

**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 Tiive

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 35, BLOCK 54, VISTA HILLS SUBDIVISION UNIT ELEVEN, 1991 SAUL KLEINFELD DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2/SC/SP (APARTMENT/ SPECIAL CONTRACT/SPECIAL PERMIT) TO C-1/SC/SP (COMMERCIAL/ SPECIAL CONTRACT/SPECIAL PERMIT), AND IMPOSING CONDITIONS. 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 a **portion of Lot 35, Block 54, Vista Hills Subdivision Unit Eleven, 1991 Saul Kleinfeld Dr.**, located in the City of El Paso, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "A", be changed from **A-2/sc/sp (Apartment/special contract/special permit) to C-1/sc/sp (Commercial/special contract/special permit)**, 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 conditions which are necessitated by and attributable to the increased intensity generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

- 1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
- 2. That a ten-foot (10 ') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2 ") caliper and ten feet (10 ') in height shall be placed at fifteen feet (15 ') on center along the property line abutting residential districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
- 3. That no outdoor amplified sound be permitted within the property.*
- 4. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*

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

ADOPTED this _____ day of _____, 2026.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

(Acknowledgements on following page)

ORDINANCE NO. _____

Zoning Case No: PZRZ25-00021

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
25-58231Tran#6206831Rezoning Ord. 1991 Saul KleinfeldIP&IIRTA

Zoning Case No: PZRZ25-00021
Page 2 of 2

Being a portion of Lot 35, Block 54
Vista Hills Unit Eleven,
City of El Paso, El Paso County, Texas

February 04, 2025

METES AND BOUNDS DESCRIPTION

Exhibit "A"

1991 Saul Kleinfeld Drive

FIELD NOTE DESCRIPTION of a portion of Lot 35, Block 54, Vista Hills Unit Eleven, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found nail marking the northeast corner of said Lot 35, Block 54, said nail lying at the westerly right-of-way line of Saul Kleinfeld Drive (120' R.O.W.);

THENCE, along said westerly right-of-way line of Saul Kleinfeld Drive, South 00°36'42" East, a distance of 314.70 feet to a found "x" for corner;

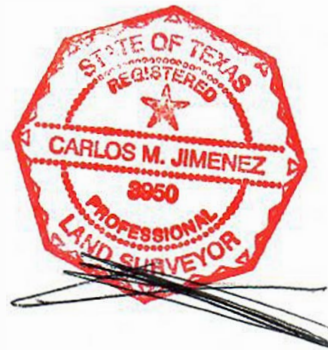
THENCE, leaving said westerly right-of-way line of Saul Kleinfeld Drive, South 89°55'40" West, a distance of 485.79 feet to a point;

THENCE, North 00°00'00" West, a distance of 310.80 feet to a point;

THENCE, North 89°28'04" East, a distance of 482.46 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 151,407.35 square feet or 3.4758 acres of land more or less.

