

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 releasing a condition placed on property by Ordinance No. 014543 which changed the zoning of 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 which imposed certain conditions and amending a condition placed on the property by Ordinance No. 014543. 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, ZON07-00030 (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 (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

07 JUN 15 AM 10:06

AN ORDINANCE RELEASING A CONDITION PLACED ON PROPERTY BY ORDINANCE NO. 014543 WHICH CHANGED THE ZONING OF 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 WHICH IMPOSED CERTAIN CONDITIONS AND AMENDING A CONDITION PLACED ON THE PROPERTY BY ORDINANCE NO. 014543. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, the zoning of the property described as *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", was changed by Ordinance No. 014543, approved by City Council on July 11, 2000; and,

WHEREAS, rezoning was subject to zoning conditions requiring that access from and onto the rezoned M-1 (Light Manufacturing) parcel shall only be permitted from and onto South Desert Boulevard, and that if the property owner requests amendment of these conditions to release the above restriction to allow access to the property from either Edgar Road or Montoya Lane, such release will require resubmittal of a new detailed site development plan. The property owner will then be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City street standards; and,

WHEREAS, placement of such condition was necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

WHEREAS, the property is currently vacant and the applicant is proposing a commercial development on this parcel and the parcel to the south, by releasing the above conditions the applicant will be required to construct half of the width and full length of Montoya Drive that abuts their property as required by the Subdivision Ordinance, and Edgar Road will be fully constructed within this subdivision and will be vacated by plat; and,

WHEREAS, the owner (applicant) submitted an application requesting the removal of the above conditions on the above described vacant land; and,

WHEREAS, a public hearing regarding release of the conditions was held before the City Plan Commission, and the Commission recommended approval of the above condition; and,

WHEREAS, the City Council of the City of El Paso has determined that release of the above condition will protect the best interest, health, safety and welfare of the public in general.

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

1. That zoning condition number 2 imposed by Ordinance No. 014543 dated July 11, 2000 requiring that access from and onto the rezoned M-1 (Light

Manufacturing) parcel shall only be permitted from and onto South Desert Boulevard be released.

2. That zoning condition number 3, imposed by Ordinance No. 014543 dated July 11, 2000, requiring that if the property owner requests amendment of condition number 2 above to allow access to the property from either Edgar Road or Montoya Lane, and that such release will require resubmittal of a new detailed site development plan, and that the property owner will then be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City street standards, be amended to state that "if the property is accessed from Edgar Road or Montoya Lane, the property owner will be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City standards."
3. Except as herein amended, Ordinance No. 014513 dated July 11, 2000 shall remain in full force and effect

PASSED AND APPROVED this _____ day of _____, 2007.

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.

