Book 1124, Page 84, Deed Records, El Paso County, Texas); Thence, North 69°07'00" East, along said right-of-way, a distance of 513.73 feet to a ½" rebar with cap marked "TX 1976" found on the common boundary between Tracts 3A1 (January 11, 1988, Book 1905, Page 1000, Deed Records, El Paso County, Texas) and 3A2, S.A. & M.G. Railroad Company Survey 266; Thence, North 69°07'00" East, continuing along said right-of-way, a distance of 617.12 feet to the westerly right-of-way of U.S. Interstate Highway No. 10 (March 22, 1957, Book 1335, Page 313, Deed Records, El Paso County, Texas); Thence, South 11°47'30" East, along said westerly right-of-way, a distance of 60.76 feet to the southerly right-of-way of Montoya Lane and the **POINT OF BEGINNING** of this description;

**THENCE**, South 11°47'30" East, continuing along said westerly right-of-way, a distance of 927.35 feet to the centerline of Edgar Road;

**THENCE**, South 85°30'00" West, along said centerline, a distance of 558.24 feet;

**THENCE**, South 55°39'00" West, continuing along said centerline, a distance of 818.40 feet;

**THENCE**, South 75°47'00" West, continuing along said centerline, a distance of 23.88 feet;

**THENCE**, North 14°13'00" West, a distance of 30.00 feet to the intersection of the northerly right-of-way of Edgar Road and the westerly boundary of that certain 23.19-acre parcel of land described July 11, 2000, in City of El Paso Ordinance No. 014543;

**THENCE**, North 00°00'00" East, along said westerly boundary, a distance of 980.68 feet to the southerly right-of-way of Montoya Lane;

**THENCE**, North 69°07'00" East, along said right-of-way, a distance of 1148.66 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 24.191 acres (1,053,752 square feet) of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.  
Professional Land Surveyors



Robert R. Seipel, R.P.L.S.  
President  
Texas License No. 4178

Job Number 07-0005  
March 27, 2007



Property description: A 13.783-acre portion of Tract 10 and Edgar Road right-of-way, S.A. & M.G. Railroad Company Survey 266, El Paso, El Paso County, Texas

### METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 13.783-acre portion of Tract 10 (August 8, 1960, Book 1554, Page 277, Deed Records, El Paso County, Texas) and Edgar Road right-of-way (60-foot right-of-way, June 15, 1953, Book 1124, Page 84, Deed Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

**COMMENCING** at a ½" rebar with cap marked "TX 1976" found at the intersection of the common boundary between Tracts 3A2 (January 11, 1988, Book 1905, Page 0996, Deed Records, El Paso County, Texas) and 3A3 (January 11, 1988, Book 1905, Page 1000, Deed Records, El Paso County, Texas), S.A. & M.G. Railroad Company Survey 266 and the northerly right-of-way of Montoya Lane (60-foot right-of-way, June 15, 1953, Book 1124, Page 84, Deed Records, El Paso County, Texas); Thence, North 69°07'00" East, along said right-of-way, a distance of 513.73 feet to a ½" rebar with cap marked "TX 1976" found on the common boundary between Tracts 3A1 (January 11, 1988, Book 1905, Page 1000, Deed Records, El Paso County, Texas) and 3A2, S.A. & M.G. Railroad Company Survey 266; Thence, North 69°07'00" East, continuing along said right-of-way, a distance of 617.12 feet to the westerly right-of-way of U.S. Interstate Highway No. 10 (March 22, 1957, Book 1335, Page 313, Deed Records, El Paso County, Texas); Thence, South 11°47'30" East, along said westerly right-of-way, a distance of 988.12 feet to the centerline of Edgar Road and the **POINT OF BEGINNING** of this description;

**THENCE**, South 11°47'30" East, continuing along said westerly right-of-way, a distance of 629.70 feet to the northerly boundary of Whitfield Subdivision Unit One (Book 45, Page 24, Plat Records, El Paso County, Texas);

**THENCE**, North 90°00'00" West, along said boundary, a distance of 1350.68 feet to the northerly boundary of Whitfield Subdivision Unit Two (Book 45, Page 23, Plat Records, El Paso County, Texas);

