



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0) with a condition
- **Public Input:** The Planning Division has not received any communication in support or opposition to the rezoning request.

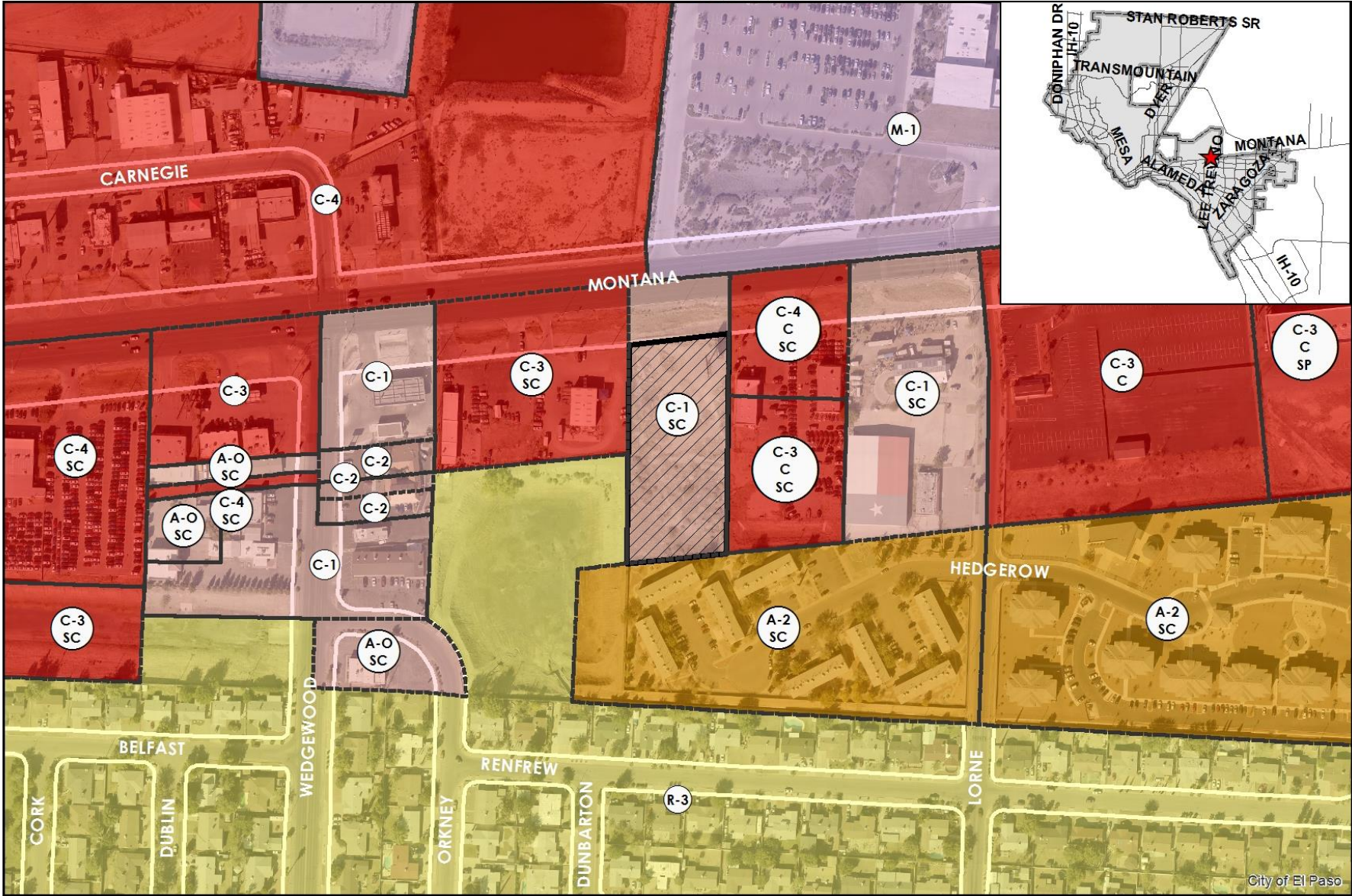
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



PZRZ18-00009



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 100 200 400 600 800 Feet





PZRZ18-00009



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 Subject Property

0 100 200 400 600 800 Feet







The special contract conditions imposed by Ordinance No. 5458 dated December 26, 1974

Application has been made to the City of El Paso for rezoning of a portion of Tract 1A, Section 39, Block 80, Township 2, Texas & Pacific Railroad Company Surveys, in the City of El Paso, El Paso County, Texas, such property being more particularly described in Ordinance No. 5458, now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

1. No building permits will be issued for construction on the property until site development and architectural plans of the proposed development thereon have been reviewed and approved by the City Plan Commission of the City of El Paso.
2. No building, structure, or part thereof, shall be placed on the property closer than sixty feet to the northerly boundary of the property.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties, Second 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.



