

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

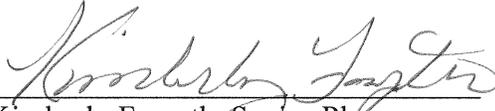
ATTEST:

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.

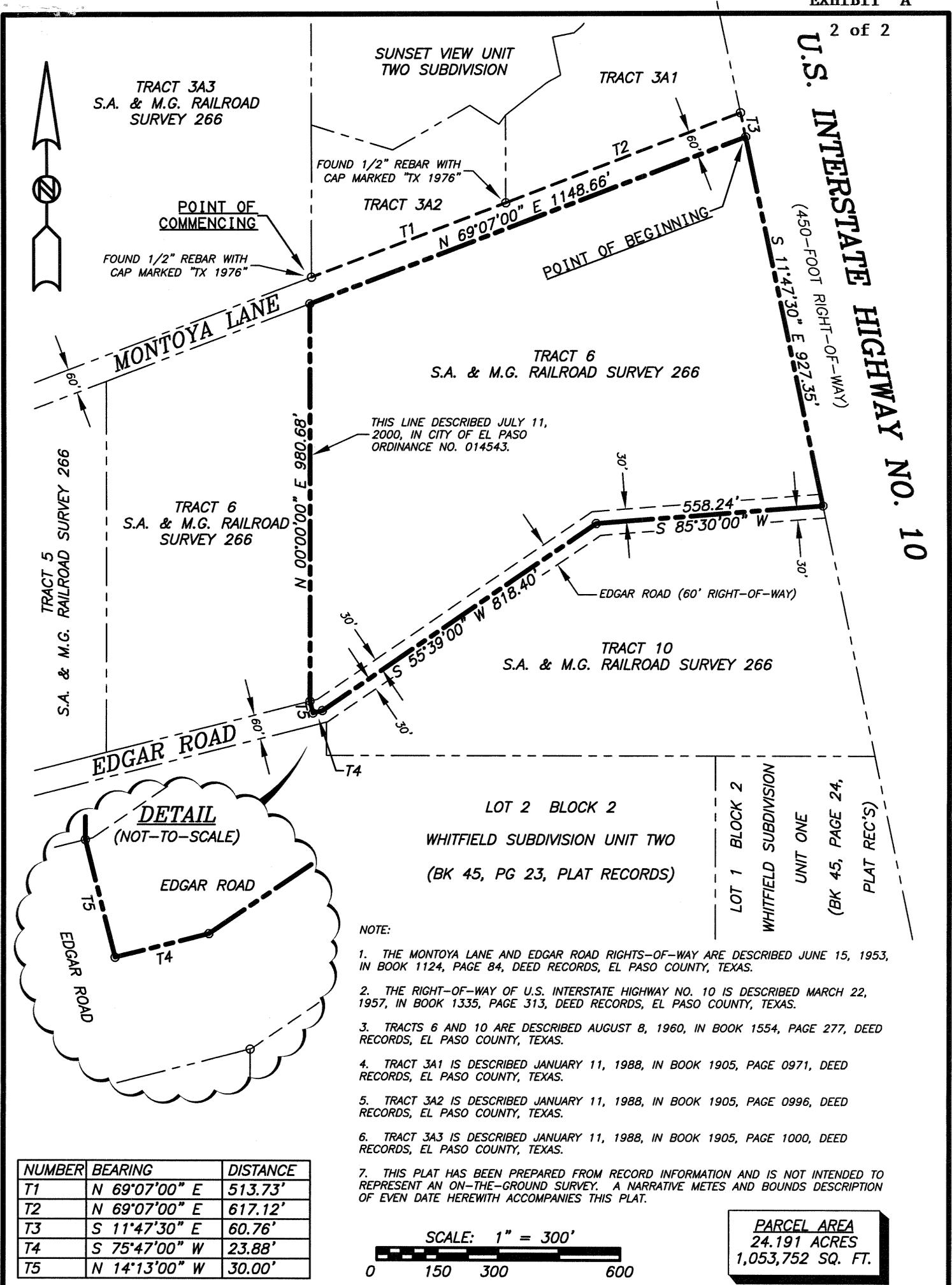
NOTE: THIS DESCRIPTION HAS BEEN PREPARED FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

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



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

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.

