

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Fiore

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO.PZST24-00015, TO ALLOW FOR A BALLROOM ON THE PROPERTY DESCRIBED AS ALL OF LOT 6 AND A PORTION OF LOT 5, BLOCK 48, PEBBLE HILLS SUBDIVISION UNIT 4 REPLAT A, 3101 N. LEE TREVINO DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Martha Summerford, has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a Ballroom; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a C-2/sc/c (Commercial/special contract/condition) District:

*Lot 6 and a portion of Lot 5, Block 48, Pebble Hills Unit 4 Replat A, 3101 N. Lee Trevino Drive, 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,*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for Ballroom on the property described in Paragraph 1 of this Ordinance; subject to the following condition:

That a five foot (5') landscaped buffer shall be provided along Lee Trevino Drive and Pebble Hills Boulevard abutting the subject property.

3. That this Special Permit is issued subject to the development standards in the C-2/sc/c (Commercial/special contract/condition) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "B"** and is incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

HQ25-4524|Trans#605044|P&I
3101 Lee Trevino Special Permit
PZST24-00015

JAQ

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST24-00015, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ____ day of _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

HQ25-4524|Trans#605044|P&I
3101 Lee Trevino Special Permit
PZST24-00015

JAQ

AGREEMENT

Martha Summerford, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-2/sc/c (Commercial/special contract/condition) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 18th day of July, 2025.

Martha Summerford

Martha Summerford
(Signature)

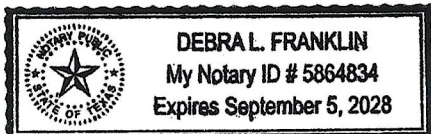
owner
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 18th day of July, 2025, by Martha Summerford for Martha Summerford as Applicant.

(Seal)



My Commission Expires:

Sept 5, 2028

Debra L Franklin
Notary Public, State of Texas
Signature

Debra L Franklin
Printed or Typed Name

ORDINANCE NO. _____

HQ25-4524|Trans#605044|P&I
3101 Lee Trevino Special Permit
PZST24-00015

JAQ

Exhibit "A"

All of Lot 6 and a Portion of Lot 5, Block 48,
Pebble Hills Subdivision Unit 4 Replat A,
City of El Paso, El Paso County, Texas

August 30, 2024

METES AND BOUNDS DESCRIPTION

3101 N. Lee Trevino Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of all of Lot 6 and a Portion of Lot 5, Block 48, Pebble Hills Subdivision Unit 4 Replat A, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the centerline intersection of Lee Trevino Drive (130' R.O.W.) and Pebble Hills Boulevard (120' R.O.W.); **THENCE**, leaving said centerline intersection and along the centerline of Pebble Hills Boulevard, North 89°57' 30" West, a distance of 227.37 feet to a point; **THENCE**, leaving said centerline of Pebble Hills Boulevard, North 00°02' 30" East, a distance of 60.00 feet to a set iron rod for corner at the common boundary corner of Lots 1 and 6, same being the northerly right-of-way line of Pebble Hills Boulevard and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said northerly right-of-way line of Pebble Hills Boulevard and along the common boundary line of Lots 1 and 6, North 00°02' 30" East, a distance of 192.36 feet to a set iron rod for corner;

THENCE, North 89°46' 46" East, a distance of 161.41 feet to a set chiseled "X" for corner at the westerly right-of-way line of Lee Trevino Drive;

THENCE, along the westerly right-of-way line of Lee Trevino Drive, South 00°13' 14" East, a distance of 173.01 feet to a set chiseled "X" for corner;

THENCE, leaving said westerly right-of-way line of Lee Trevino Drive, 31.51 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is 90°15'44", whose chord bears South 44°54'38" West, a distance of 28.35 feet to a set chiseled "X" for corner at the northerly right-of-way line of Pebble Hills Boulevard;

THENCE, along the northerly right-of-way line of Pebble Hills Boulevard, North 89°57'30" West, a distance of 142.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 31,068.29 square feet or 0.7132 acres of land more or less.

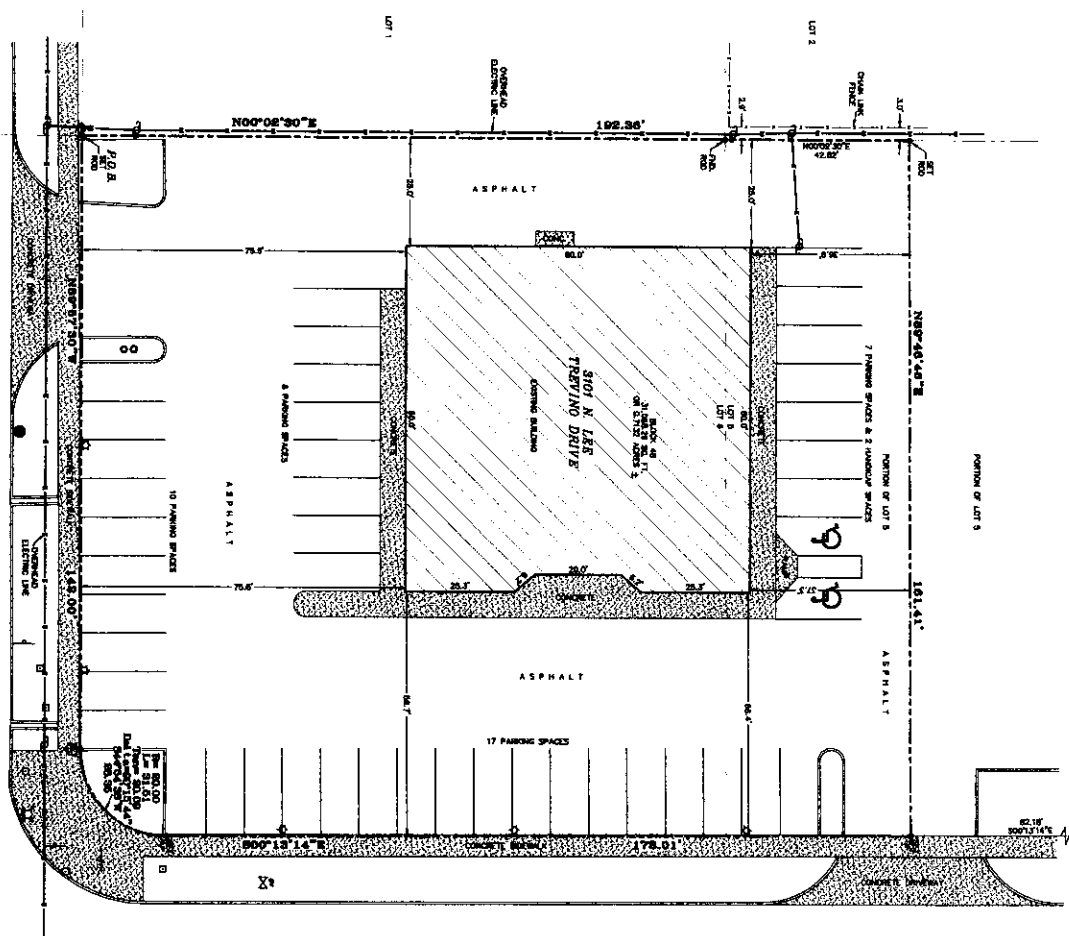
Carlos M. Jimenez
R.P.L.S. #3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2024\24-1971



IMPROVEMENT SURVEY BEING ALL OF LOT 6 AND A PORTION OF LOT 5, BLOCK 48 PEBBLE HILLS SUBDIVISION UNIT 4 REPLAT A CITY OF EL PASO, EL PASO COUNTY, TEXAS 31,068.29 SQ. FT. OR 0.7132 ACRES + SEE EXHIBIT "A"

LEGEND	
○	LIGHT POLE
⊙	WATER METER
⊙	POWER POLE
⊙	MANHOLE
⊙	TELEPHONE POLE
⊙	ELECTRIC BOX
⊙	WELL
⊙	WELL HYDRAULIC
⊙	WELL



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

PEBBLE HILLS BOULEVARD
 157' R.O.W.

