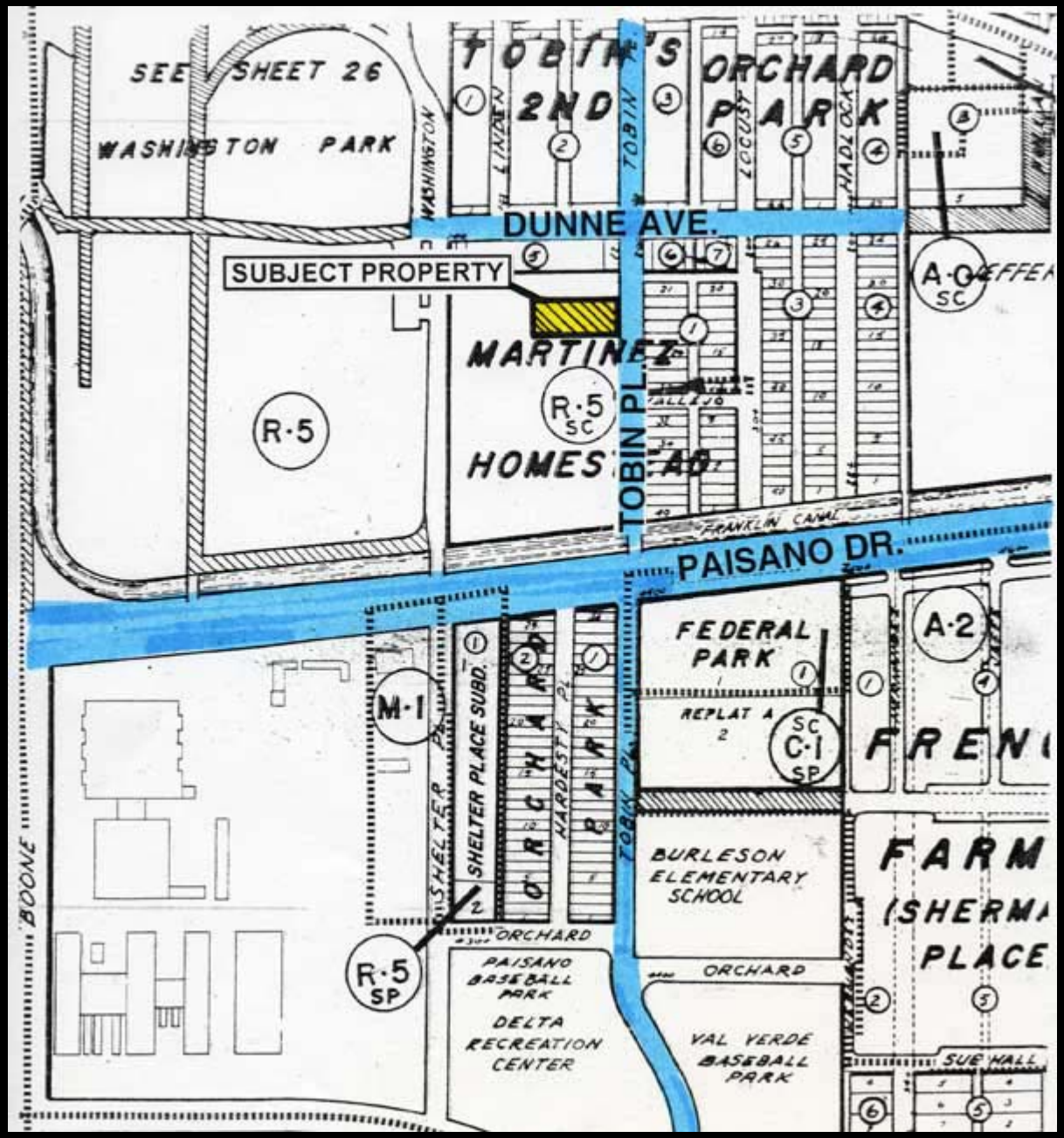
