

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

DEPARTMENT: City Development Department

AGENDA DATE: Introduction: June 26, 2012
Public Hearing: July 17, 2012

CONTACT PERSON/PHONE: Esther Guerrero, (915) 541-4720

DISTRICT(S) AFFECTED: 5

SUBJECT:

An ordinance releasing all conditions placed on property by Ordinance No. 016385 which changed the zoning of a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Rich Beem Boulevard @ Eastbrook Drive. Property Owner: Tropicana Development, Inc. PZCR12-00004 (District 5)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC): Recommend Approval

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
City Development Department Director

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE RELEASING ALL CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 016385 WHICH CHANGED THE ZONING OF A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the zoning of the property described as *a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 016385, approved by City Council on June 27, 2006; and,

WHEREAS, the rezoning was subject to certain zoning conditions, and

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

WHEREAS, the owner (applicant) submitted an application requesting the removal all of the conditions because these conditions have been satisfied or are current requirement of the City Code; and,

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

WHEREAS, the City Council of the City of El Paso has determined that the release of certain conditions 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 all of the zoning conditions imposed by Ordinance No. 016385 dated June 27, 2006, on the portion of land identified in Exhibit "A" be released because the conditions have been satisfied and are no longer necessary, or are current requirements of the City Code.

PASSED AND APPROVED this _____ day of _____, 2012.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

(Signatures on following page.)

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

Barragan & Associates Inc.

Land Planning & Land Surveying

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Of a 2.43 acre tract of land out of a 31.49 acre tract described in Warranty Deed filed for record in Document No. 20080085098, of the Real Property Records of El Paso County, Texas, and being a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by Metes and Bounds as follows:

COMMENCING for reference at found ½" rebar with cap stamped "TX 5152" for the southeasterly corner for a 577.07 acre tract in Document No. 20050097104, of the Real Property Records of El Paso County, Texas, from whence a found ½" rebar with cap stamped "TX 5152" for the northeasterly corner for said 577.70 acre tract bears, North 00°33'26" West (Bearing basis), a distance of 5038.10 feet; **THENCE**, North 47°47'20" West, a distance of 4383.53 feet to a found ½" rebar, marking the southwesterly corner for said 31.49 acre tract, said rebar being the **POINT OF BEGINNING** of this description;

THENCE, 96.63 feet along the arc of a curve to the left, with a radius of 1500.00 feet, an interior angle of 03°41'28", and a chord which bears North 01°50'54" East, a distance of 96.61 feet to a point;

THENCE, North 00°00'11" East, a distance of 133.07 feet to a point;

THENCE, 477.88 feet along the arc of a curve to the right, with a radius of 1282.00 feet, an interior angle of 21°21'27", and a chord which bears South 78°05'15" East, a distance of 475.12 feet to a point;

THENCE, South 22°35'30" West, a distance of 249.98 feet to a point on the Northerly right-of-way line of Eastbrook Drive;

THENCE, along the Northerly right-of-way line of Eastbrook Drive, 304.44 feet along the arc of a curve to the left, a radius of 1032.00 feet, and a chord which bears North 75°50'40" West, a distance of 303.34 feet to a point;

THECNE, 30.71 feet along an arc to the curve to the right, with a radius of 20.00 feet, an interior angle of 87°59'22" and a chord which bears North 40°18'03" West, a distance of 27.78 feet to a set ½" rebar with cap stamped "B&A INC" for a corner;

THENCE, North 86°18'22" West, a distance of 60.00 feet to the **POINT OF BEGINNING** of this parcel containing in all 2.43 acres of land more or less.

NOTES:

1. Bearings recited herein are based on the Easterly line for Section 27, Block 79, TSP 2, T & P RR Surveys as described in Doc. No. 20050097104, Real Property Records of El Paso County, Texas.
2. A Plat of Survey of even date accompanies this Description.
3. This property may be subject to easements whether of record or not.
4. A subdivision process may be required. It is the responsibility of the client/owner to investigate if it is required before conveying property.