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

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;

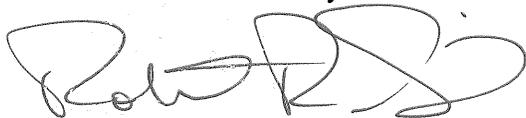
THENCE, North 55°39'00" East, along said centerline, a distance of 815.28 feet;

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.

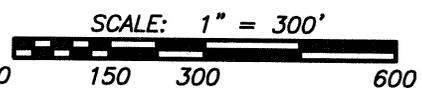
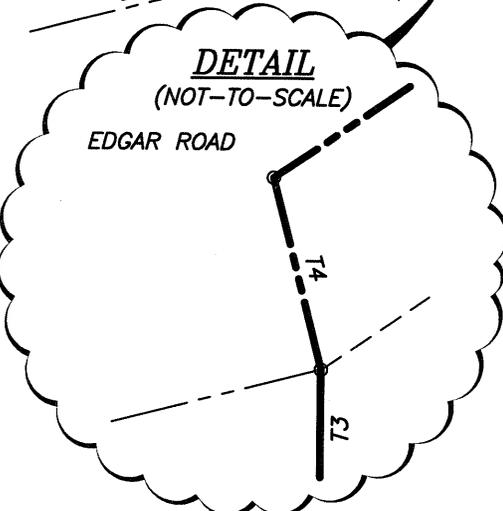
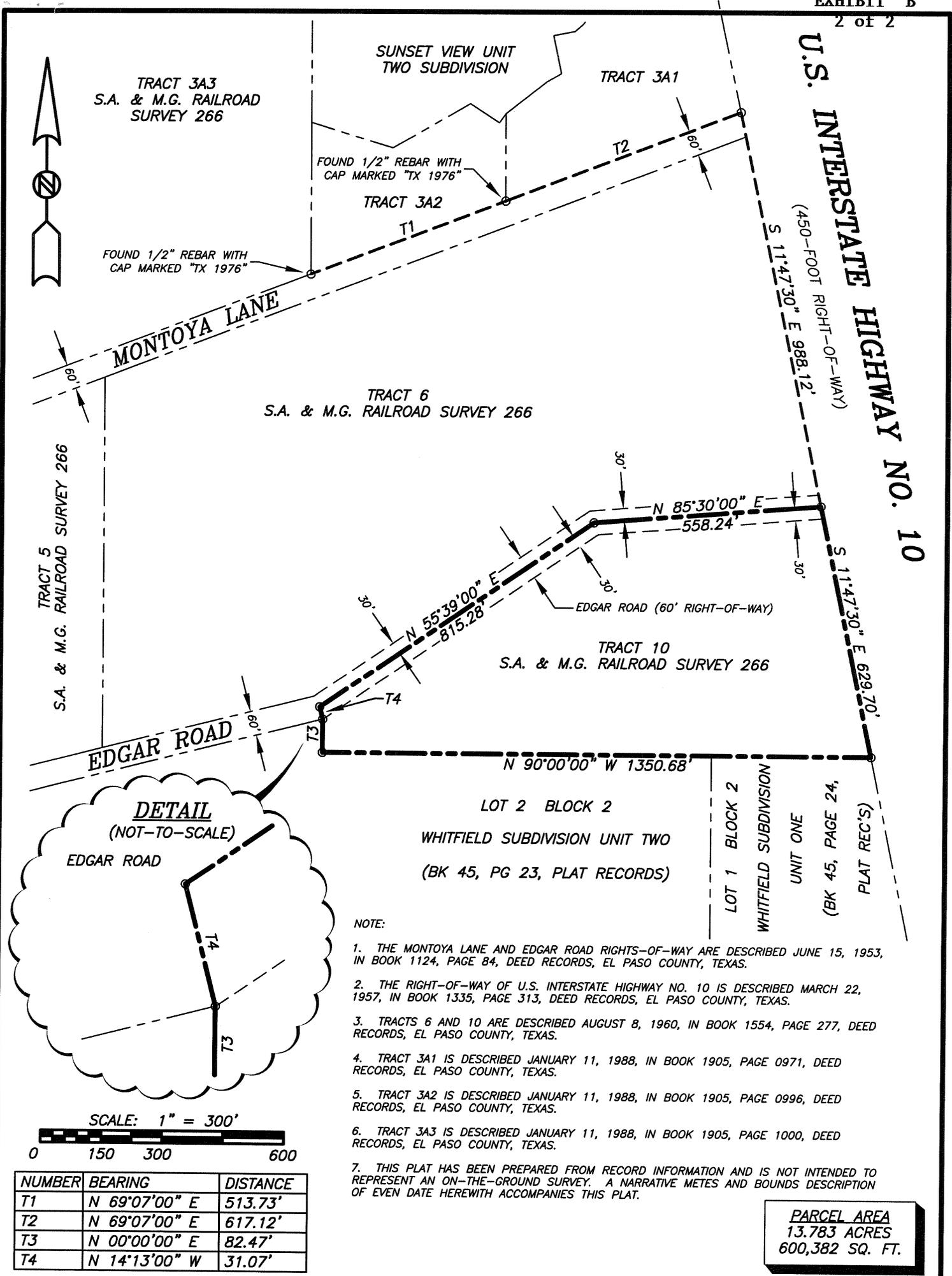
NOTE: THIS DESCRIPTION HAS BEEN PREPARED FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

