

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: August 14, 2007
Public Hearing: September 4, 2007

CONTACT PERSON/PHONE: Melissa Granado, 541-4730

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of the following real property described as: Parcel 1: A portion of Section 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-2 (Commercial); Parcel 2: A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-2 (Commercial); Parcel 3: A portion of Sections 10, 11 and 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to R-5 (Residential); Parcel 4: A portion of Section 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to A-2 (Apartment); Parcel 5: A portion of Sections 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-2 (Commercial) ; Parcel 6: A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-2 (Commercial); and, Parcel 7: A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to A-2 (Apartment) and imposing conditions. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: South of Stan Robert Sr. Avenue and West of Dyer Street. Applicants: Ranchos Real IV, LTD and Direct Home Sales, Inc. ZON07-00003 (District 4)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) –Approval Recommendation (8-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

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

PARCEL 1: A PORTION OF SECTION 15, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL);

PARCEL 2: A PORTION OF SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL);

PARCEL 3: A PORTION OF SECTIONS 10, 11 AND 15, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL);

PARCEL 4: A PORTION OF SECTION 11, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT);

PARCEL 5: A PORTION OF SECTIONS 2 AND 11, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) ;

PARCEL 6: A PORTION OF SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL); AND,

PARCEL 7: A PORTION OF SECTION 10, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

Whereas, the Plan for El Paso provides for city wide land use goals and provides guidelines for commercial and office development which provides for a wide range of housing types to respond to the needs of all economic segments of the community; and,

Whereas, it is recommended, as a guideline, that residential zoning be a mixture of housing types and densities and the developer proposes such distribution; and,

Whereas, it is recommended, as a guideline, that interconnected networks of streets in residential zoning be designed to disperse and reduce the length of vehicle trips; and,

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CITY CLERK DEPT. 1

Whereas, it is also recommended that buildings in commercial zoning be oriented to the street and developer plans will include such orientation.

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 Section 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, 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 R-F (Ranch and Farm) to C-2 (Commercial);*

Parcel 2: *A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, 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 R-F (Ranch and Farm) to C-2 (Commercial);*

Parcel 3: *A portion of Sections 10, 11, and 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of 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 R-5 (Residential);*

Parcel 4: *A portion of Section 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of 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 A-2 (Apartment);*

Parcel 5: *A portion of Sections 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of 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 C-2 (Commercial);*

Parcel 6: *A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial); and,*

Parcel 7: *A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "G", incorporated by reference, be changed from R-F (Ranch and Farm) to A-2 (Apartment).*

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Further, that the following property be subject to the conditions described which 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 residents of this City:

Parcels 1, 2, 4, 5, 6, and 7: That parking, air conditioning units, trash containers, utility boxes, and service areas shall be located in the rear of buildings and be screened from view by fencing or landscaping; and,

Parcel 3: A 12' (twelve foot) wide landscape buffer to include a hike and bike trail be required along the proposed arterial running north and south.

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

Kimberly Forsyth, Senior Planner
Development Services Department

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CITY CLERK DEPT.



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA., DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

DATE: August 2, 2007

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

FROM: Melissa Granado, Planner

SUBJECT: **ZON07-00003**

The City Plan Commission (CPC), on July 12, 2007, voted **8-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to the following: Parcel 1 - C-2/c (Commercial/condition); Parcel 2 - C-2/c (Commercial/condition); Parcel 3 - R-5/c (Residential/condition); Parcel 4 - A-2/c (Apartment/condition); Parcel 5 - C-2/c (Commercial/condition); Parcel 6 - C-2/c (Commercial/condition); and Parcel 7 - A-2/c (Apartment/condition), concurring with Staff's recommendation.

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 were no letters of support or opposition to this request.

Attachment: Staff Report, Conceptual Site Plan, Application



ZON07-00003

Application Type: Rezoning

Property Owner(s): Ranchos Real IV, LTD., and Direct Home Sales, Inc.

Representative(s): Conde, Inc.

