

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Consent Agenda: June 29, 2010

**CONTACT PERSON/PHONE:** Tony De La Cruz, (915) 541-4329, delacruzja@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

A resolution approving a detailed site development plan, for Parcel 1: Lots 11 to 14, Block 5, Golden Hill Addition, and Parcel 2: Lots 15 to 17, Block 5, Golden Hill Addition, City of El Paso, El Paso County, Texas, pursuant to conditions imposed by ordinance No. 007973. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1725 Arizona Avenue. Applicant: City of El Paso. ZON10-00027 (District 8)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
Historic Landmark Commission (HLC) – Approval Recommendation (6-0)  
City Plan Commission (CPC) – Approval Recommendation (7-0)

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

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

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

**DEPARTMENT HEAD:** Mathew S. McElroy \_\_\_\_\_  
Deputy Director-Planning, Development Services Department

\*\*\*\*\*

**APPROVED FOR AGENDA:**

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

**RESOLUTION**

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN, FOR PARCEL 1: LOTS 11 TO 14, BLOCK 5, GOLDEN HILL ADDITION, AND PARCEL 2: LOTS 15 TO 17, BLOCK 5, GOLDEN HILL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO CONDITIONS IMPOSED BY ORDINANCE NO. 007973. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, The City of El Paso, (the "Applicant") in his legal capacity for City of El Paso, has applied for approval of a detailed site development plan pursuant to a zoning condition, which requires City Plan Commission and City Council approval, to permit the construction and development of a medical office building; and**

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

**WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and**

**WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;**

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

**1. Pursuant to requirements imposed by a zoning condition, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit a medical/professional office located in Parcel 1: A-O/H/sc (Apartment Office/Historic/special contract) and Parcel 2: A-O/sc (Apartment Office/special contract) District:**

*Parcel 1: Lots 11 to 14, Block 5, Golden Hill Addition, City of El Paso, El Paso County, Texas, and  
Parcel 2: Lots 15 to 17, Block 5, Golden Hill Addition, City of El Paso, El Paso County, Texas.*

A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the A-O/H/sc (Apartment Office/Historic/special contract) and A-O/sc (Apartment Office/special contract) District regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

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

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

(Agreement on following page)

**DEVELOPMENT AGREEMENT**

By execution hereof, I, **Sam Rodriguez** in my legal capacity for **The City of El Paso**, (“Applicant”), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the **A-O/H/sc (Apartment Office/Historic/special contract)** and **A-O/sc (Apartment Office/special contract)** District located within the City of El Paso.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**CITY OF EL PASO:**

By: \_\_\_\_\_  
Sam Rodriguez

**ACKNOWLEDGMENT**

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

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_ in his legal capacity on behalf of **City of El Paso**, as Applicant.

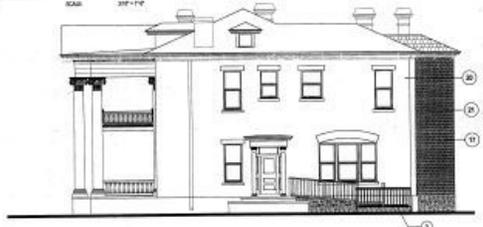
\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:  
\_\_\_\_\_

# AB FALL MANSION SITE IMPROVEMENTS



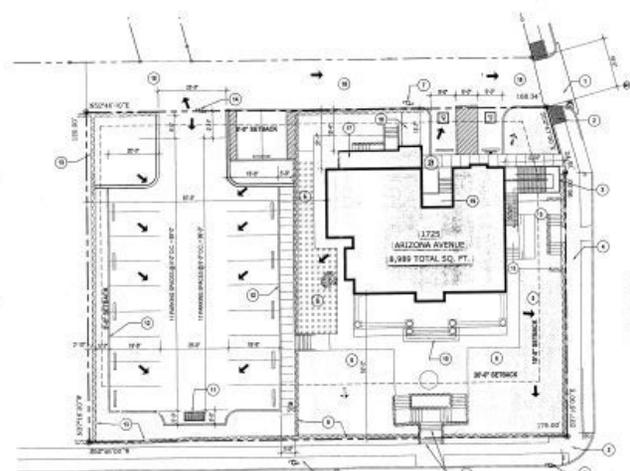
FRONT SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



