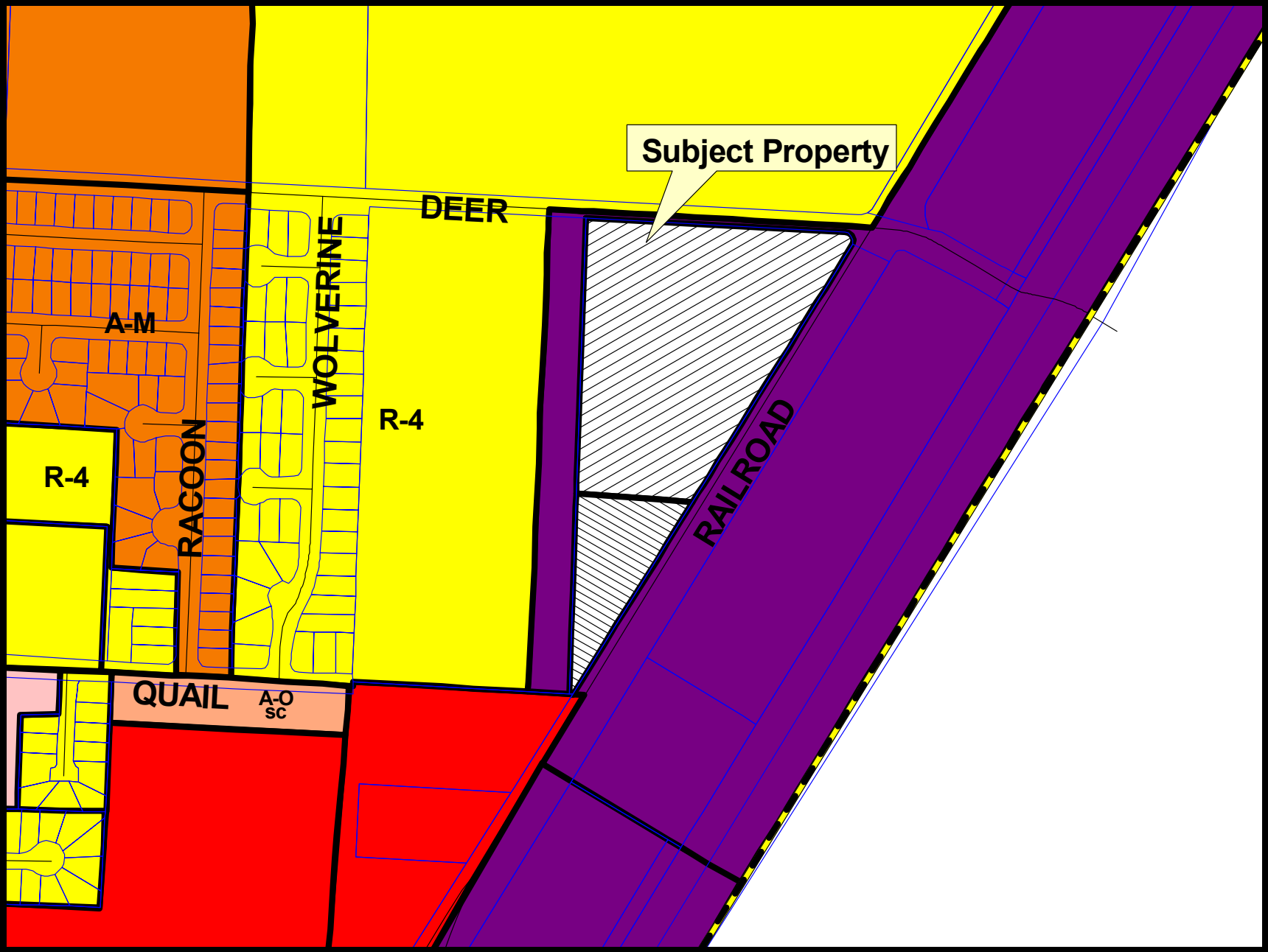