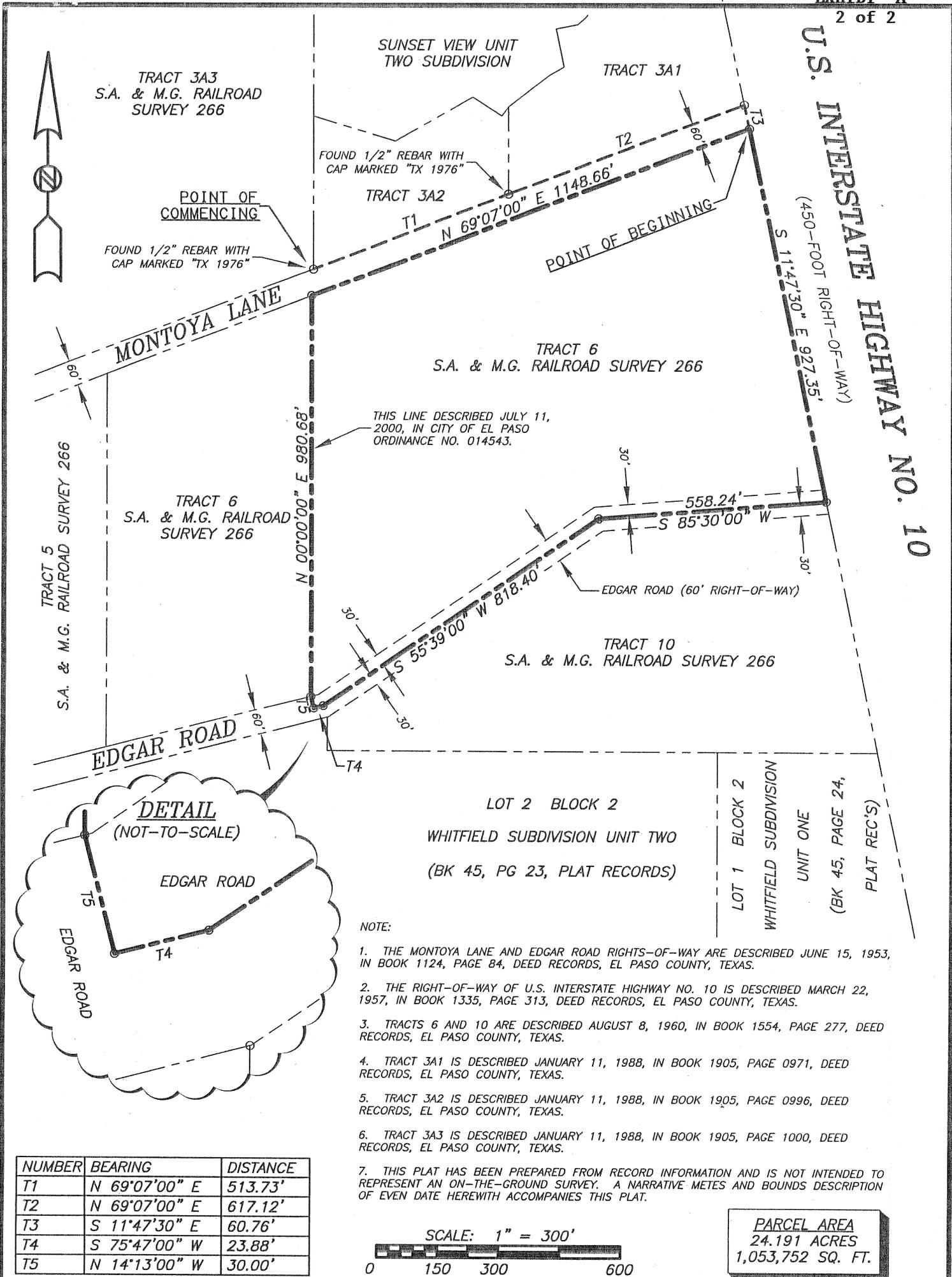
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors



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

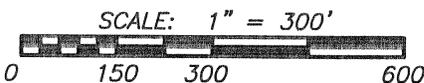
Job Number 07-0005
March 27, 2007

CITY CLERK DEPT.
07 JUN 15 AM 10:06



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
24.191 ACRES
1,053,752 SQ. FT.

ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
 1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

CITY CLERK DEPT. OF HEALTH
 07 JUN 15 AM 10:06

| | |
|--|-----------|
| EXHIBIT | |
| 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. | |
| DATE: | 03-27-07 |
| SCALE: | 1" = 300' |
| DRAWN BY: | RRS |
| CHECKED BY: | RRS |
| FIELD BOOK: | ~ |
| FILE #: | 07-0005 |
| COPYRIGHT © 2007 ROBERT SEIPEL ASSOCIATES, INC. ALL RIGHTS RESERVED | |



CITY COUNCIL

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

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

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

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: **ZON07-00030**

The City Plan Commission (CPC), on May 17, 2007, voted **5-0** to recommend **approval** on the release of condition no. 2 in Ordinance No. 014543 which reads: "*Access from and onto the rezoned M-1 (Light Manufacturing) parcel shall only be permitted from and onto South Desert Boulevard.*"

And to amend condition no. 3 in Ordinance No. 014543 to read: *That zoning condition number 3, imposed by Ordinance No. 014543 dated July 11, 2000, requiring that if the property owner requests amendment of condition number 2 above to allow access to the property from either Edgar Road or Montoya Lane, and that such release will require resubmittal of a new detailed site development plan, and that the property owner will then be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City street standards, be amended to state that "if the property is accessed from Edgar Road or Montoya Lane, the property owner will be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City standards."*