SIDE EAST ELEVATION  
SCALE: 3/8" = 1'-0"



SIDE WEST ELEVATION  
SCALE: 3/8" = 1'-0"



## SITE PLAN

**LEGAL DESCRIPTION:**  
LOTS 11 THROUGH 17, BLOCK 5  
GOLDEN HILL ADDITION  
CITY OF EL PASO, TEXAS

**ZONING:**  
A-D

**PARKING:**  
MEDICAL / PROFESSIONAL OFFICES  
1 PER 200 SQ. FT.

**FIRST LEVEL:**  
3,532 NET SQ. FT. / 200 = 17 SPACES

**TWO LEVELS:**  
3,456 NET SQ. FT. / 200 = 17 SPACES

**STORAGE:**  
2,000 NET SQ. FT. = 9

**PARKING REQUIRED = 33**  
**NO REQUIRED = 1**  
**NO PARKING PROVIDED = 2**  
**TOTAL PARKING PROVIDED = 32**

1725 ARIZONA AVENUE



REAR NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



### KEYED LEGEND

- 1 EXISTING CONCRETE DRIVEWAY
- 2 NEW CURB RAMP
- 3 NEW RAMP TO COMPLY WITH ADA STANDARDS
- 4 EXISTING SIDEWALK TO REMAIN
- 5 EXISTING TREE TO REMAIN
- 6 LANDSCAPE AREA
- 7 EXISTING POWER POLE TO REMAIN
- 8 EXISTING ROOMWALL TO REMAIN
- 9 PROPOSED GARDEN AREA FOR BIENNE
- 10 EXISTING CONCRETE STEPS TO REMAIN
- 11 PROPOSED WALK
- 12 NEW CONCRETE CURB
- 13 EXISTING ROOMWALL TO BE REMOVED
- 14 EXISTING POWER POLE TO BE RE-LOCATED
- 15 EXISTING PORCH TO REMAIN
- 16 NEW SIDE WALK
- 17 PROPOSED LANDSCAPE PORCH TO BE CONSTRUCTED WITH SAME MATERIAL AS EXISTING ALLOG.
- 18 EXISTING ALLEY TO BE RE-PAVED
- 19 NEW CONCRETE STAIR
- 20 EXTERIOR TO BE RE-POINTED
- 21 PROPOSED ELEVATOR

**LANDSCAPE CALCULATIONS**

NEW BIENNE 200'	100 FT. x 70 FT. x 200' = 140,000 SQ. FT.	
TOTAL BIENNE	140,000 SQ. FT.	
TOTAL BIENNE PROVIDED	170,000 SQ. FT.	REQUIRE
CITY OF GARDEN (BIENNE)	1	
CITY OF BIENNE (BIENNE)	1	
CITY OF BIENNE (BIENNE)	1	
CITY OF BIENNE (BIENNE)	1	

**LANDSCAPE CALCULATIONS**

BIENNE 200'	100 FT. x 70 FT. x 200' = 140,000 SQ. FT.	
TOTAL BIENNE PROVIDED	140,000 SQ. FT.	REQUIRE
PLANT QUANTITIES		
CITY OF BIENNE (BIENNE)	1	
CITY OF BIENNE (BIENNE)	1	
CITY OF BIENNE (BIENNE)	1	



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** June 16, 2010

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

**FROM:** Tony De La Cruz, Planner

**SUBJECT:** ZON10-00027

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The City Plan Commission (CPC), on May 20, 2010 voted 7-0 to recommend **APPROVAL** of the detailed site development plan for the subject property, in agreement with recommendation from the HLC, DCC and staff.

