

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Introduction: July 14, 2015
Public Hearing: August 4, 2015

CONTACT PERSON/PHONE: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of the following real property known as: Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, City of El Paso, El Paso County, Texas, from P-R 2/sc (Planned Residential II/special contract) to C-2/c (Commercial/condition); and, Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, City of El Paso, El Paso County, Texas, from P-R 2/sc (Planned Residential II/special contract) to C-2/c (Commercial/condition); and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject property: 135 North Resler Drive. Property Owner: Armour Self Storage I, Limited Partnership. PZRZ15- 00011 (District 8)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission - Approval Recommendation (6-0)
Open Space Advisory Board – Approval Recommendation (9-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS: **PARCEL 1: PORTION OF TRACT 10J, A.F. MILLER SURVEY NO. 211, 135 RESLER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM P-R 2/SC (PLANNED RESIDENTIAL II/SPECIAL CONTRACT) TO C-2/C (COMMERCIAL/CONDITION); AND, PARCEL 2: PORTION OF TRACT 10J, A.F. MILLER SURVEY NO. 211, 135 NORTH RESLER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM P-R 2/SC (PLANNED RESIDENTIAL II/SPECIAL CONTRACT) TO C-2/C (COMMERCIAL/CONDITION); AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; be changed as listed for **PARCEL 1: FROM P-R 2/SC (PLANNED RESIDENTIAL II/SPECIAL CONTRACT) TO C-2/C (COMMERCIAL/CONDITION); PARCEL 2: FROM P-R 2/SC (PLANNED RESIDENTIAL II/SPECIAL CONTRACT) TO C-2/C (COMMERCIAL/CONDITION);** as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

A detailed site development plan shall be approved by the City Plan Commission prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ORDINANCE NO. _____

Zoning Case No: PZRZ15-00011

ADOPTED this _____ day of _____, 2015.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ15-00011

EXHIBIT "A"



ROMAN BUSTILLOS, P.E.
President

RANDY P. BROCK, P.E.
Executive Vice President

SERGIO J. ADAME, P.E.
Vice President - Engineering

AARON ALVARADO, R.P.L.S.
Vice President - Surveying

ISAAC CAMACHO, R.P.L.S.
Survey Manager

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION PARCEL-1

A 1.8303 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 10J, A. F. Miller Survey No. 211 and being more particularly described by metes and bounds as follows.

COMMENCING for reference at a City Monument found at the centerline intersection of Alto Rey Drive (60.00 feet wide) and Resler Drive (120.00 feet wide); **THENCE**, leaving the centerline of Alto Rey Drive and following the centerline of Resler Drive, South $06^{\circ}18'47''$ West, a distance of 219.42 feet (220.34 feet ~ record) to the beginning of a non-tangent curve to the right; **THENCE**, continuing along the centerline of Resler Drive and following the arc of said non-tangent curve to the right having a radius of 659.08 feet, a central angle of $22^{\circ}48'44''$, an arc length of 262.41 feet and whose long chord bears South $17^{\circ}43'17''$ West, a distance of 260.68 feet to a point; **THENCE**, leaving the centerline of Resler Drive, North $60^{\circ}52'21''$ West, a distance of 60.00 feet to a 1/2-inch rebar with survey cap No. TX 5337 set on the west right-of-way line of Resler Drive for the beginning of a non-tangent curve to the right and the **POINT OF BEGINNING** of the parcel herein described;

THENCE, following the west right-of-way line of Resler Drive along the arc of said non-tangent curve to the right having a radius of 599.08 feet, a central angle of $10^{\circ}57'17''$, an arc length of 114.54 feet and whose long chord bears South $34^{\circ}36'18''$ West, a distance of 114.37 feet to a 5/8-inch rebar with survey cap No. TX 4178 found for a point of tangency;

THENCE, continuing along the west right-of-way line of Resler Drive, South $40^{\circ}07'11''$ West (South $40^{\circ}05'07''$ West ~ record), a distance of 45.15 feet (45.10 feet ~ record) to a 5/8 inch rebar with survey cap No. TX. 4178 found for a point of curvature;

THENCE, continuing along the west right-of-way line of Resler Drive and following the arc of a curve to the right having a radius of 472.56 feet (467.69 feet ~ record), a central angle of $06^{\circ}37'40''$ ($06^{\circ}42'09''$ ~ record), an arc length of 54.67 feet (54.71 feet ~ record) and whose long chord bears South $35^{\circ}53'19''$ West (South $36^{\circ}44'02''$ West ~ record), a distance of 54.63 feet (54.68 feet ~ record) to a 1/2 inch rebar with survey cap No. TX 5337 set for the southeast corner of the parcel herein described;

THENCE, leaving the west right-of-way line of Resler Drive, North $77^{\circ}15'34''$ West (North $77^{\circ}16'33''$ West ~ record), a distance of 258.04 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the southwest corner of the parcel herein described;

THENCE, North $07^{\circ}45'28''$ East, a distance of 139.56 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described;

THENCE, North 43°25'40" East, a distance of 173.29 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described;

THENCE, North 80°05'44" East, a distance of 53.83 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the most northerly corner of the parcel herein described;

THENCE, South 49°52'50" East, a distance of 244.23 feet to the **POINT OF BEGINNING**.

Said parcel containing 1.8303 acres (79,728.5 square feet), more or less, and being subject to all easements of record.

Isaac Camacho
Isaac Camacho, TX. R. P. L. S. No. 5337
Date: February 10, 2015
06866-001C-1.8-AC Desc-REV-2-4-15.doc





ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION PARCEL-2

A 0.4157 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 10J, A. F. Miller Survey No. 211 and being more particularly described by metes and bounds as follows.

COMMENCING for reference at a City Monument found at the centerline intersection of Alto Rey Drive (60.00 feet wide) and Resler Drive (120.00 feet wide); **THENCE**, leaving the centerline of Alto Rey Drive and following the centerline of Resler Drive, South $06^{\circ}18'47''$ West, a distance of 219.42 feet (220.34 feet-record) to the beginning of a non-tangent curve to the right; **THENCE**, continuing along the centerline of said Resler Drive and following the arc of said non-tangent curve to the right having a radius of 659.08 feet, a central angle of $10^{\circ}03'11''$, an arc length of 115.64 feet and whose long chord bears South $11^{\circ}20'31''$ West, a distance of 115.50 feet to a point; **THENCE**, leaving the centerline of Resler Drive, North $73^{\circ}37'54''$ West, a distance of 60.00 feet to a chiseled "+" set on concrete on the west right-of-way line of Resler Drive for the beginning of a non-tangent curve to the right and the **POINT OF BEGINNING** of the parcel herein described;

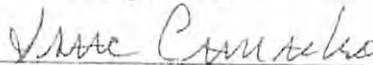
THENCE, following the west right-of-way line of Resler Drive along the arc of said non-tangent curve to the right having a radius of 599.08 feet, a central angle of $12^{\circ}45'34''$, an arc length of 133.41 feet and whose long chord bears South $22^{\circ}44'53''$ West, a distance of 133.13 feet to a 1/2-inch rebar with survey cap No. TX 5337 set for the southeast corner of the parcel herein described;

THENCE, leaving the west right-of-way line of Resler Drive, North $49^{\circ}52'50''$ West, a distance of 244.23 feet to a 1/2-inch rebar with survey cap No. TX 5337 set for the most westerly corner of the parcel herein described;

THENCE, North $80^{\circ}05'44''$ East, a distance of 60.32 feet to a 1/2 inch rebar with survey cap No. TX. 5337 set for the northwest corner of the parcel herein described;

THENCE, South $75^{\circ}53'00''$ East, a distance of 184.39 feet to the **POINT OF BEGINNING**.

Said parcel containing 0.4157 acres (18,109.2 square feet), more or less, and being subject to all easements of record.


Isaac Camacho, TX. R. P. L. S. No. 5337
Date: February 10, 2015
06866-001C-0.4-AC Desc-REV-2-4-15.doc



MEMORANDUM

DATE: June 25, 2015

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Michael McElroy, Planner

SUBJECT: PZRZ15-00011

The City Plan Commission (CPC), on May 21, 2015, voted (6-0) to recommend **approval with a condition** of the rezoning request as follows:.

“A detailed site development plan shall be approved by the City Plan Commission prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required”

The CPC determined that the rezoning request protects the best interest, health, safety and welfare of the public in general; and the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There have been no communications in support or opposition to this request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00011
Application Type: Rezoning
CPC Hearing Date: May 21, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 135 North Resler Drive
Legal Description: Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 1.8303 acres
Parcel 2: 0.4157
Rep District: 8
Existing Zoning: P-R 2/sc (Planned Residential II/special contract)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Special contract attached to Ordinance No. 8058, dated May 29, 1984
Request: From P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial) (Related to PZCR15-00002)
Proposed Use: Self-storage and light retail
Property Owner: Armour Self Storage I, Limited Partnership
Representative: Etzold & Co (David Etzold)

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings
South: C-1/sc (Commercial/Special contract) and C-2/sc (Commercial/special contract) / Retail
East: A-2/sc (Apartment/Special contract) & A-2 (Apartment) & C-3/sc (Commercial/special contract) / Single-family dwellings & Funeral Home
West: R-3 (Residential) / Single-family dwelling

PLAN EL PASO DESIGNATION: O-2, Natural (Northwest Planning Area)

NEAREST PARK: Irwin J. Lambka Park (2,609 feet)

NEAREST SCHOOL: Coronado High School (1,313 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Save the Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 29, 2015. There have been no communications in support or opposition to the proposed rezoning.

