

**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,

07 AUG 13 PM 2:19

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).*

07 AUG 13 PM 2:19  
CITY CLERK DEPT. 2

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

07 AUG 13 PM 2:19  
CITY CLERK DEPT.

Being a portion of Section 15,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 1 C-4 Zoning)

**Exhibit "A"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 15, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence South 14°56'37" West a distance of 7145.40 feet to a point on the northwesterly right of way line of Dyer Street for the "TRUE POINT OF BEGINNING".

Thence along said right of way line South 43°16'32" West a distance of 897.17 feet to a point;

Thence leaving said right of way line North 46°43'04" West a distance of 233.58 feet to a point;

Thence North 43°16'32" East a distance of 897.15 feet to a point;

Thence South 46°43'28" East a distance of 233.58 feet to "TRUE POINT OF BEGINNING" and containing 4.811 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.



Ron R. Conde  
R.P.L.S. No. 5152



CONDE, INC.

ENGINEERING / LAND SURVEYING / PLANNING  
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

07 JUL 2006 10:39 AM  
CITY CLERK DEPT.

Being a portion of Section 10,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 2 C-4 Zoning)

**Exhibit "B"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence South 59°24'27" West a distance of 5101.62 feet to a point on the southeasterly right of way line of U.S. Highway 54 for the "TRUE POINT OF BEGINNING".

Thence leaving said right of way line South 41°27'32" East a distance of 267.00 feet to a point;

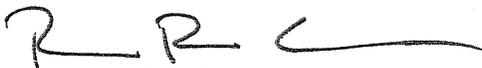
Thence South 48°32'28" West a distance of 786.05 feet to a point;

Thence South 41°58'24" West a distance of 98.59 feet to a point;

Thence North 41°27'32" West a distance of 278.28 feet to a point on the southeasterly right of way line U.S. Highway No. 54;

Thence along said right of way North 48°32'28" East a distance of 884.00 feet to "TRUE POINT OF BEGINNING" and containing 5.431 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152



**CONDE, INC.**

**ENGINEERING / LAND SURVEYING / PLANNING**

**1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283**

07 JUL 33 AM 10:39  
CITY CLERK DEPT.

Being a portion of Sections 10, 11 & 15,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 3 R-5 Zoning)

**Exhibit "C"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being 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 being more particularly described by metes and bounds as follows:

THE "TRUE POINT OF BEGINNING being a 2" iron pipe in concrete found for the  
common corner of Sections 2, 3, 10 and 11, Block 80, Township 1, Texas and Pacific  
Railway Surveys.

Thence South  $89^{\circ}51'33''$  East a distance of 108.84 feet to a point;

Thence South  $61^{\circ}34'41''$  East a distance of 1876.18 feet to a point on the  
northwesterly right of way line of Dyer Street;

Thence along said right of way line South  $28^{\circ}25'13''$  West a distance of 5476.61  
feet to a point of curve;

Thence 729.81 feet along the arc of a curve to the right which has a radius of  
2814.82 feet a central angle of  $14^{\circ}51'19''$  a chord which bears South  $35^{\circ}50'53''$   
West a distance of 727.76 feet to a point;

Thence along said right of way line South  $43^{\circ}16'32''$  West a distance of 277.62  
feet to a point;

Thence leaving said right of way line North  $46^{\circ}43'28''$  West a distance of 490.58  
feet to a point;

Thence South  $43^{\circ}16'32''$  West a distance of 280.00 feet to a point;

Thence South  $46^{\circ}43'28''$  East a distance of 490.58 feet to a point on the  
northwesterly right of way line of Dyer Street;

Thence along said right of way line South  $43^{\circ}16'32''$  West a distance of 272.00  
feet to a point;

Thence leaving said right of way line North  $46^{\circ}43'28''$  West a distance of 233.58  
feet to a point;

**CONDE, INC.**  
**ENGINEERING / LAND SURVEYING / PLANNING**  
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

07 JUL 33 AM 10:39  
CITY CLERK DEPT.

Thence South  $43^{\circ}16'32''$  West a distance of 897.15 feet to a point;

Thence South  $46^{\circ}43'04''$  East a distance of 233.58 feet to a point on the northwesterly right of way line of Dyer Street;

Thence along said right of way line South  $43^{\circ}16'32''$  West a distance of 272.00 feet to a point;