The properties were rezoned on February 21, 1984 from R-5 (Residential) to A-O/sc (Apartment-Office/special conditions). As part of the rezoning, conditions were imposed requiring that a detailed site development plan review be approved by City Council, restricting access to on-site parking via the alley located at the rear of the property, and paving of the alley to city standards as per the attached copy of Ordinance No. 7973.

The CPC found that the detailed site development plan is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Central Planning Area. The CPC also determined that the detailed site development plan protects residential areas from incompatible land uses and encroachments which may have a negative impact on the residential living environment; and the detailed site development plan will preserve, protect and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

**Attachments:** Staff Report



## City of El Paso – Staff Report

**Case No:** ZON10-00027  
**Application Type** Detailed Site Development Plan Review  
**CPC Hearing Date** May 20, 2010  
**Staff Planner** Tony De La Cruz, 915-541-4329, [delacruzja@elpasotexas.gov](mailto:delacruzja@elpasotexas.gov)

**Location** Parcel 1: 1725 Arizona Avenue  
Parcel 2: 1725 Arizona Avenue

**Legal Description** Parcel 1: Lots 11 to 14, Block 5, Golden Hill Addition, City of El Paso, El Paso County, Texas  
Parcel 2: Lots 15 to 17, Block 5, Golden Hill Addition, City of El Paso, El Paso County, Texas

**Acreage** Parcel 1: 0.2729 acres  
Parcel 2: 0.2066 acres  
Total acreage: 0.4795 acres

**Rep District** 8

**Existing Use** Parcel 1: Vacant Residence  
Parcel 2: Vacant

**Existing Zoning** Parcel 1: A-O/H/sc (Apartment Office/Historic/special contract)  
Parcel 2: A-O/sc (Apartment Office/special contract)

**Request** Detailed Site Plan Review per Ordinance #007973

**Property Owner** City of El Paso  
**Applicant** City of El Paso  
**Representative** Sam Rodriquez

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

**North:** R-5 (Residential)/Residence  
**South:** R-5 (Residential)/Residence  
**East:** R-5 (Residential)/Residence  
**West:** R-5 (Residential)/Residence

**THE PLAN FOR EL PASO DESIGNATION:** Commercial (Central Planning Area)

**Nearest Park:** Murchison Park (2300 Ft.)

**Nearest School:** Wiggs Middle School (1750 Ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

Central El Paso Community Organization  
Golden Hills Neighborhood Association

### **NEIGHBORHOOD INPUT**

Detailed Site Development Plans do not require public notification.

### **APPLICATION DESCRIPTION**

The request is for detailed site development plan review required by Ordinance No. 007973. The site plan proposes the rehabilitation of an existing two-story 8,989 sq. ft. residential building which will be used as medical/professional office space. The project proposes 22 parking spaces with primary access via an alley located at the rear of the property.

### **CASE HISTORY**

The properties were rezoned on February 21, 1984 from R-5 (Residential) to A-O/sc (Apartment-Office/special conditions). As part of the rezoning, conditions were imposed requiring detailed site development plan review, restricting access to on-site parking, and paving of the alley to city standards as per the attached copy of Ordinance No. 7973.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

On May 5, 2010 the Development Coordinating Committee recommended **APPROVAL** of the detailed site development plan.

### **HISTORIC LANDMARK COMMISSION RECOMMENDATION**

On May 3, 2010 the HLC recommended **approval** of the detailed site development plan with the conditions that the proposed finished brick veneer for the additions be approved by the Commission at a future meeting and that a rock veneer be applied to the elevations of the ADA accessible ramp .

### **DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the detailed site development plan.

### **The Plan for El Paso-City-Wide Land Use Goals**

All applications for 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: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

The purpose of A-O (Apartment-Office) districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

### **Development Services Department – BP&I**

Plan Review has no objections to the Detailed Site Plan Review as presented.

