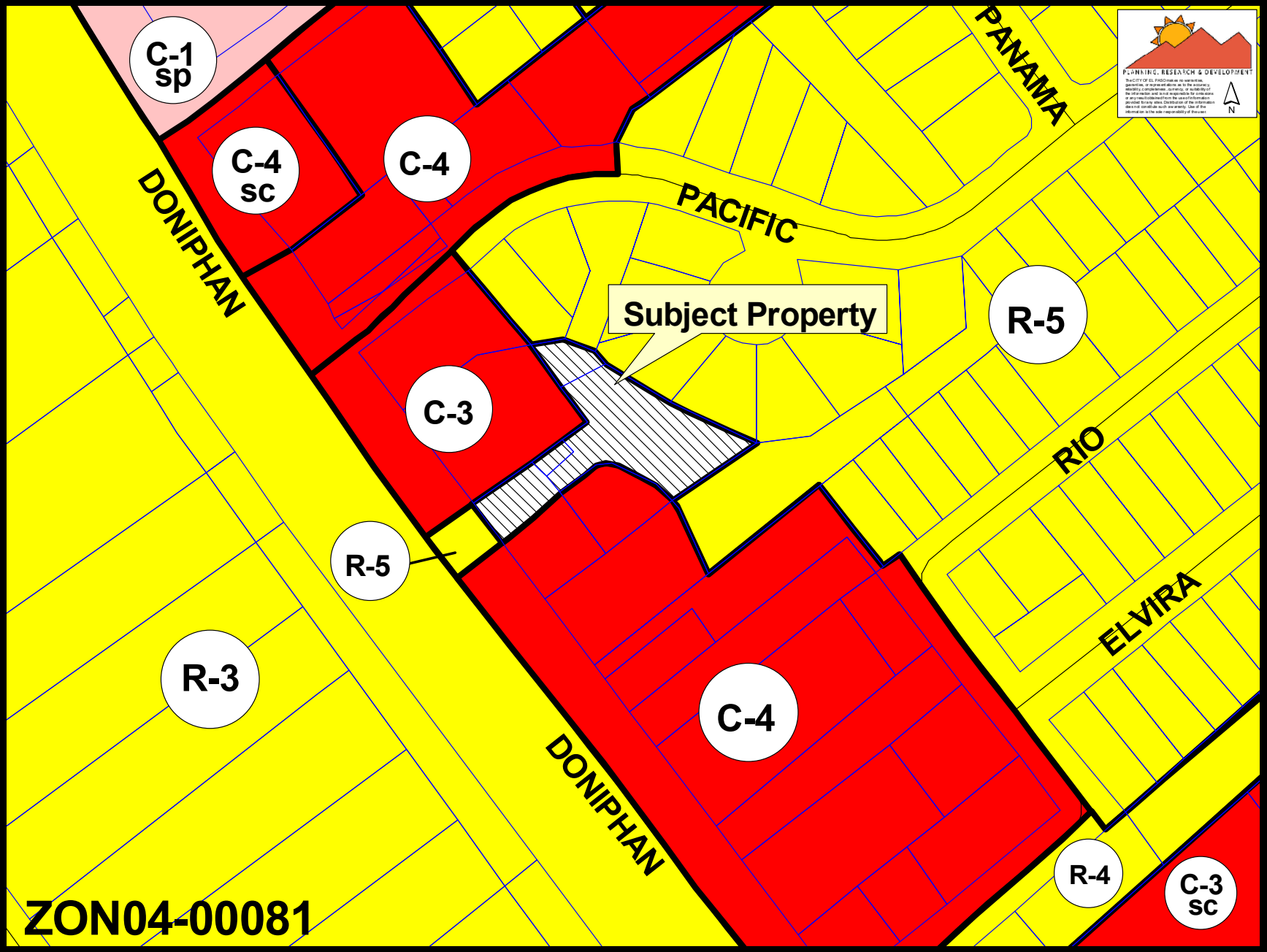