CASE HISTORY

Ordinance 8058, approved by City Council on May 29, 1984 rezoned the property from A-2 (Apartment) to PR-II (Planned Residential 2) and imposed conditions through a special contract. The special contract limited the height of the (then) proposed apartments, and also prohibits the connection of Majorca Court to Mesa Street (Attachment 5).

The subject property is in the Hillside Development Area. On May 6, 2015, the Open Space Advisory

Board (OSAB) voted 9-0 to approve the rezoning.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial) to permit the construction of a self-storage facility totaling 26,469 sq. ft. The property is currently vacant. Seventeen parking spaces are required and 20 are proposed, to include ADA parking and three bicycle parking spaces. The proposed development requires 9,904 sq. ft. of landscaping and proposes 11,268 sq. ft. Access is proposed from Resler Drive. This rezoning request is in conjunction with the City of El Paso's proposed acquisition of the adjacent arroyo, totaling approximately 12 acres, to be maintained as natural open space.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval with a condition** of rezoning the subject property from P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial) as follows:

“A detailed site development plan shall be approved by the City Plan Commission prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required”

The proposed zoning district is consistent with the commercial zoning districts in the immediate area. Additionally, the proposed condition provides an appropriate site design consideration given the adjacency of natural open space. Furthermore, the proposed development is compliant with the proposed G-4 Suburban (Walkable) land use designation in the Northwest Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern singleuse residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

O-2 – Natural: Foothills, bosques, wetlands, critical arroyos, and other natural features owned by private or public entities but currently without protected status. Examples include the Castner Range and private tracts in and around the Franklin Mountains and Hueco Tanks State Parks. City regulations and policy decisions should help keep these lands in their natural state for drainage, natural habitat, and scenic protection. Public acquisition should be considered.

The purpose of the C-2 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objection.

Planning and Inspections Department - Landscaping

No objection.

El Paso Fire Department

Recommend Approval.

El Paso Water Utilities

El Paso Water Utilities (EPWU) does not object to this request.

Water:

1. There is an existing 24-inch D.I. water transmission main that extends along the 5-foot PSB easement parallel to the south boundary of the subject property. No connections are allowed to transmission main, as per the El Paso Water Utilities- Public Service Board Rules and regulations.
2. There is an existing 12-inch C.I. water distribution main that extends along Resler Dr. and it is located approximately 61-ft east of the right of way. This water main is available for service.
3. There is an existing 8-inch A.C water distribution main that extends along Majorca CT. and dead-ends at the intersection of Majorca Ct. and Windsong Dr. This water main is available for service.

Sanitary Sewer:

There is an existing 12-inch PVC sanitary sewer main along Resler Dr. from Arroyo Seco St. to Alto Rey Dr. This sanitary sewer main is located approximately 101-feet east of the right-of way of the subject property and it is approximately 5.72 feet deep. This existing sanitary sewer mains are available for service. The extension of a sanitary sewer main along Resler Dr. is required to serve the subject property.

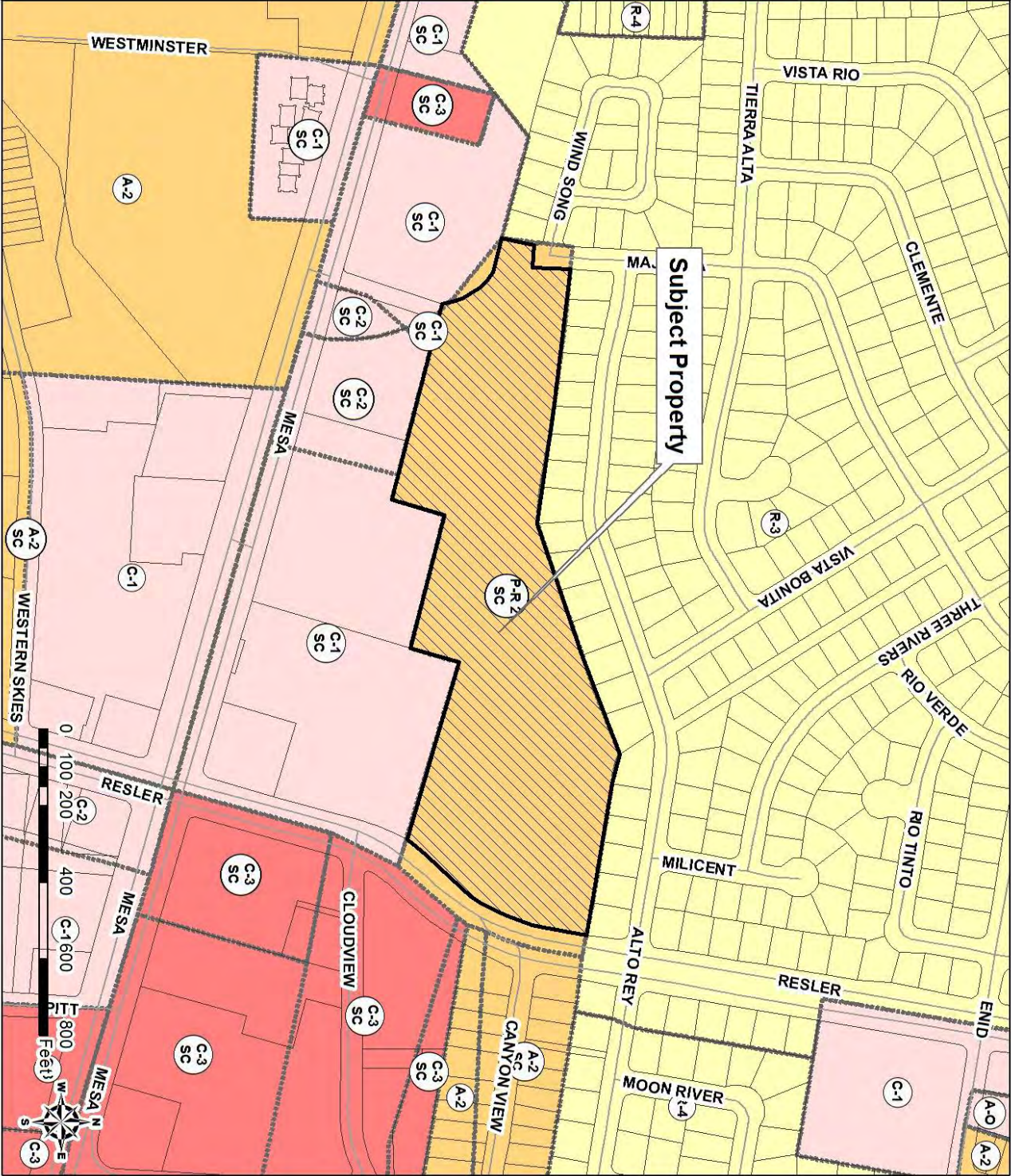
General:

1. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
2. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
3. EPWU requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items if applicable are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of improvement plans, including grading and drainage; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

