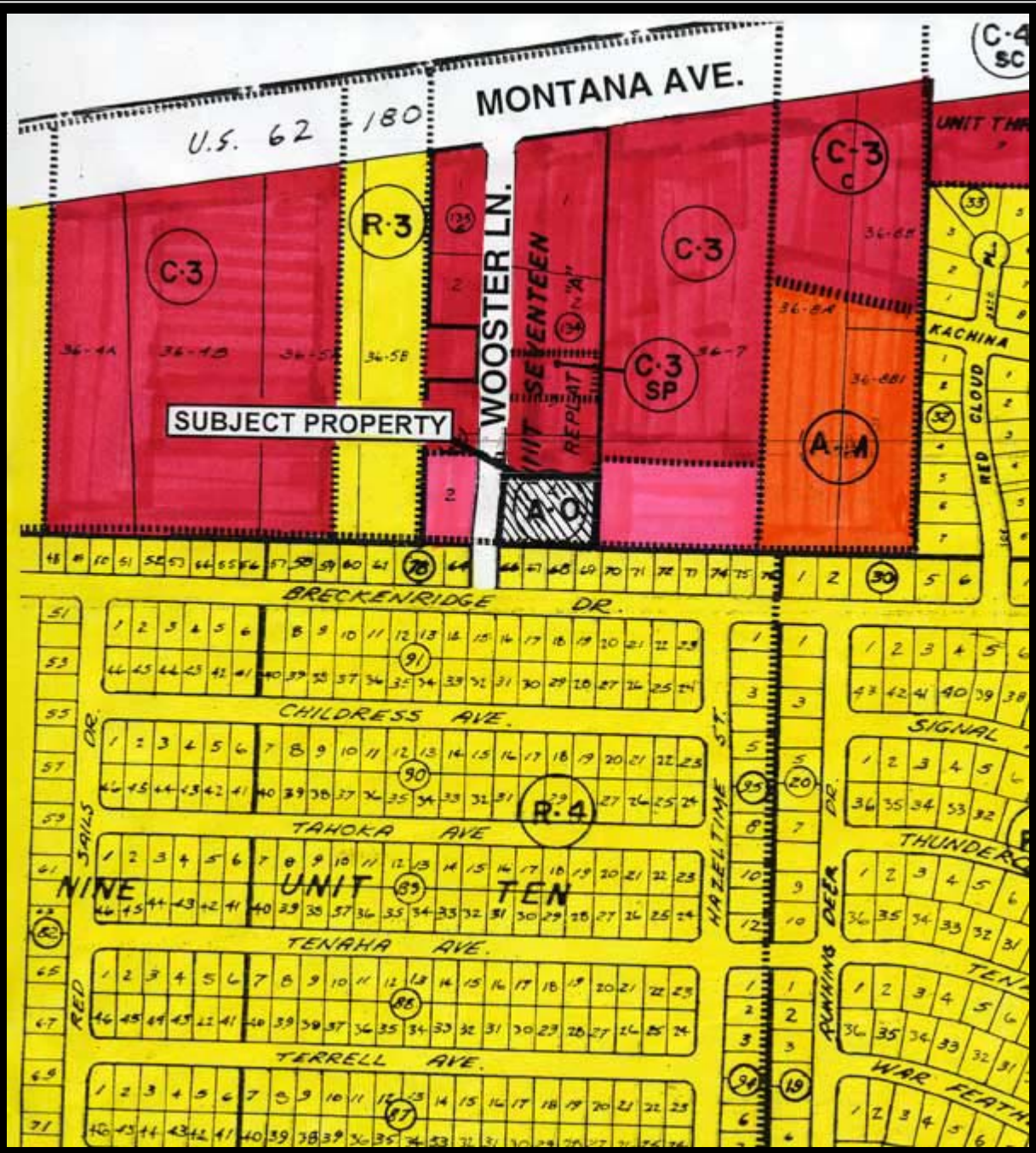
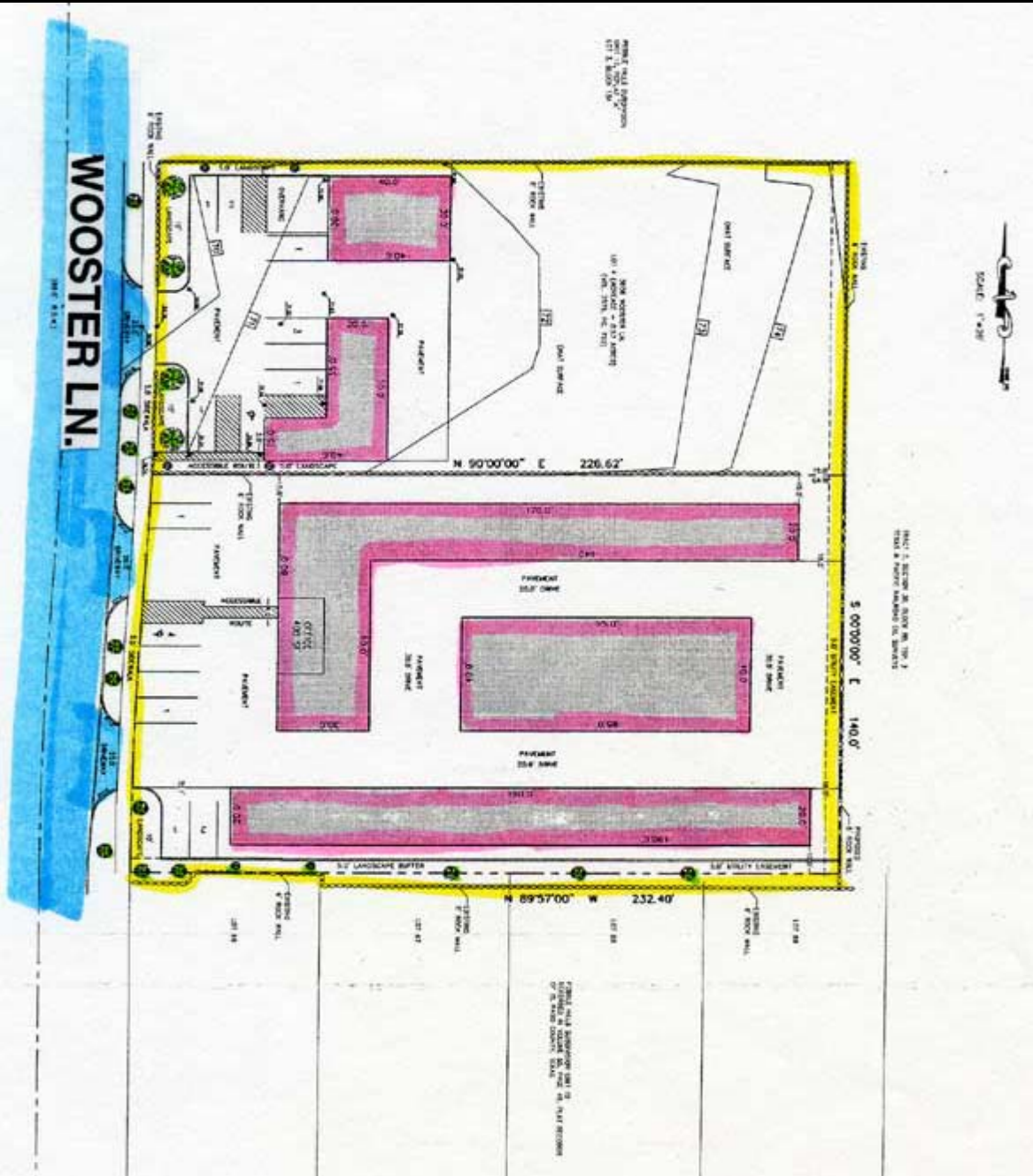
ZON04-00033