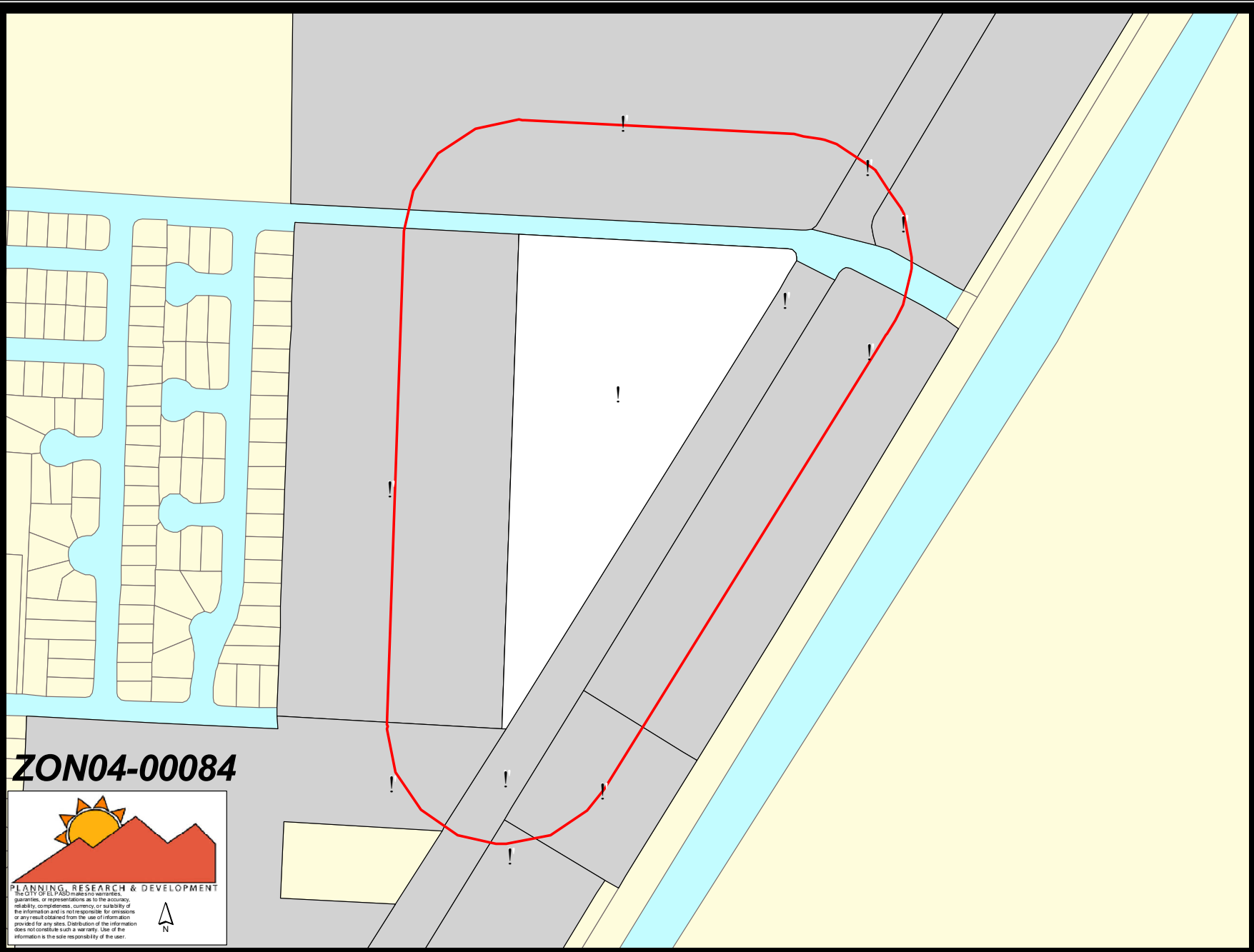
ZON04-00084