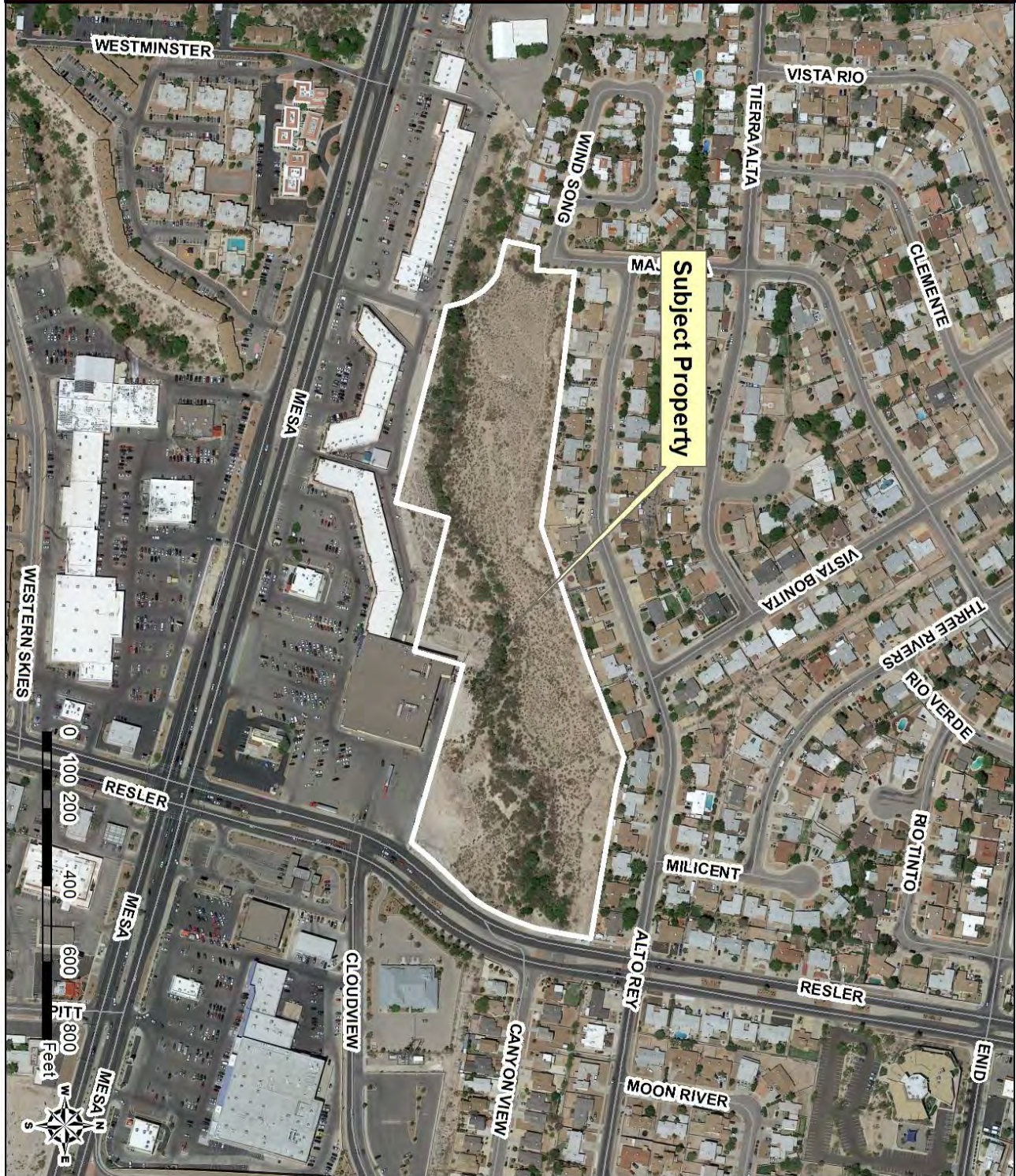
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Ordinance No. 8058

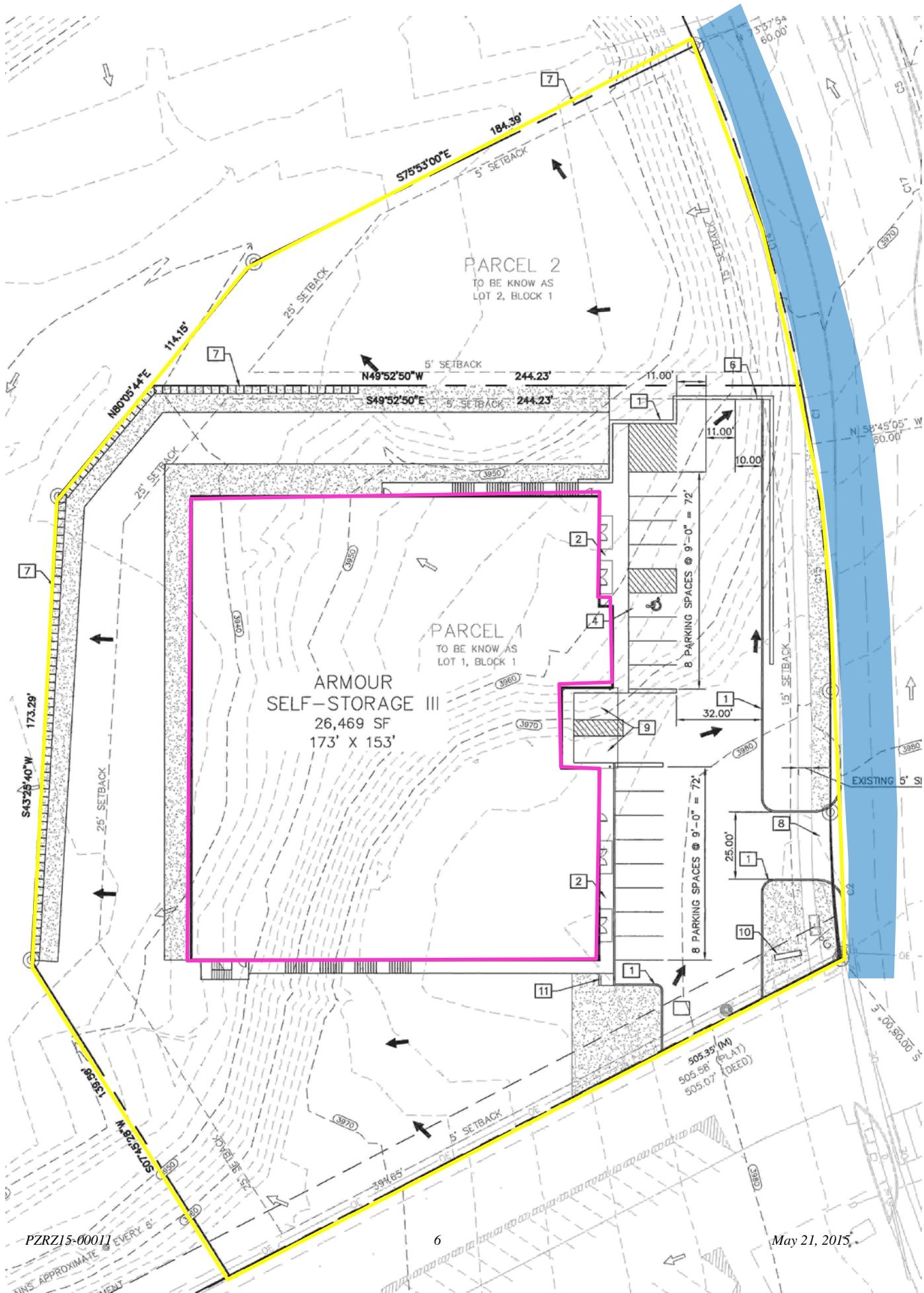
PZRZ15-00011 & PZCR15-00002



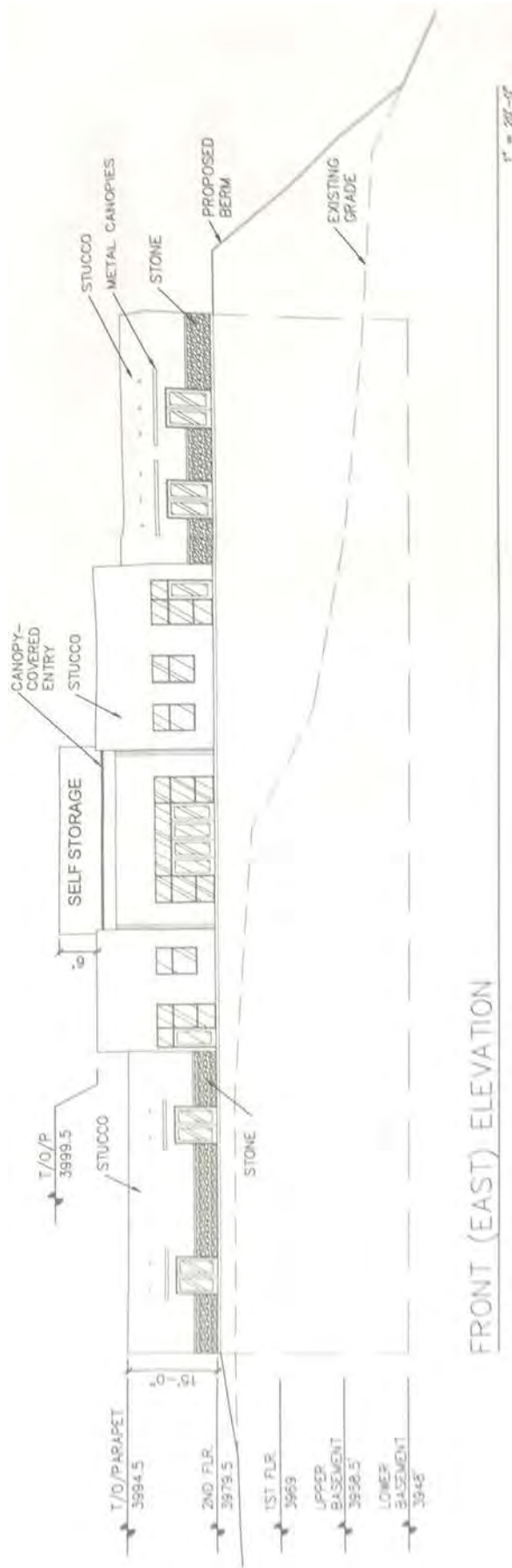
PZRZ15-00011 & PZCR15-00002



ATTACHMENT 3: DETAILED SITE PLAN



ATTACHMENT 4: ELEVATIONS



FRONT (EAST) ELEVATION



NORTH ELEVATION

ATTACHMENT 5: ORDINANCE NO. 8058

008107

AN ORDINANCE AMENDING ORDINANCE NO. 008058
WHICH REZONED A PORTION OF TPACT 10J, A. F. MILLER SURVEY #211,
THE PENALTY BEING AS PROVIDED
IN SECTION 25-96 OF THE EL PASO CITY CODE

WHEREAS, Ordinance 008058 passed and approved on May 29, 1984,
contained a clerical error in the description of the property rezoned
PR-II (Planned/Residential), and

WHEREAS, it is necessary to correct the error and verify the
property description;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL
PASO:

That Ordinance 008058 is hereby amended to read as follows:

That the zoning of Tract 10J and a portion of Tract 10A, A.F.
Miller Survey #211, as more particularly described by metes and bounds
in the attached Exhibit "A" made a part hereof by reference, be
changed to PR-II (Planned/Residential) District within the meaning of
the zoning ordinance and the zoning map of the City be revised
accordingly.

