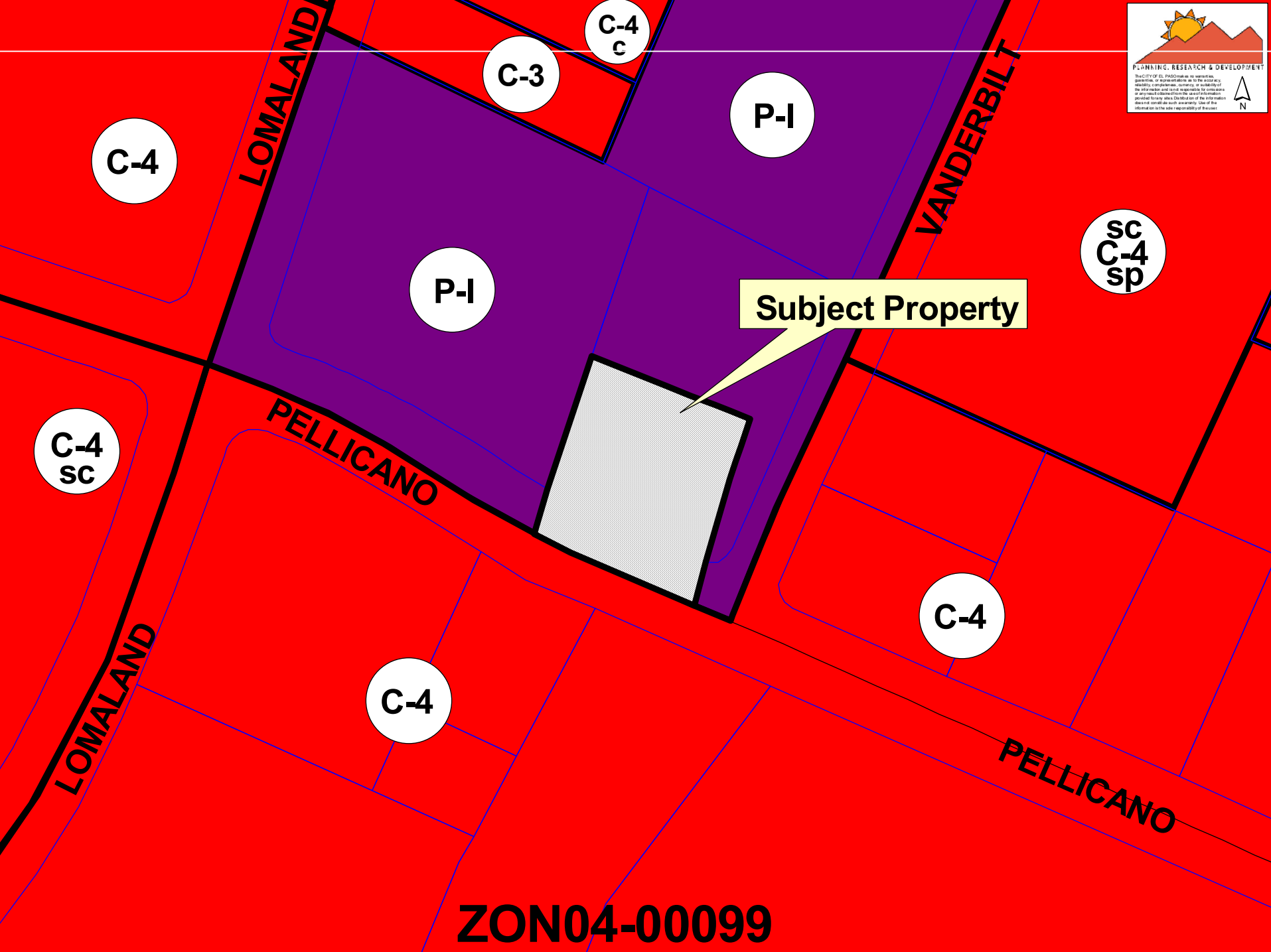
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LOMALAND
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ZON04-00099