**THENCE**, North 00°00'00" East, continuing along said boundary, a distance of 82.47 feet to the southerly right-of-way of Edgar Road;

**THENCE**, North 14°13'00" West, a distance of 31.07 feet to the centerline of Edgar Road;

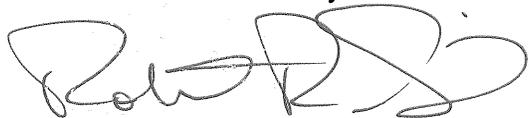
**THENCE**, North 55°39'00" East, along said centerline, a distance of 815.28 feet;

**THENCE**, North 85°30'00" East, continuing along said centerline, a distance of 558.24 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 13.783 acres (600,382 square feet) of land more or less.

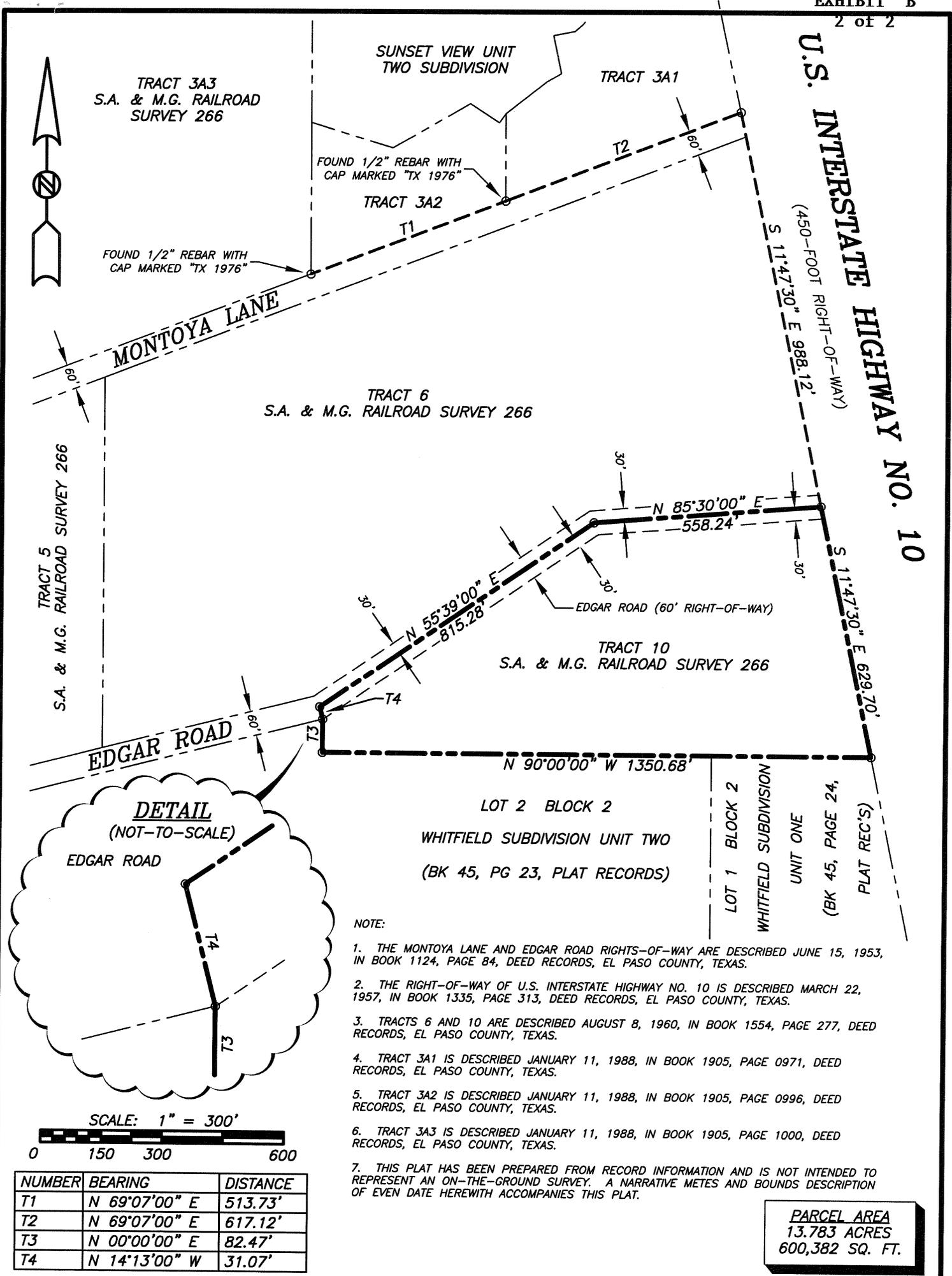
NOTE: THIS DESCRIPTION HAS BEEN PREPARED FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.  
Professional Land Surveyors