On April 3, 1984, Ordinance No. 5458 was amended to read as follows:

WHEREAS, the First Parties are successors in title to Montana & Lorne Joint Venture and Maurice Meyer, Jr., George C. Fraser, III, and George A. Wilson, Trustees of Texas Pacific Land Trust as to a portion of the property restricted by Exhibit "A." The property of the First Parties being a portion of Tract 1-K, Section 39, Block 80, Township 2, T & P RR Surveys, City of El Paso, County of El Paso, Texas, which is more particularly described by metes and bounds in the attached Exhibit "B," which is made a part hereof by reference,

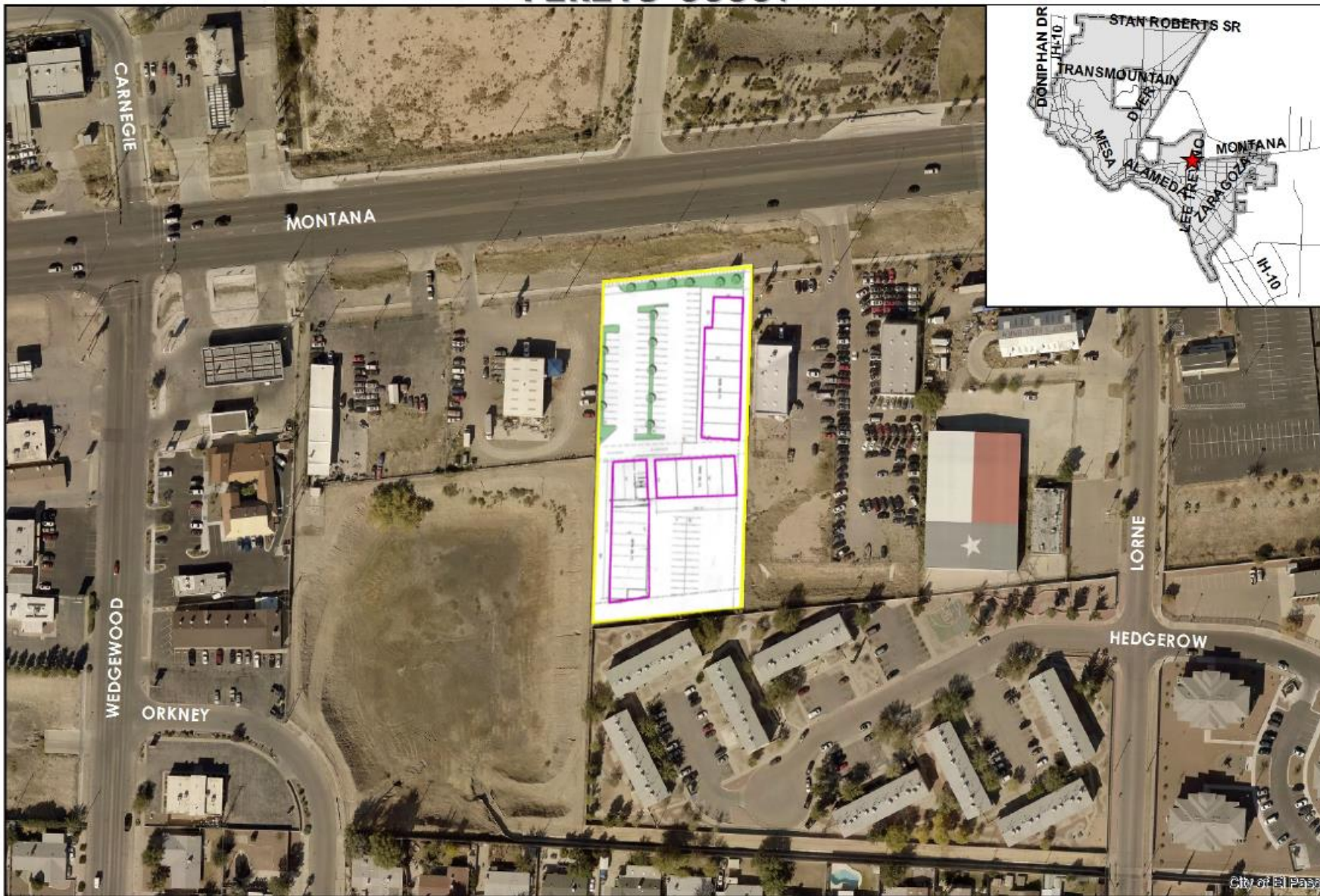
NOW, THEREFORE, the parties do hereby mutually agree as follows:

1. In consideration of the premises, the First and Second Parties agree that restriction No. 2 of the above-described contract, Exhibit "A," as it pertains to the above-described property in Exhibit "B," is hereby amended to read as follows:

2. No building, structure or part thereof, shall be placed on the property closer than forty (40) feet to the northerly boundary of the property.



PZRZ18-00009



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0 50 100 200 300 400 Feet





Subject Property

