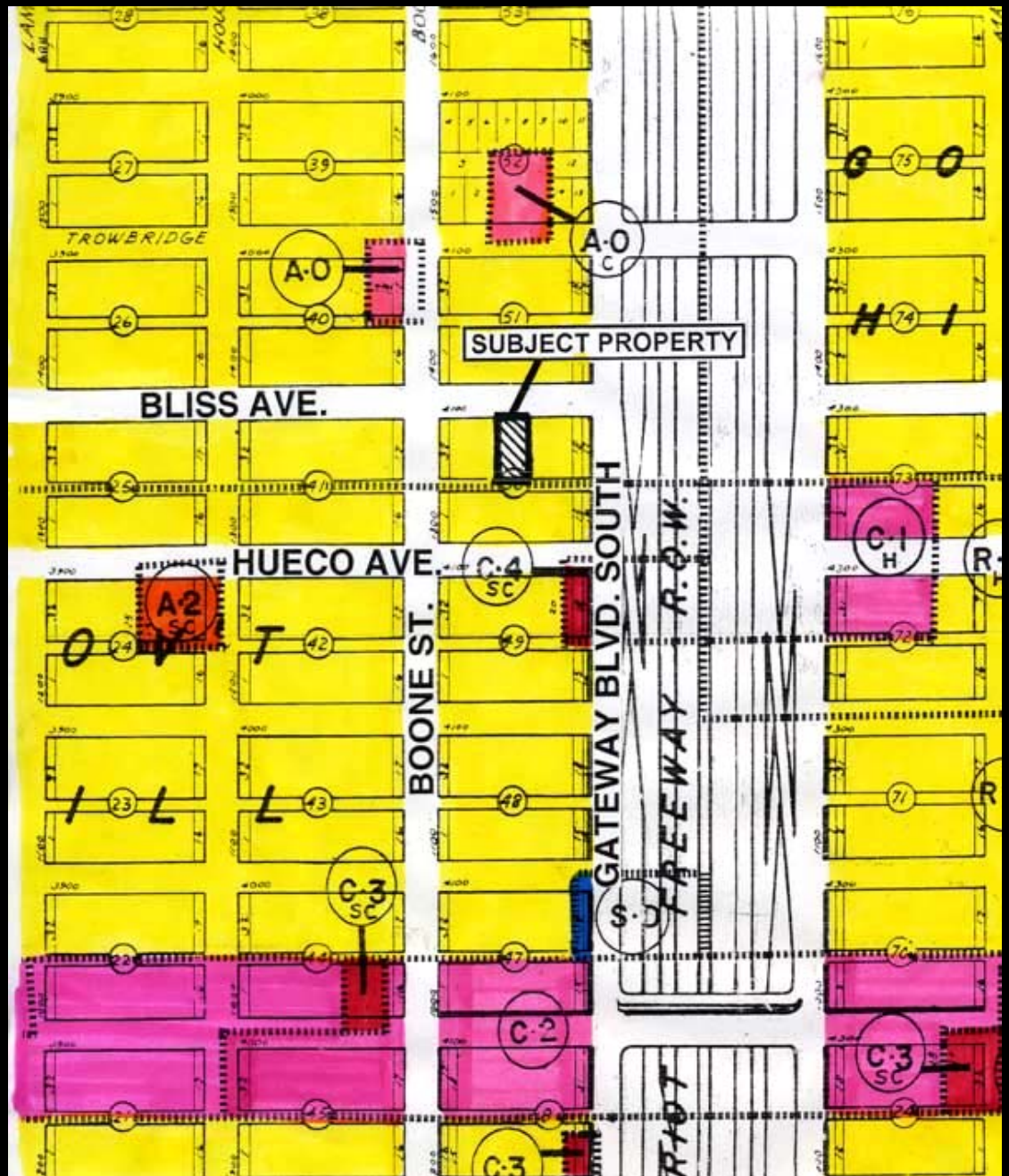