Subject Property
DEER
WOLVERINE
A-M
R-4
R-4
RACOON
RAILROAD
QUAIL
A-O
SC

ZON04-00084

Subject Property
DEER
Parcel 1
Parcel 2
RAILROAD
WOLVERINE
RACOON
QUAIL
Outside
of
City Limits
ZON04-00084

ZON04-00084


ZON04-00084
PLANNING, RESEARCH & DEVELOPMENT
The CITY OF EL PASO makes no warranties, guaranties, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the information is the sole responsibility of the user.
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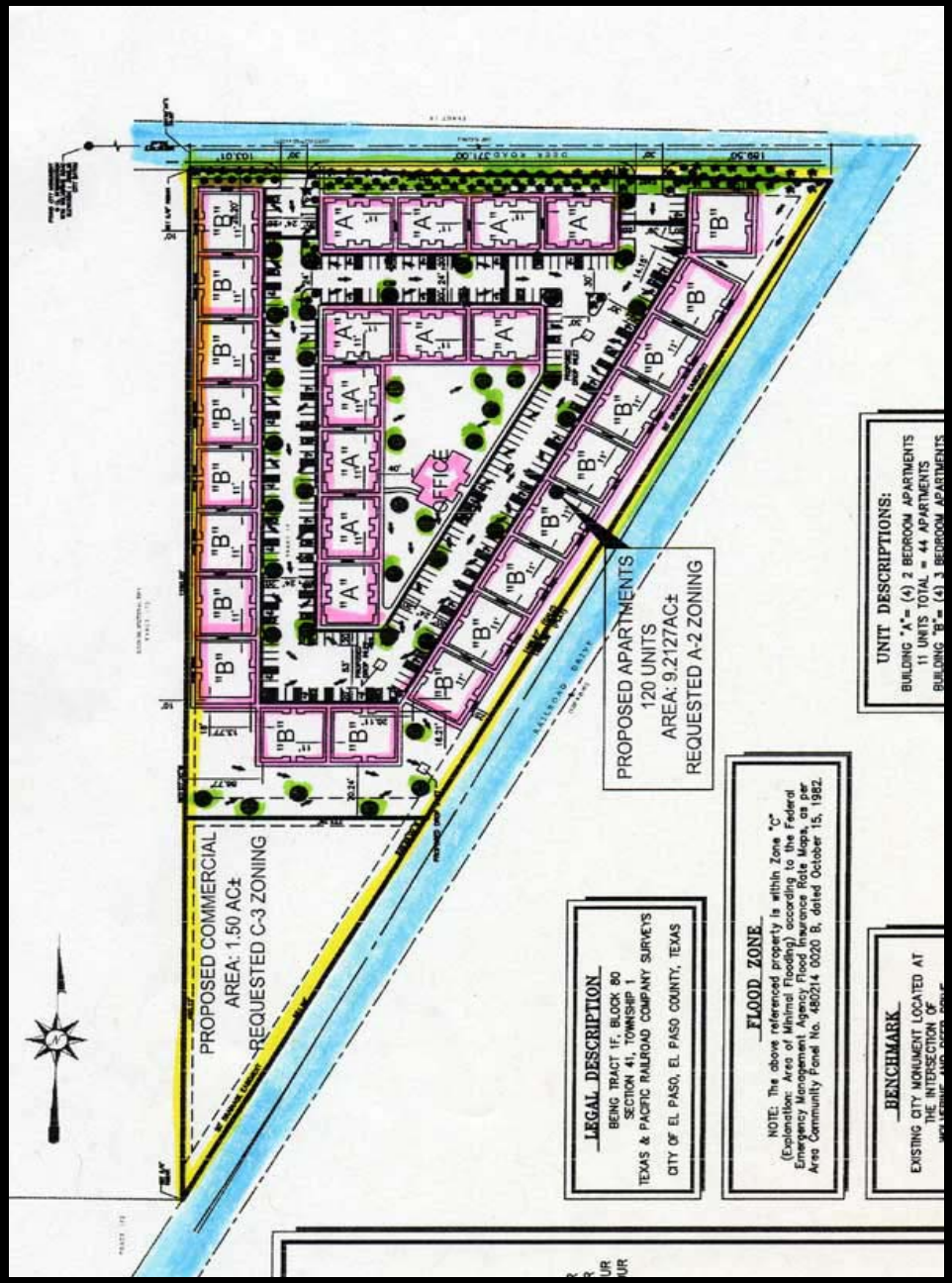