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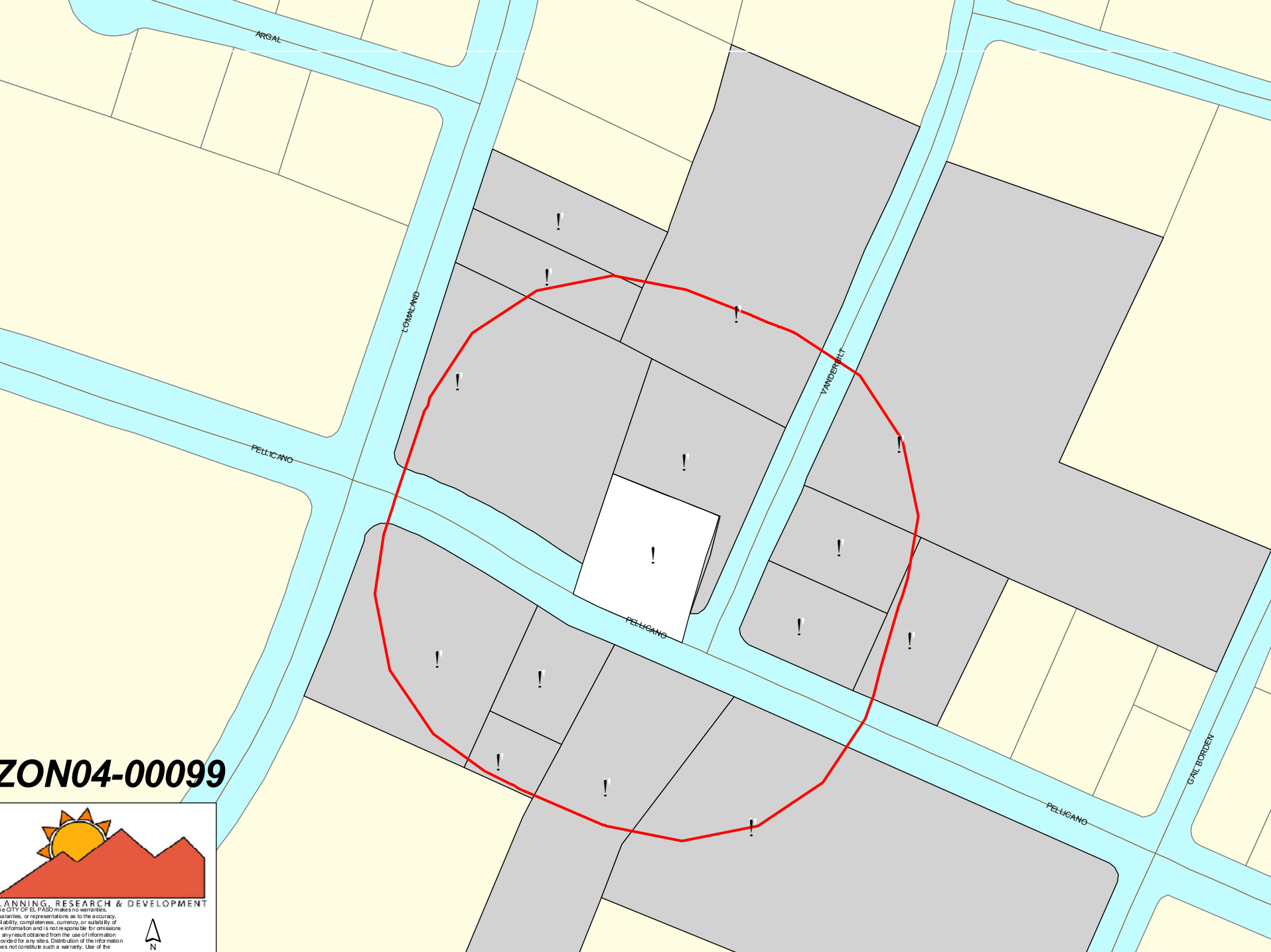