### **Development Services Department – Landscaping**

Landscape Review has no objections

### **Development Services Department – Land Development**

1. Comments: None
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.
3. Grading plan and permit shall be required.
4. Storm Water Pollution Prevention Plan and/or permit required.
5. Drainage plans must be approved by the Development Services Department, Engineering Section.
6. Coordination with TXDOT.
7. The proposed subdivision shall be subject to on-site ponding to retain its own run-off in compliance with the master drainage plan for the area.

8. This Subdivision is within Flood Zone C – Areas of minimal flooding, Panel 480214 0039B, dated October 15, 2006.

**• These requirements will be applied at the time of development.**

**Engineering Department - Traffic Division**

Traffic Division has no objections to the request.

**El Paso Police Department**

No objections to request.

**Street Department**

Recommends approval of the request but did provide the following comments;

1. ADA /TAS accessible curb ramps are provided at the corner of Cliff and Arizona.
2. 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.

**EPWU Comments**

EPWU does not object to this request but did provide the following comments;

**Water:**

1. There is existing 6-inch diameter water main along Arizona Avenue that is available for service, the water main is located approximately 21-ft south from the southern property line.
2. There is an existing 6-inch diameter water main along Cliff Drive that is available for service, the water main is located approximately 18-ft east from the eastern property line.

**Sewer:**

4. There is an existing 8-inch diameter sanitary sewer main that extends along Arizona Avenue that is available for service; the sewer main is approximately 41-ft south from the southern property line. Said main ends approximately 329 ft east from the intersection of Dallas Street and Arizona Avenue.
5. There is an existing 8-inch diameter sanitary sewer main that extends along the Alley north of Arizona Avenue that is available for service. Said main ends approximately 51-ft west from the northeast subject property line.

**General:**

6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and offsite extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **CITY PLAN COMMISSION OPTIONS**

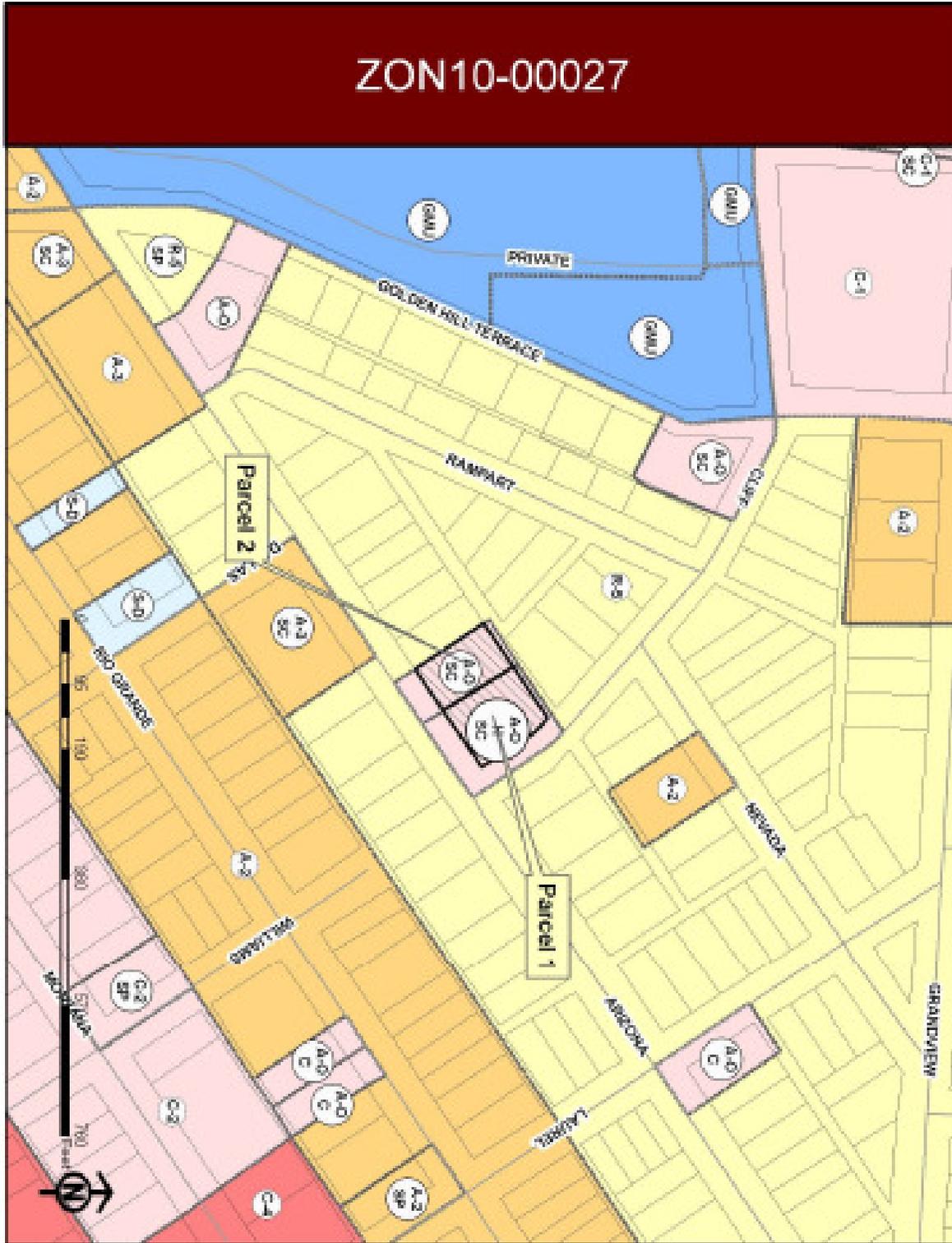
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site plan application:

1. Recommend approval of the application finding that the 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 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 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. Detailed Site Plan
4. Enlarged Site Plan
5. Ordinance No. 7973

**ATTACHMENT 1: ZONING MAP**

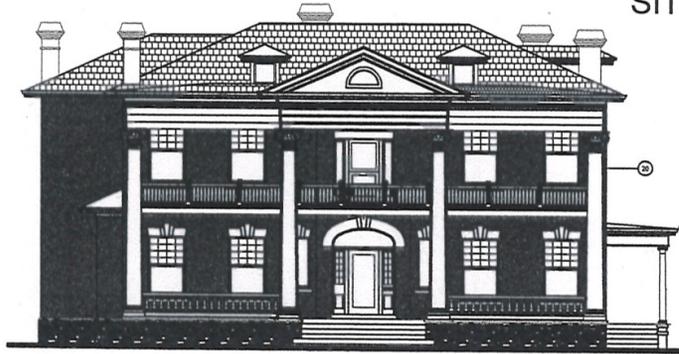


ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

## AB FALL MANSION SITE IMPROVEMENTS



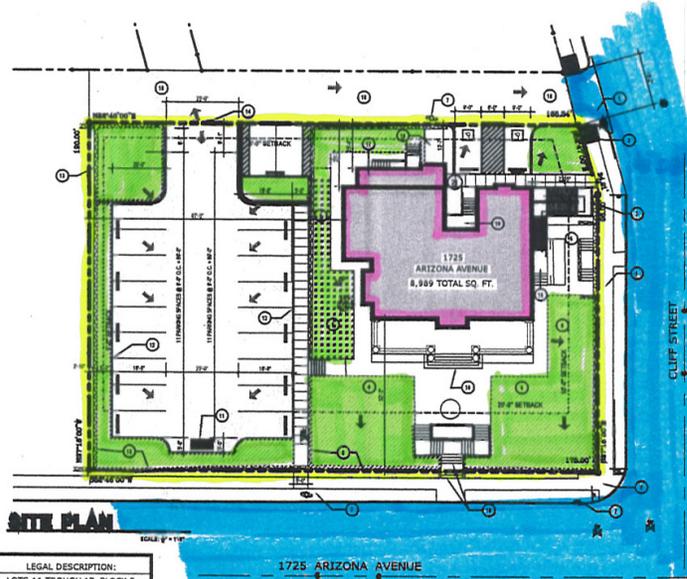
1 FRONT SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