Robert R. Seipel, R.P.L.S.  
President  
Texas License No. 4178

Job Number 07-0005A  
March 27, 2007



**NOTE:**

1. THE MONTOYA LANE AND EDGAR ROAD RIGHTS-OF-WAY ARE DESCRIBED JUNE 15, 1953, IN BOOK 1124, PAGE 84, DEED RECORDS, EL PASO COUNTY, TEXAS.
2. THE RIGHT-OF-WAY OF U.S. INTERSTATE HIGHWAY NO. 10 IS DESCRIBED MARCH 22, 1957, IN BOOK 1335, PAGE 313, DEED RECORDS, EL PASO COUNTY, TEXAS.
3. TRACTS 6 AND 10 ARE DESCRIBED AUGUST 8, 1960, IN BOOK 1554, PAGE 277, DEED RECORDS, EL PASO COUNTY, TEXAS.
4. TRACT 3A1 IS DESCRIBED JANUARY 11, 1988, IN BOOK 1905, PAGE 0971, DEED RECORDS, EL PASO COUNTY, TEXAS.
5. TRACT 3A2 IS DESCRIBED JANUARY 11, 1988, IN BOOK 1905, PAGE 0996, DEED RECORDS, EL PASO COUNTY, TEXAS.
6. TRACT 3A3 IS DESCRIBED JANUARY 11, 1988, IN BOOK 1905, PAGE 1000, DEED RECORDS, EL PASO COUNTY, TEXAS.
7. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

**PARCEL AREA**  
13.783 ACRES  
600,382 SQ. FT.



**ROBERT SEIPEL ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

**EXHIBIT**

A 13.783-ACRE PORTION OF TRACT 10 AND EDGAR ROAD RIGHT-OF-WAY, S.A. & M.G. RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS.

DATE: 03-27-07  
SCALE: 1" = 300'  
DRAWN BY: RRS  
CHECKED BY: RRS  
FIELD BOOK: ~  
FILE #: 07-0005A

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**CITY COUNCIL**

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
DIRECTOR, DEVELOPMENT SERVICES

**KELLY CARPENTER, AICP**  
DEPUTY DIRECTOR, PLANNING

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**  
**PLANNING DIVISION**

**MEMORANDUM**

**DATE:** June 15, 2007

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

**FROM:** Esther Guerrero, Planner

**SUBJECT:** **ZON07-00029**

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The City Plan Commission (CPC), on May 3, 2007, voted **7-0** to recommend **approval** of rezoning the subject property from M-1/c (Light Manufacturing/condition) to C-3/c (Commercial) on Parcel 1 and from M-1 (Light Manufacturing) to C-3 (Commercial) on Parcel 2.

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 use is 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.

There was no opposition to this request.