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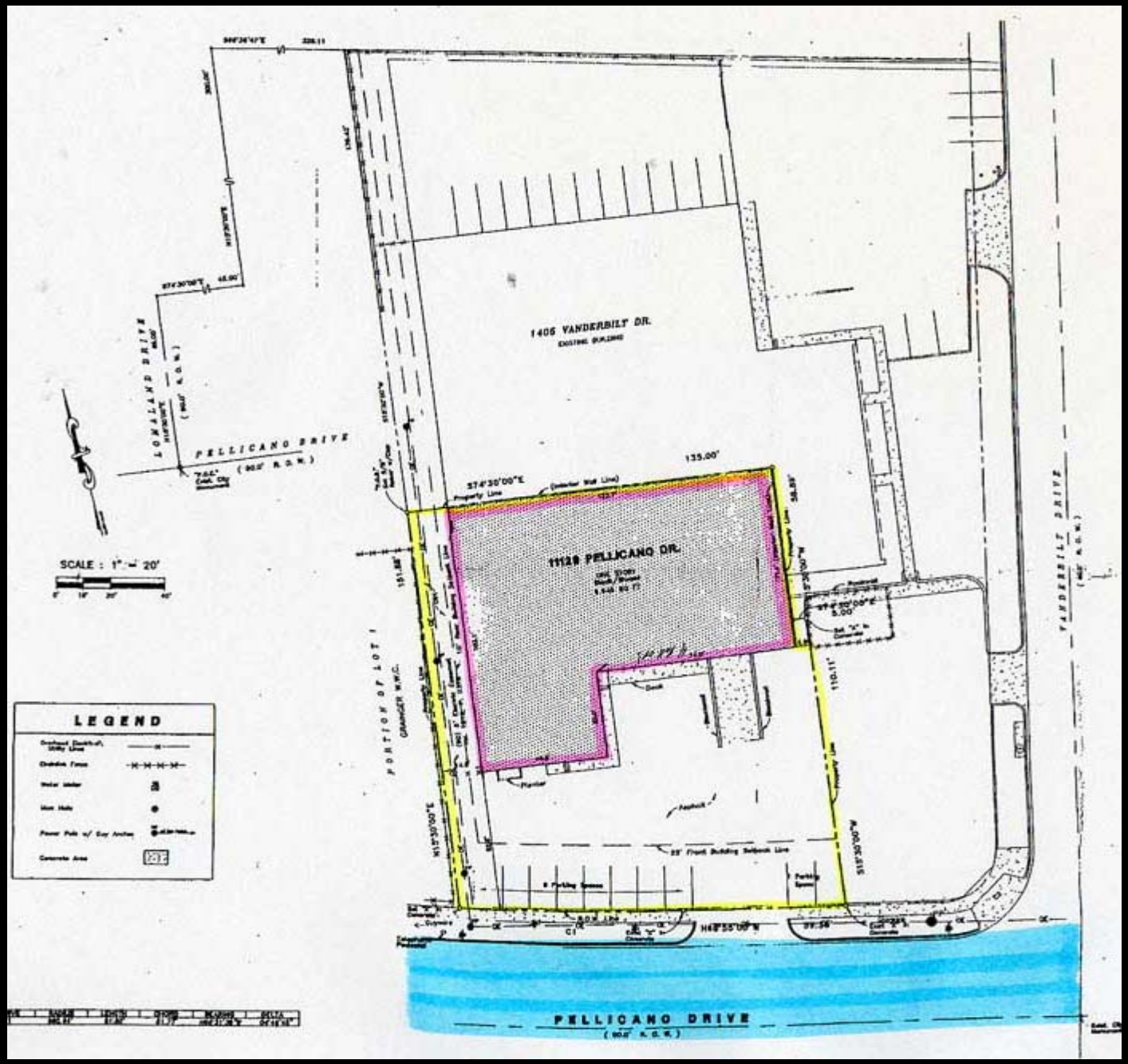