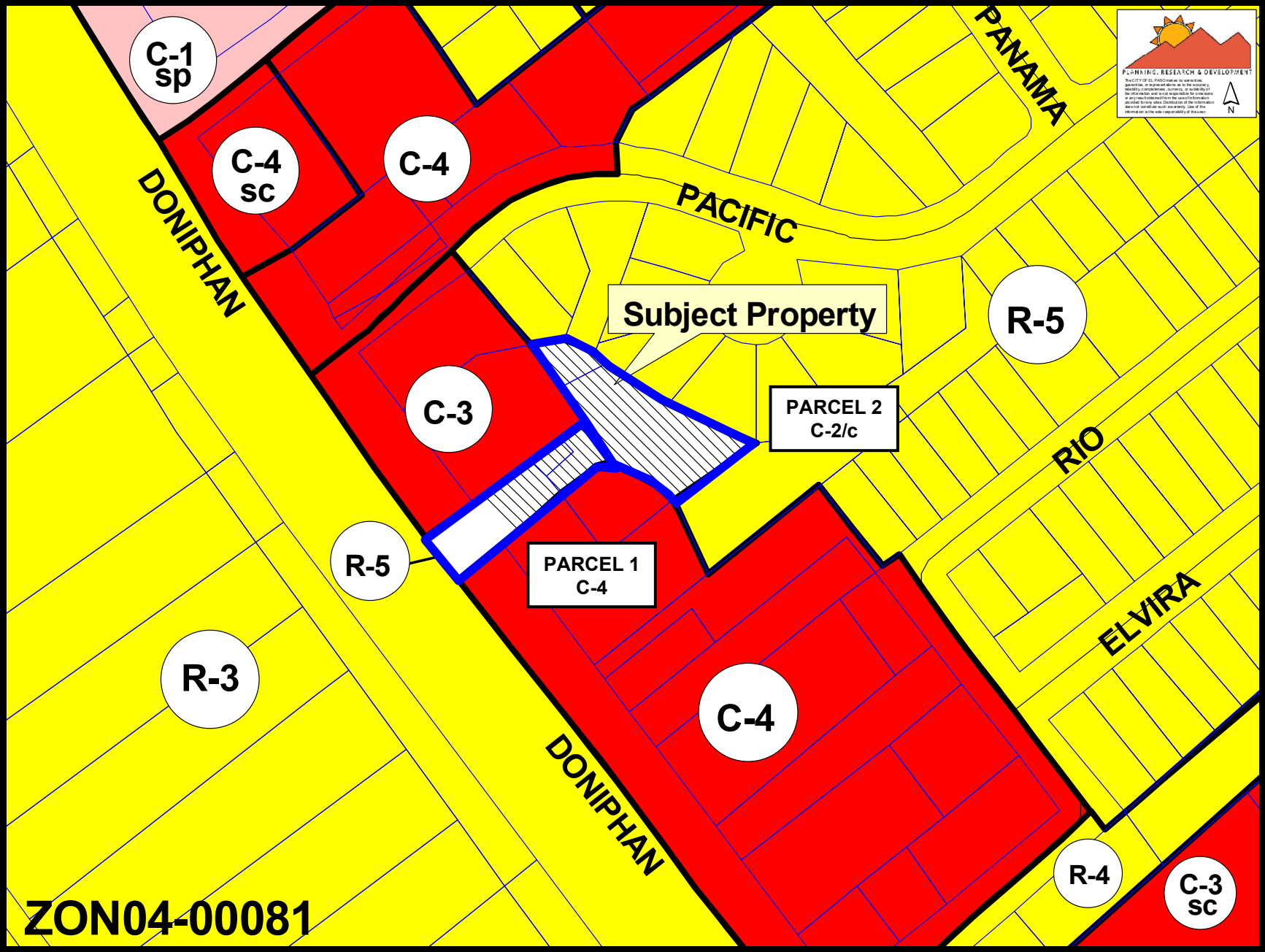
ZON04-00081


