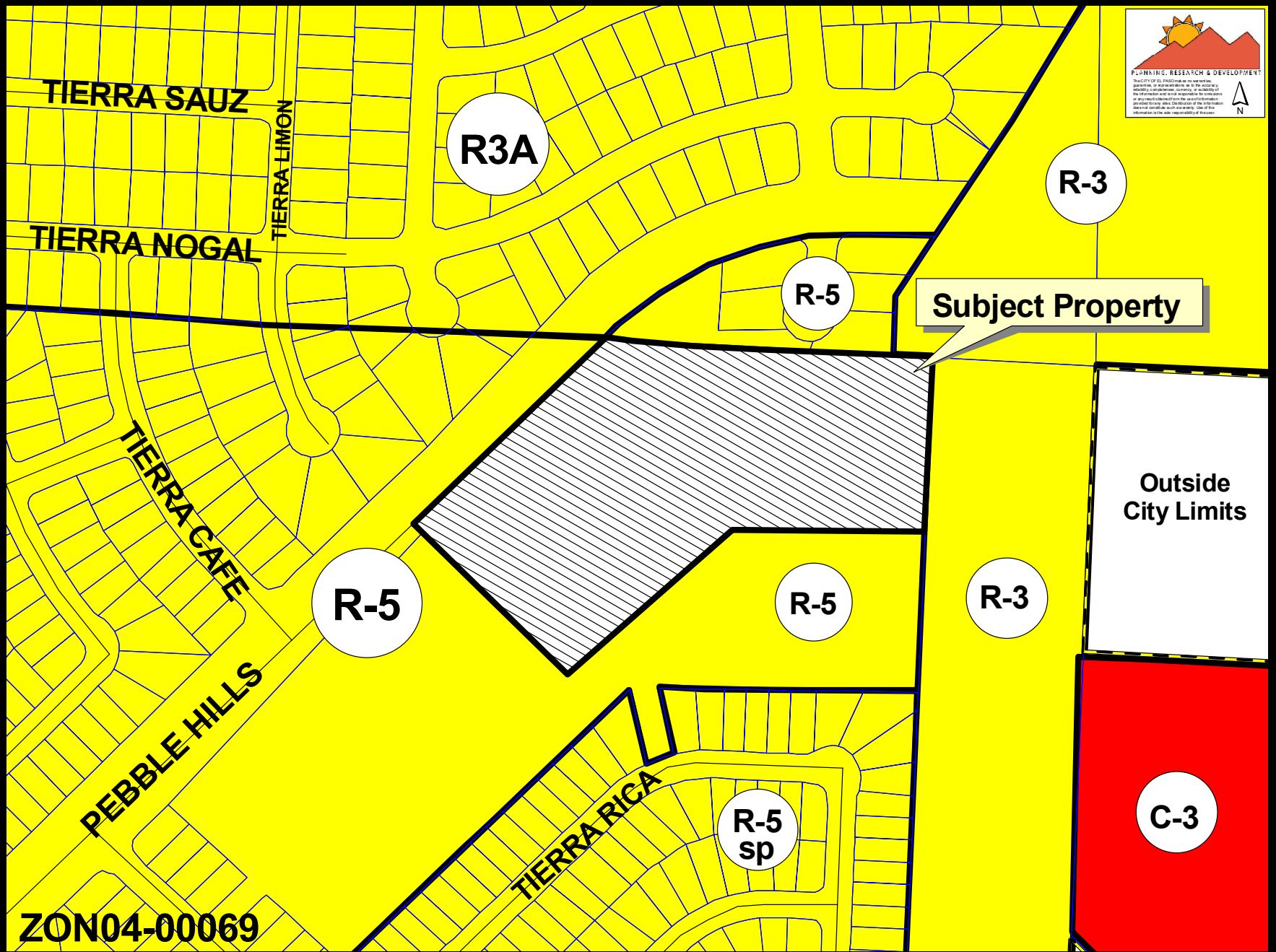