1405 VANDERBILT DR.
EXISTING BUILDING
11129 PELLICANO DR.
PELLICANO DRIVE
LOMALAND DRIVE
VANDERBILT DRIVE
PORTION OF LOT 1
GRAINGER W.W.C.
SCALE : 1" = 20'
LEGEND
PELLICANO DRIVE

ZON04-00099

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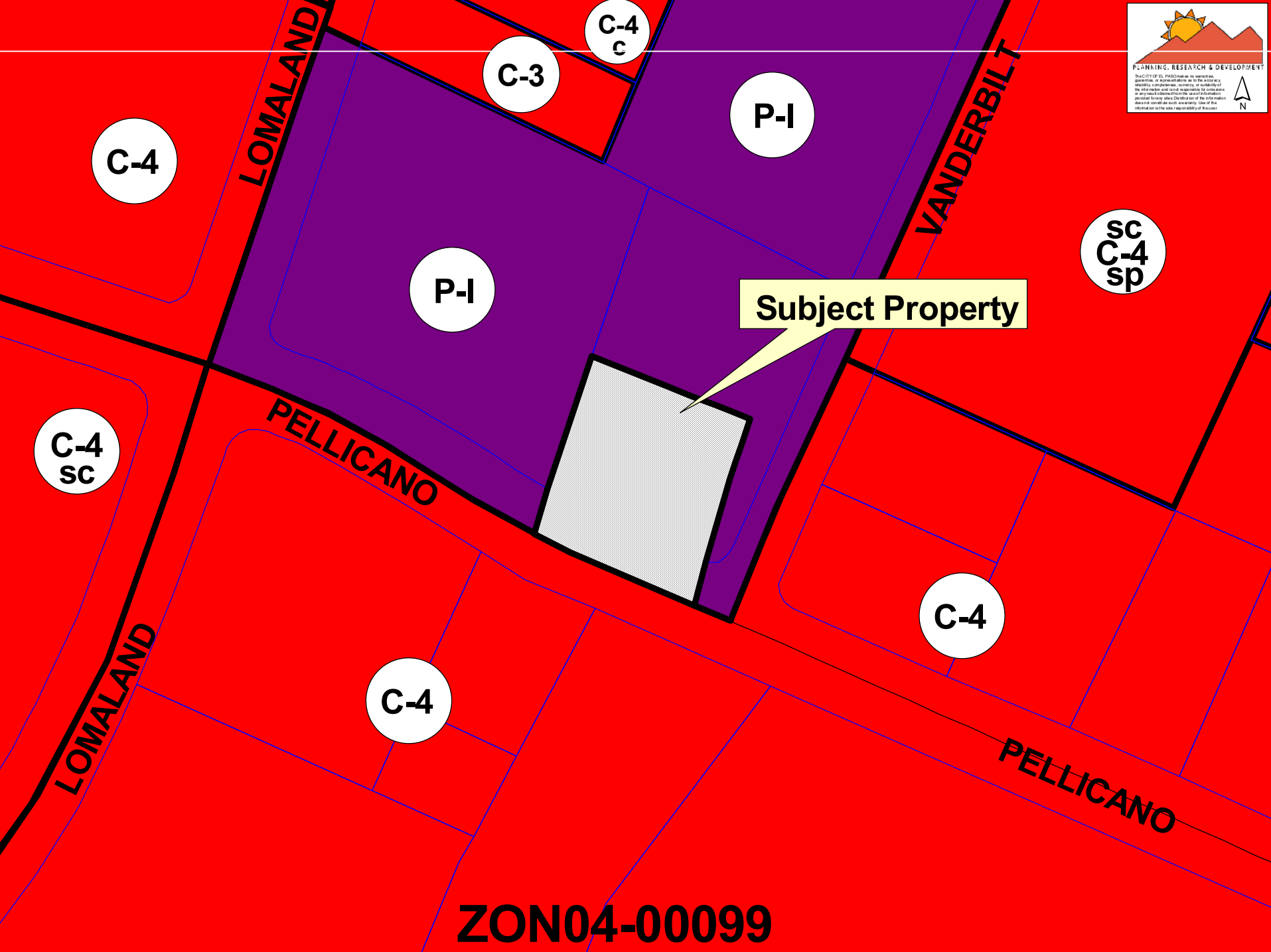
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Subject Property
C-4
sc
PELLICANO
C-4
C-4
LOMALAND
PELLICANO