Thence leaving said right of way line North  $46^{\circ}43'04''$  West a distance of 802.69 feet to a point;

Thence South  $43^{\circ}16'56''$  West a distance of 827.08 feet to a point;

Thence 82.36 feet along the arc of a curve to the right which has a radius of 528.82 feet a central angle of  $08^{\circ}55'24''$  a chord which bears North  $05^{\circ}18'37''$  West a distance of 82.28 feet to a point;

Thence North  $01^{\circ}03'34''$  West a distance of 400.34 feet to a point;

Thence South  $88^{\circ}56'26''$  West a distance of 70.00 feet to a point;

Thence 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of  $90^{\circ}00'00''$  a chord which bears South  $43^{\circ}56'26''$  West a distance of 28.28 feet to a point;

Thence South  $88^{\circ}56'26''$  West a distance of 135.00 feet to a point of curve;

Thence 541.92 feet along the arc of a curve to the right which has a radius of 345.00 feet a central angle of  $90^{\circ}00'00''$  a chord which bears North  $46^{\circ}03'34''$  West a distance of 487.90 feet to a point;

Thence North  $01^{\circ}03'34''$  West a distance of 160.00 feet to a point;

Thence North  $88^{\circ}56'26''$  East a distance of 880.00 feet to a point;

Thence North  $01^{\circ}03'34''$  West a distance of 1555.84 feet to a point;

Thence North  $89^{\circ}58'14''$  West a distance of 1650.30 feet to a point;

Thence North  $00^{\circ}58'52''$  West a distance of 1947.85 feet to a point on the southwesterly right of way line of U.S. Highway 54;

**CONDE, INC.**  
**ENGINEERING / LAND SURVEYING / PLANNING**  
**1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283**

07 JUL 33 AM 10:39  
CITY CLERK DEPT.

Thence along said right of way line North 48°32'28" East a distance of 224.00 feet to a point;

Thence leaving said right of way line South 41°27'32" East a distance of 278.28 feet to a point;

Thence North 41°58'24" East a distance of 98.59 feet to a point;

Thence North 48°32'28" East a distance of 786.05 feet to a point;

Thence North 41°27'32" West a distance of 267.00 feet to a point on the southwesterly right of way line of U.S. Highway 54;

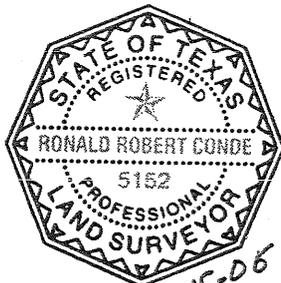
Thence along said right of way line North 48°32'28" East a distance of 2750.74 feet to point;

Thence along said right of way line North 48°32'50" East a distance of 1176.28 feet to point on the line between sections 3 and 10, block 80, Township 1, Texas and Pacific Railway Surveys;

Thence along said line South 89°51'33" East a distance of 1448.41 feet to "TRUE POINT OF BEGINNING" and containing 670.024 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152



CONDE, INC.

ENGINEERING / LAND SURVEYING / PLANNING  
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.  
07 JUL 33 AM 10:39

Being a portion of Section 11,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 4 A-2 Zoning)

**Exhibit "D"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence along the line between section 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys South  $89^{\circ}51'33''$  East a distance of 108.84 feet to a point for the "TRUE POINT OF BEGINNING".

Thence continuing along said line South  $89^{\circ}51'33''$  East a distance of 1381.01 feet to a point;

Thence leaving said line South  $43^{\circ}56'40''$  East a distance of 272.83 feet to a point;

Thence South  $61^{\circ}34'41''$  East a distance of 399.99 feet to a point on the northwesterly right of way line of Dyer Street;

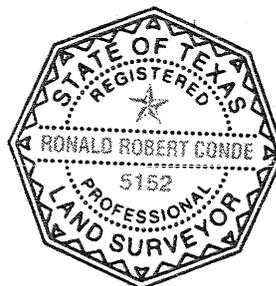
Thence along said right of way line South  $28^{\circ}25'13''$  West a distance of 571.67 feet to a point;

Thence North  $61^{\circ}34'41''$  West a distance of 1876.18 feet to "TRUE POINT OF BEGINNING" and containing 4.878 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.