C-1
sp
C-4
sc
C-4
DONIPHAN
PACIFIC
PANAMA
Subject Property
R-5
C-3
RIO
R-5
EL VIRA
R-3
C-4
DONIPHAN
R-4
C-3
sc
PLANNING, RESEARCH & DEVELOPMENT
N
ZON04-00081

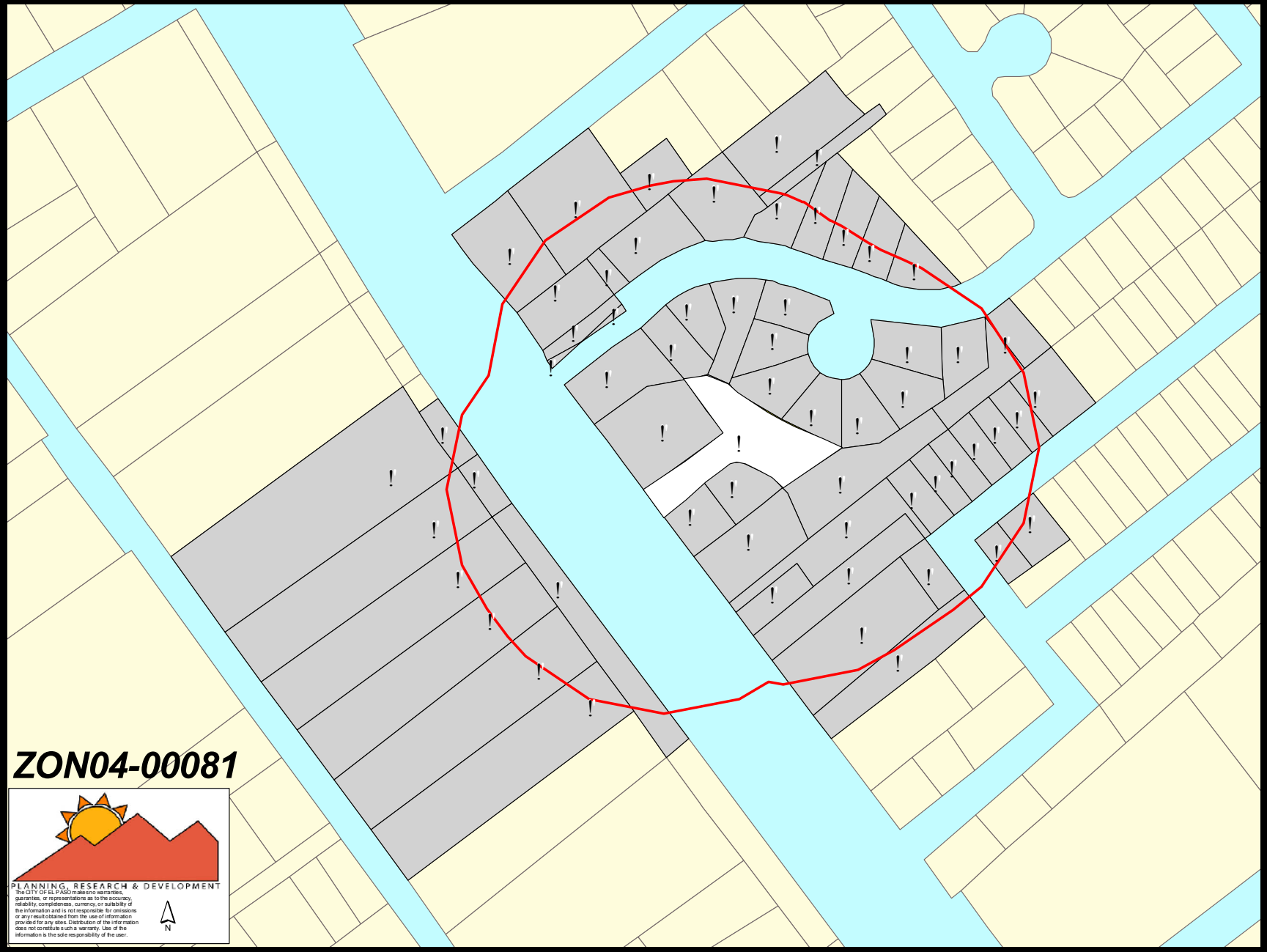
ZON04-00081 – DCC RECOMMENDATION



ZON04-00081

PANAMA