Benito Barragan
Benito Barragan, TX. R.P.L.S. No. 5615
Date: April 19, 2012 Three Palms Townhomes 2.43 Acres



Exhibit "A"
(2 of 2)

FOUND 1/2" REBAR
W/CAP "TX 5152"

22 23
27 26



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SECTION 27,
BLOCK 79, TSP 2
BOOK 2104, PAGE 0085
DOC.# 20050097104

PROPOSED
FUTURE
DEVELOPMENT

DOC.# 20080085098
1,372,087 sq. ft.
31.49 acres

P.S.B. EASEMENT
DOC# 20080086292

PROPOSED
FUTURE
DEVELOPMENT



DOC.# 20080085098
APPARENT
20' P.S.B. EASEMENT
NO RECORDS FOUND

15' P.S.B. EASEMENT
DOC# 20080071195

106,042 sq. ft.
2.43 acres

DOC.# 20100088531

PROPOSED
FUTURE
DEVELOPMENT

(BEARING BASIS)
N00°33'26"W 5038.10

P.O.B.
FOUND 1/2"
REBAR

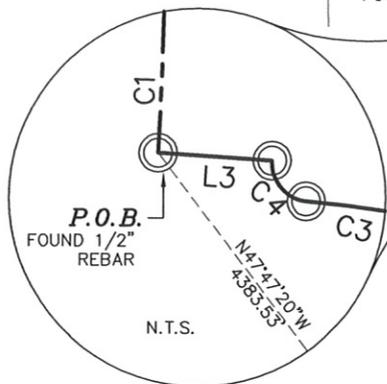
15' P.S.B. EASEMENT
DOC# 20080071195

13 TRES SUEÑOS
UNIT FOUR
AMENDING PLAT
CLERK'S FILE NO.
20090009718

EASTBROOK DR.

P.O.C.
FOUND 1/2" REBAR
W/CAP "TX 5152"

27 26
34 35

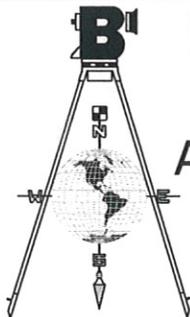


LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'11"E	133.07'
L2	S22°35'30"W	249.98'
L3	N86°18'22"W	60.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	96.63'	1500.00'	48.33'	3°41'28"	N01°50'54"E	96.61'
C2	477.88'	1282.00'	241.74'	21°21'27"	S78°05'15"E	475.12'
C3	304.44'	1032.00'	153.34'	16°54'09"	N75°50'40"W	303.34'
C4	30.71'	20.00'	19.31'	87°59'22"	N40°18'03"W	27.78'

NOTE:

1. BEARINGS SHOWN HEREIN ARE BASED ON THE EASTERLY LINE FOR SECTION 27, BLOCK 79, TSP 2, T & P RR SURVEYS AS DESCRIBED IN DOC.# 20050097104, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
3. THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL CORNERS UNLESS OTHERWISE SHOWN.
5. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.



**Barragan
&
Associates
Inc.**

LAND PLANNING & SURVEYING

10950 Pelicano Dr. Building-F,
El Paso, Tx 79935

Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A 2.43 ACRE TRACT OUT OF
A 31.49 ACRE TRACT RECORDED
IN DOCUMENT NUMBER 20080085098,
REAL PROPERTY RECORDS
OF EL PASO COUNTY TEXAS,
AND BEING PORTION OF SECTION 27,
BLOCK 79, TOWNSHIP 2,
T&P R.R. COMPANY SURVEYS,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

Plat Reference Vol/Bk N/A Pages N/A

Scale: 1"=300' Date: 04/19/12 Drawn By: RV/BM

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.



Benito Barragan TX, R.P.L.S. No. 5615

Job No. 120420-01

Copy Rights ©



Date: June 18, 2012
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Esther Guerrero, Planner
Subject: **PZCR12-00004 Zoning Condition Release (Related Rezoning PZRZ12-00007)**

On May 31, 2012, the City Plan Commission (CPC) voted 7-0 to recommend **approval** of the zoning condition release request. This recommendation is in agreement with the recommendation from staff.

The CPC found that the zoning condition release is in conformance with review criteria for Plan El Paso. The CPC found that the proposed use is in conformance with the Plan El Paso Projected Land Use Map for the East Planning Area. The CPC also determined that the zoning condition release will protect the best interest, health, safety, and welfare of the public in general; and 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 one present at the meeting in support or in opposition to this request.

A related rezoning request will also be considered by the Mayor and City Council (PZRZ12-00007).