PASSED AND APPROVED this 10TH day of July, 1984.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Planning Department

I certify that the zoning map has been revised to
reflect the amendment of ordinance 8107
Re... R. Gonzalez Date 7-11-84

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: EP. 20.
7-11-84 COUNTER
7-11-84 ORIGINAL
7-11-84 City Inspection
7-11-84 CONTROL R. Gonzalez

008107

PROPERTY DESCRIPTION

AND A PORTION OF TRACT 10A
Description of a parcel of land being all of Tract 10J, A. F. Miller Survey Number 211, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Beginning at a point, said point being the southeasterly lot corner of Lot 1, Block 13, Coronado Terrace;

Thence South $06^{\circ} 15' 40''$ West along the westerly right-of-way line of Resler Drive a distance of 86.95 feet;

Thence continuing along the aforesaid right-of-way line and along the arc of a curve to the right whose radius is 599.08 feet, whose interior angle is $33^{\circ} 45' 40''$ and whose long chord bears South $23^{\circ} 08' 30''$ West a distance of 347.92 feet;

Thence South $40^{\circ} 01' 20''$ West along the aforesaid right-of-way line a distance of 44.42 feet;

Thence continuing along the aforesaid right-of-way line and along the arc of a curve to the left whose radius is 472.55 feet, whose interior angle is $06^{\circ} 39' 26''$ and whose chord bears South $36^{\circ} 41' 37''$ West a distance of 54.88 feet;

Thence North $77^{\circ} 16'$ West a distance of 505.58 feet;

Thence South $12^{\circ} 44'$ West a distance of 130.92 feet;

Thence North $77^{\circ} 16'$ West a distance of 359.01 feet;

Thence South $12^{\circ} 44'$ West a distance of 145.00 feet;

Thence North $77^{\circ} 16'$ West a distance of 595.00 feet;

Thence North $47^{\circ} 15' 03''$ West a distance of 137.11 feet;

Thence North $00^{\circ} 02' 20''$ East a distance of 163.03 feet;

Thence South $67^{\circ} 47'$ East along the southerly boundary line of Coronado Terrace Unit One a distance of 729.81 feet;

Thence North $67^{\circ} 32' 48''$ East along the southerly boundary line of Coronado Terrace Unit One a distance of 635.96 feet;

Thence South $85^{\circ} 19' 13''$ East along the southerly boundary line of Coronado Terrace Unit Four a distance of 477.24 feet to the POINT OF BEGINNING and containing in all 618,267.95 square feet or 14.19348 acres of land more or less.

MENGEL ENGINEERING, INC.

George H. Mengel, R. P. S. #2172

December 27, 1983

566-1645

FROM R-3 & A-2 TO PR:

"EXHIBIT A"

83 4923

ATTACHMENT 5: ORDINANCE NO. 8058 (CONTINUED)

008107

AN ORDINANCE AMENDING ORDINANCE NO. 008058
WHICH REZONED A PORTION OF TRACT 10J, A. F. MILLER SURVEY #211,
THE PENALTY BEING AS PROVIDED
IN SECTION 25-96 OF THE EL PASO CITY CODE

WHEREAS, Ordinance 008058 passed and approved on May 29, 1984,
contained a clerical error in the description of the property rezoned
PR-II (Planned/Residential), and

WHEREAS, it is necessary to correct the error and verify the
property description;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL
PASO:

That Ordinance 008058 is heraby amended to read as follows:

That the zoning of Tract 10J and a portion of Tract 10A, A.F.
Miller Survey #211, as more particularly described by metes and bounds
in the attached Exhibit "A" made a part hereof by reference, be
changed to PR-II (Planned/Residential) District within the meaning of
the zoning ordinance and the zoning map of the City be revised
accordingly.

PASSED AND APPROVED this 10th day of July, 1984.

Jonathan W. Rogers
Mayor

ATTEST:

W. H. Gregg
City Clerk

APPROVED AS TO FORM:

Channon Cullen - Minter
Assistant City Attorney

APPROVED AS TO CONTENT:

Raul F. Gonzales
Planning Department

I CERTIFY THAT THE FOLLOWING ZONING MAPS

L.D.
1-10-85 zoning
1-10-85 zoning
1-10-85 zoning
1-10-85 zoning
1-10-85 zoning
Raul F. Gonzales

Ordinance # *8058*
Date *1-10-85*

008107

Contract 12/23/84

83-492
JUL 11 1984

ATTACHMENT 5: ORDINANCE NO. 8058 (CONTINUED)

ORD. No. 8058

Date of Introduction 2-28-84

Date of ADOPTION 5-29-84

City Clerk

AN ORDINANCE CHANGING THE ZONING OF
A PORTION OF TRACT 10J, A. F. MILLER SURVEY #211,
THE PENALTY BEING AS PROVIDED
IN SECTION 25-96 OF THE EL PASO
CITY CODE

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

That the zoning of a portion of Tract 10J, A.F. Miller Survey
#211, as more particularly described by metes and bounds in the
attached Exhibit "A" made a part hereof by reference, be changed to
P-R 2 PLANNED RESIDENTIAL
DISTRICT II within the meaning of the zoning ordinance
and the zoning map of the City be revised accordingly.

PASSED AND APPROVED this 29th day of May,
1984.

Mayor

ATTEST:

City Clerk

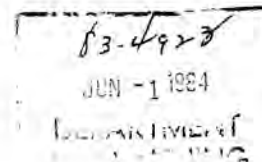
APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Planning, Research and
Development

008073
8058



ATTACHMENT 5: ORDINANCE NO. 8058 (CONTINUED)

CONTRACT

THIS CONTRACT, made this 23rd day of December, 1984, by and between JANE B. PERRENOT; RODERICK J. FRASER and MARY A. FRASER; GERALD A. GEORGES and ANNE P. GEORGES; and CONSUMER INDUSTRIES, INC., First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning Tract 10J and a portion of Tract 10A, A.F. Miller Survey #211, City and County of El Paso, Texas, as more particularly described by metes and bounds in the attached Exhibit "A" made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned to PR-II (Planned Residential) District within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. The roof height of the proposed apartments will not be higher than the rock fences of the houses on Alto Rey; and
2. There will be no connection of Majorca Court to Mosa Street.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

FIRST PARTIES

Jane B. Perrenot
Jane B. Perrenot

Roderick J. Fraser
Roderick J. Fraser

Mary A. Fraser
Mary A. Fraser

83-4923
Ord. 8107 (12/15/84)

DEPARTMENT
OF PLANNING

Gerald A. Georges
Gerald A. Georges

Anne P. Georges
Anne P. Georges

Consumer Industries, Inc.

By [Signature]

Title Pres.

ATTEST:

Secretary

THE CITY OF EL PASO
Second Party

By [Signature]
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

Planning, Research and
Development

[Signature]
Assistant City Attorney

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 31st day
of December, 1984, by Jane B. Perrenot..

My Commission Expires:
June 30, 1988

[Signature]
Notary Public, State of Texas
NOTTY LOG APPLANT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 31st day
of December, 1984, by Roderick J. Fraser and Mary A.
Fraser.

My Commission Expires:
June 30, 1988

[Signature]
Notary Public, State of Texas
NOTTY LOG APPLANT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 31st day
of December, 1984, by Gerald A. Georges and Anne P.
Georges.

My Commission Expires:
June 30, 1988

[Signature]
Notary Public, State of Texas
NOTTY LOG APPLANT

ATTACHMENT 5: ORDINANCE NO. 8058 (CONTINUED)

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 31st day
of December, 1984, by Richard B. Perrenot
representative for Consumer Industries, Inc.

Betty Lou Boppre
Notary Public, State of Texas
BETTY LOU BOPPRE

My Commission Expires:

June 30, 1988

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 8th day
of January, 1984, by JONATHAN W. ROGERS, as Mayor
of the City of El Paso.