The CPC found that the release and amendment of conditions 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 release and amendment 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 condition release and amendment 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



ZON07-00030

Application Type: Zoning Condition Release
Property Owner(s): Prime Desert Properties, LLC
Representative(s): Quantum Engineering Consultants, Inc.
Legal Description: 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

Location: West of South Desert Boulevard and South of Montoya Drive
Representative District: 1 **Area:** Parcel 1: 24.191 Acres
Present Zoning: M-1/c (Light Manufacturing/conditions)
Present Use: Vacant
Proposed Request: Release conditions 2 & 3 imposed by Ordinance No. 014513 dated July 11, 2000

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 / I-10; **West:** C-1/c / Vacant

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



General Information

The applicant requests the release of conditions 2 and 3 in Ordinance No. 014543.

Condition 2 states: *“Access from and onto the rezoned M-1 (Light Manufacturing) parcel shall only be permitted from and onto South Desert Boulevard.”*

Condition 3 states: *“If the property owner requests amendment of these conditions to release Restriction No. 2 above to allow access to the property will require re-submittal of a new detailed site development plan. The property owner will then be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City street standards.”*

These conditions were placed when this property was rezoned from R-3 (Residential) to M-1 (Manufacturing) on July 11, 2000. The property is currently vacant and the applicant is proposing a commercial development on this parcel and the parcel to the south. A related rezoning request (see ZON07-00029) is being concurrently with this application.

By releasing these conditions the applicant will be required to construct half of the width and the full length of Montoya Drive that abuts their property as required by the Subdivision Ordinance, instead of the content in Condition 3. Edgar Road will be fully constructed within this subdivision and will be vacated by the plat.

Staff Recommendation

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request.

The recommendation is based on the following:

- **The Plan for El Paso City-Wide Land Use Goals** recommends that El Paso “provide a pattern of commercial development which best serves community needs and which complement and serve all other land uses.”
- **The Year 2025 Projected General Land Use Map** for the **Northwest** Planning Area designates this property for industrial and residential land uses.

Findings

The Commission must determine the following:

- A. Will release of these conditions protect the best interest, health, safety and welfare of the public in general?
- B. What is the relation of the proposed change to the city’s Comprehensive Plan?
- C. What effect will this 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

Zoning Review:

No objection to the releasing of conditions 2 & 3 imposed by Ordinance No. 014513 dated July 11, 2000.

Development Services Department - Planning Division

The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for industrial and residential uses.

Release of these conditions on the subject property will permit the commercial development and provide access off of South Desert Boulevard, Montoya Drive and Edgar Road and **is compatible** with adjacent development and necessary for future development in the area.

Engineering Department - Traffic Division

No objections.

Fire Department

No comments received.

El Paso Water Utilities

EPWU does not object to this request.

List of Attachments

- 1. Survey
- 2. Ordinance No.014543
- 3. Application



Attachment 2: Ordinance No. 014543

ORDINANCE NO. 114543

AN ORDINANCE CHANGING THE ZONING OF TRACT 6, S. A. & M. G. SURVEY NO. 266, CITY OF EL PASO, EL PASO COUNTY, TEXAS (6000 BLOCK OF SOUTH DESERT BOULEVARD) AS FOLLOWS: PARCEL 1, FROM R-3 (RESIDENTIAL) TO M-1/C (LIGHT MANUFACTURING/CONDITIONS); AND PARCEL 2, FROM R-3 (RESIDENTIAL) TO C-1/C (COMMERCIAL/CONDITIONS); AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tract 6, S. A. & M. G. SURVEY NO. 266, City of El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibits "A" and "B", be changed, within the meaning of the zoning ordinance, as follows:

Parcel 1: from R-3 (Residential) to M-1/c (Light Manufacturing/conditions) (Exhibit "A")
Parcel 2: from R-3 (Residential) to C-1/c (Commercial/conditions) (Exhibit "B").

and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to M-1/c (Light Manufacturing/conditions) and from R-3 (Residential) to C-1/c (Commercial/conditions), in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. The westerly 500 feet of *Tract 6, S. A. & M. G. SURVEY NO. 266* shall be rezoned to C-1 (Commercial).
2. Access from and onto the rezoned M-1 (Light Manufacturing) parcel shall only be permitted from and onto South Desert Boulevard.
3. If the property owner requests amendment of these conditions to release Restriction No. 2 above to allow access to the property from either Edgar Road or Montoya Lane, such release will require resubmittal of a new detailed site development plan. The property owner will then be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City street standards.