LEE TREVINO DRIVE
 157' R.O.W.

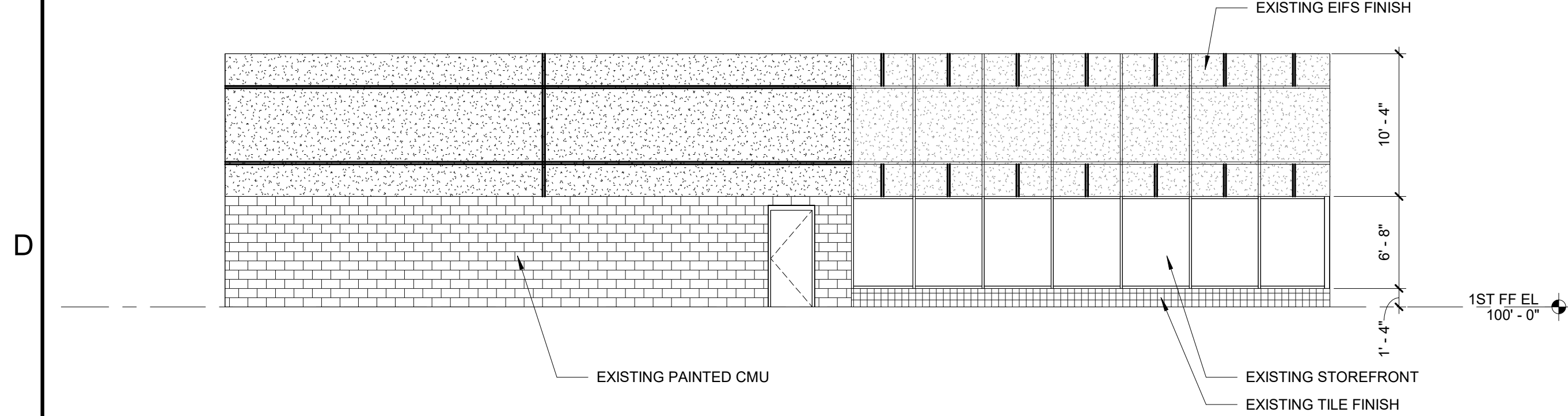
CONSULTING COMPANY
 1790 N. LEE TREVINO DR. SUITE 309
 EL PASO, TEXAS 79936
 TEL (915) 633-6422

NOTES:
 1) ACCORDING TO THE PLAT, THE IMPROVEMENTS ARE TO BE LOCATED AS SHOWN ON THE PLAT.
 2) THE PLAT IS SUBJECT TO THE CITY OF EL PASO, TEXAS, RECORDS.
 3) THE PLAT IS SUBJECT TO THE CITY OF EL PASO, TEXAS, RECORDS.



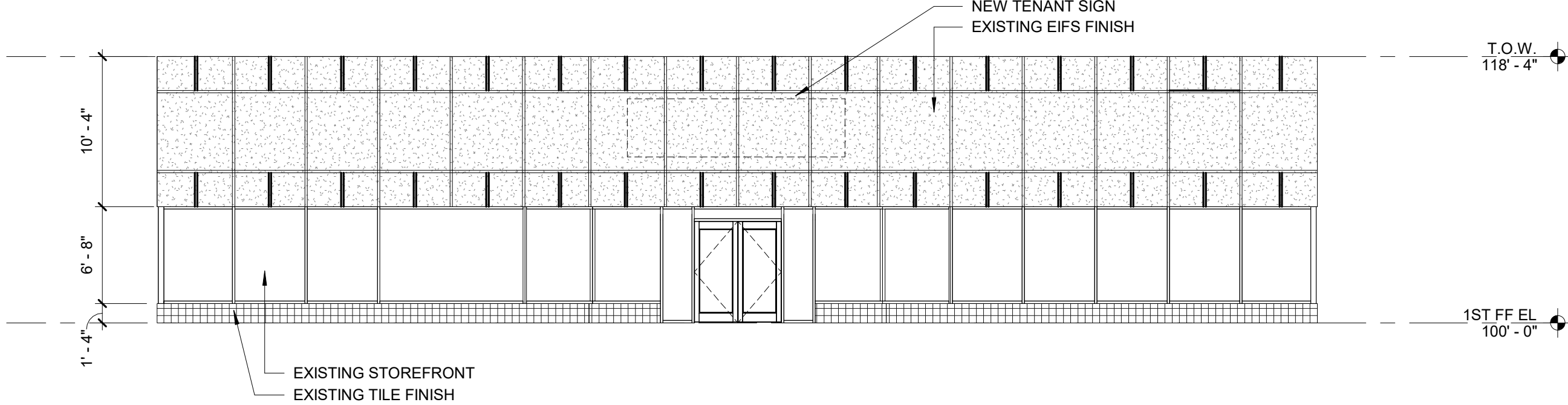
CONTRACT NO. 24-1971
 1) THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF EL PASO, TEXAS, AND HAS FOUND THAT THE PLAT IS CORRECT.
 2) THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF EL PASO, TEXAS, AND HAS FOUND THAT THE PLAT IS CORRECT.