2 SIDE EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 SIDE WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 SITE PLAN  
SCALE: 1/4" = 1'-0"

<b>LEGAL DESCRIPTION:</b>	
LOTS 11 THROUGH 17, BLOCK 5 GOLDEN HILL ADDITION CITY OF EL PASO, TEXAS	
<b>ZONING:</b>	
A-0	
<b>PARKING:</b>	
MEDICAL, PROFESSIONAL OFFICES 1 PER 200 SQ. FT.	
<b>FIRST LEVEL:</b>	
2,132 NET SQ. FT. / 200 = 11 SPACES	
<b>TWO LEVEL:</b>	
1,979 NET SQ. FT. / 200 = 10 SPACES	
<b>STORAGE:</b>	
2,132 NET SQ. FT. = 0	
PARKING REQUIRED	= 21
HC REQUIRED	= 1
HC PARKING PROVIDED	= 2
<b>TOTAL PARKING PROVIDED</b>	<b>= 22</b>

<b>GRAPHIC LEGEND</b>	
	SLOPE OF PROPOSED GRADE
	GARDEN AREA
	LANDSCAPE AREA



4 REAR NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**KEYED LEGEND**

- 1 EXISTING CONCRETE DRIVEWAY.
- 2 NEW CURB RAMP.
- 3 NEW RAMP TO COMPLY WITH ADA STANDARDS.
- 4 EXISTING SIDEWALK TO REMAIN.
- 5 EXISTING TREE TO REMAIN.
- 6 LANDSCAPE AREA.
- 7 EXISTING POWER POLE TO REMAIN.
- 8 EXISTING ROCKWALL TO REMAIN.
- 9 PROPOSED GARDEN AREA FOR REMAIN.
- 10 EXISTING CONCRETE STEPS TO REMAIN.
- 11 PROPOSED INLET.
- 12 NEW CONCRETE CURB.
- 13 EXISTING ROCKWALL TO BE REBUILT.
- 14 EXISTING POWER POLE TO BE RELOCATED.
- 15 EXISTING PORCH TO REMAIN.
- 16 NEW BIKE RACK'S.
- 17 PROPOSED ENCLOSE PORCH TO BE CONSTRUCTED WITH SAME MATERIAL AS EXISTING BLOCK.
- 18 EXISTING ALLEY TO BE REPAVED.
- 19 NEW CONCRETE STAIR.
- 20 EXTERIOR TO BE RESTORED.
- 21 PROPOSED ELEVATOR.