Attachment: CPC Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



City Development Department



City of El Paso – City Plan Commission Staff Report

Case No: PZCR12-00004 (Related Rezoning PZRZ12-00007)
Application Type: Zoning Condition Release for parcel zoned C-2/c (Commercial/condition) only, referred to as Parcel 1 on conceptual site plan
CPC Hearing Date: May 31, 2012
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov
Location: Rich Beem Boulevard @ Eastbrook Drive
Legal Description: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 2.43 acres
Rep District: 5
Zoning: C-2/c (Commercial/condition)
Existing Use: Vacant
Request: Release all conditions per Ordinance No. 016385 (refer to Parcel 4)
Proposed Use: Townhomes/Multi-family
Property Owner: Tropicana Development Inc.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-I (Planned Residential I) / vacant

South: C-2/c (Commercial/condition), PR-I (Planned Residential I) / vacant, single-family

East: PR-I (Planned Residential I) / vacant

West: C-2/c (Commercial/condition), PR-I (Planned Residential I) / vacant

Plan El Paso Designation: G4-Suburban (East Planning Area)

Nearest Park: Existing new park (1,523 feet)

Nearest School: Hurshel Antwine Elementary (6,586 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notices of the May 31, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on May 10, 2012. The Planning Division has not received any calls or letters in favor or in opposition to this request.

APPLICATION DESCRIPTION

The request is to release all conditions on the property imposed by the contract dated June 27, 2006 (see attachment 4).

Original 2006 Conditions (Parcel 4):

1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,
2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the zoning condition release request. The original conditions imposed on the property were made under the presumption commercial would abut residential. As it is now the applicant's intent to rezone the entire property A-O to allow for all residential, a detailed site plan depicting one residential use abutting another and a buffer dividing the site are no longer necessary conditions.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 Suburban: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-2 (Commercial) community commercial district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the City. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

City Development Department Section Comments

Traffic Section

-Recommend wheel stops be placed on parking spaces abutting pedestrian paths of travel.

-All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Permits & Inspections

No comments received.

Land Development

Applicant shall comply with chapter 19.08- Construction Plans and Management.

Fire Department

Currently no issues with the condition release and will not adversely affect fire department.

** Note: A more detailed review will be done by Fire Plan Review during the permitting process.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 12-inch diameter water main along Eastbrook Drive. There is an existing 12-inch diameter stub-out along Eastbrook Drive that dead-ends approximately 22-feet east of the east right-of-way line of Andrew Wiseman Street. A 12-inch diameter water main extension from this main will be required along Rich Beem Boulevard. On site water main extensions will be required to be looped to the proposed water main extension along Rich Beem Boulevard, the water main along Eastbrook Drive and the future 16-inch diameter water main extension along Andrew Wiseman Street within Tres Suenos Unit 8.

Sewer:

3. Sanitary sewer flows from the subdivision need to be conveyed to an existing 15-inch diameter sewer main that extends within a 20-foot wide PSB easement that follows the alignment of the proposed 35-foot PSB Access and Utility Easement. Within the above mentioned 20-foot easement, there is an existing 12-inch diameter sewer force main.

General:

4. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and

addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the zoning condition release application:

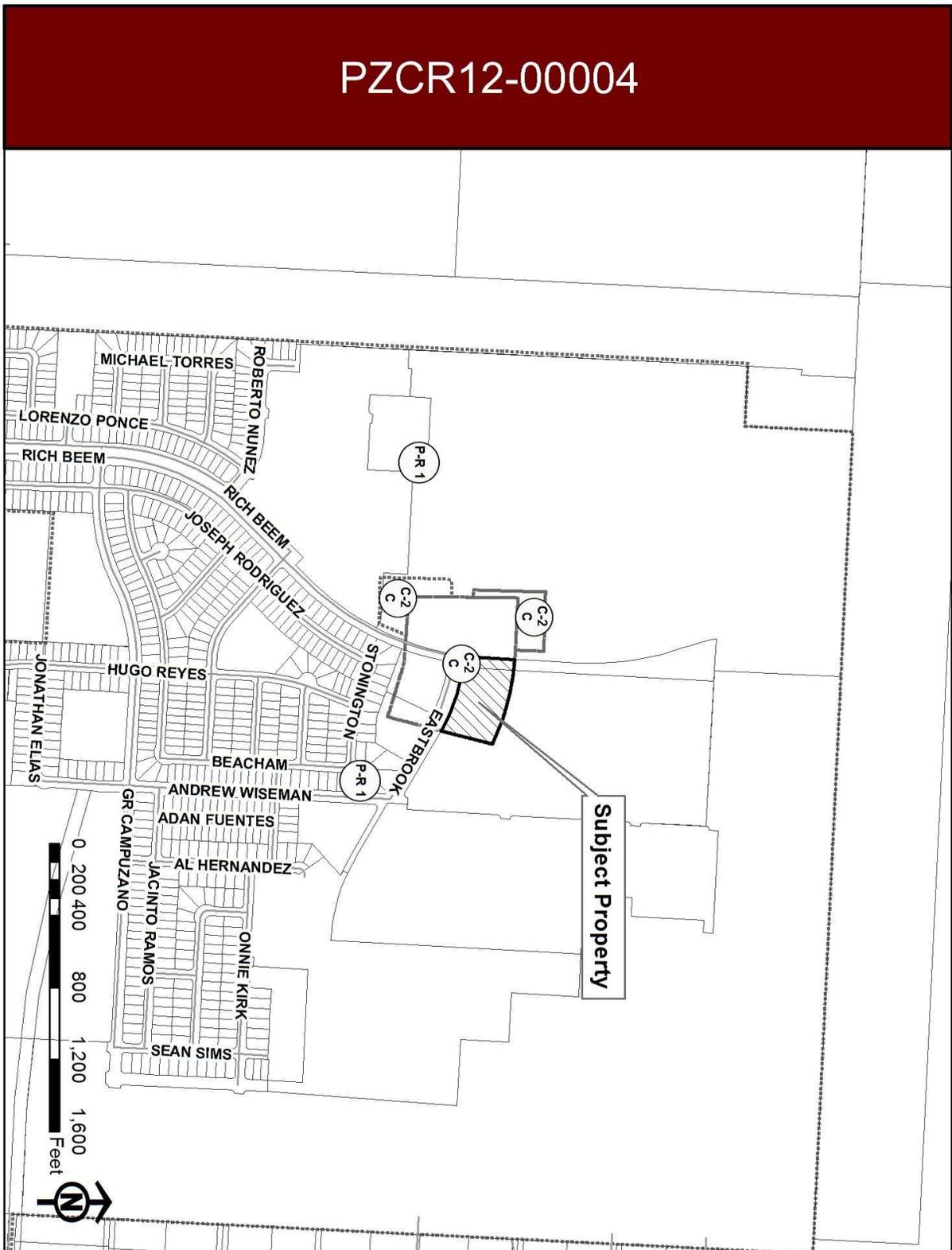
1. Recommend approval of the application finding that it is in conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring it into conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that it does not conform to the review criteria for Plan 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. Conceptual Site Plan
4. Ordinance No. 016385