Legal Description: Parcel 1: A portion of Section 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 3: A portion of Sections 10, 11, and 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 4: A portion of Section 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 5: A portion of Sections 2, and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 6: A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 7: A portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Location: South of Stan Roberts Sr. Avenue and West of Dyer Street

Representative District: 4

Area: Parcel 1: 4.81 acres
Parcel 2: 5.43 acres
Parcel 3: 670.02 acres
Parcel 4: 4.88 acres
Parcel 5: 4.88 acres
Parcel 6: 4.69 acres
Parcel 7: 49.67 acres

Present Zoning: R-F (Ranch and Farm)

Present Use: Vacant

Proposed Zoning: Parcel 1: C-2 (Commercial)
Parcel 2: C-2 (Commercial)
Parcel 3: R-5 (Residential)
Parcel 4: A-2 (Apartment)
Parcel 5: C-2 (Commercial)

Parcel 6: C-2 (Commercial)
Parcel 7: A-2 (Apartment)

Recognized Neighborhood

Associations Contacted:

Public Response:

Surrounding Land Uses:

Year 2025 Designation:

Northeast Civic Association, Northeast Healthy Communities
None

North: R-F, Q, Vacant, Quarry **South:** R-F, C-4/sc, C-4,
Residential, Vacant, Vacant **East:** City Limits, **West:** R-F /
Vacant

Residential, Commercial, Parks and Open Space (Northeast
Planning Area)



General Information:

The applicant requests a rezoning from R-F (Ranch and Farm) to the following: Parcel 1: C-2 (Commercial); Parcel 2: C-2 (Commercial); Parcel 3: R-5 (Residential); Parcel 4: A-2 (Apartment); Parcel 5: C-2 (Commercial); Parcel 6: C-2 (Commercial); and Parcel 7: A-2 (Apartment). The conceptual site plan proposes approximately 670 acres of mixed residential development, approximately 55 acres of multi-family development, and approximately 20 acres of commercial development. Access is proposed via Dyer Street, Patriot Freeway, and Stan Roberts Sr. Avenue. There are no zoning conditions on this property. The conceptual site plan is not binding.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this rezoning request with the following conditions:

Parcel 3 (proposed R-5 [Residential] zoning):

- That a mixture of housing types and densities be distributed throughout the development;
- That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips;
- A 12' (twelve foot) wide landscape buffer to include a hike and bike trail shall be required along the proposed arterial running north and south;

Parcels 4 and 7 (proposed A-2 [Apartment] zoning):

- That parking, air conditioning units, trash containers, utility boxes, and service areas shall be located in the rear of buildings and be screened from view by fencing or landscaping.

Parcel 1, 2, 5, and 6 (proposed C-2 [Commercial] zoning):

- That parking, air conditioning units, trash containers, utility boxes, and service areas shall be located in the rear of buildings and be screened from view by fencing or landscaping.
- That exterior lighting shall match building type and scale;
- That buildings shall relate to and be oriented toward the street.

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 and office development which best serves community needs and which complements and serves all other land uses” and “provide a wide range of housing types that respond to the needs of all economic segments of the community.”
- **The Year 2025 Projected General Land Use Map** for the Northeast Planning Area designates this property for **Residential, Commercial, Parks and Open Space** land uses.
- **C-2 (Commercial) zoning** permits commercial development and **is compatible** with surrounding uses.

- **R-5 (Residential) zoning** permits mixed residential development and **is compatible** with surrounding uses.
- **A-2 (Apartment) zoning** permits multi-family development and **is compatible** with surrounding uses.

Findings:

The Commission must determine the following:

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

Development Services - Building Permits and Inspections Division:

Zoning: Administrative decision based on city's Year 2025 Designation Master Plan.

Landscaping: No comments received.

Development Services - Planning Division:

Current Planning: Recommends approval. The proposed rezoning is compatible with the projected land use for this area and incorporates neighborhood commercial uses to serve the area.

Land Development: No comments received.