CUELLAR:pme#71276

ORDINANCE NO. 114543

1

6700

Zoning Case No. ZC-00023

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4. Submittal of a detailed site development plan for approval by the City Plan Commission and City Council prior to the issuance of a building permit or certificate of occupancy.

5. Construction of an eight-foot (8') high masonry screening wall along the westerly property line of *Tract 6, S. A. & M. G. SURVEY NO. 266* shall be required prior to the issuance of certificates of occupancy; the vertical surface of the screening wall, above six feet (6'), must not be less than 75% open.

6. Landscaping within the entire length and width of a minimum ten-foot (10') wide buffer strip along the westerly property line of *Tract 6, S. A. & M. G. SURVEY NO. 266* shall be required prior to the issuance of certificates of occupancy and shall be in addition to landscaping required per El Paso Municipal Code, Chapter 20.65.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

PASSED AND APPROVED this 11th day of July, 2000.

THE CITY OF EL PASO



Carlos M. Ramirez, P.E.
Mayor

ATTEST:



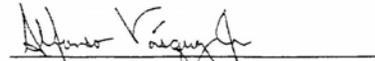
Carole Hunter
City Clerk

APPROVED AS TO FORM:



Guadalupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



Alfonso Vázquez, Jr.
Dept. of Planning, Research & Development

CUELLAR:pmc#71276

ORDINANCE NO. 114513

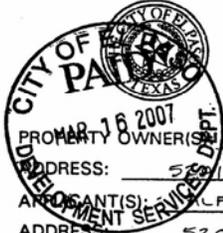
2

6/7/00

Zoning Case No. ZC-00023

192

Attachment 3: Application



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
APPLICATION FOR ZONING CONDITION AMENDMENT OR RELEASE**

1. PROPERTY OWNER(S) PRIME DESERT PROPERTIES, LLC
ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-9090
2. APPLICANT(S) ALFRED FERNANDEZ
ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-9090
3. REPRESENTATIVE(S) QUANTUM ENGINEERING CONSULTANTS, INC. - ROBERT GONZALES
ADDRESS: 414 EXECUTIVE CENTER BLDG, STE 200 ZIP CODE: 79902 PHONE: 915-532-7272
4. LEGAL DESCRIPTION: PORTION OF TRACTS 6 AND 10 AND EDGAR ROAD RIGHT-OF-WAY, S.A.F.M.G. RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS.

NOTE: If legal description consists of portions of lots or blocks; or a legal subdivision has not been recorded; a written sealed metes and bounds description shall be required before this application may be accepted for processing.

5. STREET ADDRESS OR LOCATION OF PROPERTY: DESERT SOUTH BLDG BETWEEN MONTOYA LANE AND EDGAR ROAD
6. CITY REPRESENTATIVE DISTRICT #: 4
- 7.A. PARCEL 1: ACREAGE 37.974 PRESENT ZONING M-1 PRESENT LAND USE VACANT
PROPOSED ZONING C-3 PROPOSED LAND USE COMMERCIAL/RETAIL
- 7.B. PARCEL 2: ACREAGE _____ PRESENT ZONING _____ PRESENT LAND USE _____
PROPOSED ZONING _____ PROPOSED LAND USE _____
- 7.C. PARCEL 3: ACREAGE _____ PRESENT ZONING _____ PRESENT LAND USE _____
PROPOSED ZONING _____ PROPOSED LAND USE _____

NOTE: If you have additional parcels, please attach a supplementary page.