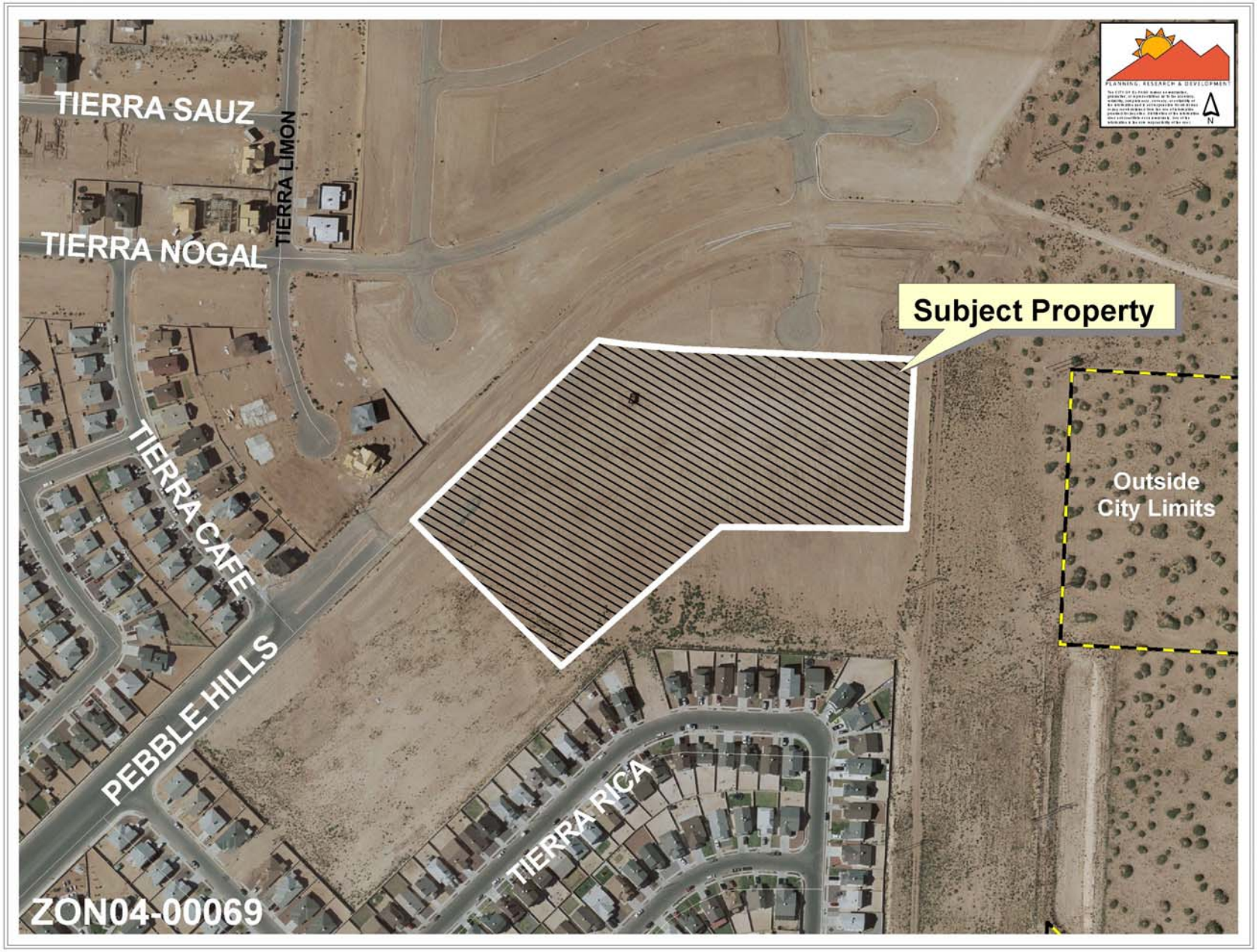
# ZON04-00069