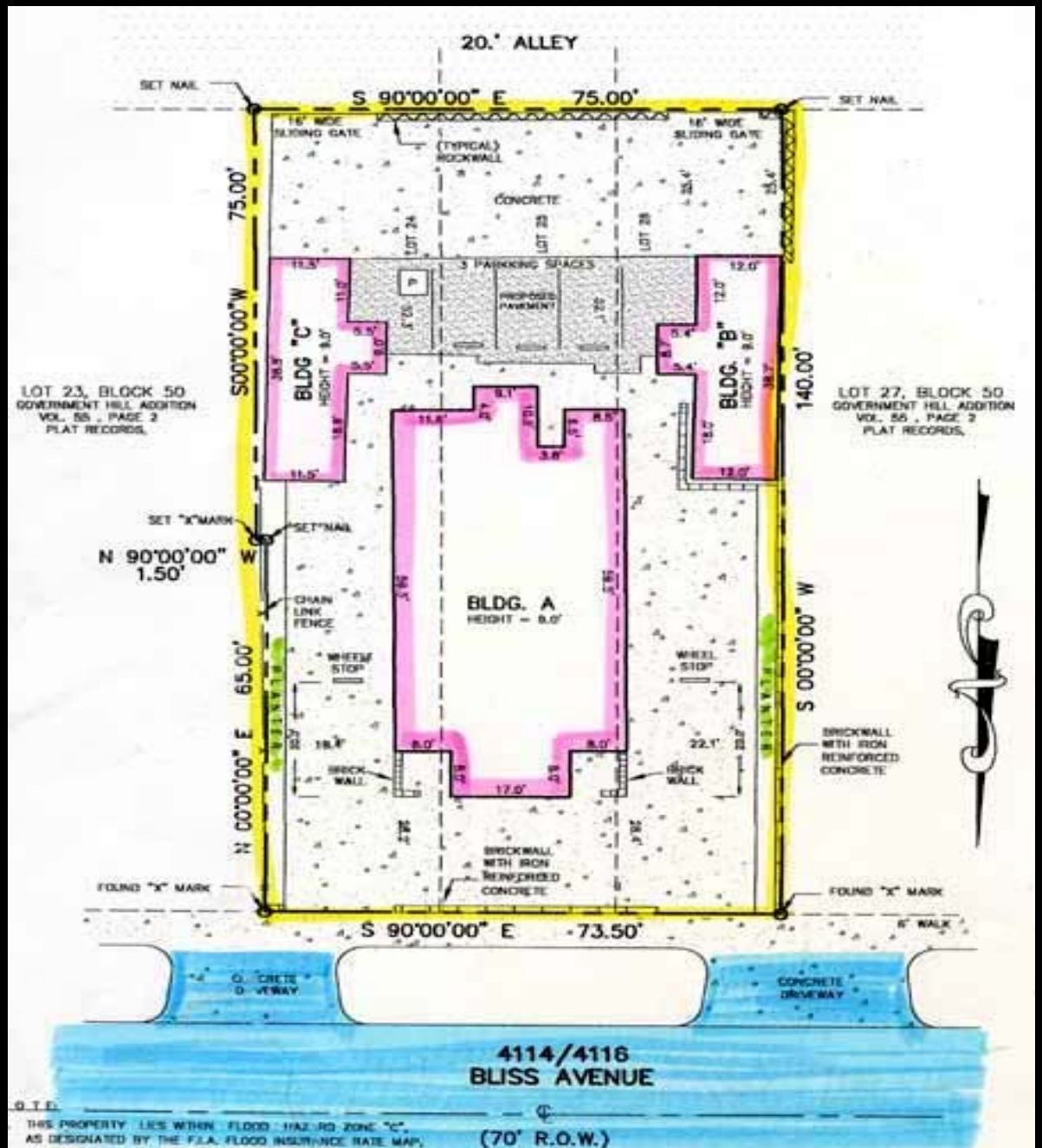
ZON04-00046