Billie Jean Brankham
Notary Public, State of Texas

My Commission Expires:

6/30/88

ATTACHMENT 5: ORDINANCE NO. 8058 (CONTINUED)

PROPERTY DESCRIPTION

AND A PORTION OF TRACT 10A
Description of a parcel of land being all of Tract 10J, A. F. Miller Survey Number 211, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Beginning at a point, said point being the southeasterly lot corner of Lot 1, Block 13, Coronado Terrace

Thence South $06^{\circ} 15' 40''$ West along the westerly right-of-way line of Resler Drive a distance of 86.95 feet;

Thence continuing along the aforesaid right-of-way line and along the arc of a curve to the right whose radius is 599.08 feet, whose interior angle is $33^{\circ} 45' 40''$ and whose long chord bears South $23^{\circ} 08' 30''$ West a distance of 347.92 feet;

Thence South $40^{\circ} 01' 20''$ West along the aforesaid right-of-way line a distance of 44.42 feet;

Thence continuing along the aforesaid right-of-way line and along the arc of a curve to the left whose radius is 472.56 feet, whose interior angle is $06^{\circ} 39' 26''$ and whose chord bears South $36^{\circ} 41' 37''$ West a distance of 54.88 feet;

Thence North $77^{\circ} 16'$ West a distance of 505.58 feet;

Thence South $12^{\circ} 44'$ West a distance of 130.92 feet;

Thence North $77^{\circ} 16'$ West a distance of 359.01 feet;

Thence South $12^{\circ} 44'$ West a distance of 145.00 feet;

Thence North $77^{\circ} 16'$ West a distance of 595.00 feet;

Thence North $47^{\circ} 15' 03''$ West a distance of 137.11 feet;

Thence North $00^{\circ} 02' 20''$ East a distance of 163.03 feet;

Thence South $67^{\circ} 47'$ East along the southerly boundary line of Coronado Terrace Unit One a distance of 729.81 feet;

Thence North $67^{\circ} 32' 48''$ East along the southerly boundary line of Coronado Terrace Unit One a distance of 635.96 feet;

Thence South $85^{\circ} 19' 13''$ East along the southerly boundary line of Coronado Terrace Unit Four a distance of 477.24 feet to the POINT OF BEGINNING and containing in all 616,267.95 square feet or 14.19348 acres of land more or less.

MENGEL ENGINEERING, INC.

George H. Mengel
George H. Mengel, R. P. S. #2172

December 27, 1983

566-1645

FROM R-3 & A-2 TO PR2

"EXHIBIT A"

73 4923



Recommendation/Public Input

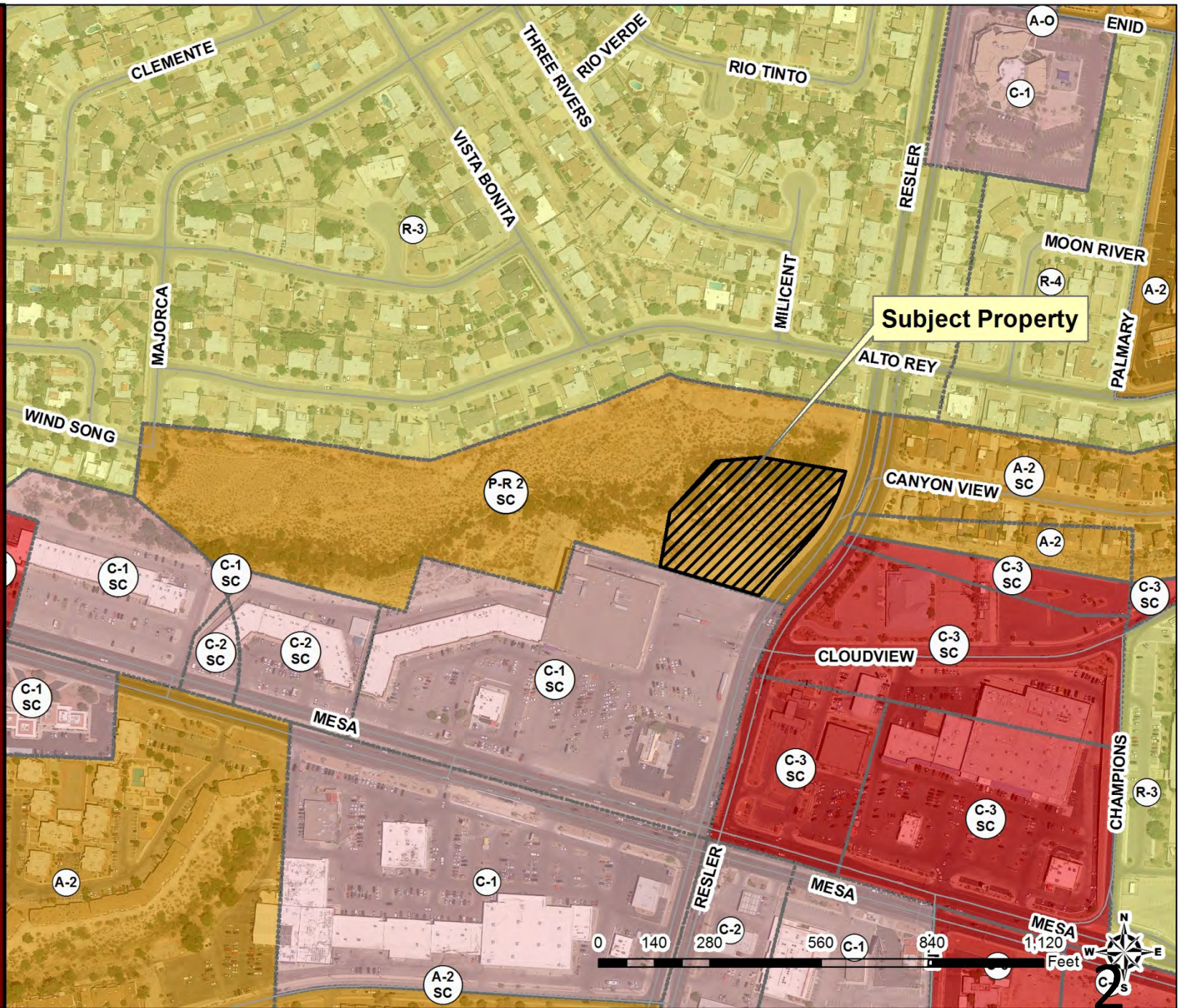
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (6-0)
- **Public Input:** No communication received from the public in support or opposition to the rezoning and zoning condition release request.

Strategic Goal #3 Promote the Visual Image of El Paso

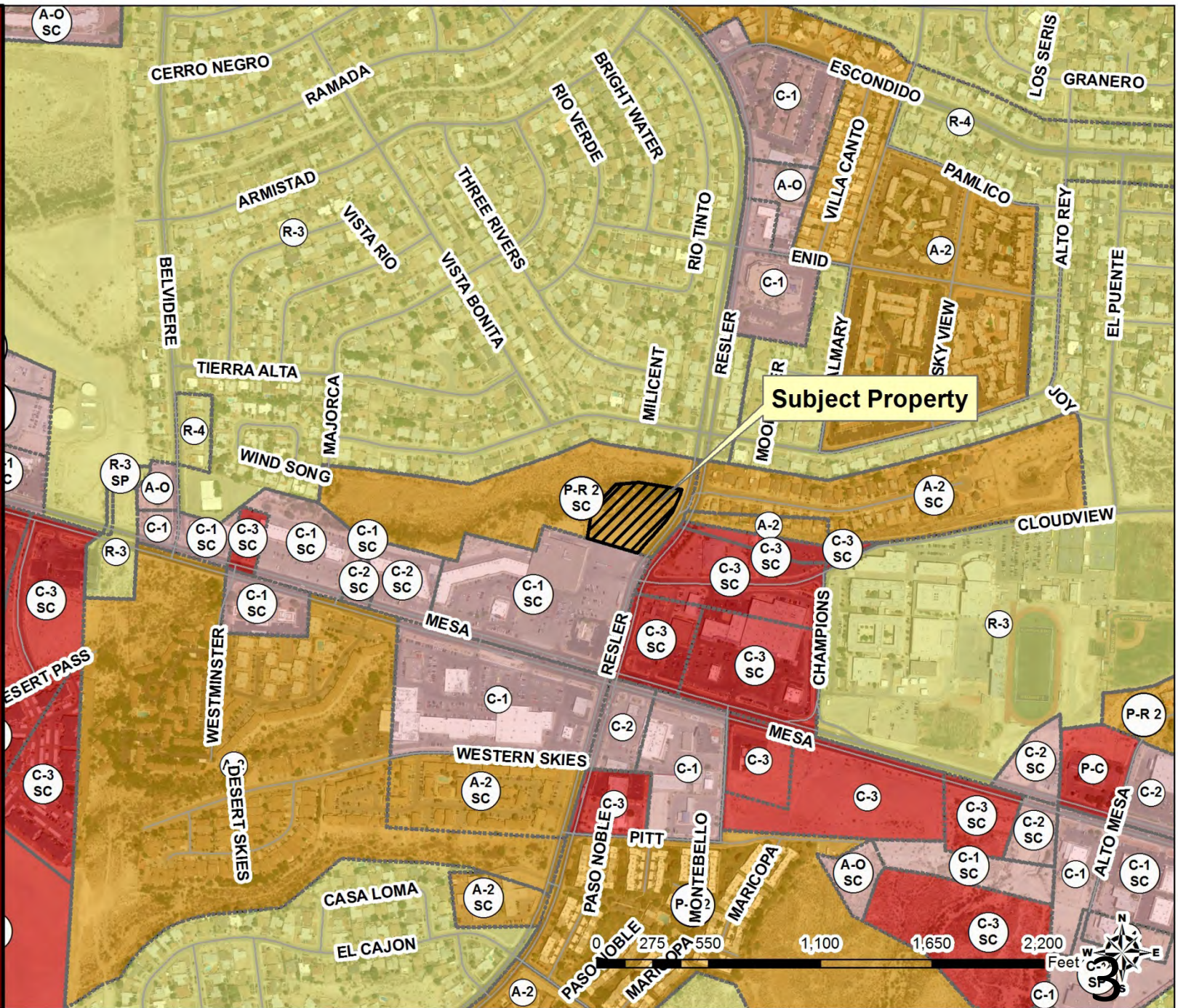
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