PROPOSED COMMERCIAL
AREA: 1.50 AC±
REQUESTED C-3 ZONING
PROPOSED APARTMENTS
120 UNITS
AREA: 9.2127AC±
REQUESTED A-2 ZONING
OFFICE
"A"
"B"
UNIT DESCRIPTIONS:
BUILDING "A" = (4) 2 BEDROOM APARTMENTS
11 UNITS TOTAL = 44 APARTMENTS
LEGAL DESCRIPTION
BEING TRACT 1F, BLOCK 80
SECTION 41, TOWNSHIP 1
TEXAS & PACIFIC RAILROAD COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
FLOOD ZONE
NOTE: The above referenced property is within Zone "C"
(Explanation: Area of Minimal Flooding) according to the Federal
Emergency Management Agency Flood Insurance Rate Maps, as per
Area Community Panel No. 480214 0020 B, dated October 15, 1982.
BENCHMARK
EXISTING CITY MONUMENT LOCATED AT
THE INTERSECTION OF

ZON04-00084

ZON04-00084

ZON04-00084

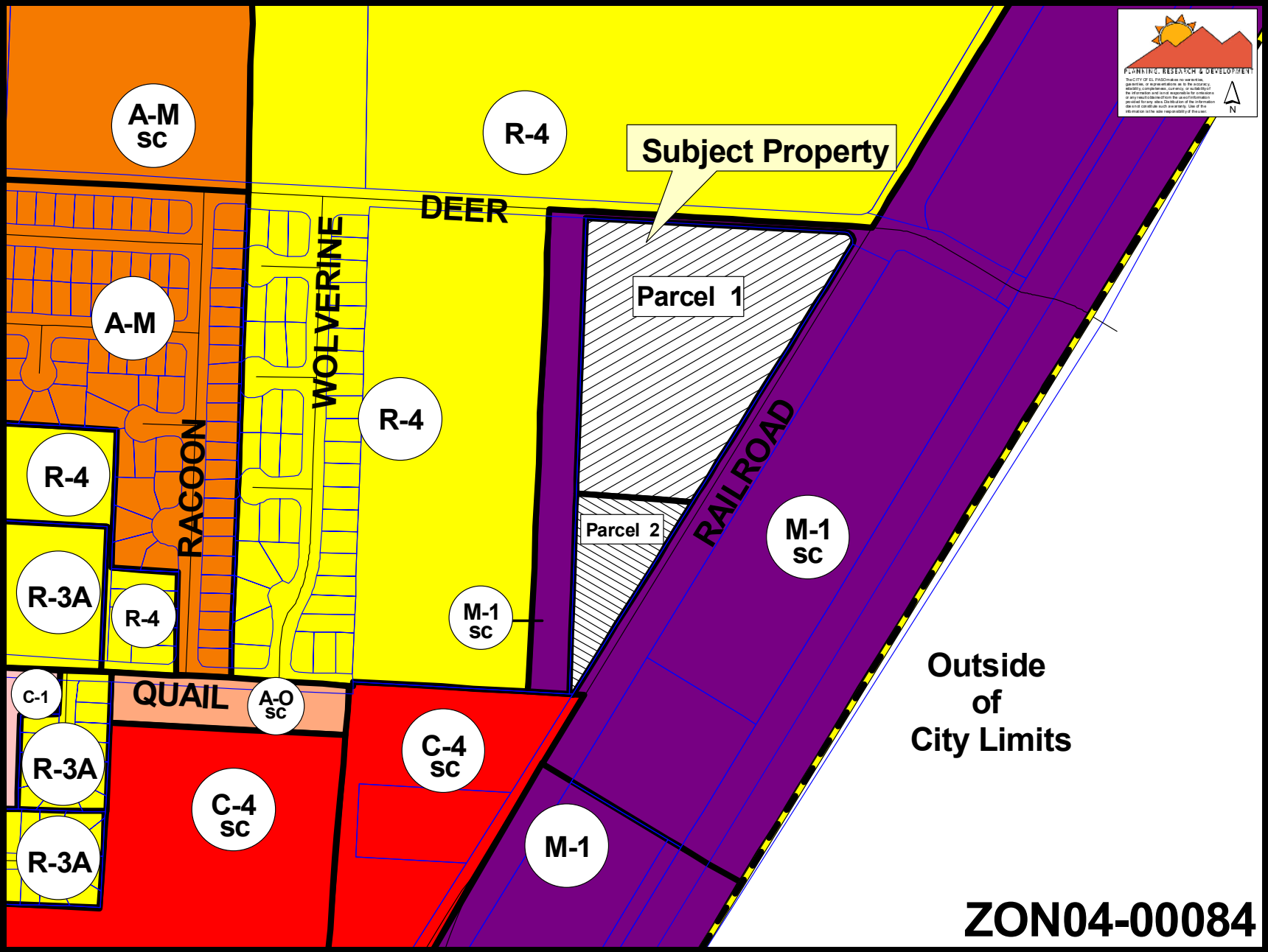
ZON04-00084

ZON04-00084

ZON04-00084

ZON04-00084

ZON04-00084


A-M
SC
R-4
Subject Property
DEER
WOLVERINE
A-M
Parcel 1
R-4
RACOON
R-4
RAILROAD
Parcel 2
M-1
SC
R-3A
R-4
M-1
SC
C-1
QUAIL
A-O
SC
C-4
SC
R-3A
C-4
SC
M-1
R-3A
Outside
of
City Limits
PLANNING, RESEARCH & DEVELOPMENT
N
ZON04-00084

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 1F, BLOCK 80, SECTION 41, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM M-1/SC (LIGHT MANUFACTURING/SPECIAL CONTRACT) TO A-2/SC (APARTMENT/SPECIAL CONTRACT); AND PARCEL 2: A PORTION OF TRACT 1F, BLOCK 80, SECTION 41, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM M-1/SC (LIGHT MANUFACTURING/SPECIAL CONTRACT) TO C-3/SC (COMMERCIAL/SPECIAL CONTRACT) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of Parcel 1: *A portion of Tract 1F, Block 80, Section 41, Township 1, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1/sc (Light Manufacturing/special contract) to A-2/sc (Apartment/special contract)**; and Parcel 2: *A portion of Tract 1F, Block 80, Section 41, Township 1, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1/sc (Light Manufacturing/special contract) to C-3/sc (Commercial/special contract);** within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That Parcel 2 be subject to the following conditions which are necessitated by and attributable to the intensity of use generated by the change of zoning from M-1/sc (Light Manufacturing/special contract) to C-3/sc (Commercial/special contract) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

> *A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.*

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or

release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this **14th** day of **September**, 2004.

THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____day of _____, 2004, by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

Being a portion of Tract 1F, Block 80,
Section 41, Township 1,
Texas and Pacific Railroad Company Surveys,
City of El Paso, El Paso County, Texas
August 12, 2004

METES AND BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION of a parcel of land being a portion of Tract 1F, Block 80, Section 41, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found iron rod located at the northerly common boundary line of Tract 4F and 1F3, same being the southerly right-of-way line of Deer Road (60' R.O.W) and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line and along the southerly right-of-way line, East a distance of 723.66 feet to a point being the right-of-way line intersection of Deer Road and Railroad Drive (130' R.O.W.);

THENCE, leaving said right-of-way intersection and along the westerly right-of-way line of Railroad Drive, South 28°26' 00" West, a distance of 914.71 feet to a point;

THENCE, leaving said westerly right-of-way line, South 88°52' 27" West, a distance of 272.29 feet to a point;

THENCE, North 01°07' 30" West, a distance of 809.28 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 401,307.71 square feet or 9.2128 Acres of land more or less.

STATE OF TEXAS
REGISTERED
CARLOS M. JIMENEZ
3950
PROFESSIONAL
LAND SURVEYOR

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite #309
El Paso, Texas 79936
(915) 633-6422
Job# :241778

PARCEL 1

Exhibit "A"

Being a portion of Tract 1F, Block 80,
Section 41, Township 1,
Texas and Pacific Railroad Company Surveys,
City of El Paso, El Paso County, Texas
August 12, 2004

METES AND BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION of a parcel of land being a portion of Tract 1F, Block 80, Section 41, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found iron rod located at the southerly common boundary line of Tract 4F and 1F3, same being the westerly right-of-way line of Railroad Drive (130' R.O.W) and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said westerly right-of-way line and along said common boundary line, North 01°07' 30" West, a distance of 480.12 feet to a point

THENCE, leaving said common boundary line, North 88°52' 27" East, a distance of 272.29 feet to a point;

THENCE, South 28°26' 00" West, a distance of 551.96 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 65,365.23 square feet or 1.5005 Acres of land more or less.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite #309
El Paso, Texas 79936
(915) 633-6422
Job# :241778B

PARCEL 2

Exhibit "A"