Engineering Department, Traffic Division:

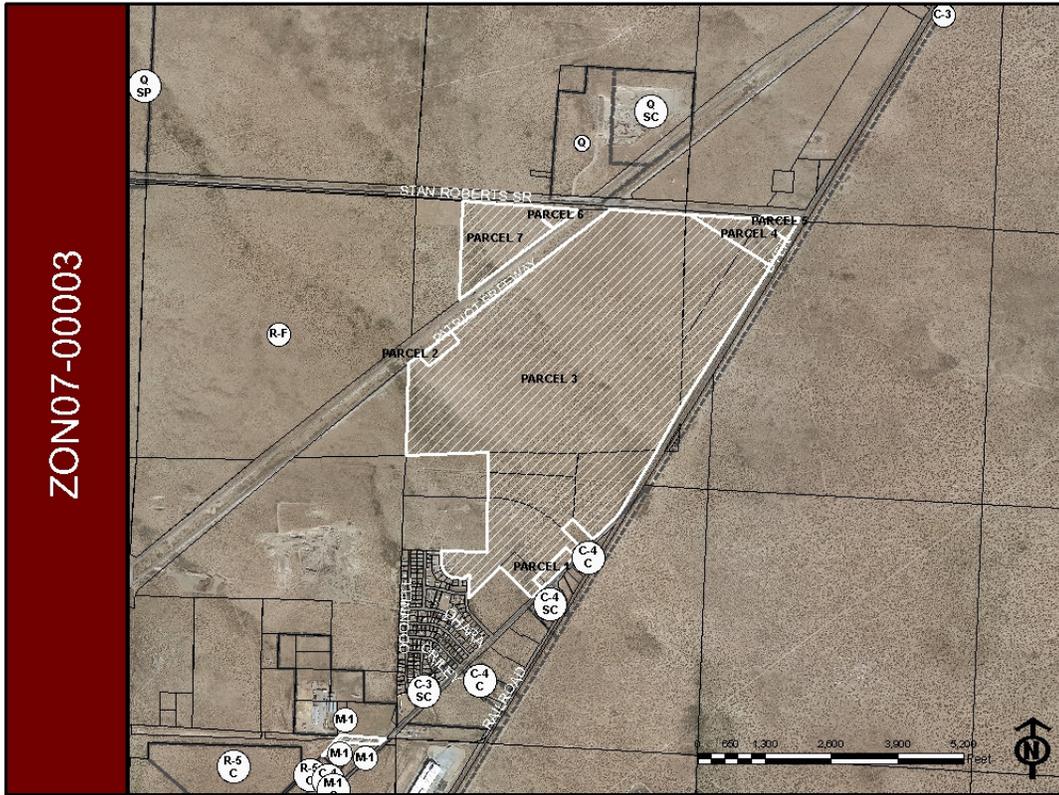
No major traffic issues with the proposed zoning.

Fire Department:

No comments received.

EI Paso Water Utilities:

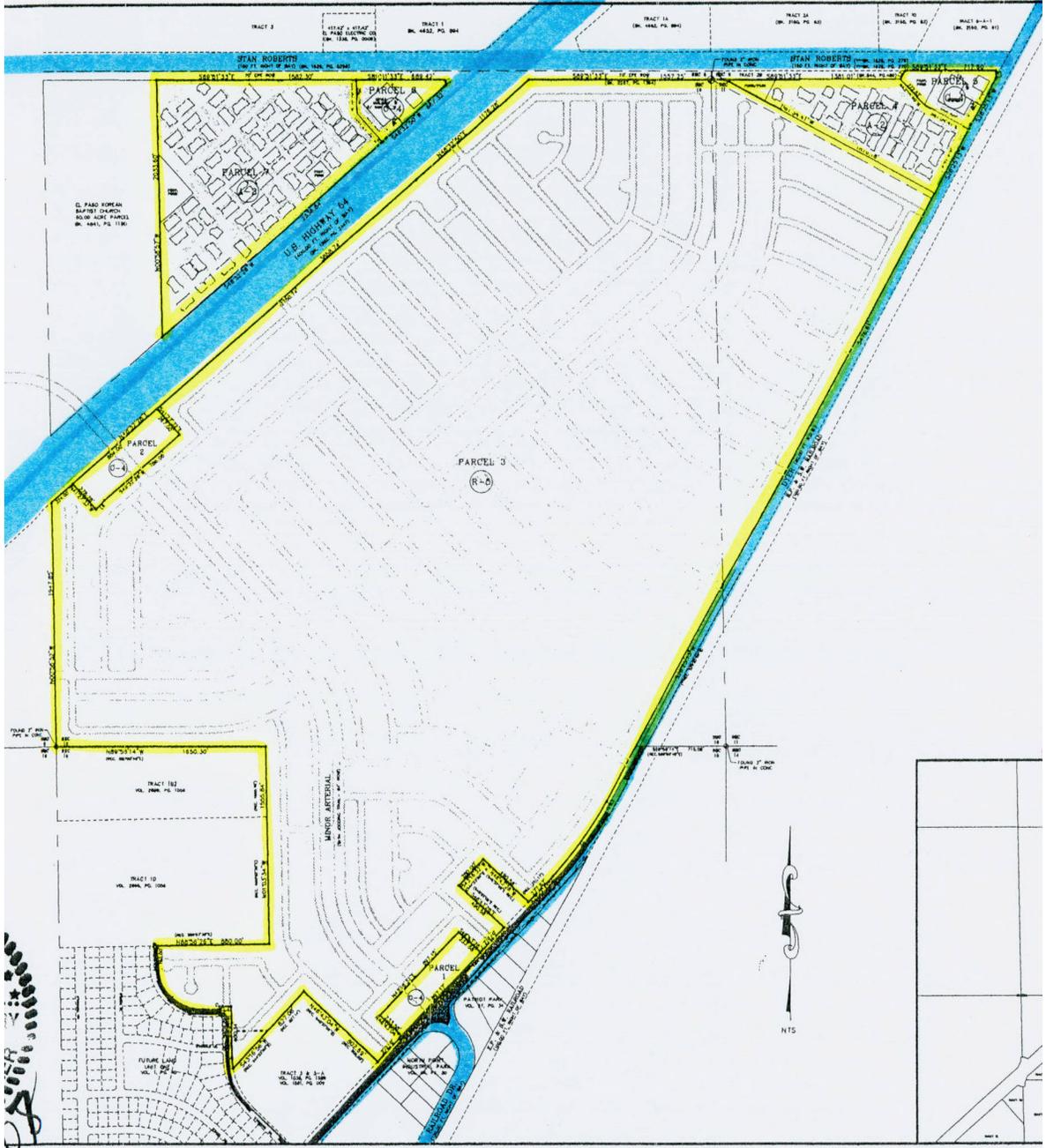
EPWU does not object to this request.



List of Attachments:

- Attachment 1: Conceptual Site Plan
- Attachment 2: Application

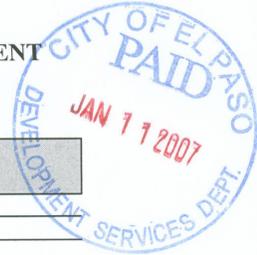
Attachment 1: Conceptual Site Plan



Attachment 2: Application



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



1. CONTACT INFORMATION

PROPERTY OWNER(S): Ranchos Real IV, LTD & Direct Home Sales, Inc.
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 APPLICANT(S): Ranchos Real IV, LTD
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elp.rr.com

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X580-999-1020-0040 /X580-999-1100-0000/X580-999-1150-0100/
X580-999-1110-0000/X580-999-1150-0810/X580-999-1150-1360/X580-99-1150-1540/X580-999-1150-1710
 LEGAL DESCRIPTION: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co.
Surveys City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Dyer Street & US -54
 ACREAGE: 4.811 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: C-4 PROPOSED LAND USE: To allow for Regional Commercial (Office warehouse)
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: X580-999-1020-0040 /X580-999-1100-0000/X580-999-1150-0100/
X580-999-1110-0000/X580-999-1150-0810/X580-999-1150-1360/X580-99-1150-1540/X580-999-1150-1710
 LEGAL DESCRIPTION: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co.
Surveys City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Dyer Street & US -54
 ACREAGE: 5.431 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: C-4 PROPOSED LAND USE: To allow for Regional Commercial (Office warehouse)
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X580-999-1020-0040 /X580-999-1100-0000/X580-999-1150-0100/
X580-999-1110-0000/X580-999-1150-0810/X580-999-1150-1360/X580-99-1150-1540/X580-999-1150-1710
 LEGAL DESCRIPTION: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co.
Surveys City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Dyer Street & US -54
 ACREAGE: 670.024 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: R-5 PROPOSED LAND USE: To allow for Mixed Residential Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S): _____
 Printed Name: See Attached Sheet 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 07-00003 RECEIVED DATE: 1/9/07 APPLICATION FEE: \$ 1320-
 DCC REVIEW DATE: 1/31/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 2/15/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: KLF FUND -01101, DEPT ID -99010335, ACCOUNT -404126