8. ZONING CONDITION(S): AMENDMENT RELEASE
9. EXPLANATION WHY ZONING CONDITION AMENDMENT/RELEASE IS NECESSARY AND DESIRABLE: (Refer to ATTACHED - Release of Zoning Condition No. 3)
10. SIGNATURE(S) OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PROPERTY:
A. [Signature] B. [Signature] C. _____

NOTE: Each item on this form shall be completed and all documentation required on the reverse side of this form shall be submitted before this application may be accepted for processing.

Cashier's Validation
Fee: \$ ~~165.00~~
187.00

Accepted by: [Signature]

| | | |
|---------------------------------|--------------------------------|------------------------|
| ZON07-00030 | **OFFICE USE ONLY** | |
| SC- _____ | RECEIVED DATE: <u>3/16/07</u> | FIELD DATE: <u>1/1</u> |
| DCC REVIEW DATE: <u>4/11/07</u> | CPC REVIEW DATE: <u>5/3/07</u> | |
| COMMENTS/INSTRUCTIONS: _____ | | |



Revised

DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
APPLICATION FOR ZONING CONDITION AMENDMENT OR RELEASE

- 1. PROPERTY OWNER(S): PRIME DESERT PROPERTIES, LLC
ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-9090
- 2. APPLICANT(S): ALFRED FERNANDEZ
ADDRESS: 5201 EL PASO DRIVE ZIP CODE: 79905 PHONE: 915-772-9090
- 3. REPRESENTATIVE(S) QUANTUM ENGINEERING CONSULTANTS, INC. - ROBERT GONZALES
ADDRESS: 414 EXECUTIVE CENTER BLVD., STE 200 ZIP CODE: 79902 PHONE: 915-532-7272
- 4. LEGAL DESCRIPTION: PORTION OF TRACTS 6 AND 10 AND EDGAR ROAD RIGHT-OF-WAY, S.A. E.M.G. RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS

NOTE: If legal description consists of portions of lots or blocks; or a legal subdivision has not been recorded; a written sealed metes and bounds description shall be required before this application may be accepted for processing.

- 5. STREET ADDRESS OR LOCATION OF PROPERTY: DESERT SOUTH BLVD. BETWEEN MONTOYA LANE AND EDGAR ROAD
- 6. CITY REPRESENTATIVE DISTRICT #: 1
- 7.A. PARCEL 1: ACREAGE 24.191 PRESENT ZONING M-1 PRESENT LAND USE VACANT
PROPOSED ZONING C-3 PROPOSED LAND USE COMMERCIAL/RETAIL (ie: Hotels, Rest., etc.)
- 7.B. PARCEL 2: ACREAGE 13.783 PRESENT ZONING M-1 PRESENT LAND USE VACANT
PROPOSED ZONING C-3 PROPOSED LAND USE COMMERCIAL/RETAIL (ie: Hotels, Rest., etc.)
- 7.C. PARCEL 3: ACREAGE _____ PRESENT ZONING _____ PRESENT LAND USE _____
PROPOSED ZONING _____ PROPOSED LAND USE _____

NOTE: If you have additional parcels, please attach a supplementary page.

- 8. ZONING CONDITION(S): AMENDMENT RELEASE
- 9. EXPLANATION WHY ZONING CONDITION AMENDMENT/RELEASE IS NECESSARY AND DESIRABLE: (REFER TO ATTACHED - RELEASE OF ZONING CONDITION No. 3)
- 10. SIGNATURE(S) OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PROPERTY:
A. _____ B. _____ C. _____

NOTE: Each item on this form shall be completed and all documentation required on the reverse side of this form shall be submitted before this application may be accepted for processing.

Cashier's Validation
Fee: ~~\$165.00~~
\$182.00

Accepted by: _____

| | | |
|------------------------------|------------------------------|-------------------------|
| **OFFICE USE ONLY** | | |
| SC- _____ | RECEIVED DATE: ___/___/___ | FIELD DATE: ___/___/___ |
| DCC REVIEW DATE: ___/___/___ | CPC REVIEW DATE: ___/___/___ | |
| COMMENTS/INSTRUCTIONS: _____ | | |