EXHIBIT "B"



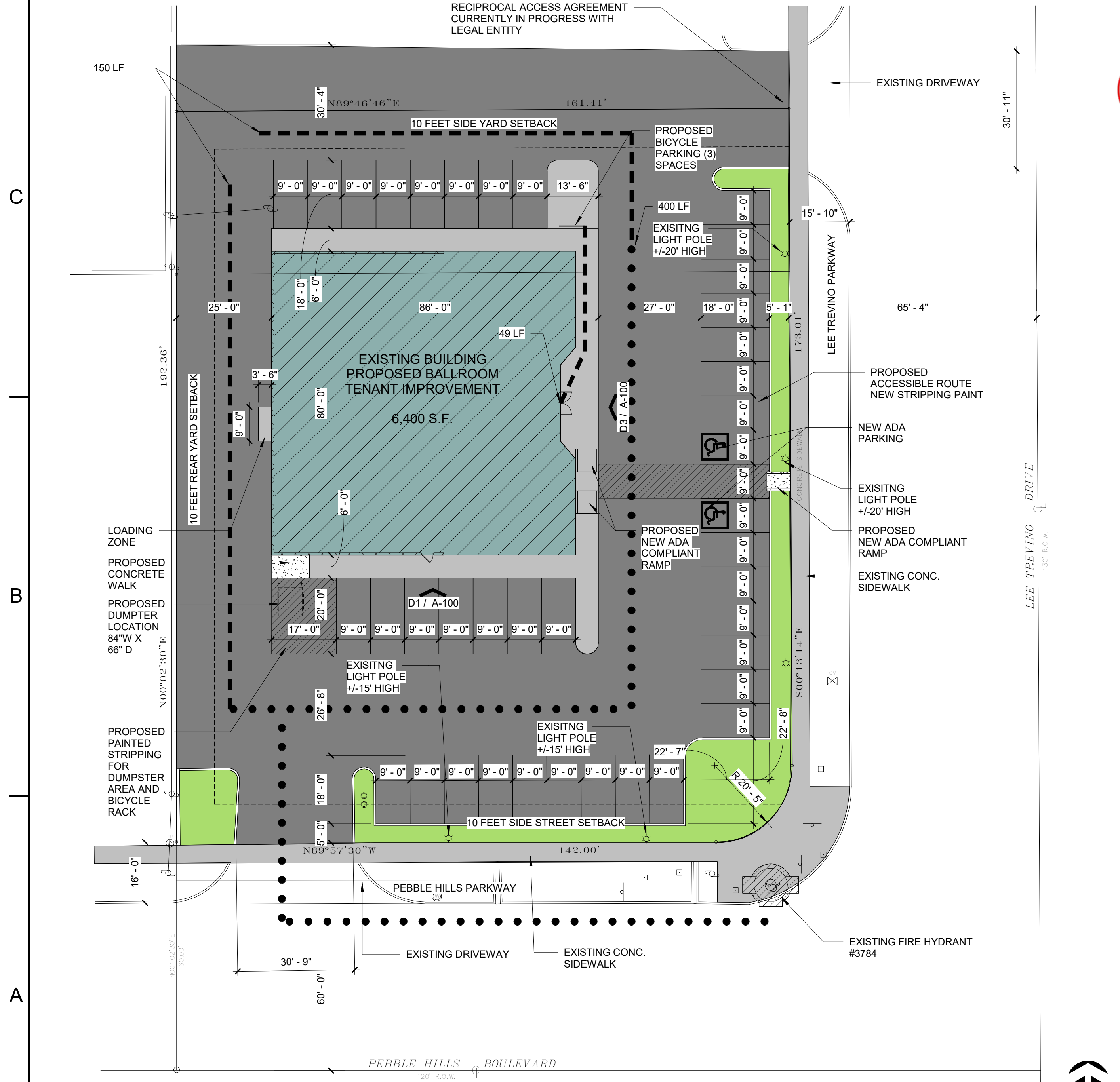
D1 EXISTING EXTERIOR ELEVATION

1/8" = 1'-0"



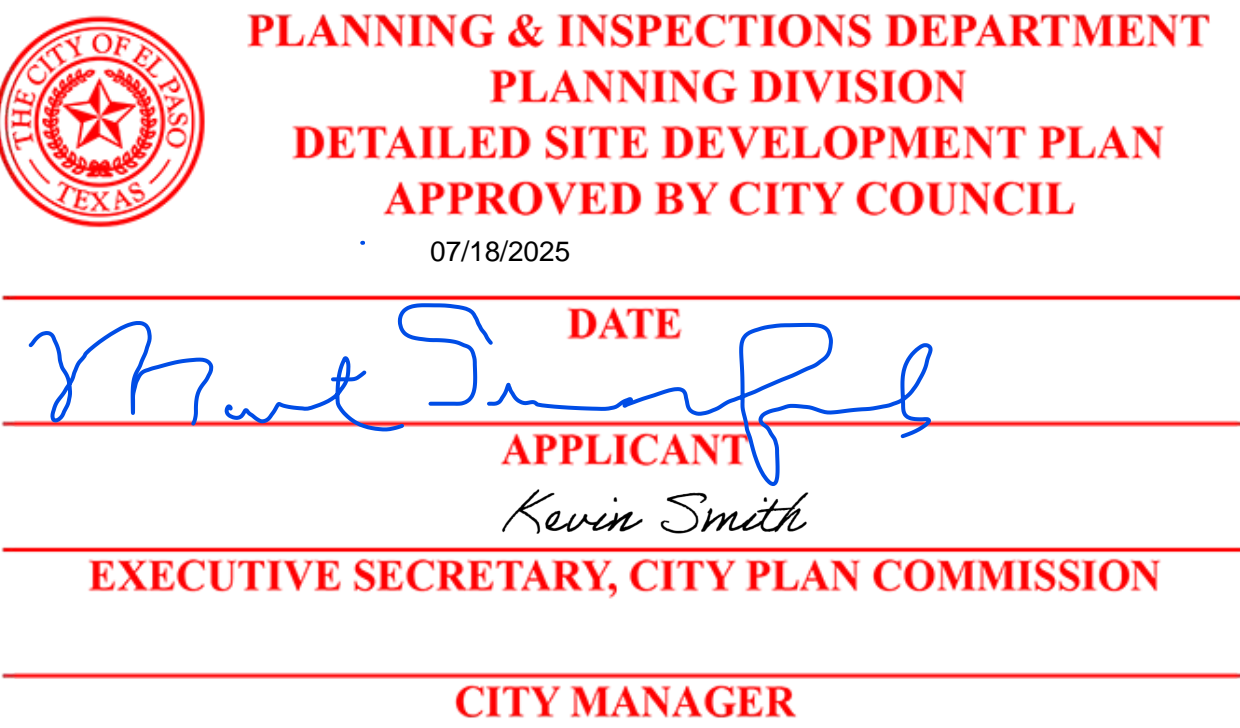
D3 EXISTING EXTERIOR ELEVATION

1/8" = 1'-0"



A1 SITE PLAN - EXISTING CONDITIONS

1" = 20'-0"



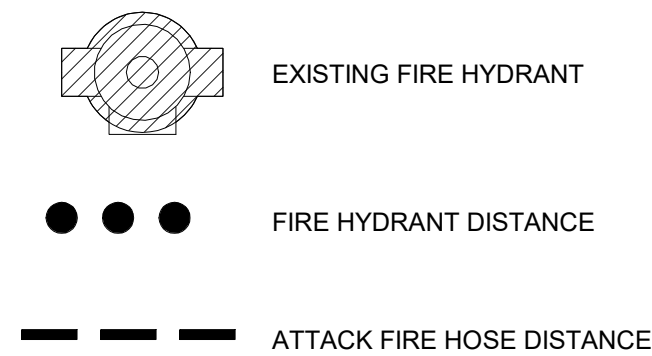
LANDSCAPING REQUIREMENTS FOR PROPOSED BALLROOM

EXISTING DEVELOPMENT - 2,245 S.F. OF LANDSCAPE AREA TO BE PROVIDED.