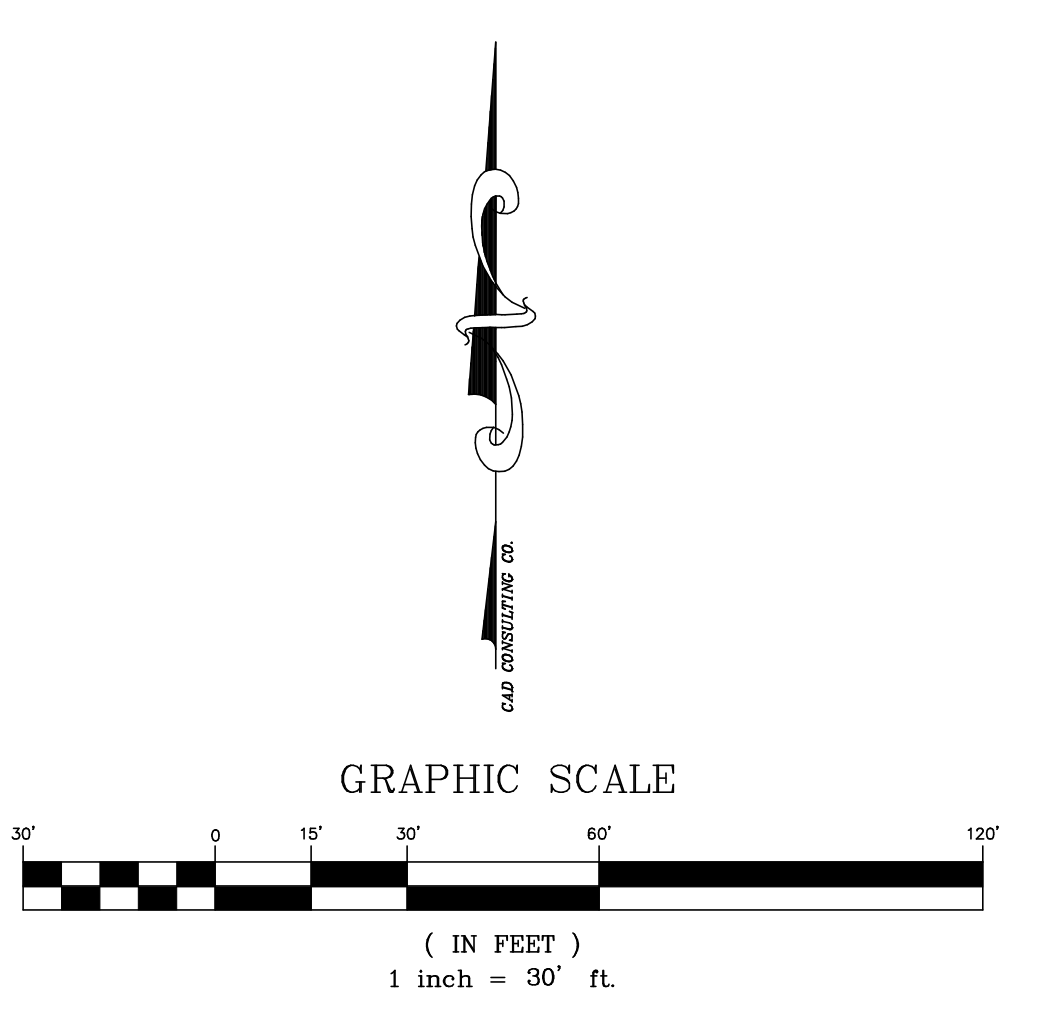
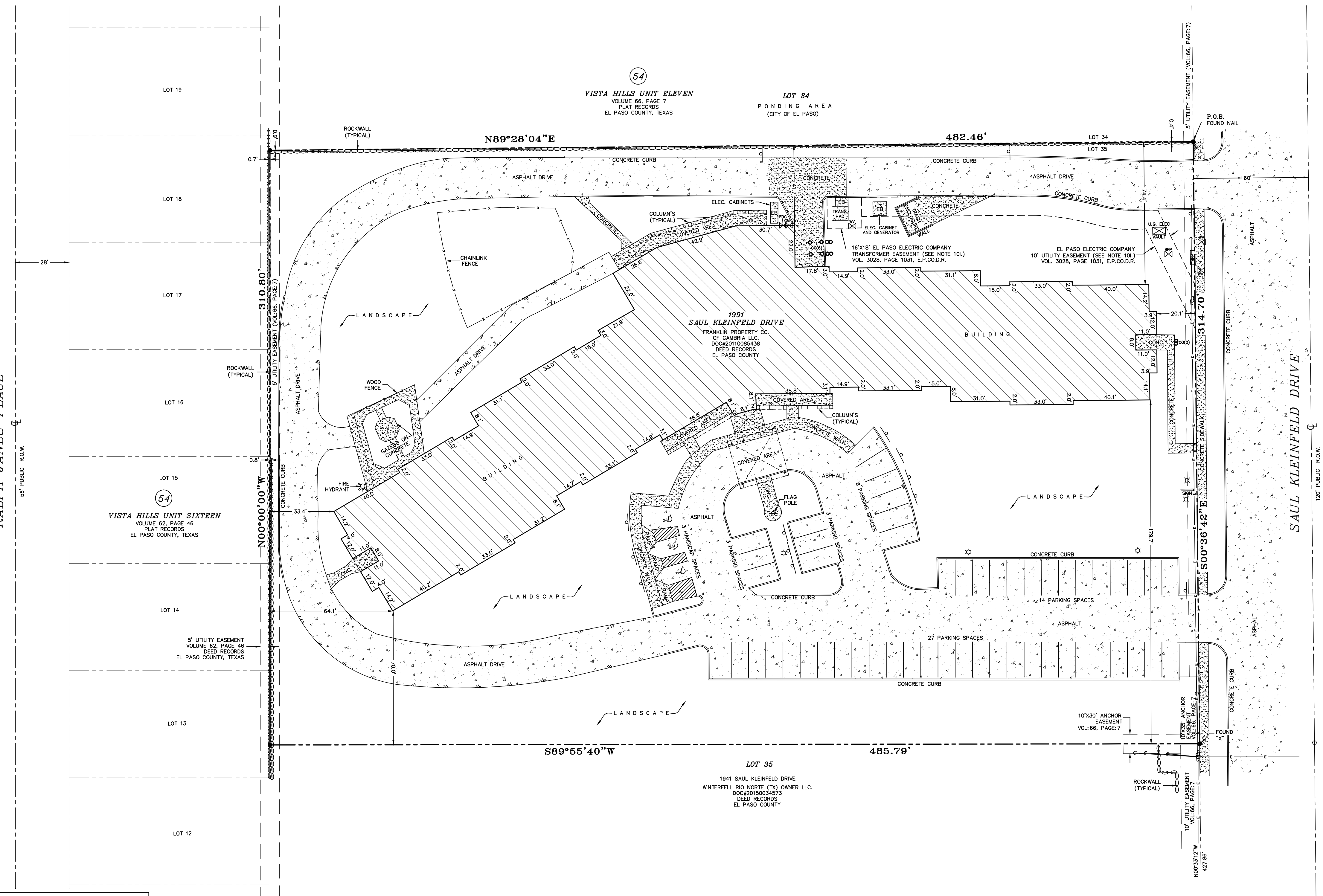
Carlos M. Jimenez
R.P.L.S. No. 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422