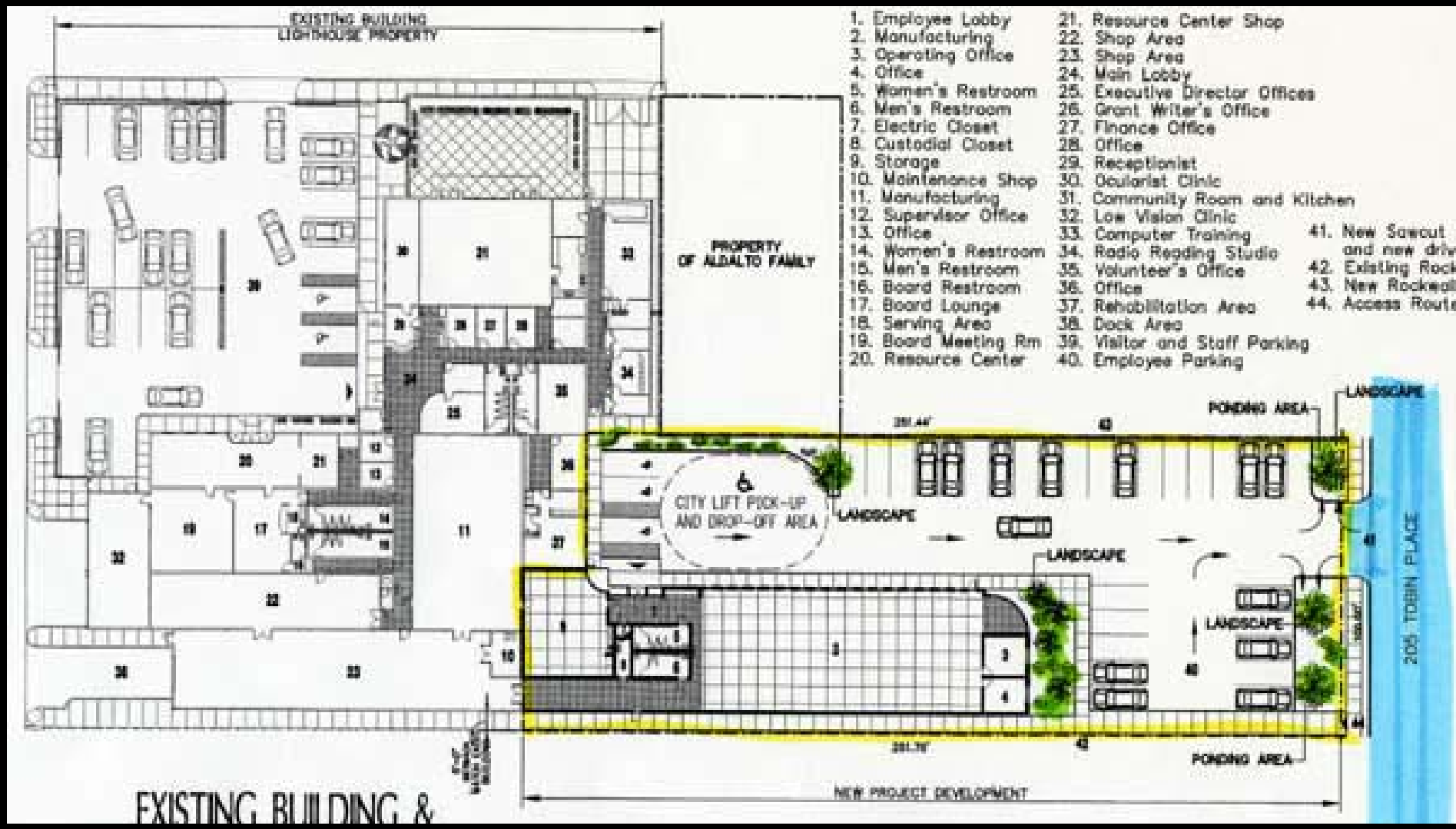
ZON04-00041