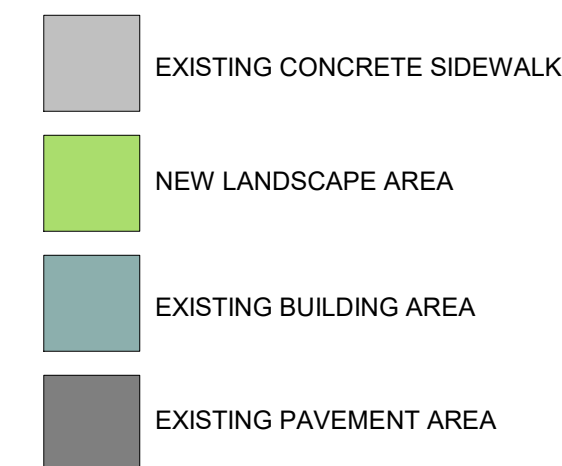
STORM DRAINAGE:

SITE IS PART OF A MASTER DRAINAGE PLAN, NO ONSITE PONDING IS REQUIRED.

FIRE HYDRANT AND ACCESS LEGEND



SITE PLAN LEGEND



3101 N. LEE TREVINO
LEGAL DESCRIPTION:
BEING ALL OF LOT 6 AND A PORTION OF LOT 5, BLOCK 48 PEBBLE HILLS SUBDIVISION UNIT 4 REPLAT A CITY OF EL PASO, EL PASO COUNTY, TEXAS 31,068.29 SQ. FT. OR 0.7132 ACRES +/- SEE EXHIBIT "A"

EXISTING ZONING: C1S

PROPOSED ZONING: C2 SC
• FRONT YARD SETBACK: 0 FEET
• REAR YARD SETBACK: 10 FEET
• MIN. SIDE YARD : 10 FEET
• MIN. SIDE STREET YARD: 10 FEET
• 35 FT BUILDING MAX. HEIGHT

PARKING REQUIREMENTS FOR PROPOSED BALLROOM

PROPOSED BALLROOM:
MINIMUM:
1/144 SF GFA OF ASSEMBLY AREA
1/288 OF GFA OF OTHER AREA

MAXIMUM:
1/100 SF GFA OF ASSEMBLY AREA
1/200 SF GFA OF OTHER AREAS

MINIMUM PARKING REQUIRED:
GROUP A-3 - 4,600 S.F. = 32 PARKING STALLS (ASSEMBLY AREA)
GROUP B - 1,800 S.F.= 6 PARKING STALLS (BUSINESS AREA)

38 TOTAL MIN. REQUIRED PARKING STALLS

MAXIMUM PARKING REQUIRED:
GROUP A-3 - 4,600 S.F. = 46 PARKING STALLS (ASSEMBLY AREA)
GROUP B - 1,800 S.F. = 9 PARKING STALLS

55 TOTAL MAX. REQUIRED PARKING STALLS

39 TOTAL PROVIDED PARKING STALLS

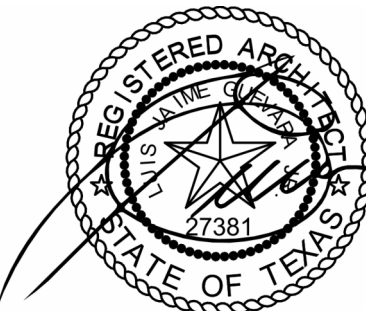
3 BICYCLE SPACES PROVIDED



ARCHITECTURE / PLANNING / DESIGN

101 S TEXAS AVENUE
EL PASO, TEXAS 79901
915.613.0900

www.grxarchitects.com



01/16/2025

ZONING CHANGE

DETAILED SITE DEVELOPMENT PLAN

3101 N. LEE TREVINO
EL PASO, TX 79936

KEY PLAN

NO DATE DESCRIPTION

DETAILED SITE DEVELOPMENT PLAN

A-100

PROJECT NO: 24-100S

3101 Lee Trevino

City Plan Commission — February 13, 2025



CASE NUMBER: PZST24-00015
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: H.K. Summerford and Martha Summerford
REPRESENTATIVE: Joseph Moreno
LOCATION: 3101 Lee Trevino Dr. (District 3)
PROPERTY AREA: 0.56 acres
REQUEST: Special Permit and Detailed Site Development Plan approval to allow for the use of a ballroom in the proposed C-2/sc/c (Commercial/special contract/condition) zone district
RELATED APPLICATIONS: Rezoning application PZRZ24-00033
PUBLIC INPUT: None received as of February 6, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval for a proposed use of a ballroom in the C-2/sc/c (Commercial/special contract/condition) zoning district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the request. The proposal meets all of the requirements of El Paso City Code Sections: 20.04.320 – Special Permit and 20.04.150 – Detailed Site Development Plan. The condition is as follows:

That a five-foot (5') landscaped buffer with a mixture of trees and shrubs be required no less than twenty feet (20') on center along Lee Trevino Drive and Pebble Hills Boulevard abutting the subject property, with the exception of driveways for ingress and egress to the property prior to certificates of occupancy or certificates of completion.

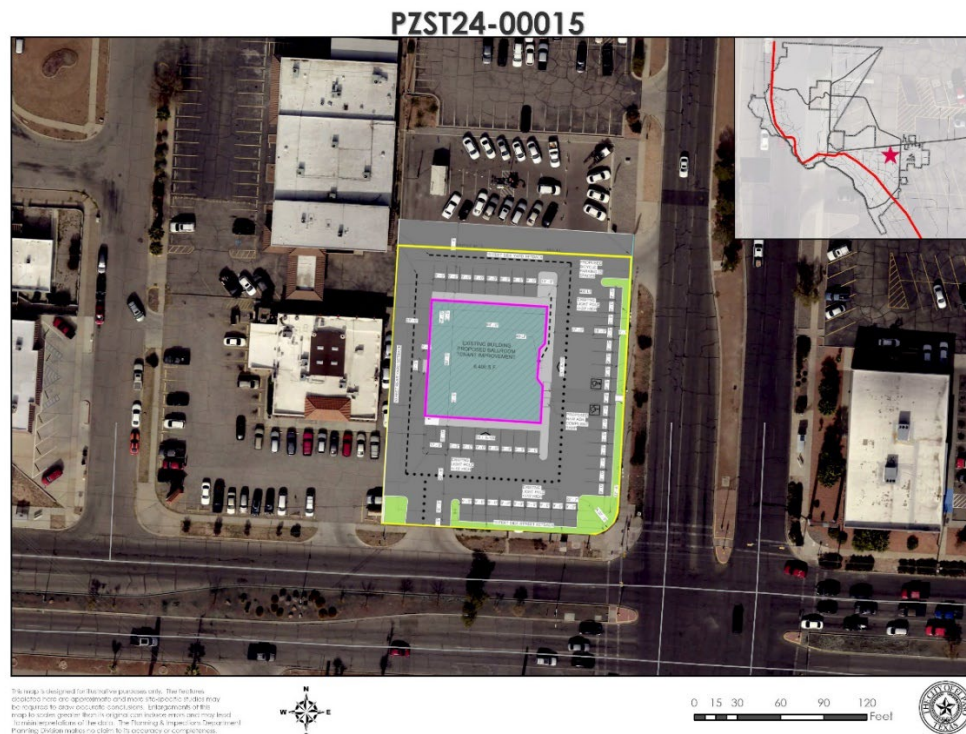


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a special permit and detailed site development plan for the proposed use of a ballroom in the C-2/sc/c (Commercial/special contract/condition) zone district. The subject property is approximately 0.56 acres in size. The Detailed Site Development Plan shows the existing 6,400 square feet building to be used as a ballroom. The development requires thirty-eight (38) parking spaces and three (3) bicycle spaces. The applicant is providing thirty-nine (39) parking spaces, including two (2) accessible spaces, as well as three (3) bicycle spaces. Access to the subject property is proposed from Lee Trevino Drive and Pebble Hills Boulevard. This special permit application is related to rezoning application PZR24-00033 to rezone the subject property from C-1/sc (Commercial/special contract) to C-2/sc/c (Commercial/special contract/condition) for the proposed use of a ballroom.