TIERRA SAUZ
TIERRA LIMON
TIERRA NOGAL
R3A
R-3
R-5
Subject Property
TIERRA CAFE
R-5
R-5
R-3
Outside
City Limits
PEBBLE HILLS
TIERRA RICA
R-5
sp
C-3
ZON04-00069
PLANNING, RESEARCH & DEVELOPMENT
N

# ZON04-00069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Subject Property
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Outside
City Limits
PEBBLE HILLS
TIERRA RICA
ZON04-00069

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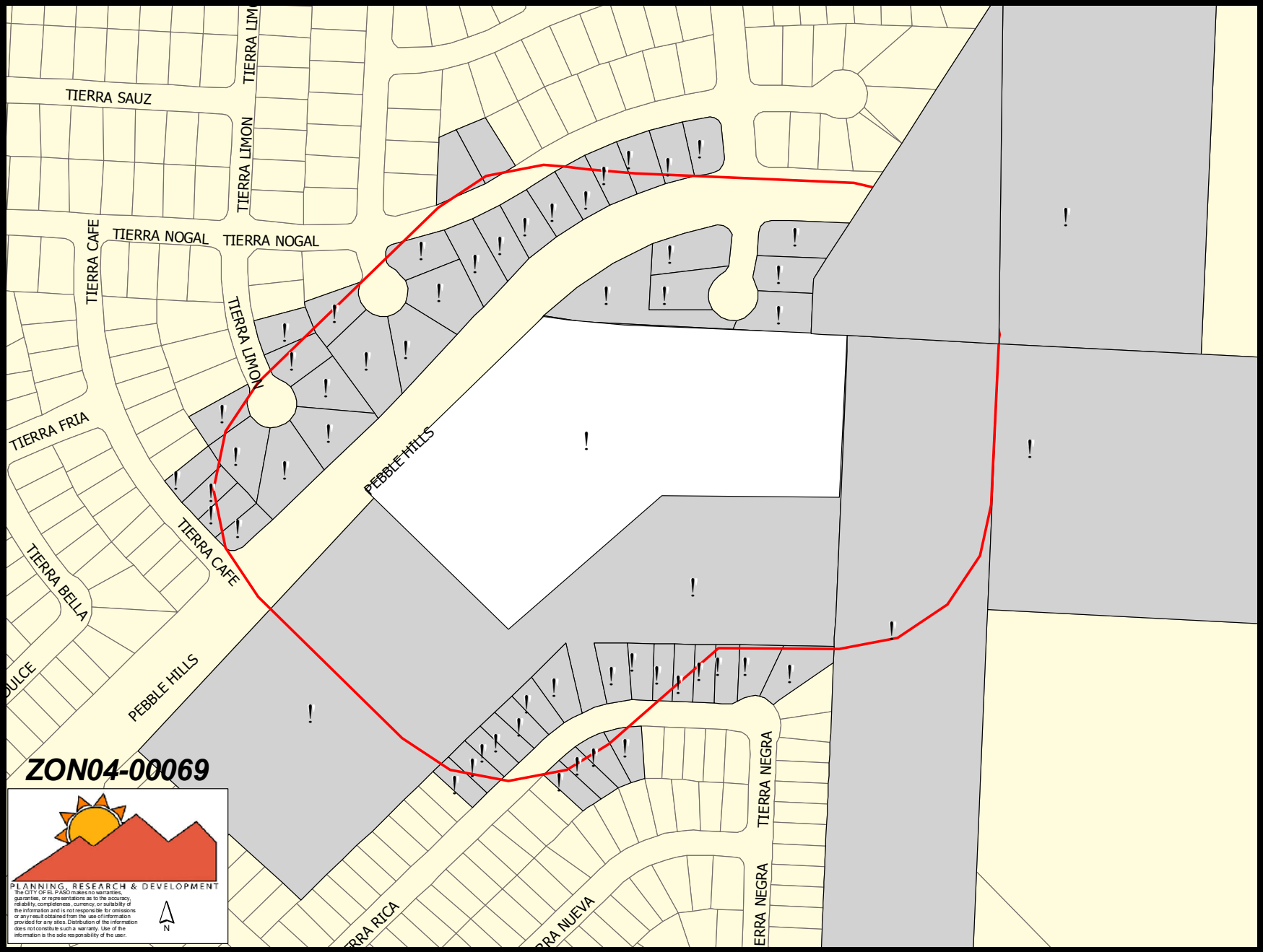
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PEBBLE HILLS
TIERRA CAFE
TIERRA BELLA
PEBBLE HILLS
TIERRA NEGRA
TIERRA NEGRA
ZON04-00069
PLANNING, RESEARCH & DEVELOPMENT
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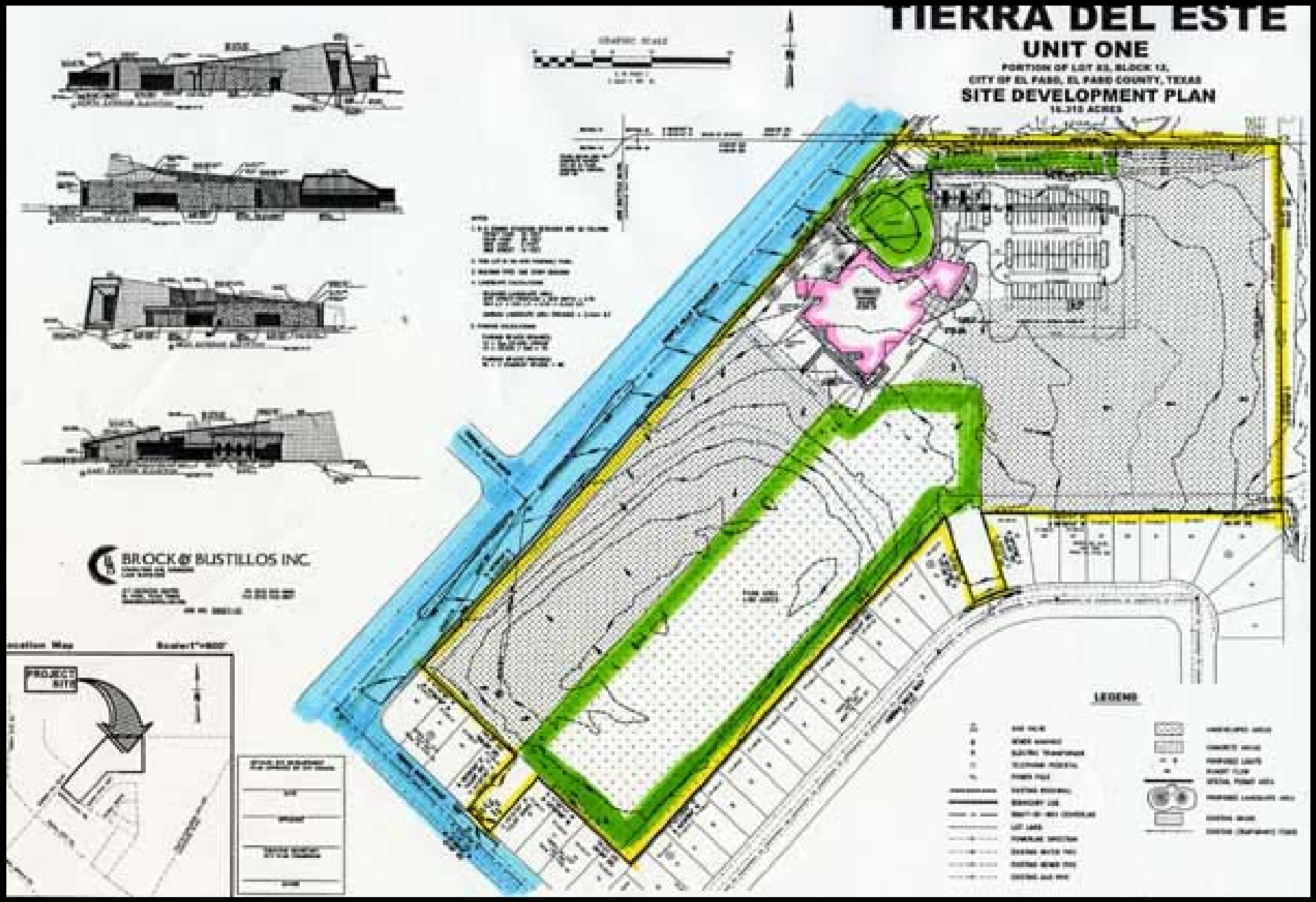
# ZON04-00069