Ron R. Conde  
R.P.L.S. No. 5152



**CONDE, INC.**

**ENGINEERING / LAND SURVEYING / PLANNING**

**1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283**

07 JUL 33 AM 10:39  
CITY CLERK DEPT.

Being 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  
December 6, 2006  
(Parcel 5 C-4 Zoning)

**Exhibit "E"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being 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 being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence along the line between section 2 and 11, Block 80, Township 1, Texas and Pacific Railway Company Surveys South  $89^{\circ}51'33''$  East a distance of 1489.85 feet to a point for the "TRUE POINT OF BEGINNING".

Thence leaving said line North  $28^{\circ}25'13''$  East a distance of 79.49 feet to a point on the southerly right of way line of Stan Roberts;

Thence along said right of way line South  $89^{\circ}51'33''$  East a distance of 717.60 feet to a point;

Thence South  $00^{\circ}08'27''$  West a distance of 59.20 feet to a point on the northwesterly right of way line of Dyer Street;

Thence along said right of way line South  $28^{\circ}25'13''$  West a distance of 450.00 feet to a point;

Thence leaving said line North  $61^{\circ}34'41''$  West a distance of 399.99 feet to a point;

Thence North  $43^{\circ}56'40''$  West a distance of 272.83 feet to "TRUE POINT OF BEGINNING" and containing 4.878 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152



**ENGINEERING / LAND SURVEYING / PLANNING**  
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

CITY CLERK DEPT.  
07 JUL 33 AM 10:39

Being a portion of Section 10,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 6 C-4 Zoning)

**Exhibit "F"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence along the line between section 3 and 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys North  $89^{\circ}51'33''$  West a distance of 2109.31 feet to a point on the southerly right of way line of Sean Haggerty for the "TRUE POINT OF BEGINNING".

Thence South  $20^{\circ}39'23''$  East a distance of 41.43 feet to a point on the northwesterly right of way line of U.S. Highway No. 54;

Thence along said line South  $48^{\circ}32'50''$  West a distance of 667.32 feet to a point;

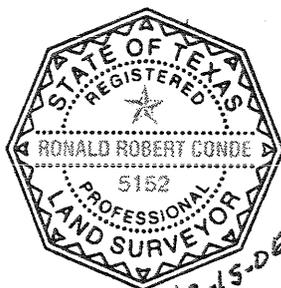
Thence leaving said right of way line North  $41^{\circ}27'32''$  West a distance of 301.28 feet to a point;

Thence North  $00^{\circ}58'57''$  West a distance of 256.48 feet to a point on the southerly right of way line of Sean Haggerty;

Thence along said right of way line South  $89^{\circ}51'33''$  East a distance of 689.42 feet to "TRUE POINT OF BEGINNING" and containing 4.685 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152



CONDE, INC.

ENGINEERING / LAND SURVEYING / PLANNING  
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

07 JUL 33 AM 10:39  
CITY CLERK DEPT.

Being a portion of Section 10,  
Block 80, Township 1, Texas and  
Pacific Railway Company Surveys,  
City of El Paso, El Paso County, Texas  
December 6, 2006  
(Parcel 7 C-4 Zoning)

## Exhibit "G"

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe in concrete found for the common corner of Sections 2, 3, 10 and 11, thence along the line between section 3 and 10, Block 80, Township 1, Texas and Pacific Railway Company Surveys North  $89^{\circ}51'33''$  West a distance of 2798.72 feet to a point on the southerly right of way line of Sean Haggerty for the "TRUE POINT OF BEGINNING".

Thence leaving said line South  $00^{\circ}58'57''$  East a distance of 256.48 feet to a point;

Thence South  $41^{\circ}27'32''$  East a distance of 301.28 feet to a point on the northwesterly right of way line of U.S. Highway No. 54;

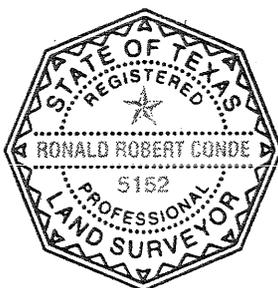
Thence along said right of way line South  $48^{\circ}32'28''$  West a distance of 2336.84 feet to a point;

Thence leaving said right of way line North  $00^{\circ}58'57''$  West a distance of 2033.60 feet to a point on the southerly right of way line of Sean Haggerty;