PREVIOUS CASE HISTORY: On July 12, 1976, City Council passed Ordinance No. 5797, that amended Ordinance No. 5781 and placed conditions on the subject property. The conditions were as follows:

1. *No certificates of occupancy and compliance shall be issued by the City for any buildings constructed on the property until First Parties have, at no cost to the City, installed concrete sidewalks along the boundaries of the property adjacent to Ivanhoe Drive, Pebble Hills Drive and Lee Trevino Drive.*
2. *Such sidewalks shall be installed in accordance with specifications to be approved by the City Engineer of the City of El Paso and the City Engineer must certify that such sidewalks have been satisfactorily completed before certificates of occupancy and compliance will be issued.*

Note: The conditions are being satisfied.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan demonstrates compliance with all other applicable standards per El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-4, Suburban (Walkable) Land Use designation. The proposed development will integrate with commercial development along Lee Trevino Drive and Pebble Hills Boulevard.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Lee Trevino Drive and Pebble Hills Boulevard which are classified as major arterials on the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for commercial development.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not pose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The subject property is providing adequate landscaping per Section 18.46 of the El Paso City Code.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development is compatible with other commercial uses. The existing building will be converted for the use of ballroom.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in intensity and scale to the surrounding development.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use 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.</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-2 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will 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.</p>	<p>Yes. The proposed C-2 (Commercial) zoning district will provide for the integration of commercial uses with adjacent C-2 (Commercial), C-1 (Commercial), A-O (Apartment/Office) and S-D (Special Development) zoning districts in the surrounding area.</p>
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>None. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>None. The proposed development is within a stable area of the city. The established neighborhood is comprised of shopping centers, restaurants, professional offices, single-family and multi-family dwellings.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is proposed from Lee Trevino Drive and Pebble Hills Boulevard which are classified as major arterials on the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Sidewalks are currently present along Lee Trevino Drive and Pebble Hills Boulevard. There are six (6) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is located 0.07 miles away on Pebble Hills Boulevard.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Staff recommends imposing a condition for five-feet (5') landscaped buffer to ensure vehicular parking is buffered from public sidewalks to avoid vehicles from extending and blocking sidewalks while parked.

PUBLIC COMMENT: The subject property does not lie within the boundaries of any recognized neighborhood associations. Public notices were mailed to property owners within 300 feet on January 31, 2025. As of February 6, 2025, the Planning Division has not received any communication in support or opposition to the requests.

RELATED APPLICATIONS: PZRZ24-00033, the applicant is also requesting to rezone the subject property from C-1/sc (Commercial/special contract) to C-2/sc/c (Commercial/special contract/condition) to allow for the use of a ballroom.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

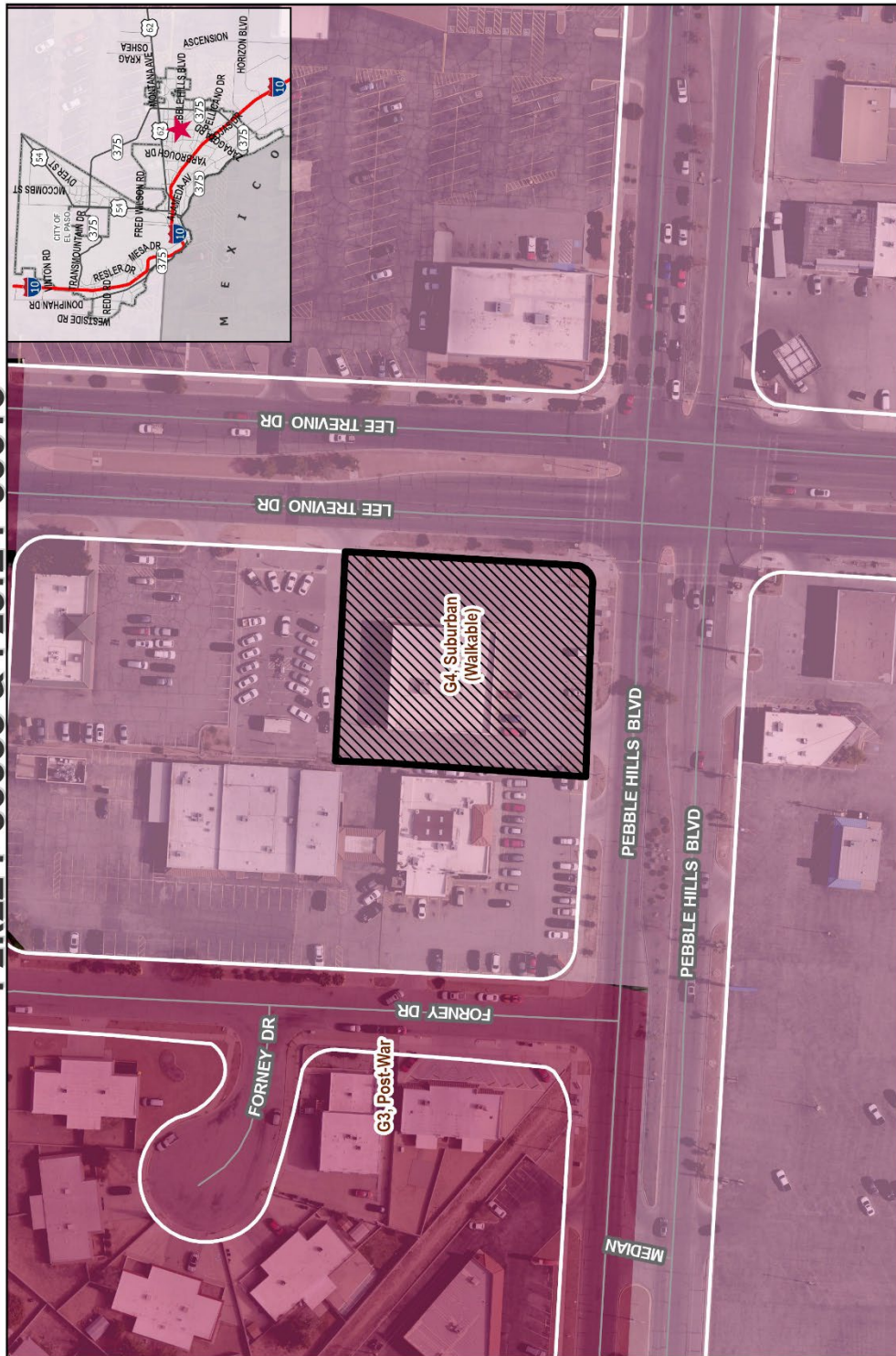
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Detailed Site Plan
3. Ordinance No. 5797
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR24-00033 & PZST24-00015