MONTANA AVE.
U.S. 62 180
WOOSTER LN.
SUBJECT PROPERTY
C-3
R-3
C-3 SP
A-M
A-O
C-4 SC
KACHINA
RED CLOUD
BRECKENRIDGE DR.
CHILDRESS AVE.
TAHOKA AVE
TENAHA AVE.
TERRELL AVE.
NINE UNIT TEN
R-4
RED SAILS DR.
HAZELTIME ST.
RUNNING DEER DR.
SIGNAL
THUNDER
WAR FEATH

ZON04-00033


WOOSTER LN.
N. 90°00'00" E 226.62'
S 00°00'00" E 140.0'
N 89°57'00" W 232.40'
PARKING
PAVEMENT
5.0' LANDSCAPE BUFFER
5.0' UTILITY EASEMENT

ZON04-00033

ZON04-00033

ZON04-00033

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 4, BLOCK 134, PEBBLE HILLS, EL PASO, EL PASO COUNTY, TEXAS (WOOSTER LANE) FROM A-O (APARTMENT-OFFICE) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. 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 a *Portion of Lot 4, Block 134, Pebble Hills, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from A-O (Apartment-Office) to C-3 (Commercial) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from A-O (Apartment-Office) to C-3 (Commercial) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

> *That a Detailed Site Development Plan be reviewed and approved pursuant to the El Paso Municipal Code prior to building permits being issued, and that the site development plan submitted with this rezoning application be accepted to meet this requirement.*

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.