**Attachments:** Staff Report



**ZON07-00029**

**Application Type:** Rezoning  
**Property Owner(s):** Prime Desert Properties, LLC  
**Representative(s):** Quantum Engineering Consultants, Inc.  
**Legal Description:** Parcel 1: A portion of Tract 6 and Edgar Road right-of-way, S.A. & M.G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas  
Parcel 2: A portion of Tract 10 and Edgar Road right-of-way, S.A. & M.G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas

**Location:** West of South Desert Boulevard and South of Montoya Drive  
**Representative District:** 1 **Area:** Parcel 1: 24.191 Acres  
Parcel 2: 13.783 Acres

**Present Zoning:** Parcel 1: M-1/c (Light Manufacturing/condition)  
Parcel 2: M-1 (Light Manufacturing)

**Present Use:** Vacant

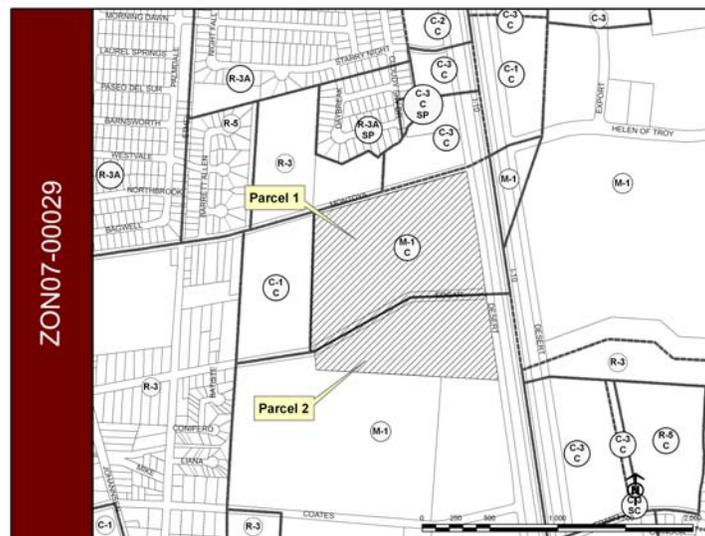
**Proposed Zoning:** Parcel 1: C-3/c (Commercial/condition)  
Parcel 1: C-3 (Commercial)

**Recognized Neighborhood Associations Contacted:** Texas Apache Nations Inc.; Save the Valley; Coronado Neighborhood Association; Upper Mesa Hills Neighborhood Association; Montoya Heights Community Improvement Association

**Public Response:** None

**Surrounding Land Uses:** North: **R-3, C-3/c / Hotel**; South: **M-1 / Vacant**; East: **M-1 / Highway**; West: **C-1/c / Vacant**;

**Year 2025 Designation:** **Industrial and Residential (Northwest Planning Area)**



### **General Information**

The request is for rezoning from M-1/c (Light Manufacturing/conditions) to C-3/c (Commercial/conditions) on Parcel 1, and from M-1 (Light Manufacturing) to C-3 (Commercial) on Parcel 2 in order to permit a proposed commercial development. The conceptual site plan proposes retail stores, restaurants, a hotel, a car dealership and town homes, and is not binding. Both parcels total 37.974 acres in size with access proposed via South Desert Boulevard and Montoya Drive. There are several existing zoning conditions on Parcel 1, and an application to release two conditions related to access to the site is being processed concurrently. (See ZON06-00030).

### **Staff Recommendation**

The Development Coordinating Committee (DCC) recommends unanimous **approval** of this request for rezoning.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities, housing types, and styles” and “provide a pattern of commercial development which best serves community needs”.
- **The Year 2025 Projected General Land Use Map** for the **Northwest** Planning Area designates this property for **Industrial and Residential** land uses.
- **C-3 (Commercial) zoning** permits commercial development and **is compatible** with adjacent development.

### **Findings**

The Commission must determine the following:

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

### **Development Services Department - Building Permits Division**

No objection to re-zoning request.

### **Development Services Department - Planning Division**

The Year 2025 Projected General Land Use Map for the Northwest Planning Area designates this property for Industrial and Residential land uses.

C-3 (Commercial) is compatible with abutting zoning districts and uses.

### **Engineering Department - Traffic Division**

No comments received.

### **Fire Department**

No comments received.

### **El Paso Water Utilities Notes**

EPWU does not object to this request.