ZON04-00099

PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

August 30, 2004

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Jorge E. Rousselin, Urban Planner JER

SUBJECT: **ZON04-00099**: A portion of Lot 1, Block 112, Vista Del Sol Unit 16
LOCATION: 11129 Pellicano Drive **(District 7)**
REQUEST: Rezoning
From: P-I (Planned Industrial);
To: C-4 (Commercial)

The City Plan Commission (CPC), on August 19, 2004, voted 5-0 to recommend **APPROVAL** of rezoning the subject property to C-4 (Commercial), 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; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

Attachment: Staff Report

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 112, VISTA DEL SOL UNIT 16, EL PASO, EL PASO COUNTY, TEXAS (11129 PELICANO DRIVE) FROM P-I (PLANNED INDUSTRIAL) TO C-4 (COMMERCIAL). 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 a *Portion of Lot 1, Block 112, Vista Del Sol Unit 16, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached and incorporated Exhibit "A" and municipally numbered as 11129 Pelicano Drive,* be changed from **P-I (Planned Industrial) To C-4 (Commercial)** 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 _____ 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

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 112, VISTA DEL SOL UNIT SIXTEEN, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS ACCORDING TO THE MAP THEREOF ON FILE IN BOOK 42, PAGE 26, PLAT RECORDS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

FROM A POINT, SAID POINT BEING A CITY OF EL PASO MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF LOMALAND DRIVE AND PELLICANO DRIVE; THENCE NORTH 15°30'00" EAST A DISTANCE OF 65.00 FEET: THENCE SOUTH 74°30'00" EAST A DISTANCE OF 45.00 FEET; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF LOMALAND DRIVE NORTH 15°30'00" EAST A DISTANCE OF 300.00 FEET; THENCE SOUTH 66°36'47" EAST A DISTANCE OF 328.11 FEET; THENCE SOUTH 15°30'00" WEST A DISTANCE OF 175.42 FEET TO THE "POINT OF BEGINNING"

THENCE SOUTH 74°30'00" EAST A DISTANCE OF 135.00 FEET;

THENCE SOUTH 15°30'00" WEST A DISTANCE OF 58.89 FEET;

THENCE SOUTH 74°30'00" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 15°30'00" WEST A DISTANCE OF 110.11 FEET;

THENCE NORTH 68°55'00" WEST A DISTANCE OF 59.30 FEET;

THENCE A DISTANCE OF 81.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 980.64 FEET, WHOSE INTERIOR ANGLE IS 04° 46'45" AND WHOSE CHORD BEARS NORTH 66°31'39" WEST A DISTANCE OF 81.77 FEET;

THENCE NORTH 15°30'00" EAST A DISTANCE OF 151.88 FEET TO THE "POINT OF BEGINNING" AND CONTAINING IN ALL 22314 SQUARE FEET OF 0.5123 ACRES OF LAND MORE OR LESS.

NOTE:

BASIS OF BEARING IS THE RECORDED PLAT OF VISTA DEL SOL UNIT SIXTEEN. EXISTING MONUMENTS AT THE CENTERLINE–CENTERLINE INTERSECTION OF LOMALAND DRIVE AND PELLICANO DRIVE; PELLICANO DRIVE AND VANDERBILT DRIVE WERE USED FOR BOUNDARY CONTROL.

EXHIBIT "A"