SEE SHEET 26
WASHINGTON PARK
TOBIN'S 2ND ORCHARD PARK
DUNNE AVE.
SUBJECT PROPERTY
MARTINEZ HOMESTEAD
R-5
R-5 SC
A-O SC
TOBIN PL.
FRANKLIN CANAL
PAISANO DR.
FEDERAL PARK
REPLAT A
A-2
M-1
SHELTER PLACE SUBD.
ORCHARD PARK
HARDESTY PL.
C-1 SC SP
BURLESON ELEMENTARY SCHOOL
FARM (SHERMAN PLACE
BOONE
ORCHARD
R-5 SP
PAISANO BASEBALL PARK
DELTA RECREATION CENTER
VAL VERDE BASEBALL PARK
SUE HALL

ZON04-00041


EXISTING BUILDING
LIGHTHOUSE PROPERTY
1. Employee Lobby
2. Manufacturing
3. Operating Office
4. Office
5. Women's Restroom
6. Men's Restroom
7. Electric Closet
8. Custodial Closet
9. Storage
10. Maintenance Shop
11. Manufacturing
12. Supervisor Office
13. Office
14. Women's Restroom
15. Men's Restroom
16. Board Restroom
17. Board Lounge
18. Serving Area
19. Board Meeting Rm
20. Resource Center
21. Resource Center Shop
22. Shop Area
23. Shop Area
24. Main Lobby
25. Executive Director Offices
26. Grant Writer's Office
27. Finance Office
28. Office
29. Receptionist
30. Ocularist Clinic
31. Community Room and Kitchen
32. Low Vision Clinic
33. Computer Training
34. Radio Reading Studio
35. Volunteer's Office
36. Office
37. Rehabilitation Area
38. Dock Area
39. Visitor and Staff Parking
40. Employee Parking
41. New Sawcut and new driv
42. Existing Rock
43. New Rockeal
44. Access Route
PROPERTY OF ALDALTO FAMILY
CITY LIFT PICK-UP AND DROP-OFF AREA
LANDSCAPE
PONDING AREA
205 TOBIN PLACE
NEW PROJECT DEVELOPMENT
EXISTING BUILDING &

ZON04-00041

ZON04-00041

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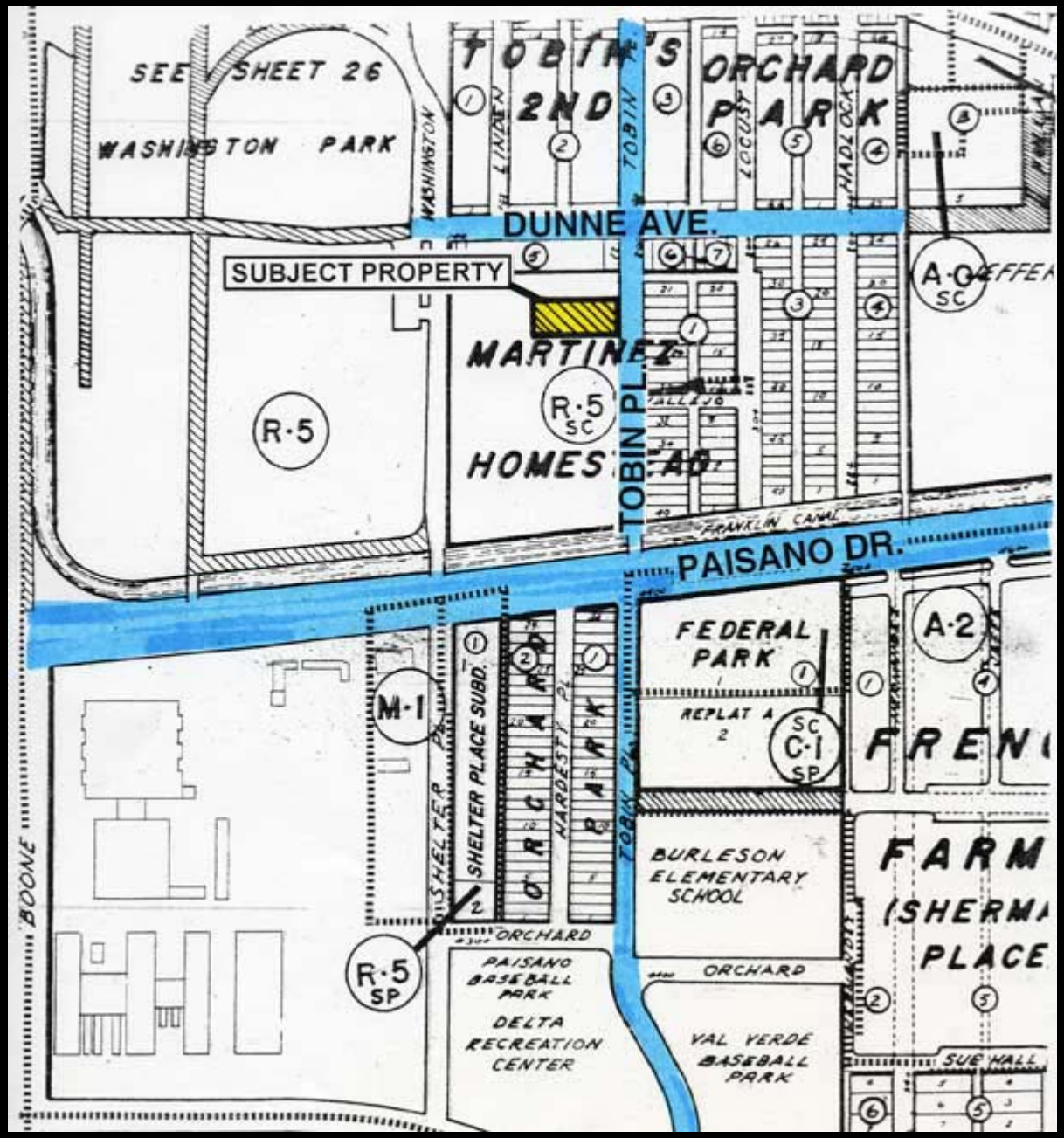
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PAISANO BASEBALL PARK
DELTA RECREATION CENTER
VAL VERDE BASEBALL PARK
SUE HALL