**LANDSCAPE CALCULATIONS**

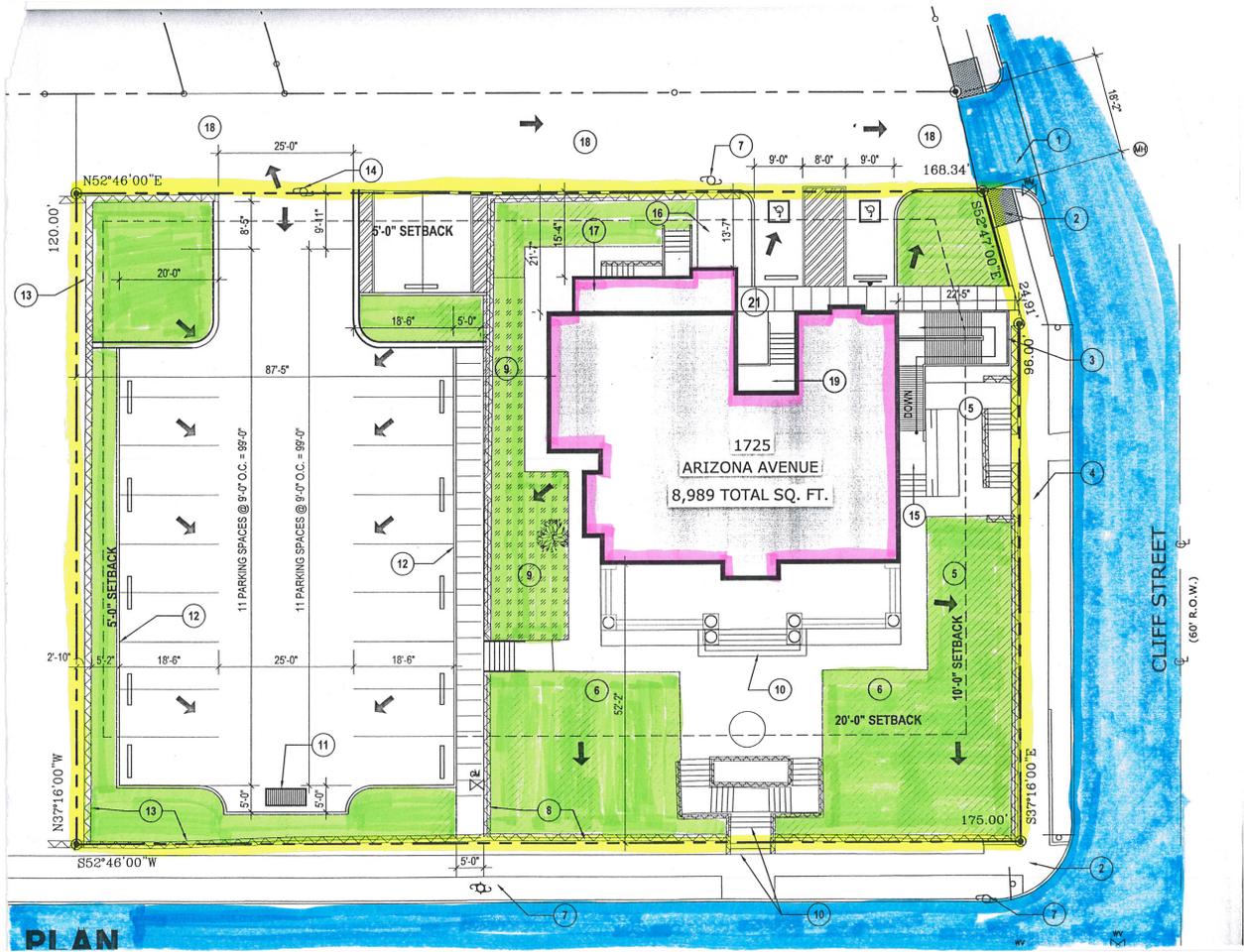
<b>NEW BUILDING SITE</b>	
1325 SQ. FT. x .19 FT. = 252 SQ. FT.	REQUIRED
<b>TOTAL REQUIRED</b>	<b>= 252 SQ. FT.</b>
<b>TOTAL NEW PROVIDED</b>	<b>= 1739 SQ. FT.</b>
<b>PLANT QUANTITIES</b>	
CITY OF CANOPY TREES (2)	2
CITY OF PRODRIVE TREES (1)	1
CITY OF PRODUCT TREES (1)	1
CITY OF 1 GAL. SHRUBS	20
CITY OF 1 GAL. GROUND COVER	10

**LANDSCAPE CALCULATIONS**

<b>BUILDING ADDITION</b>	
150 SQ. FT. x .015 = 2.25 SQ. FT.	REQUIRED
<b>TOTAL REQUIRED</b>	<b>= 2.25 SQ. FT.</b>
<b>TOTAL NEW PROVIDED</b>	<b>= 8.25 SQ. FT.</b>
<b>WALKWAY CALCULATIONS</b>	
CITY OF PRODUCT TREES (1)	1
CITY OF 1 GAL. SHRUBS	20
CITY OF 1 GAL. GROUND COVER	10