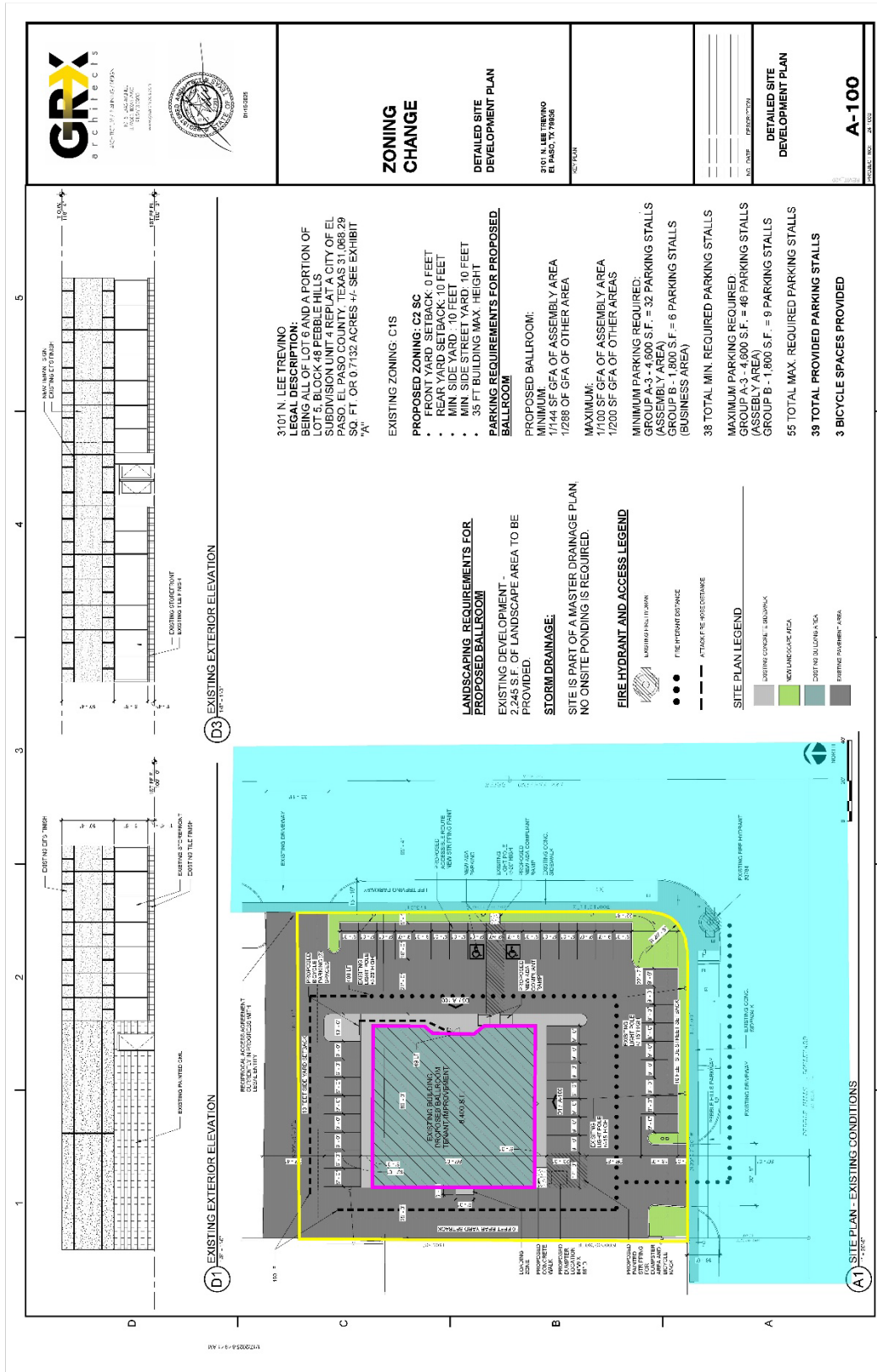


Subject Property



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 misinterpretation of the information shown. The City of Mesa Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

AN ORDINANCE AMENDING ORDINANCE NO.
5781 WHICH REZONED LOTS 1, 2 AND 3,
BLOCK 46, PEBBLE HILLS UNIT FOUR,
THE PENALTY BEING AS PROVIDED IN
SECTION 25-10 OF THE EL PASO CITY CODE

WHEREAS, Ordinance No. 5781, passed and approved on July 15, 1976,
omitted certain changes of zoning in the description of the property
rezoned, and it is necessary to correct and verify the zoning on this
property:

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

That Ordinance No. 5781 be and is hereby amended by changing the body
thereof to read as follows:

That the zoning of the following described Lots 1, 2 and 3, Block 46,
Pebble Hills Unit Four, be changed as follows within the meaning of the
Zoning Ordinance, and the zoning map of the City be revised accordingly:

PARCEL A to C-1 (Commercial)

Beginning at a point of intersection of the center line of Pebble Hills Boulevard
with the center line of Lee Trevino Drive, located North 89°-57'-30" West a
distance of 1247.63 feet from the southeast corner of Section 38, Block 80, Township 2,
Texas and Pacific Railroad Surveys in El Paso County, Texas:

Thence North 89°-57'-30" West along said center line of Pebble Hills
Boulevard a distance of 419.00 feet:

Thence North 0°-13'-14" West a distance of 488.08 feet to the P. C.
of a curve to the left:

Thence northerly along said curve to the left an arc distance of
50.22 feet; curve having a radius of 312.45 feet, a central angle
of 9°-12'-30" and a long chord bearing North 4°-49'-29" West a
distance of 50.16 feet:

Thence North 89°-46'-46" East a distance of 423.02 feet to a point on
said center line of Lee Trevino Drive:

Thence South 0°-13'-14" East along said center line a distance of
540.00 feet to the point of beginning.

Described parcel is a portion of Block 46 and adjacent street in Pebble Hills
Subdivision, Unit 4, in said El Paso County, and contains 5.186 acres.

PARCEL B to A-O (Apartment-Professional Office)

Beginning at a point on the center line of Pebble Hills Boulevard and located
North 89°-57'-30" West a distance of 1666.63 feet from the southeast corner of
Section 38, Block 80, Township 2, Texas and Pacific Railroad Surveys in El Paso
County, Texas:

Thence North 89°-57'-30" West along said center line a distance of 480.18 feet:

Thence North 0°-02'-30" East a distance of 144.84 feet:

Thence North 37°-55'-40" East a distance of 438.46 feet:

Thence North 42°-33'-35" East a distance of 112.29 feet:

Thence North 50°-24'-18" East a distance of 84.56 feet:

Thence North 60°-06'-16" East a distance of 30.00 feet:

Thence southerly along a curve to the right an arc distance of 161.83 feet; curve having a radius of 312.45 feet, a central angle of $29^{\circ}-40'-30''$, and a long chord bearing South $15^{\circ}-03'-29''$ East a distance of 160.02 feet:

Thence South $0^{\circ}-13'-14''$ East a distance of 488.08 feet to the point of beginning.