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



NUMBER	BEARING	DISTANCE
T1	N 69°07'00" E	513.73'
T2	N 69°07'00" E	617.12'
T3	N 00°00'00" E	82.47'
T4	N 14°13'00" W	31.07'

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



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**

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

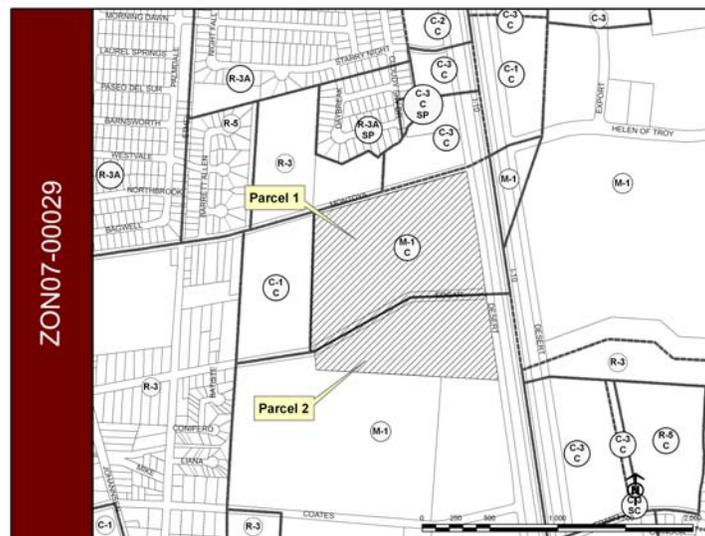
Proposed Zoning: Parcel 1: C-3/c (Commercial/condition)
Parcel 1: C-3 (Commercial)

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.