(Signatures on following page)

PASSED AND APPROVED this **27th** day of **April, 2004**.

THE CITY OF EL PASO

_____

Joe Wardy, Mayor

ATTEST:

_____

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

Kimberly Forsyth, Urban Planner
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____day of _____, 20___, by _____ as _____ of THE CITY OF EL PASO.

My Commission Expires:

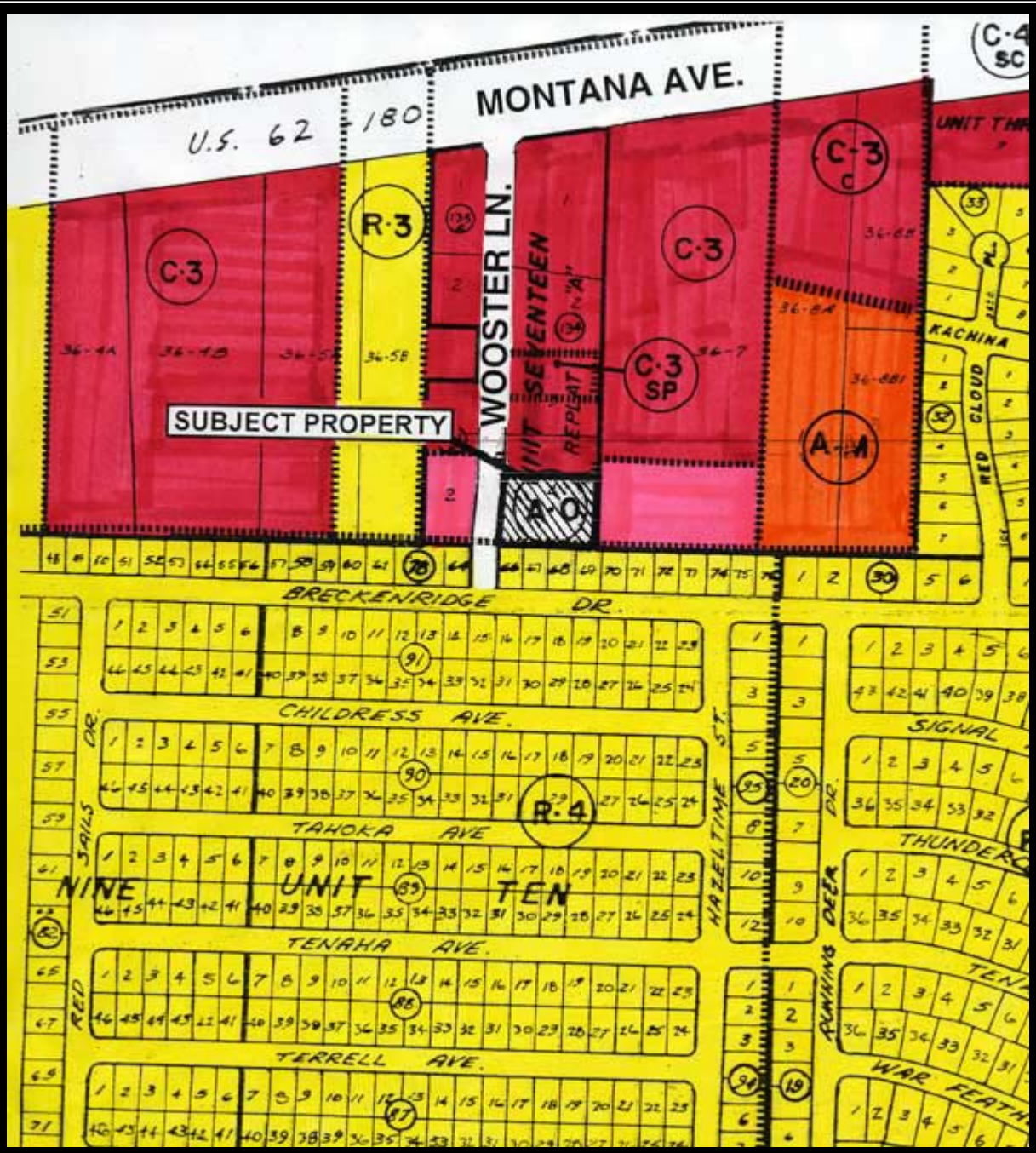
_____

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

_____

ZON04-00033

ZON04-00033



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