Described parcel is a portion of Block 46 and adjacent street in Pebble Hills Subdivision, Unit 4, and in said El Paso County, and contains 4.748 acres.

PARCEL C to R-4 (Residential)

Beginning at a point on the center line of Pebble Hills Boulevard and located North $89^{\circ}-57'-30''$ West a distance of 2146.81 feet from the southeast corner of Section 38, Block 80, Township 2, Texas and Pacific Railroad Surveys, in El Paso County, Texas:

Thence North $89^{\circ}-57'-30''$ West along said center line of Pebble Hills Drive a distance of 160.87 feet to its intersection with the center line of Ivanhoe Drive:

Thence North $0^{\circ}-02'-30''$ East along said center line of Ivanhoe Drive a distance of 80.00 feet to the P. C. of a curve to the right:

Thence northeasterly along said curve to the right continuing along said right-of-way line an arc distance of 165.83 feet; curve having a radius of 250.78 feet, a central angle of $37^{\circ}-53'-10''$, and a long chord bearing North $18^{\circ}-59'-05''$ East a distance of 162.82 feet:

Thence North $37^{\circ}-55'-40''$ East a distance of 434.43 feet to the P. C. of a curve to the right and continuing along said center line:

Thence northeasterly along said curve to the right an arc distance of 273.31 feet, curve having a radius of 835.24 feet, a central angle of $18^{\circ}-44'-54''$ and a long chord bearing North $47^{\circ}-18'-07''$ East a distance of 272.09 feet:

Thence South $33^{\circ}-19'-26''$ East a distance of 123.38 feet to the P. C. of a curve to the right:

Thence southeasterly along said curve to the right an arc distance of 18.70 feet; curve having a radius of 312.45 feet, a central angle of $3^{\circ}-25'-42''$, and a long chord bearing South $31^{\circ}-36'-35''$ East a distance of 18.69 feet:

Thence South $60^{\circ}-06'-16''$ West a distance of 30.00 feet:

Thence South $50^{\circ}-24'-18''$ West a distance of 84.56 feet:

Thence South $42^{\circ}-33'-35''$ West a distance of 112.29 feet:

Thence South $37^{\circ}-55'-40''$ West a distance of 438.46 feet:

Thence South $0^{\circ}-02'-30''$ West a distance of 144.84 feet to the point of beginning.

Described parcel is a portion of Block 46 and adjacent streets in Pebble Hills Subdivision, Unit 4, in El Paso County, Texas, and contains 2.908 acres.

PARCEL D to A-0 (Apartment-Professional Office)

Beginning at a point on the center line of Lee Trevino Drive and located North $89^{\circ}-57'-30''$ West a distance of 1247.63 feet, then North $0^{\circ}-13'-14''$ West a distance of 540.00 feet from the southeast corner of Section 38, Block 80, Township 2, Texas and Pacific Railroad Surveys in El Paso County, Texas:

Thence South $89^{\circ}-46'-46''$ West a distance of 423.02 feet:

Thence northwesterly along a curve to the left an arc distance of 130.31 feet; curve having a radius of 312.45 feet, a central angle of $23^{\circ}-53'-42''$, and a long chord bearing North $21^{\circ}-22'-35''$ West a distance of 129.36 feet:

Thence North $33^{\circ}-19'-26''$ West a distance of 123.38 feet to a point on the center line of Ivanhoe Drive:

Thence northeasterly along said center line of Ivanhoe Drive, being a curve to the right, an arc distance of 478.50 feet; curve having a radius of 835.24 feet, a central angle of $32^{\circ}-49'-26''$, and a long chord bearing North $73^{\circ}-05'-17''$ East

53.35
76-3985

-2-

a distance of 471.98 feet:

Thence North 89°-30' East a distance of 85.00 feet to a point on said center line of Lee Trevino Drive:


Thence South 0°-13'-14" East along said center line of Lee Trevino Drive a distance of 359.97 feet to the point of beginning.

Described parcel is a portion of Block 46 and adjacent streets in Pebble Hills Subdivision, Unit 4, in said El Paso County, and contains 3.632 acres.

PASSED AND APPROVED this 5th day of August, 1976.



Mayor

ATTEST:


City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: RE. P.A.O.
8-27-76 COUNTER
8-27-76 ORIGINAL
8-27-76 Blk Inspection
8-27-76 CONTROL R. Bronght

~~certify~~ that the zoning map has been revised to
reflect the amendment of ordinance # 5797
R. Bronght Date 9-24-76

8787


76-3985

AN ORDINANCE CHANGING THE ZONING
OF LOTS 1, 2 AND 3, BLOCK 46,
PEBBLE HILLS UNIT FOUR, THE PENALTY
BEING AS PROVIDED IN SECTION 25-10
OF THE EL PASO CITY CODE

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

That the zoning of Lots 1, 2 and 3, Block 46, Pebble Hills
Unit Four be changed to C-1 (commercial) within the meaning of
the Zoning Ordinance, and the zoning map of the City be revised
accordingly.

PASSED AND APPROVED this 15 day of July,
1976.


Mayor

ATTEST:


City Clerk

*Note - The legal description in
this Ord. is not correct. There
are no Lots 2 & 3 in Block 46.
The law to be amended...
The parcel within Lot 1 have to be
described by metes and bounds
legal descriptions 7-15-76
Lujan*

Note
(Amended by Ord. 5797-8/5/76)
76-3985

CONTRACT

This contract, made this 12th day of July, 1976,
by and between LEAVELL DEVELOPMENT COMPANY, a corporation, and
INDIVIDUAL HOMES, INC., a corporation, First Parties, and the CITY
OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning
of Lots 1, 2 and 3, Block 46, Pebble Hills Unit 4 in the City of
El Paso, El Paso County, Texas, such property being more particu-
larly described in Ordinance No. 5181, 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 re-
strictions, conditions and covenants:

1. No certificates of occupancy and compliance shall be
issued by the City for any buildings constructed on
the property until First Parties have, at no cost to
the City, installed concrete sidewalks along the
boundaries of the property adjacent to Ivanhoe Drive,
Pebble Hills Drive and Lee Trevino Drive.
2. Such sidewalks shall be installed in accordance with
specifications to be approved by the City Engineer of
the City of El Paso and the City Engineer must certify
that such sidewalks have been satisfactorily completed
before certificates of occupancy and compliance will
be issued.

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 of El Paso 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.

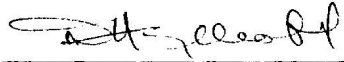
WITNESS the following signatures and seals:

76-3985

-1-

*Note: The legal description in this contract
is incorrect. Ord. 5181 dated 8-3-76
amended Ord. 5181 and corrected the legal description.
Paragraph 2 amended by Resolution of 2/21/78
R. Gonzales*

LEAVELL DEVELOPMENT COMPANY

By 
Vice President

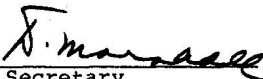
ATTEST:


Secretary

INDIVIDUAL HOMES, INC.