Thence along said right of way line South  $89^{\circ}51'33''$  East a distance of 1582.30 feet to "TRUE POINT OF BEGINNING" and containing 49.666 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

  
Ron R. Conde  
R.P.L.S. No. 5152



**CONDE, INC.**  
**ENGINEERING / LAND SURVEYING / PLANNING**  
**1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283**

CITY CLERK DEPT.  
MAY 11 10 33 AM '06



**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:**

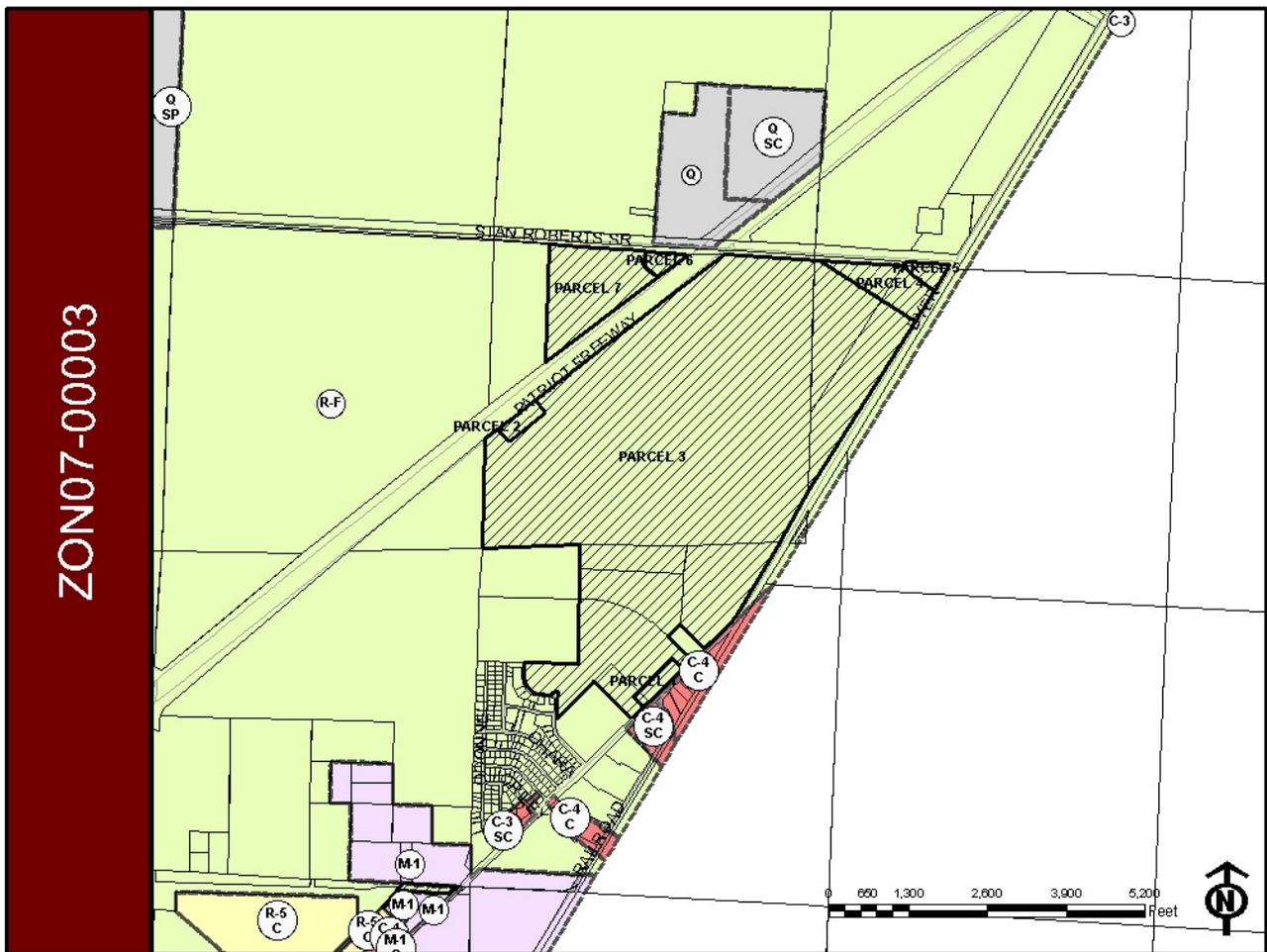
**Surrounding Land Uses:**

**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:**

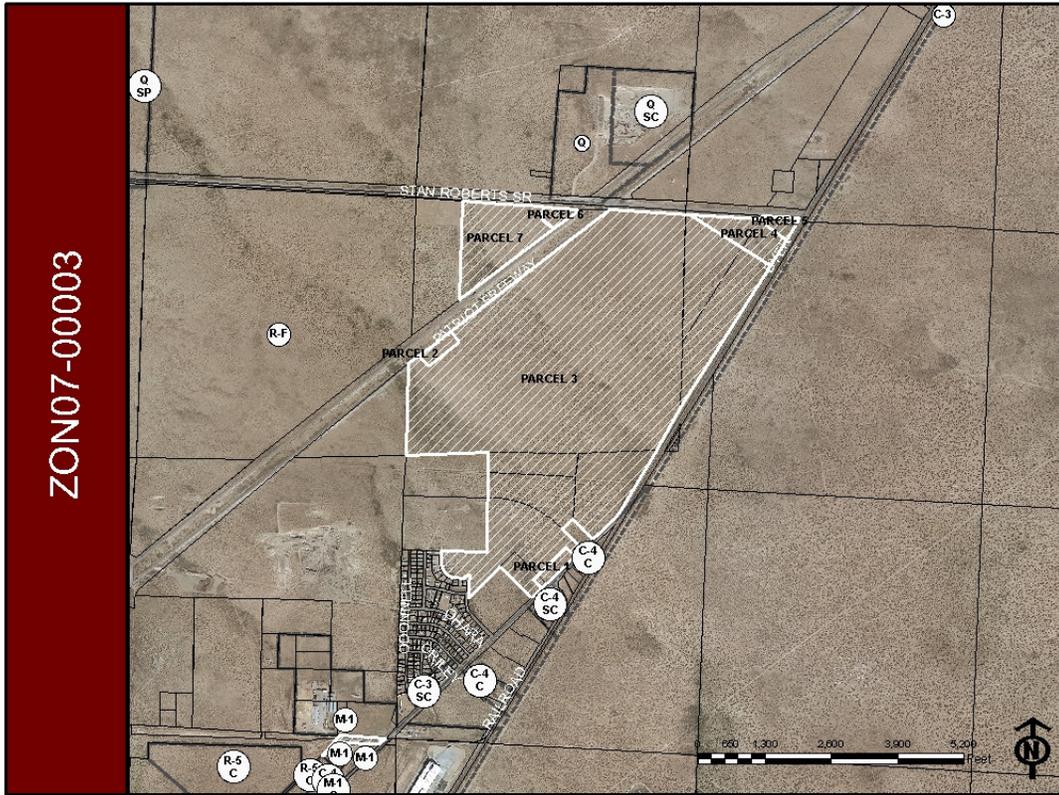
No major traffic issues with the proposed zoning.

**Fire Department:**

No comments received.