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

1. CONTACT INFORMATION

PROPERTY OWNER(S): Ranchos Real IV, LTD & Direct Home Sales, Inc.
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 APPLICANT(S): Ranchos Real IV, LTD
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elp.rr.com

2. PARCEL FOUR INFORMATION

PROPERTY IDENTIFICATION NUMBER: X580-999-1020-0040 / X580-999-1100-0000 / X580-999-1150-0100 / X580-999-1110-0000 / X580-999-1150-0810 / X580-999-1150-1360 / X580-99-1150-1540 / X580-999-1150-1710
 LEGAL DESCRIPTION: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co. Surveys City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Dyer Street & US -54
 ACREAGE: 18.043 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: A-2 PROPOSED LAND USE: To allow for Multifamily Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

3. PARCEL FIVE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X580-999-1020-0040 / X580-999-1100-0000 / X580-999-1150-0100 / X580-999-1110-0000 / X580-999-1150-0810 / X580-999-1150-1360 / X580-99-1150-1540 / X580-999-1150-1710
 LEGAL DESCRIPTION: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co. Surveys City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Dyer Street & US -54
 ACREAGE: 4.878 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: C-4 PROPOSED LAND USE: To allow for Regional Commercial (Office warehouse)
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____

4. PARCEL SIX INFORMATION

PROPERTY IDENTIFICATION NUMBER: X580-999-1020-0040 / X580-999-1100-0000 / X580-999-1150-0100 / X580-999-1110-0000 / X580-999-1150-0810 / X580-999-1150-1360 / X580-99-1150-1540 / X580-999-1150-1710
 LEGAL DESCRIPTION: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co. Surveys City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Dyer Street & US -54
 ACREAGE: 4.685 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: C-4 PROPOSED LAND USE: To allow for Regional Commercial (Office warehouse)
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S): _____
 Printed Name: See Attached Sheet 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, 2 nd Floor, City Hall Building)		
CPC REVIEW DATE: ____/____/____ (1:30 pm, City Council Chambers, 2 nd Floor, City Hall Building)		
ACCEPTED BY: _____	FUND -01101, DEPT ID -99010335, ACCOUNT -404126	



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

1. CONTACT INFORMATION

PROPERTY OWNER(S): Ranchos Real IV, LTD & Home Sales, Inc.
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 APPLICANT(S): Ranchos Real IV, LTD
 ADDRESS: 1790 Lee Trevino, Ste. 601 ZIP CODE: 79936 PHONE: 592-0290
 REPRESENTATIVE(S): Conde, Inc.
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283
 E-MAIL ADDRESS: cconrad@elp.rr.com

2. PARCEL SEVEN INFORMATION

PROPERTY IDENTIFICATION NUMBER: X580-999-1020-0040 /X580-999-1100-0000/X580-999-1150-0100/
 X580-999-1110-0000/X580-999-1150-0810/X580-999-1150-1360/X580-99-1150-1540/X580-999-1150-1710
 LEGAL DESCRIPTION: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co.
 Surveys City of El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: Dyer Street & US -54
 ACREAGE: 49.666 ac PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: A-2 PROPOSED LAND USE: To allow for Multifamily Development
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: cconrad@elp.rr.com

3. PARCEL EIGHT INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____

4. PARCEL NINE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S): _____
 Printed Name: See Attached Sheet Signature: _____
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 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 ****

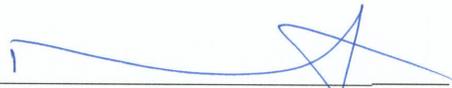
ZON _____ RECEIVED DATE: ____/____/____ APPLICATION FEE:\$ _____
 DCC REVIEW DATE: ____/____/____ (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: ____/____/____ (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: _____ FUND -01101,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

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

Legal Description: Being a Portion of Section 2, 10, 11 & 15, Block 80, TSP 1, Texas & Pacific Railroad Co. Surveys City of El Paso, El Paso County, Texas

OWNER(S) OF RECORD – SIGNATURES

Ranchos Real IV, LTD
By: Ranchos Real Developers, Inc.
Its General Partner


By: Douglas A. Schwartz - Vice President

Direct Homes Sales, Inc.


By: James P. Sorenson, President