By 
Vice President


ATTEST:


Secretary

THE CITY OF EL PASO

By 
Mayor Pro-Tem

ATTEST:


City Clerk

76-3985

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared D.H. ELLIOTT, Vice President of LEAVELL DEVELOPMENT COMPANY, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 12th day of July, 1976.

DONNA G. REARDON, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1977

Donna G. Reardon
Notary Public, El Paso County,
Texas.

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared A.B. McKinney, ~~Vice~~ President of INDIVIDUAL HOMES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 12th day of July, 1976.

Corine Minjarez
Notary Public, El Paso County,
Texas.

CORINE MINJAREZ, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1977

THE STATE OF TEXAS)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared E. H. Baeza Mayor ~~of the City~~ of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 15 day of July, 1976.

Angela C. Guillen
Notary Public in and for El Paso
County, Texas.

ANGELA C. GUILLEN, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1977

76-3985

RESOLUTION

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


That the Mayor be authorized to sign a contract with
LEAVELL DEVELOPMENT COMPANY and INDIVIDUAL HOMES, INC., placing
certain restrictions on property rezoned by Ordinance No.

5781.

ADOPTED this 15 day of July, 1976.



Mayor

ATTEST


City Clerk

City Clerk

JUL 16 1976

DEPT. OF
PLANNING

76-3985

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITION** of the request. The proposal meets all of the requirements of El Paso City Code Sections: 20.04.320 – Special Permit and 20.04.150 – Detailed Site Development Plan. The condition is as follows:

That a five-foot (5') landscaped buffer with a mixture of trees and shrubs be required no less than twenty feet (20') on center along Lee Trevino Drive and Pebble Hills Boulevard abutting the subject property, with the exception of driveways for ingress and egress to the property prior to certificates of occupancy or certificates of completion.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

Recommend approval. Verify the capacity of the existing parking lot area at the time of building permit.

Fire Department

No adverse comments.

Police Department

No comments submitted.

El Paso 911 District

The 911 District has no comments or concerns regarding this re-zoning.

Environment Services

No comments submitted.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections

Street Lights Department

Does not object to this request.

For the development of this lot a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that any project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department. The applicant is responsible for any relocations or adjustments of a street light.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Sun Metro

Proposed land use does not affect Sun Metro transit services at this time

El Paso Water

EPWater-PSB does not object to this request.

1. There is an existing 12-inch diameter water main that extends along Pebble Hills Blvd. This main is available for service.
2. There is an existing 20-inch diameter water transmission main that extends along Lee Trevino Dr. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.
3. Previous water pressure reading from fire hydrant #3784, located on the northwest corner of Lee Trevino Dr. and Pebble Hills Blvd., has yielded a static pressure of 61 (psi), a residual pressure of 58 (psi), and a discharge of 1,838 (gpm).

Sanitary Sewer

1. There is an existing 8-inch diameter sanitary sewer main that extends along Pebble Hills Blvd. This main is available for service.
2. There is an existing 12-inch diameter sanitary sewer main that extends along Lee Trevino Dr. This main is approximately 17-feet deep.

General

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant 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.

Stormwater:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation

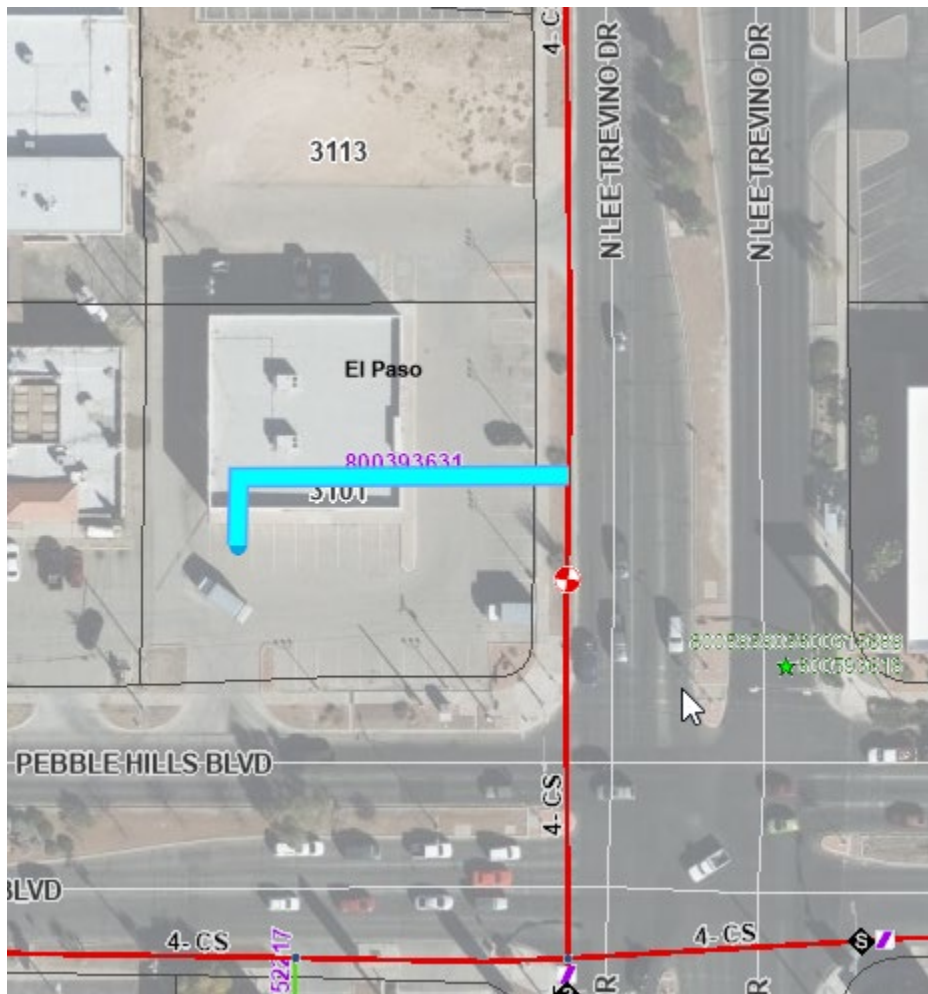
No comments submitted.

El Paso County Water Improvement District #1

No comments submitted.

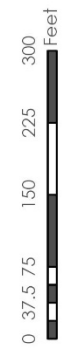
Texas Gas Service

In reference to the existing PZR224-00033 - 3101 Lee Trevino and PZST24-00015 - 3101 Lee Trevino, Texas Gas Service has an existing service line at 3101 Lee Trevino. (see the image below as reference):



ATTACHMENT 5

PZR24-00033 & PZST24-00015



 Subject Property
 300 Feet Notice Area
 Notified Properties



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 locate greater detail than shown here are not intended. The Planning Division makes no claim to its accuracy or completeness.