ATTACHMENT 1: ZONING MAP

PZCR12-00004

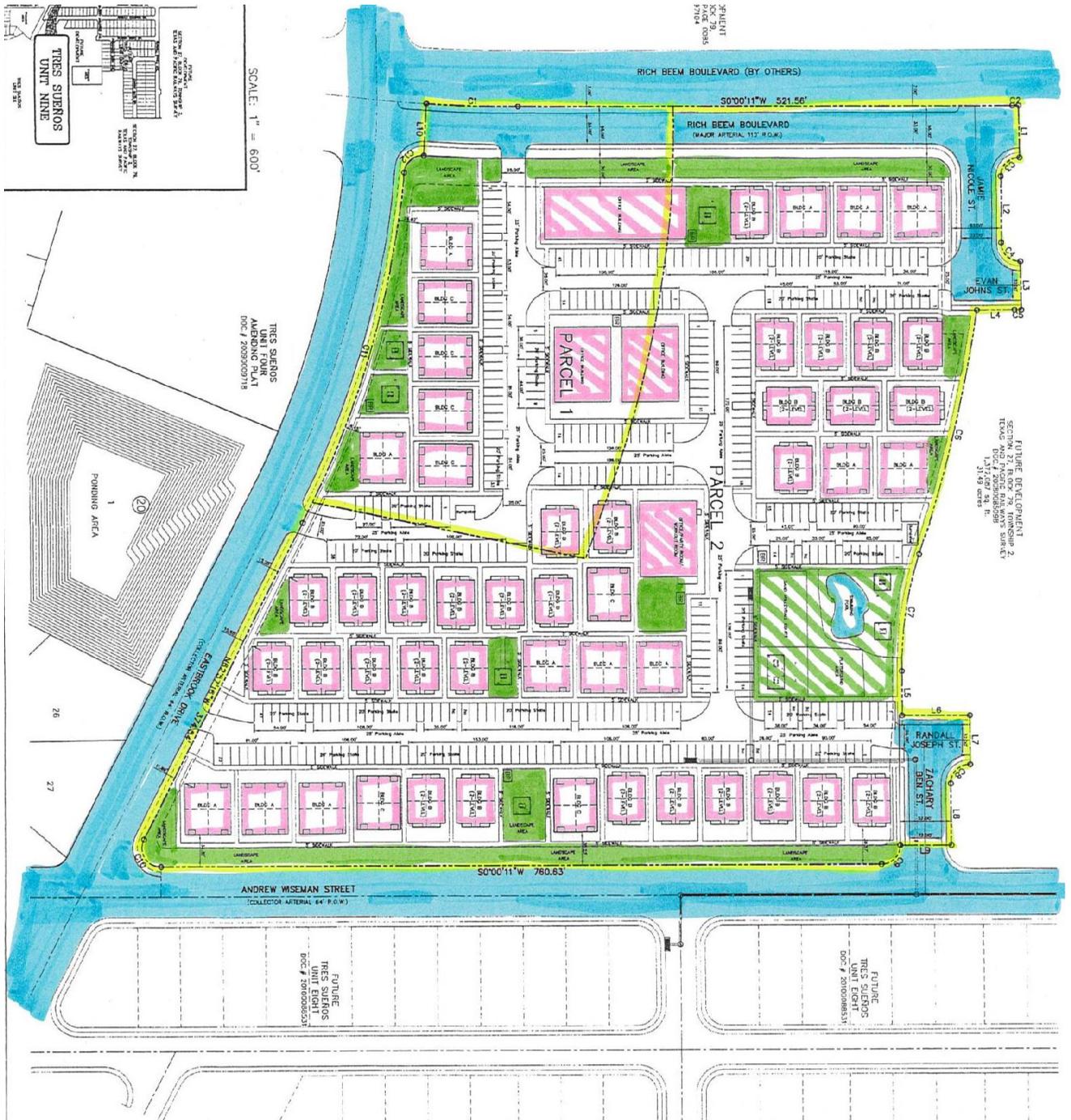


ATTACHMENT 2: AERIAL MAP

PZCR12-00004



ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: ORDINANCE NO. 016385

ORDINANCE NO. 016385

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS: PARCEL 1: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL); PARCEL 2: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); PARCEL 3: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS; EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL); PARCEL 4: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 5: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO PR-1 (PLANNED RESIDENTIAL 1); PARCEL 6: A PORTION OF TRACT 1B, SECTION 26, A PORTION OF TRACT 11C2, SECTION 34, A PORTION OF TRACT 4, SECTION 35, AND A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. 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 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys; 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-4 (Commercial); and,

Doc#22424/Planning/ZON06-00049

ORDINANCE NO. 016385

ZON06-00049

Parcel 2: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, 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 **R-F (Ranch and Farm)** to **C-3 (Commercial)**; and,

Parcel 3: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-2 (Commercial)**; and,

Parcel 4: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **C-2 (Commercial)**; and,

Further, that the property described as Parcel 4, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

Parcel 5: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-F (Ranch and Farm)** to **PR-I (Planned Residential I)**; and,

Parcel 6: A portion of Tract 1B, Section 26, a portion of Tract 11C2, Section 34, a portion of Tract 4, Section 35, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, from **R-F (Ranch and Farm)** to **C-4 (Commercial)**; and,

Further, that the property described as Parcel 6, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the

Doc#22424/Planning/ZON06-00049

2

ORDINANCE NO. 016385

ZON06-00049

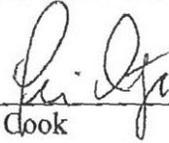
change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

PASSED AND APPROVED this 27th day of June, 2006.

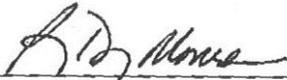
THE CITY OF EL PASO



MAYOR PRO-TEM

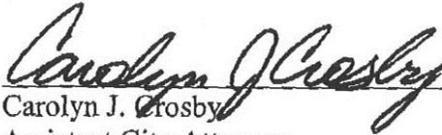
John F. Cook
Mayor

ATTEST:



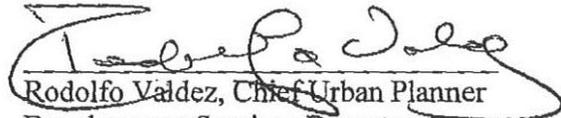
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department