**ATTACHMENT 4: ENLARGED SITE PLAN**



**ATTACHMENT 5: ORDINANCE NO. 7973**

7973

AN ORDINANCE CHANGING THE ZONING OF  
LOTS 11 - 17 (INCLUSIVE), BLOCK 5,  
GOLDEN HILL ADDITION,  
THE PENALTY BEING AS PROVIDED  
IN SECTION 25-96 OF THE EL PASO  
CITY CODE

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

That the zoning of Lots 11 - 17 (inclusive), Block 5, Golden Hill  
Addition, be changed to A-O (Apartment/Office) District within the  
meaning of the zoning ordinance and the zoning map of the City be  
revised accordingly.

PASSED AND APPROVED this 21<sup>st</sup> day of February,  
1984.

Jack W. Ryan  
Mayor

ATTEST:

W. Riegs  
City Clerk

APPROVED AS TO FORM:

Christina Cullen-Garney  
Assistant City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: C.O.  
3-8-84 COUNTER  
3-8-84 ORIGINAL  
3-8-84 Eds. Inspection  
3-8-84 CONTROL R. Gonzalez

APPROVED AS TO CONTENT:

Raul Gonzalez  
Planning, Research and  
Development

I certify that the zoning map has been revised to  
reflect the amendment of ordinance # 7973  
By R. Gonzalez Date 3-8-84

83-4915  
FEB 22 1984  
DEPARTMENT  
OF PLANNING

7973  
Contract (2-21-84)

CONTRACT

THIS CONTRACT, made this 21<sup>st</sup> day of February, 1984, by and between JOSEPH SIB ABRAHAM, JR., First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning Lots 11 - 17 (inclusive), Block 5, Golden Hill Addition, City and County of El Paso, Texas. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned to A-O (Apartment/Office) District within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. A detailed site development plan must be reviewed by the Commission and approved by the City Council prior to the issuance of any building permits.
2. Access to the off-street parking area will be restricted to Cliff Street by way of the alley at the rear of the property.
3. The alley at the rear of the property must be paved to the satisfaction of the City Engineer prior to the property being used for offices.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

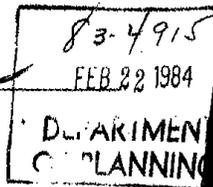
WITNESS THE FOLLOWING SIGNATURES AND SEAL.

JOSEPH SIB ABRAHAM, JR.  
First Party

*Joseph Sib Abraham Jr*

THE CITY OF EL PASO  
Second Party

By *[Signature]*  
Mayor



ATTEST:

*[Signature]*  
City Clerk

*[Signature]* 7973  
(2/21/84)

APPROVED AS TO CONTENT:

Roy Silyard  
Planning, Research and  
Development

APPROVED AS TO FORM:

Concessa Cullen-Cranney  
Assistant City Attorney

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 21<sup>st</sup> day  
of February, 1984, by JOSEPH SIB ABRANAM, JR.

Merrill J. Lawrence  
Notary Public, State of Texas

My Commission Expires:

7/19/85

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 21<sup>st</sup> day  
of FEBRUARY, 1984, by JONATHAN W. ROGERS, as Mayor  
of the City of El Paso.

Billie Jean Brancham  
Notary Public, State of Texas

My Commission Expires:

6/30/84

83-4915  
FEB 22 1984  
DEPARTMENT  
OF PLANNING

RESOLUTION

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

That the Mayor be authorized to sign a contract with JOSEPH SIB ABRAHAM, JR. placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 7923.

ADOPTED this 21<sup>st</sup> day of February, 1984.

[Signature]  
Mayor

ATTEST:

[Signature]  
City Clerk

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

83-4915  
FEB 22 1984  
DEPARTMENT  
OF PLANNING