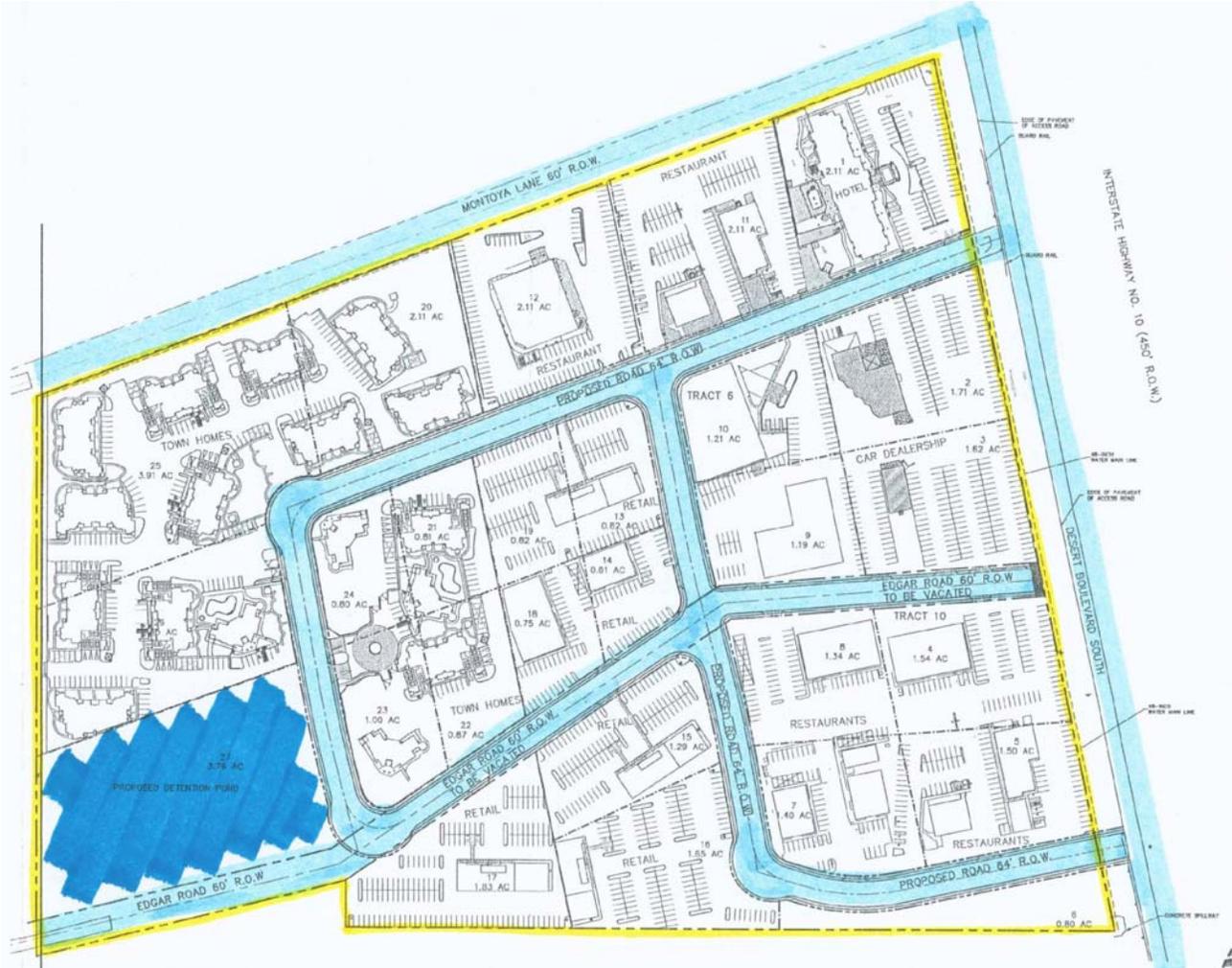
List of Attachments

Attachment 1: Conceptual Site Plan

Attachment 2: Application



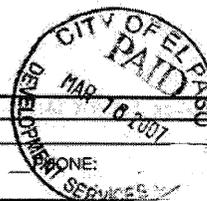
Attachment 2: Conceptual Site Plan



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: _____ ZIP CODE: _____ PHONE: _____
 APPLICANT(S): ALFRED FERNANDEZ
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 REPRESENTATIVE(S): ROBERT GONZALES (QUANTUM ENGINEERING CONSULTANTS, INC.)
 ADDRESS: _____ PHONE: _____
 E-MAIL ADDRESS: _____ FAX: 915-532-7373

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: (X266-999-500A-4100)(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 REPREP DISTRICT: 4
 ACREAGE: 37.974 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.)

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, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 5/3/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: Edgar Hernandez FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126



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

1. CONTACT INFORMATION

PROPERTY OWNER(S): PRIME DESERT PROPERTIES, LLC
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 APPLICANT(S): ALFRED FERNANDEZ
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 REPRESENTATIVE(S): ROBERT A. GONZALES (QUANTUM ENGINEERING CONSULTANTS, INC.)
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: QUANTUM_E@CENTX.COM FAX: 915-532-7373

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X266-999-500A-4700
 LEGAL DESCRIPTION: A PORTION OF TRACT C AND EDGAR ROAD RIGHT-OF-WAY SA. FMG. RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS
 STREET ADDRESS OR LOCATION: DESERT SOUTH BLVD 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 D AND EDGAR ROAD RIGHT-OF-WAY SA. FMG. RAILROAD COMPANY SURVEY 266, EL PASO, EL PASO COUNTY, TEXAS
 STREET ADDRESS OR LOCATION: DESERT SOUTH BLVD 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 DEALERSHIP, 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.

****OFFICE USE ONLY****

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

Revised 05/2004