**EI Paso Water Utilities:**

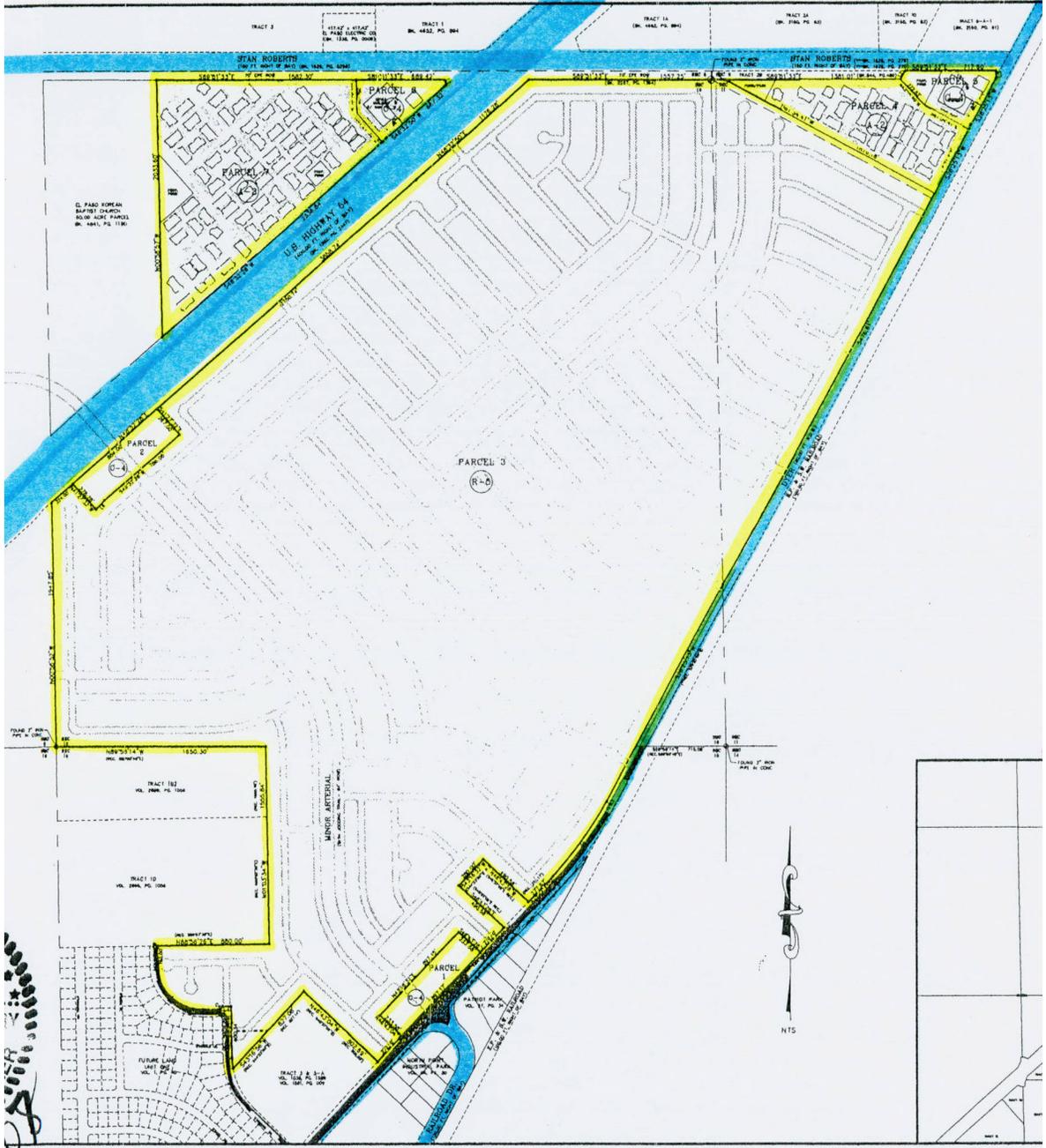
EPWU does not object to this request.



**List of Attachments:**

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

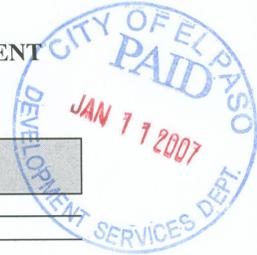
Attachment 1: Conceptual Site Plan



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: 1/19/07 APPLICATION FEE: \$ 1320-  
DCC REVIEW DATE: 1/31/07 (8:30 am, Planning Department Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
CPC REVIEW DATE: 2/15/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> 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.*

<b>** OFFICE USE ONLY **</b>		
ZON _____	RECEIVED DATE: ____/____/____	APPLICATION FEE: \$ _____
DCC REVIEW DATE: ____/____/____ (8:30 am, Planning Department Conference Room, 2 <sup>nd</sup> Floor, City Hall Building)		
CPC REVIEW DATE: ____/____/____ (1:30 pm, City Council Chambers, 2 <sup>nd</sup> 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: \_\_\_\_\_  
 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 \*\***

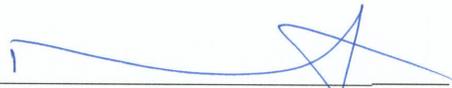
ZON \_\_\_\_\_ RECEIVED DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ APPLICATION FEE:\$ \_\_\_\_\_  
 DCC REVIEW DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ (8:30 am, Planning Department Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
 CPC REVIEW DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_ (1:30 pm, City Council Chambers, 2<sup>nd</sup> 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