PACIFIC
DONIPHAN
Subject Property
RIO
EL VIRA
DONIPHAN
ZON04-00081

ZON04-00081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PLANNING, RESEARCH & DEVELOPMENT
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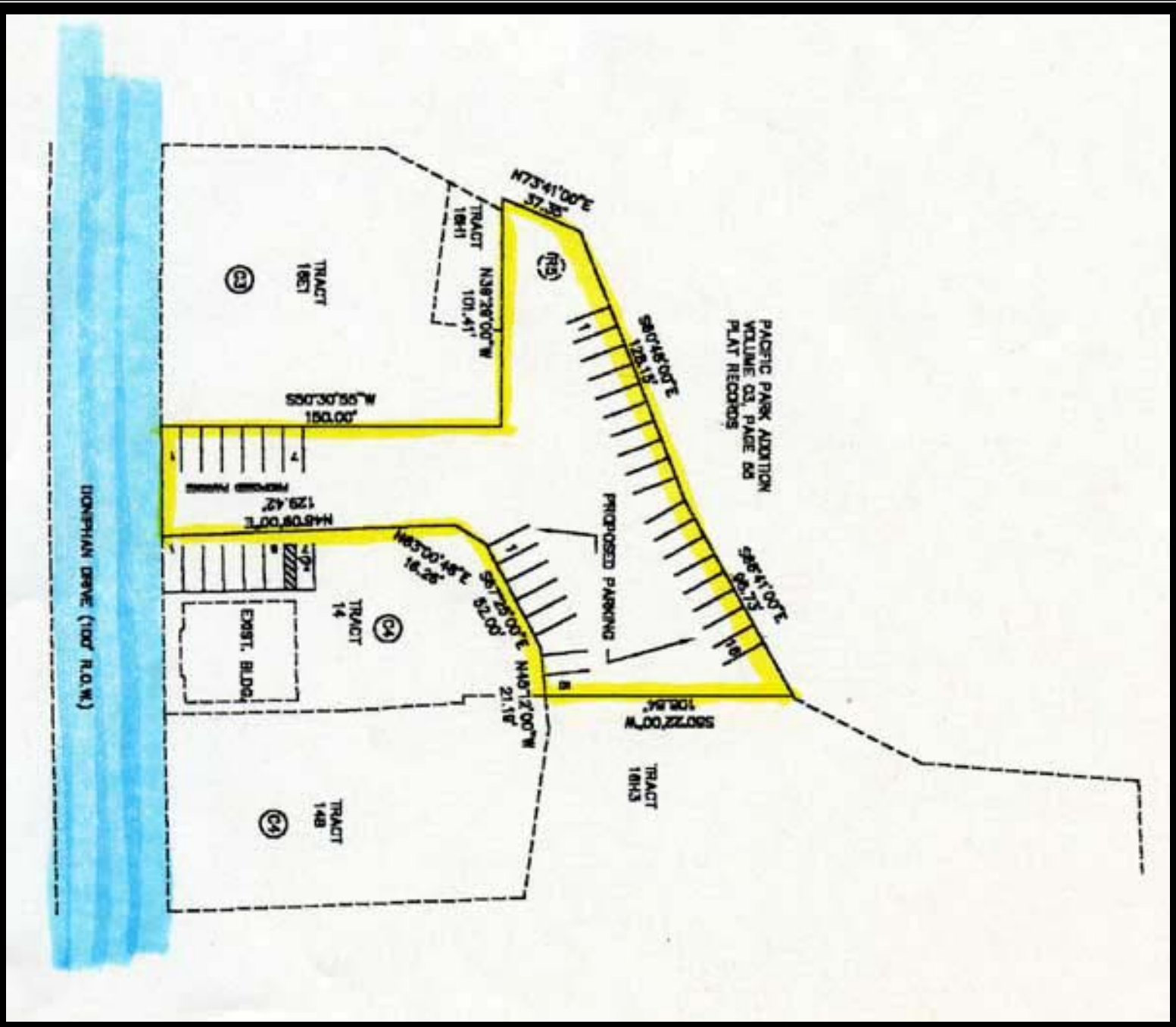