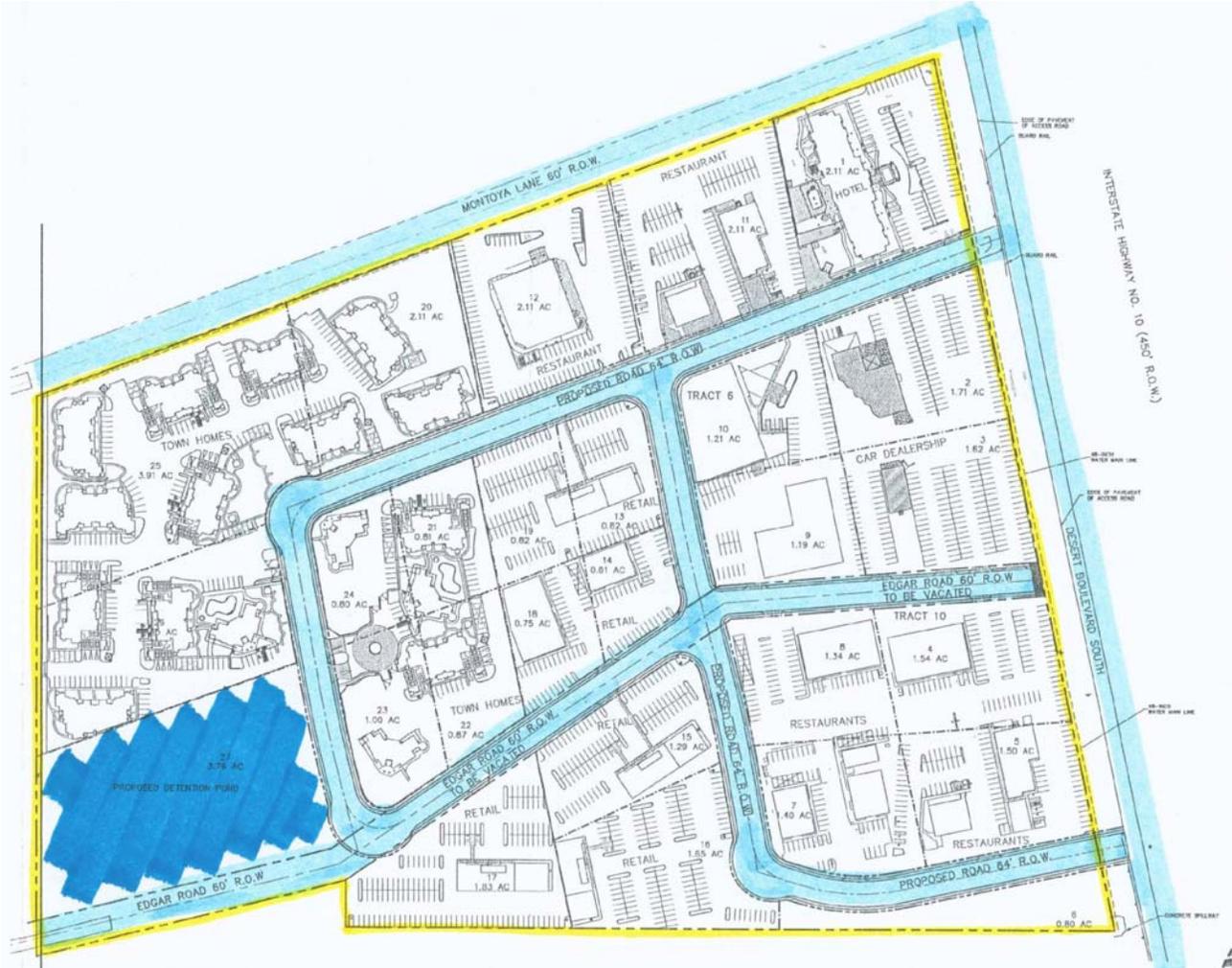
**List of Attachments**

Attachment 1: Conceptual Site Plan

Attachment 2: Application



**Attachment 2: Conceptual Site Plan**



**Attachment 2: Application**



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



**1. CONTACT INFORMATION**

PROPERTY OWNER(S): PRIME DESERT PROPERTIES, LLC  
 ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-1090  
 APPLICANT(S): ALFRED FERNANDEZ  
 ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-9090  
 REPRESENTATIVE(S): ROBERT GONZALES (QUANTUM ENGINEERING CONSULTANTS, INC.)  
 ADDRESS: 414 EXECUTIVE CENTER BLVD, STE 200 ZIP CODE: 79902 PHONE: 915-532-7272  
 E-MAIL ADDRESS: QUANTUM@QECENG.COM FAX: 915-532-7373