TROWBRIDGE
A-O
A-O
C
SUBJECT PROPERTY
BLISS AVE.
HUECO AVE.
A-2
SC
C-4
SC
C-1
H
BOONE ST.
GATEWAY BLVD. SOUTH
FREEWAY R.O.W.
C-3
SC
S-U
C-2
C-3
SC
C-3

ZON04-00046


20.' ALLEY
SET NAIL
S 90°00'00" E 75.00'
SET NAIL
16' WIDE SLIDING GATE
(TYPICAL) ROCKWALL
16' WIDE SLIDING GATE
CONCRETE
75.00'
S00°00'00"W
3 PARKING SPACES
PROPOSED PAVEMENT
BLDG "C"
HEIGHT = 9.0'
BLDG. "B"
HEIGHT = 9.0'
140.00'
LOT 23, BLOCK 50
GOVERNMENT HILL ADDITION
VOL. 55 , PAGE 2
PLAT RECORDS,
LOT 27, BLOCK 50
GOVERNMENT HILL ADDITION
VOL. 55 , PAGE 2
PLAT RECORDS,
SET "X"MARK
SET"NAIL
N 90°00'00" W
1.50'
CHAIN LINK FENCE
BLDG. A
HEIGHT = 8.0'
WHEEL STOP
WHEEL STOP
65.00'
N 00°00'00" E
S 00°00'00" W
BRICKWALL WITH IRON REINFORCED CONCRETE
BRICK WALL
BRICK WALL
BRICKWALL WITH IRON REINFORCED CONCRETE
FOUND "X" MARK
FOUND "X" MARK
S 90°00'00" E 73.50'
6' WALK
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
4114/4116
BLISS AVENUE
(70' R.O.W.)
NOTE:
THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C",
AS DESIGNATED BY THE F.I.A. FLOOD INSURANCE RATE MAP.

ZON04-00046

ZON04-00046

ZON04-00046

ZON04-00046

ZON04-00046

ZON04-00046

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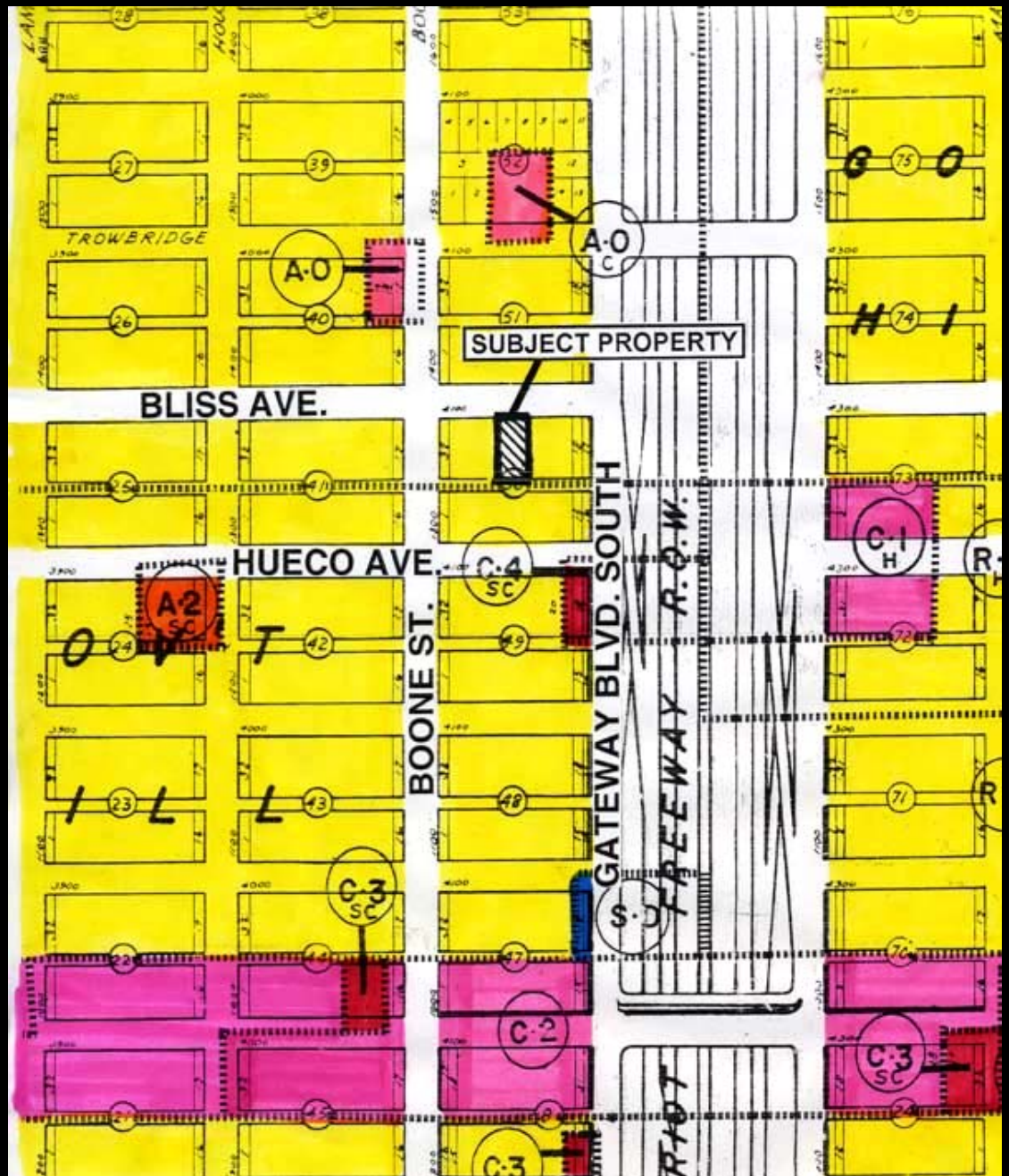
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H
BOONE ST.
GATEWAY BLVD. SOUTH
FREEWAY R.O.W.
C-3
SC
S-U
C-2
C-3
SC
C-3

CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

M E M O R A N D U M

DATE: Jun. 4, 2004

TO: Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer

FROM: Kimberly Forsyth, Urban Planner

SUBJECT: **Neighborhood Opposition; Invocation of 211.006(d) Provisions on CCA 6-8-04, Item 20F**

A proposed request to rezone property has generated sufficient protest in accordance with Texas Statute 211.006(d) to warrant additional study. A petition with 22 signatures in opposition has been received, 13 are from property owners within 200 feet of the area covered by this zoning change request.

An analysis was conducted, using approved Department procedures. The land immediately adjoining the property covered by the rezoning request and extending 200 feet from that area was measured using the Zoning Map of the City of El Paso (Scale: 1"=300').

CASE #:	ZON04-00046
LOCATION:	4114-4116 Bliss
ROPOSED USE:	Duplex and detached apartments
GROSS LAND AREA:	3.80 acres
PROPOSED SITE AREA:	.238 acres
NET ADJOINING AREA:	3.56 acres
20% OF ADJOINING AREA:	.71 acres
OPPOSED ADJOINING AREA:	2.05 acres

PERCENT OF ADJOINING AREA OPPOSED: 57%

Based on this analysis and calculation of the area in opposition this rezoning request **does** require the affirmative vote of at least three-fourths (7) of all members of the City Council.

cc: Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Attorney; Matt Watson, Asst. City Attorney; George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 24, SAVE AND EXCEPT A STRIP OF LAND 1.5 FEET BY 65 FEET OUT OF THE NORTHEASTERLY PORTION OF SAID LOT AND ALL OF LOTS 25 AND 26, BLOCK 50, GOVERNMENT HILL ADDITION, EL PASO, EL PASO COUNTY, TEXAS (4114-4116 BLISS AVENUE) FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of *Lot 24, save and except a strip of land 1.5 Feet by 65 Feet out of the Northeasterly Portion of said Lot and all of Lots 25 and 26, Block 50, Government Hill Addition, El Paso, El Paso County, Texas,* be changed from R-4 (Residential) to A-2 (Apartment), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this **8th** day of **June, 2004.**

THE CITY OF EL PASO

_____
Joe Wardy, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Kimberly Forsyth, Urban Planner
Planning, Research & Development

APPROVED AS TO CONTENT:

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

5/10/2004