PACIFIC PARK ADDITION
VOLUME 03, PAGE 55
PLAT RECORDS
PROPOSED PARKING
EXIST. BLDG.
DONIPHAN DRIVE (100' R.O.W.)
TRACT 16E1
TRACT 16H1
TRACT 14
TRACT 14B
TRACT 16H3
N73°41'00"E
37.35'
N39°29'00"W
101.41'
S50°30'55"W
150.00'
N48°09'00"E
129.42'
N63°00'48"E
16.26'
S67°25'00"E
52.00'
N48°12'00"W
21.19'
S80°48'00"E
128.15'
S86°41'00"E
96.73'
S50°22'00"W
108.84'

ZON04-00081

ZON04-00081

ZON04-00081

ZON04-00081

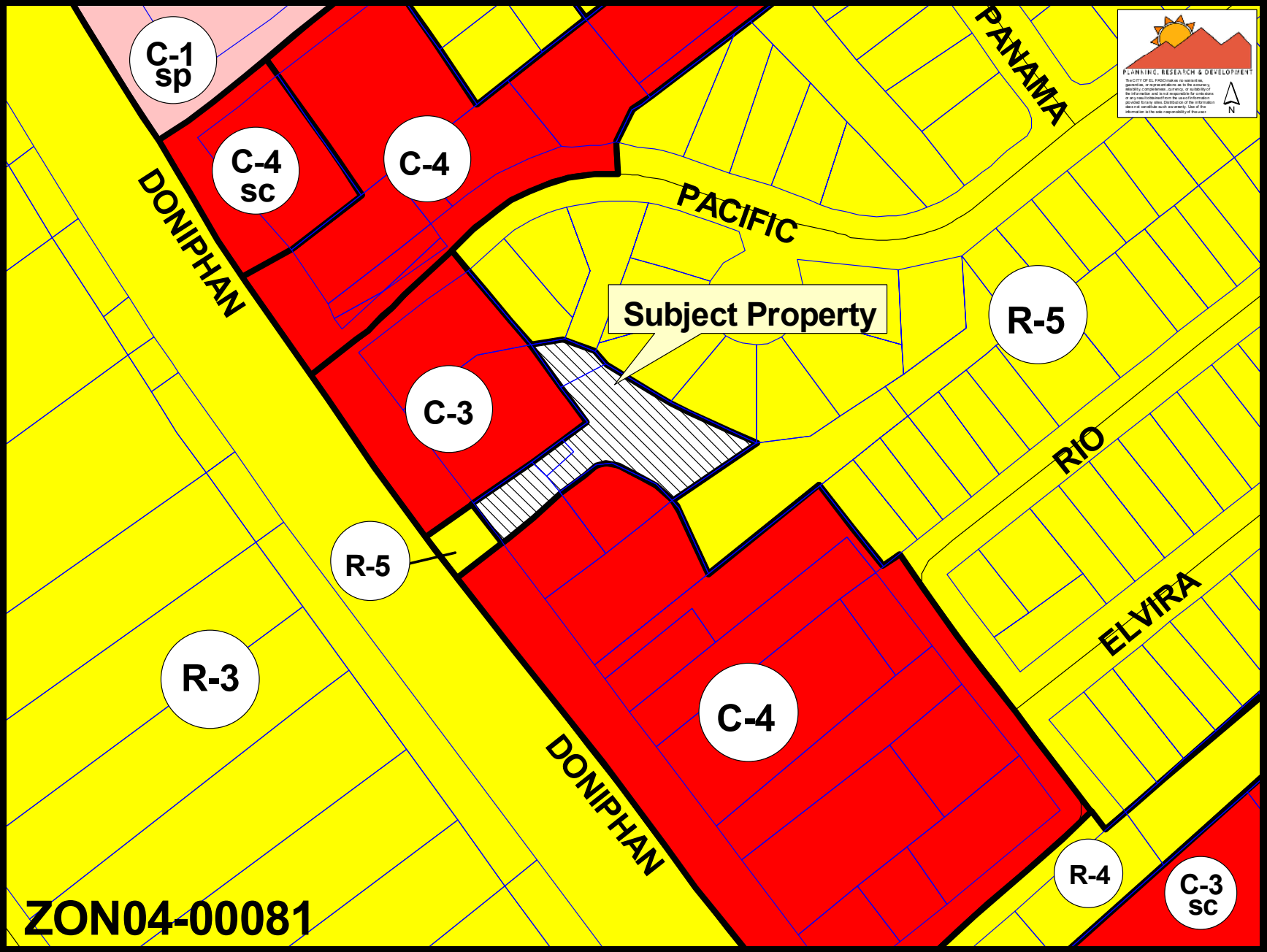
3998
FOR LEASE
TEAM JUAN URIBE
3,998 SqFt
C-4
585-0007
5150
SHOT TIME
3996