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: (X266-999-500A-4700)(X266-999-500A-6500)  
 LEGAL DESCRIPTION: PORTION OF TRACTS 6 AND 10 AND EDGAR ROAD RIGHT-OF-WAY, SA & M.G. RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS.  
 STREET ADDRESS OR LOCATION: DESERT SOUTH BOULEVARD AT EDGAR RD REP DISTRICT: 1  
 ACREAGE: 37.974 PRESENT ZONING: M-1 PRESENT LAND USE: VACANT  
 PROPOSED ZONING: C-3 PROPOSED LAND USE: COMMERCIAL/RETAIL (i.e. RESTAURANTS, HOTEL, BAR DEALERSHIPS, RETAIL CENTERS, ETC.)

**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: ALFRED FERNANDEZ Signature: \_\_\_\_\_  
 Printed Name: ALFRED FERNANDEZ 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 07-00029 RECEIVED DATE: 3/16/07 APPLICATION FEE: \$ 800.00  
 DCC REVIEW DATE: 4/11/07 (8:30 am, Planning Department Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
 CPC REVIEW DATE: 5/3/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
 ACCEPTED BY: [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

Revised 08/2004



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

**1. CONTACT INFORMATION**

PROPERTY OWNER(S): PRIME DESERT PROPERTIES, LLC  
 ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-9090  
 APPLICANT(S): ALFRED FERNANDEZ  
 ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-9090  
 REPRESENTATIVE(S): ROBERT A. GONZALES (QUANTUM ENGINEERING CONSULTANTS, INC.)  
 ADDRESS: 414 EXECUTIVE CENTER BLD. STE 200 ZIP CODE: 79902 PHONE: 915-532-7272  
 E-MAIL ADDRESS: QUANTUM\_E.ENG.COM FAX: 915-532-7373

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: X266-999-500A-4700  
 LEGAL DESCRIPTION: A PORTION OF TRACT 6 AND EDGAR ROAD RIGHT-OF-WAY, SA. EMG RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS  
 STREET ADDRESS OR LOCATION: DESERT SOUTH BLD AT EDGAR ROAD REP DISTRICT: 1  
 ACREAGE: 24.191 PRESENT ZONING: M-1 PRESENT LAND USE: VACANT  
 PROPOSED ZONING: C-3 PROPOSED LAND USE: COMMERCIAL/RETAIL (i.e. RESTAURANTS, HOTEL, CAR DEALERSHIP, RETAIL CENTERS, ETC.)

**3. PARCEL TWO INFORMATION**

PROPERTY IDENTIFICATION NUMBER: X266-999-500A-6500  
 LEGAL DESCRIPTION: A PORTION OF TRACT 6 AND EDGAR ROAD RIGHT-OF-WAY, SA. EMG RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS  
 STREET ADDRESS OR LOCATION: DESERT SOUTH BLD AT EDGAR ROAD REP DISTRICT: 1  
 ACREAGE: 13.783 PRESENT ZONING: M-1 PRESENT LAND USE: VACANT  
 PROPOSED ZONING: C-3 PROPOSED LAND USE: COMMERCIAL/RETAIL (i.e. RESTAURANTS, HOTEL, CAR DEALERSHIPS, RETAIL CENTERS, ETC.)

**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: \_\_\_\_\_ 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.*

<b>**OFFICE USE ONLY**</b>		
ZON _____	RECEIVED DATE: ____/____/____	APPLICATION FEE: \$ _____
DCC REVIEW DATE: ____/____/____ (8:30 am, Planning Department Conference Room, 2 <sup>nd</sup> Floor, City Hall Building)		
CPC REVIEW DATE: ____/____/____ (1:30 pm, City Council Chambers, 2 <sup>nd</sup> Floor, City Hall Building)		
ACCEPTED BY: _____	FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126	

Revised 06/2004