TIERRA DEL ESTE
UNIT ONE
PORTION OF LOT 63, BLOCK 12,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
SITE DEVELOPMENT PLAN
BROCK & BUSTILLOS INC.
PROJECT SITE
LEGEND

# ZON04-00069

LANDSCAPE SLOPE
PROPOSED BUILDING 21,500 SF
HILLS BOULEVARD

# ZON04-00069

# ZON04-00069

# ZON04-00069

# ZON04-00069

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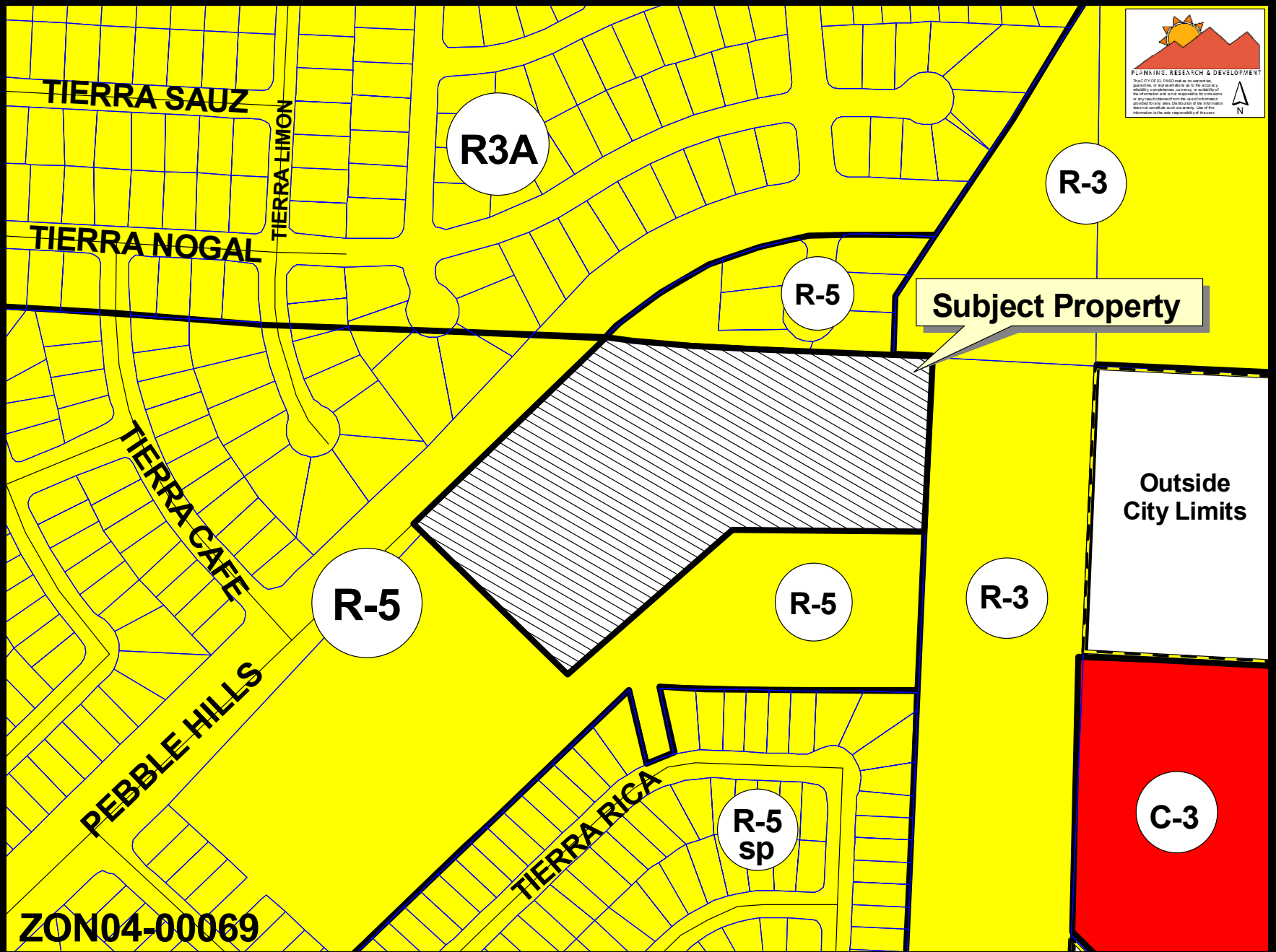
TIERRA SAUZ
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PEBBLE HILLS
TIERRA RICA
R-5
sp
C-3
ZON04-00069
PLANNING, RESEARCH & DEVELOPMENT
N