PZRZ15-00011 & PZCR15-00002



PZRZ15-00011 & PZCR15-00002



PZRZ15-00011 & PZCR15-00002



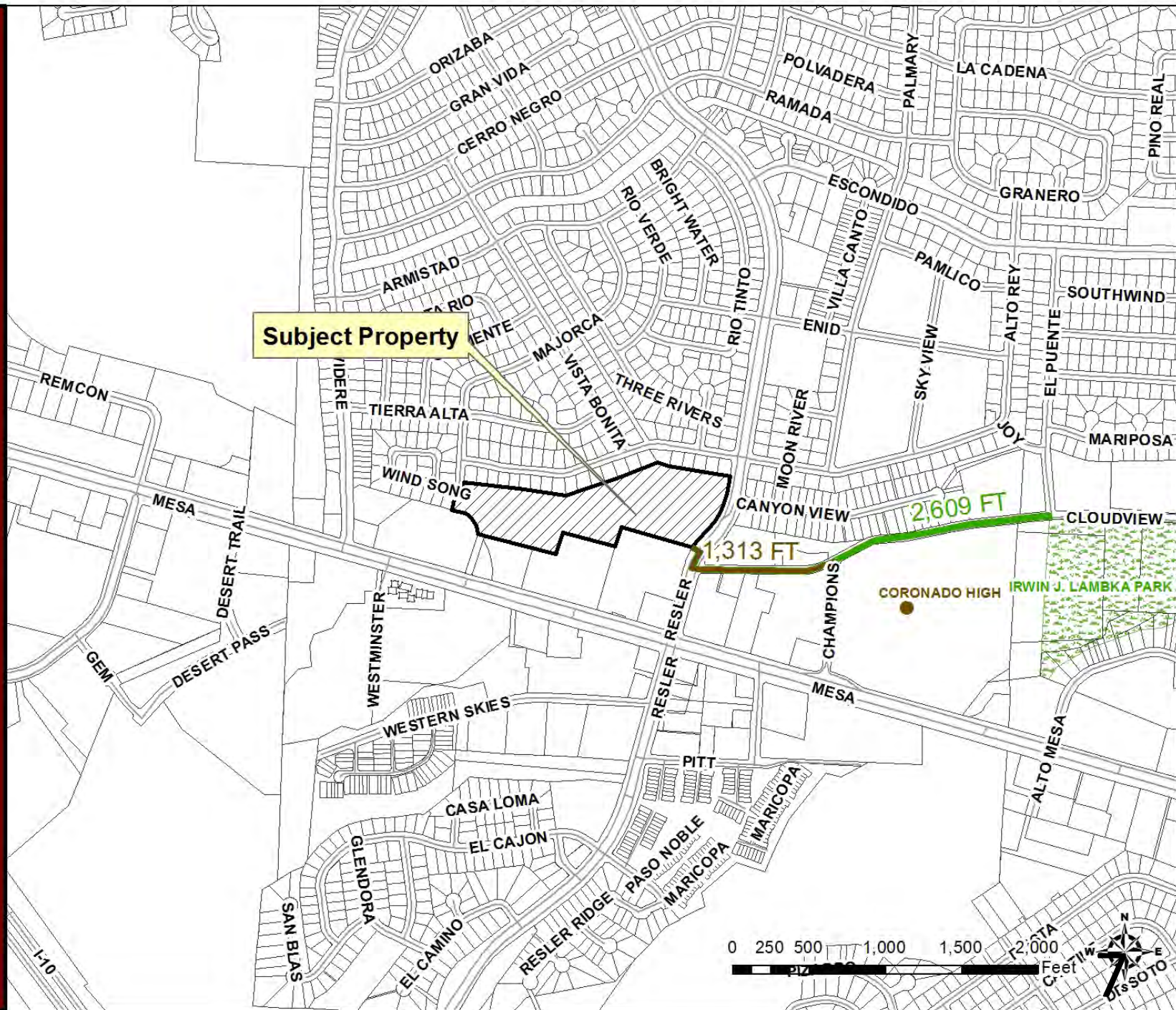
PZRZ15-00011 & PZCR15-00002



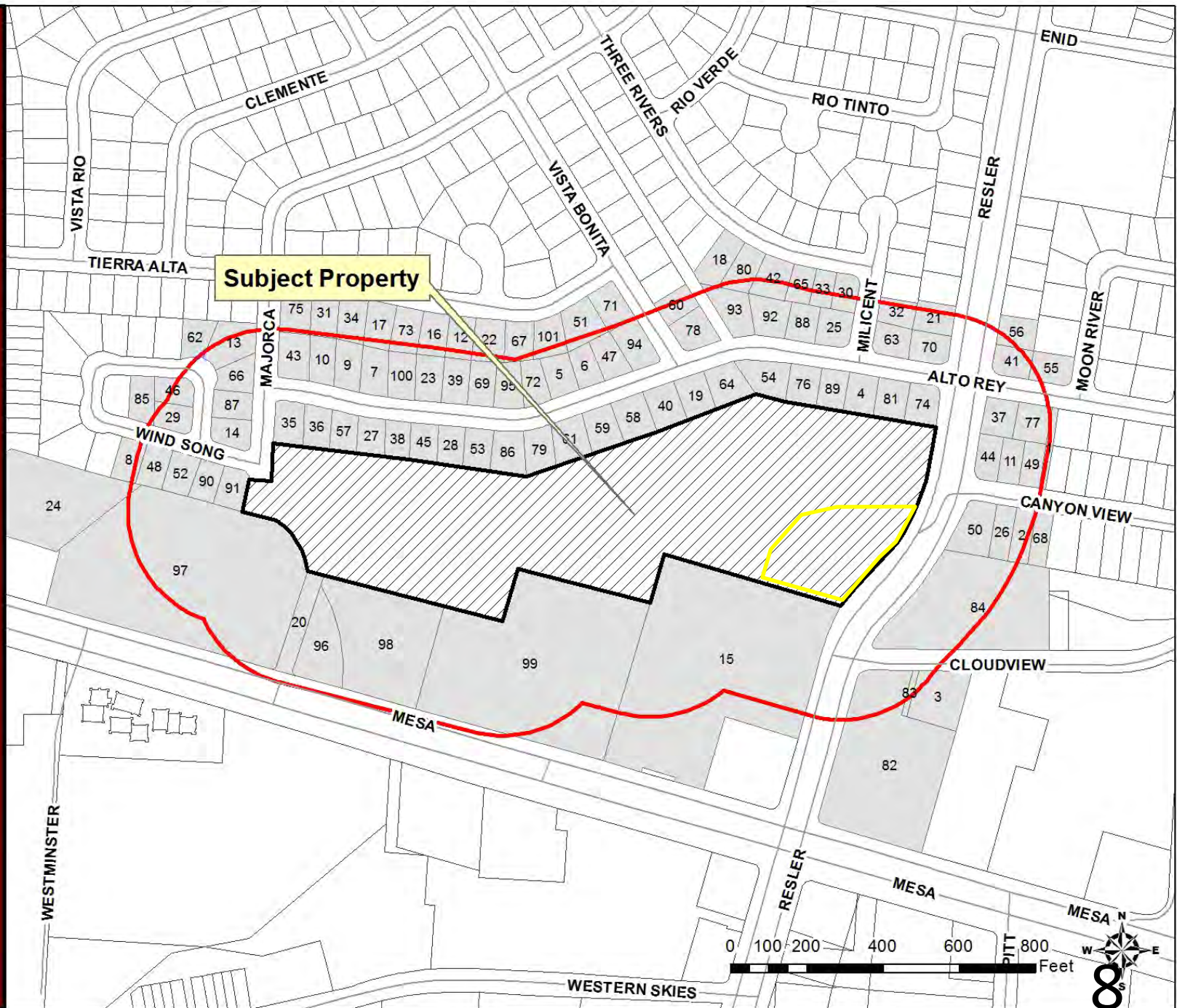
PZRZ15-00011 & PZCR15-00002



PZRZ15-00011 & PZCR15-00002



PZRZ15-00011 & PZCR15-00002



CONTRACT

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WITNESS THE FOLLOWING SIGNATURES AND SEAL:

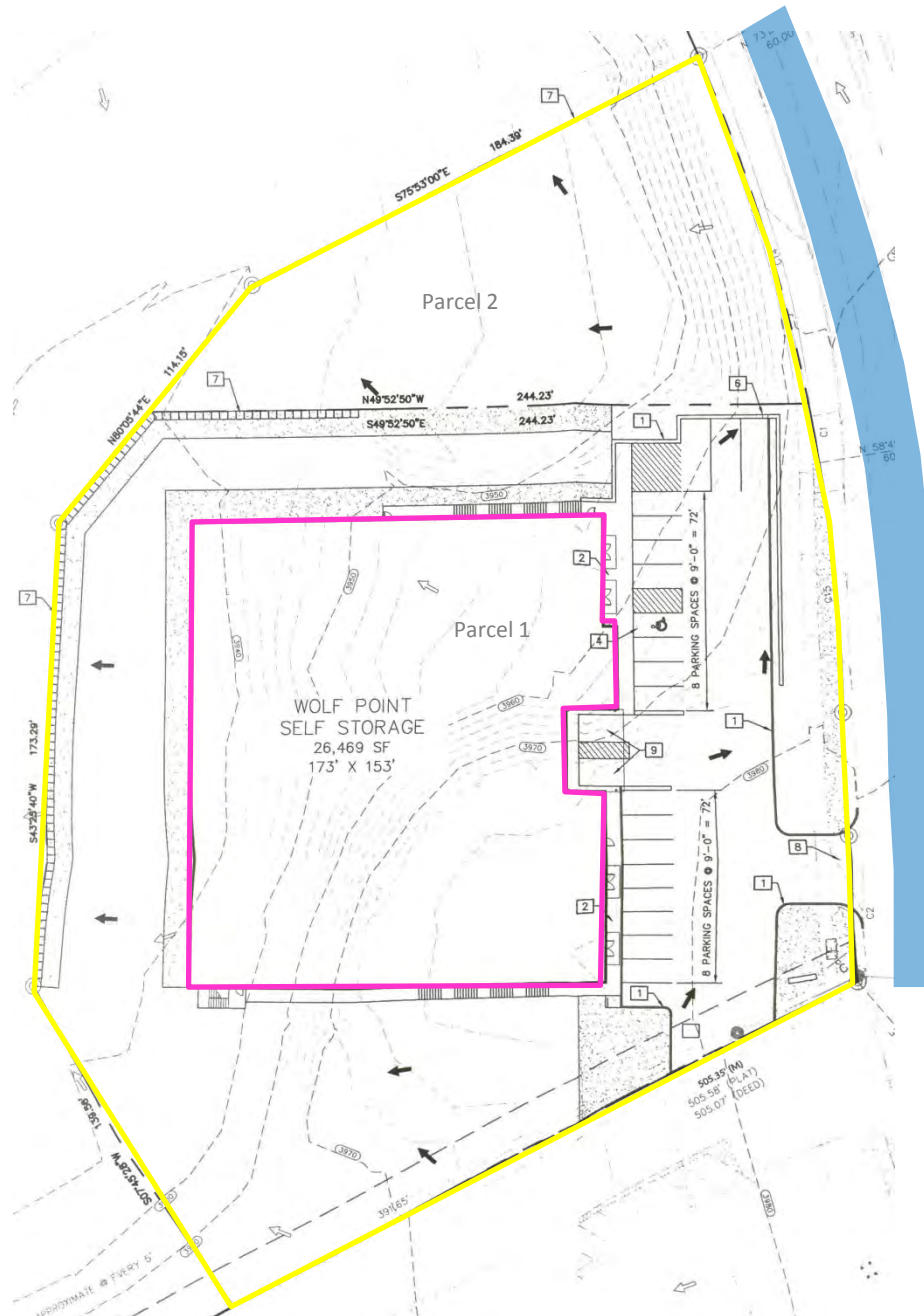
FIRST PARTIES

Jane B. Perrenot
Jane B. Perrenot
Roderick J. Fraser
Roderick J. Fraser
Mary A. Fraser
Mary A. Fraser

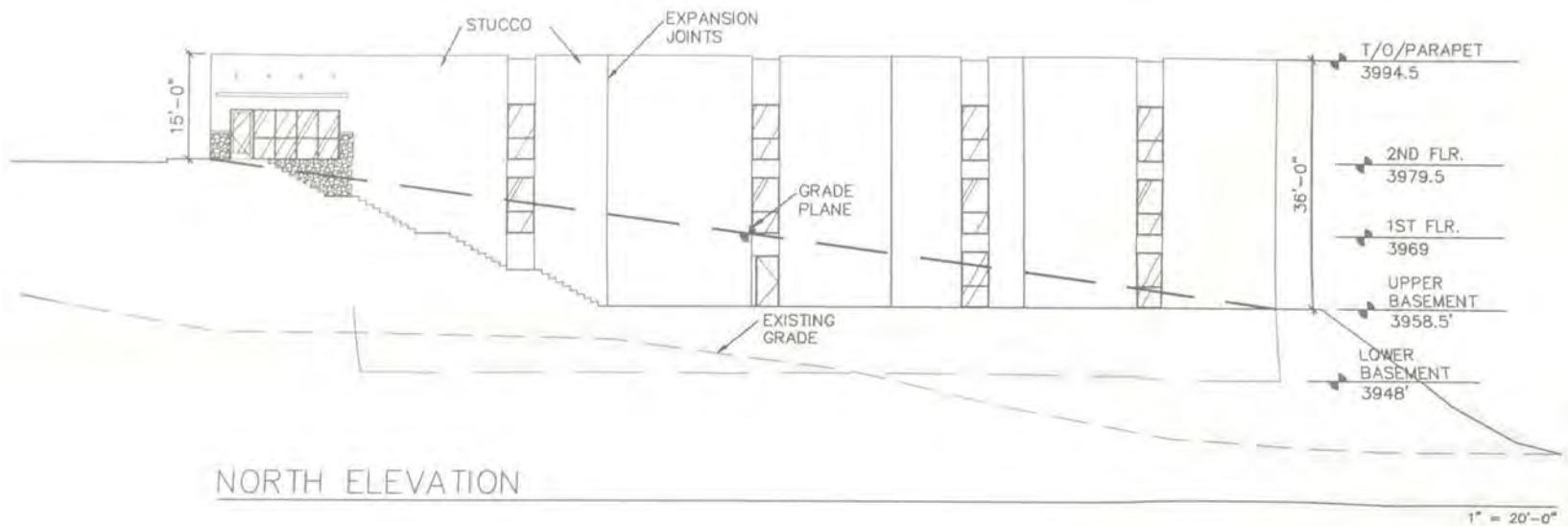
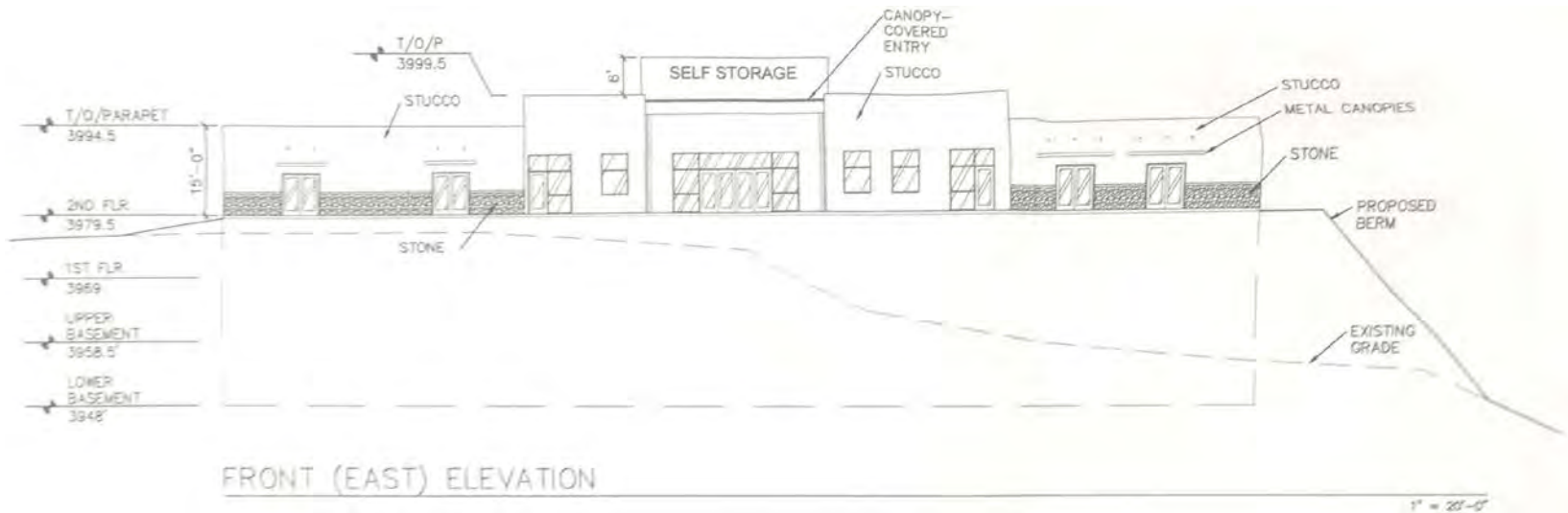
83-4923
Ord. 8107 (7/10/85)
DEPARTMENT
OF PLANNING

1. The roof height of the proposed apartments will not be higher than the rock fences of the houses on Alto Rey; and
2. There will be no connection of Majorca Court to Mesa Street.