ZON04-00081

5150
SHOT TIME
3996
SUNLAND CENTER
JAZZ PERFUMES
PARTY GOODS
MASSAGE
N SPIRIT
240-0378
SUNLAND
AUTO PARTS, INC.
$45
(915)240-0378

ZON04-00081

ZON04-00081


C-1
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R-5
EL VIRA
R-3
C-4
DONIPHAN
R-4
C-3
sc
PLANNING, RESEARCH & DEVELOPMENT
N
ZON04-00081

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: TRACT 16E, 16E2, 16H2 AND A PORTION OF TRACT 16H, GEORGE L. WILSON SURVEY NO. 91, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-4 (COMMERCIAL); AND PARCEL 2: TRACT 16A AND A PORTION OF TRACT 16H, GEORGE L. WILSON SURVEY NO. 91, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-2 (COMMERCIAL) 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: *Tract 16E, 16E2, 16H, 16H2 and a portion of Tract 16H, George L. Wilson Survey No. 91, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-5 (Residential) to C-4 (Commercial)**; and Parcel 2: *Tract 16A and a portion of Tract 16H, George L. Wilson Survey No. 91, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-5 (Residential) to C-2 (Commercial);** 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 increased intensity of use generated by the change of zoning from R-5 (Residential) to C-2 (Commercial) 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:

_____

METES AND BOUNDS DESCRIPTION

Metes and Bounds description of a parcel of land out of all of Tract 16E, 16E2, 16H2 and a portion of Tract 16H, George L. Wilson Survey No. 91, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeasterly corner of Tract 16H2, said point also lying on the Northerly right-of-way line of Doniphan Drive (100'[R.O.W.) and also being the **POINT OF BEGINNING** of this description:

THENCE, along said Northerly right-of-way line of Doniphan Drive, 48.71 feet along the arc of a curve to the right, whose radius is 5,616.58 feet, whose interior angle is 00° 29' 49", whose chord bears North40° 21' 13" West, a distance of 48.71 feet to a point;

THENCE, leaving said right-of-way line of Doniphan Drive, North 50° 30' 55" East, a distance of 150.00 feet to a point;

THENCE, South 32° 40' 33" East, a distance of 52.48 feet to a point;

THENCE, South 83° 00' 48" West, a distance of 16.26 feet to a point ;

THENCE, South 48° 09' 00" West, a distance of 129.42 feet to a point at its intersection with the Northerly right-of-way line of Doniphan Drive and being the **POINT OF BEGINNING** and containing 6,790 square feet or 0.156 acres of land more or less.

ENRIQUE A. REY
R.P.L.S.
TX. 3505

Parcel 1

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Metes and Bounds description of a parcel of land out of all of Tract 16A and a portion of Tract 16H, George L. Wilson Survey No. 91, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most Northerly corner of Tract 16 A, George L. Wilson Survey No. 91 and also being the **POINT OF BEGINNING** of this description:

THENCE, South 60° 48' 00" East, a distance of 128.15 feet to a point;

THENCE, South 68° 41' 00" East, a distance of 98.73 feet to a point;

THENCE, South 50° 22' 00" West, a distance of 108.84 feet to a point;

THENCE, North 45° 12' 00" West, a distance of 21.19 feet to a point ;

THENCE, North 67° 25' 00" West, a distance of 52.00 feet to a point;

THENCE, North 32° 40' 33" West, a distance of 52.48 feet to a point;

THENCE, North 39° 29' 00" West, a distance of 101.41 feet to a point;

THENCE, North 73° 41' 00" East, a distance of 37.35 feet to the **POINT OF BEGINNING** and containing 15,687 square feet or 0.360 acres of land more or less.

ENRIQUE A. REY
R.P.L.S.
TX. 3505

Parcel 2