ORDINANCE NO. _____

ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00041, TO ALLOW FOR A PHILANTHROPIC USE ON A PORTION OF BLOCK 5, MARTINEZ HOMESTEAD ADDITION, EL PASO, EL PASO COUNTY, TEXAS (205 TOBIN PLACE) PURSUANT TO SECTION 20.14.040, AND THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, the El Paso Lighthouse, Inc. has applied for a Special Permit under Section 20.14.040 (Zoning) of the El Paso Municipal Code, to allow a philanthropic use for a proposed facility for training and rehabilitative services for the blind and severely visually impaired; and

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

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

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

1. That the property described as follows is in an **R-5 (Residential)** District:

A Portion of Block 5, Martinez Homestead Addition, El Paso, El Paso County, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally referred to as 205 Tobin Place.

2. That philanthropic uses are authorized by Special Permit in the **R-5 (Residential)** District under Section 20.14.040 of the El Paso Municipal Code; and

3. That the requirements for philanthropic use under Section 20.14.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow philanthropic uses on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-5 (Residential)** District regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of

this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00041** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this **2nd** day of **June, 2004.**

THE CITY OF EL PASO

_____

ATTEST:

Joe Wardy, Mayor

_____

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

Kimberly Forsyth, Urban Planner
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

(Agreement on the following page)

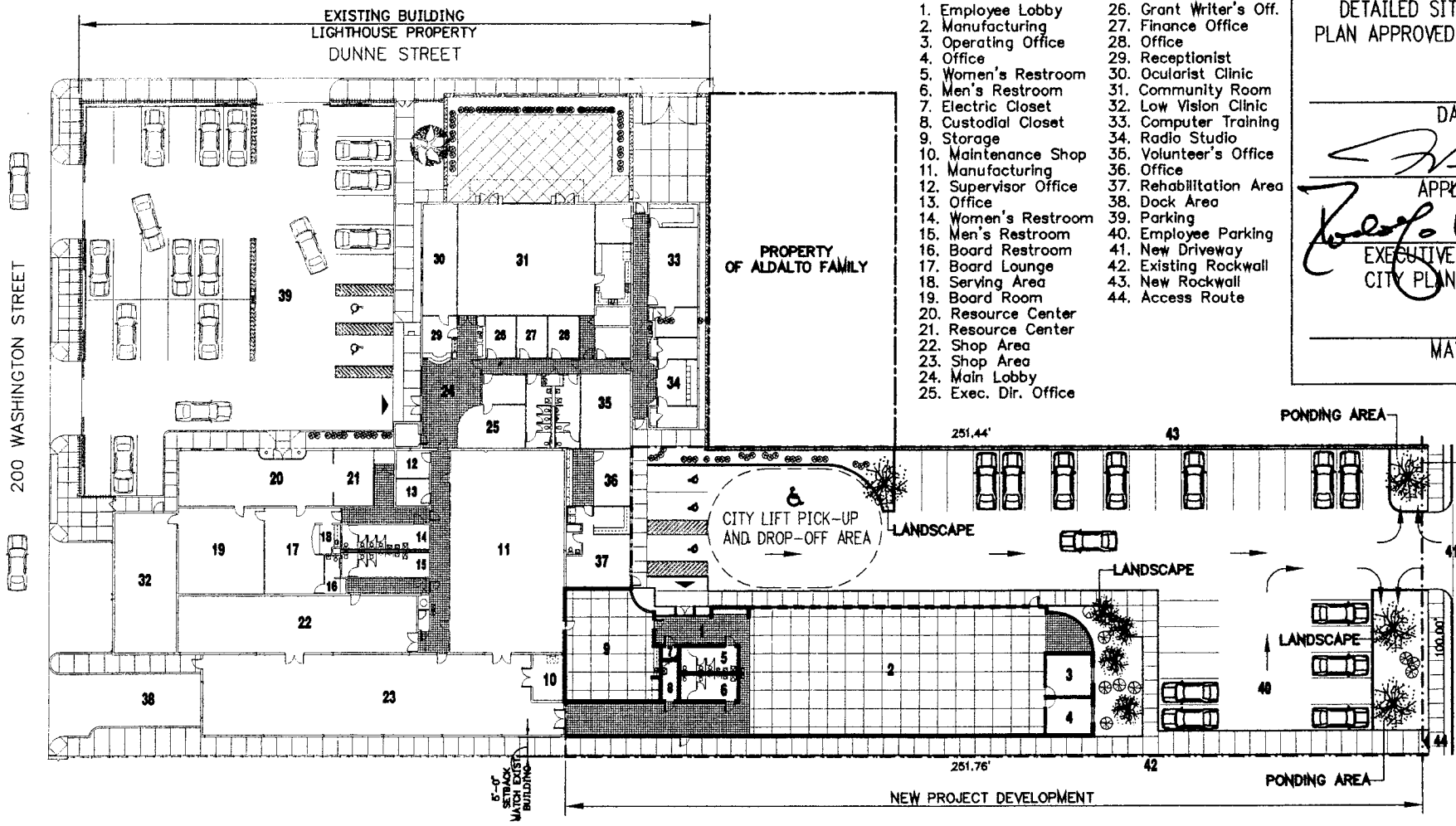
A rectangle fronting 100 feet on White Place and running back between parallel lines 251-1/2 feet in the City and County of El Paso, State of Texas, being that part of the Martinez Homestead Addition to said City of El Paso, County of El Paso, State of Texas, described as follows:

BEGINNING at a post in a corner of a fence marked "A" in the dividing line between the property of Frank R. Tobin and the property herein described;
THENCE in a Southerly direction along the West side of the Street known as White Place 100 feet to a post marked "B";
THENCE in a Westerly direction 251-1/2 feet to a post marked "C" on the line of Charles F. Hunt;
THENCE Northerly along the dividing line of this property and that of said Hunt 100 feet to a post marked "B";
THENCE Easterly along the line of this property and that of Frank R. Tobin, 251-1/2 feet to the place of beginning, being the same property deeded to First Real Estate & Investment Company by W. W. Littlejohn and wife, by deed dated November 1, 1926, and of record in Book 468 at page 471 of the Deed Records of El Paso County, Texas.

POOR QUALITY COPY
BEST AVAILABLE FILM

Exhibit "A"

Exhibit "B"



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31. Community Room
32. Low Vision Clinic
33. Computer Training
34. Radio Studio
35. Volunteer's Office
36. Office
37. Rehabilitation Area
38. Dock Area
39. Parking
40. Employee Parking
41. New Driveway
42. Existing Rockwall
43. New Rockwall
44. Access Route

DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL

DATE

APPLICANT

EXECUTIVE SECRETARY
CITY PLAN COMMISION

MAYOR

REGISTERED ARCHITECT
AGOSTINO PELLATI Jr.
2765
STATE OF TEXAS

LEGAL DESCRIPTION

PORTION MARTINEZ HOMESTEAD ADDITION
(MARTINEZ HOME 3-21/100 ACRES)
DEPP OF TRUST, VOL. 3420, PAGE 939
EL PASO COUNTY, TEXAS

EXISTING BUILDING & PRELIMINARY OF NEW ADDITION FLOOR PLAN & SITE DEVELOPMENT

AREA OF NEW ADDITION: 7,459.0 SQ.FT.
STORAGE AREAS: 1,055.0 SQ.FT.
NET USABLE AREA: 6,404.0 SQ.FT.

SCALE: NONE

DATE: APRIL 16, 2004
DATE: APRIL 20, 2004

CENTRO de DISEÑO para CASAS, INC
200 WASHINGTON STREET EL PASO, TEXAS 7990
(915) 313-3800 OFFICE (915) 313-3737 FAX
Agostino Pellati, Jr. Architec

ZON04-00041