Detailed Site Development Plan



Elevations





Subject Property & East



North



West



South

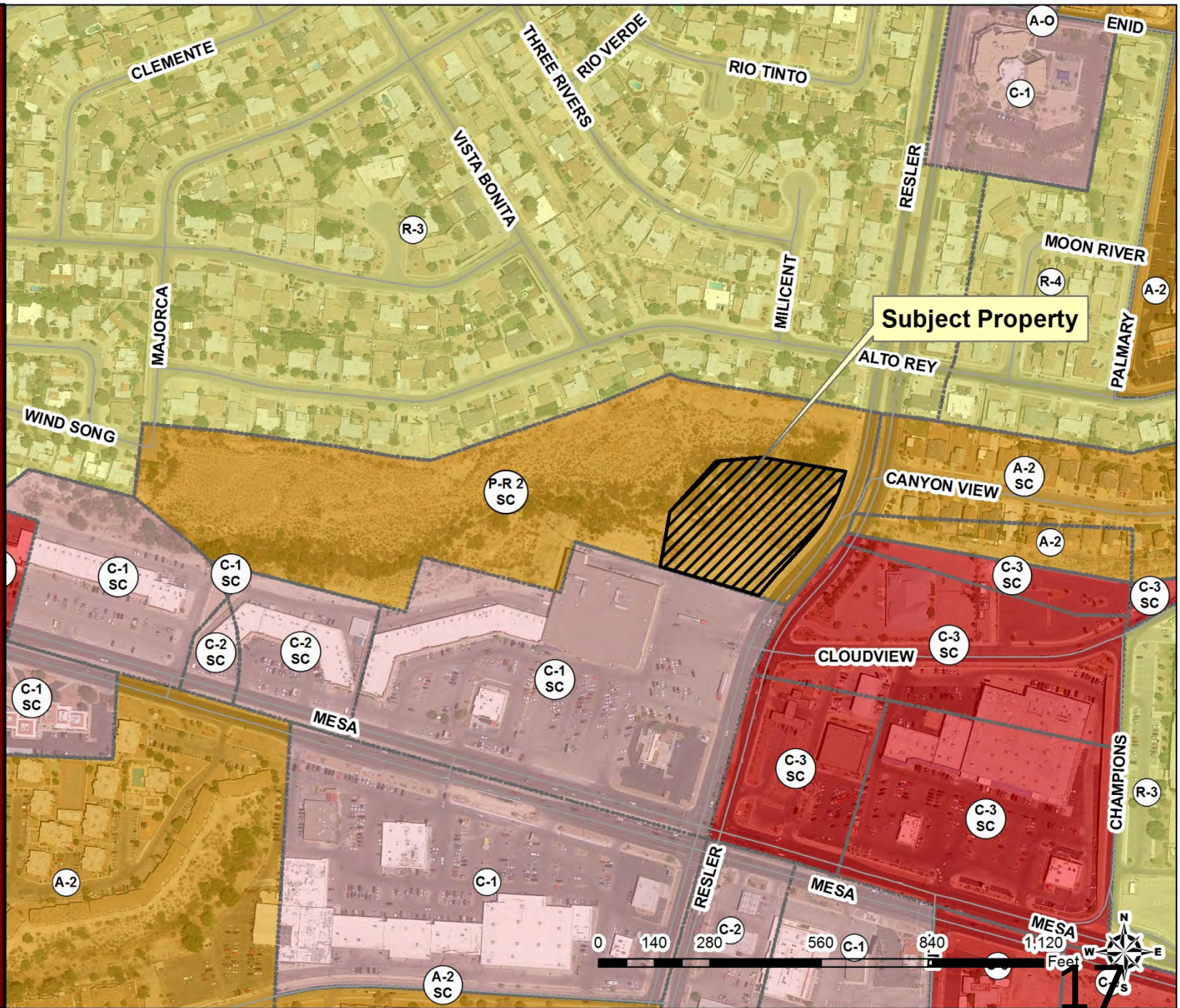
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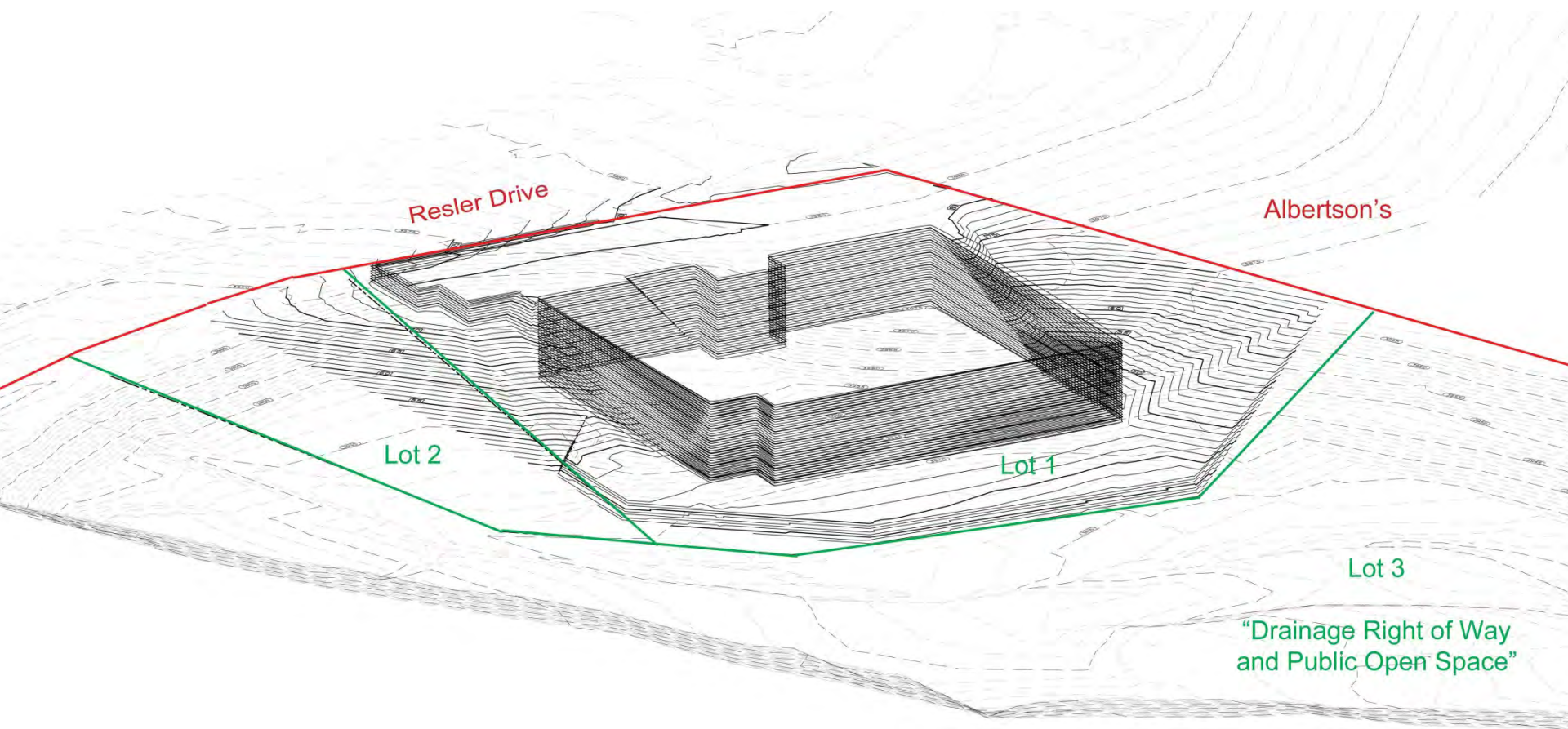
Arroyo

16

PZRZ15-00011 & PZCR15-00002



Grading



Rendering



ARMOUR SELF STORAGE III
135 NORTH RESLER DRIVE
EL PASO, TX 79912