**ORDINANCE NO. _____**

**ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00069, TO ALLOW FOR A GOVERNMENTAL USE ON A PORTION OF LOT 83, BLOCK 12, TIERRA DEL ESTE UNIT ONE, EL PASO, EL PASO COUNTY, TEXAS (12600 PEBBLE HILLS BOULEVARD) PURSUANT TO SECTION 20.14.040. THE PENALTY IS AS PROVIDED IN SECTION 20.68 OF THE EL PASO MUNICIPAL CODE.**

WHEREAS, The **City of El Paso,** the Applicant, has applied for a Special Permit under Section 20.14.040 (Zoning) of the El Paso Municipal Code, to allow a public library; 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 Lot 83, Block 12, Tierra Del Este Unit One,El Paso, El Paso County, Texas as more particularly described by metes and bounds in the attached and incorporated Exhibit "A," and municipally referred to as 12600 Pebble Hills Boulevard.*

2. That public or governmental 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 public or governmental 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 public or governmental use 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. ZON04-00069** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this _____ day of **September, 2004.**

THE CITY OF EL PASO

_____

Joe Wardy, Mayor

ATTEST:

_____

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

_____

Jorge E. Rousselin, Urban Planner
Planning, Research & Development

_____

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

_____

Matt Watson, Assistant City Attorney

BROCK & BUSTILLOS INC.
CONSULTING ENGINEERS
LAND SURVEYORS
(formerly Faught & Associates)

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
OSCAR V. PEREZ
Vice President
ISAAC CAMACHO, P.E., R.P.L.S.
Survey Manager

May 11, 2004

## LEGAL DESCRIPTION OF A 7.0581 ACRE TRACT

A tract of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Lot 83, Block 12, Terra del Este Unit One, as filed in Volume 76, Page 40 of the Plat Records of El Paso County and being more particularly described as follows, to wit:

**COMMENCING** for reference at a city monument found at the intersection of the north boundary line of said Terra del Este Unit One and the centerline of Pebble Hills Boulevard; **THENCE** leaving the centerline of Pebble Hills Drive and following the north boundary line of said Terra del Este Unit One, South 89°56'24" East, 74.54 feet to the southeasterly right-of-way line of Pebble Hills Drive for the **POINT OF BEGINNING** of the tract herein described, identical to the northwest corner of said Lot 83;

**THENCE**, leaving the southeasterly right-of-way line of Pebble Hills Drive and continuing along the north boundary line of said Terra del Este Unit One, South 89°56'24" East, 583.61 feet to the northeast corner of the tract herein described, identical to the northeast corner of said Lot 83;

**THENCE**, leaving the north boundary line of said Terra del Este Unit One and following the east boundary line of said Lot 83, South 00°30'56" East, 317.00 feet to the southeast corner of the tract herein described;

**THENCE**, leaving the east boundary line of said Lot 83, North 89°56'24" West, 354.50 feet to an angle point;

**THENCE** South 49°18'00" West, 400.73 feet to the most southerly corner of the tract herein described;

**THENCE** North 47°29'10" West, 338.00 feet to the southeasterly right-of-way line of Pebble Hills Drive for the southwest corner of the tract herein described;

**THENCE**, following the southeasterly right-of-way line of Pebble Hills Drive, North 42°30'50" East, 475.00 feet to the **POINT OF BEGINNING**;

Said tract containing 7.0581 acres, more or less, and being subject to easements of record.

I hereby certify that this description was prepared by me or under my supervision.

Isaac Camacho

Isaac Camacho, TX RPLS No. 5337

STATE OF TEXAS
REGISTERED
ISAAC CAMACHO
5337
PROFESSIONAL
LAND SURVEYOR

6527-01A

Exhibit "A"

417 Executive Center Blvd. • El Paso, Texas 79902 • P - (915) 542-4900 • F - (915) 542-2867 • www.brockbustillos.com