BOUNDARY AND IMPROVEMENT SURVEY

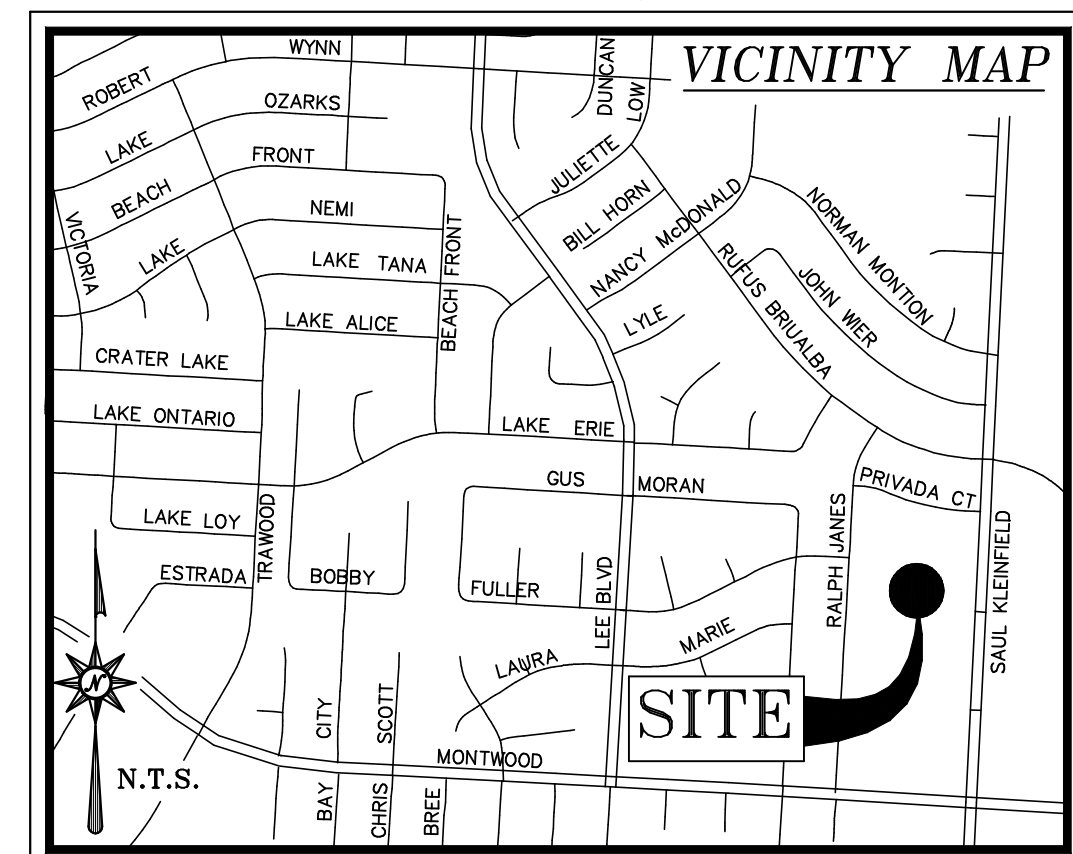
1991 SAUL KLEINFELD DRIVE
A PORTION OF LOT 35, BLOCK 54
VISTA HILLS UNIT ELEVEN
CITY OF EL PASO, EL PASO COUNTY, TEXAS
151,407.35 SQ.FT. OR 3.4758 ACRES



LEGEND	
☆	= LIGHT POLE
EB	= ELECTRIC BOX
XL	= GROUND LIGHT
CO	= CLEAN OUT
WV	= WATER VALVE
CP	= POWER POLE
☆	= LIGHT POLE
—	= SIGN
—	= HANDICAP PARKING
—	= OVERHEAD ELECTRIC
—	= ROCKWALL
—	= CHAINLINK FENCE
—	= GUY WIRE
BP	= BACK FLOW PREV.
GP	= GAS PIPE
GM	= GAS METER

FLOOD INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON
DESCRIBED PROPERTY LIES IN ZONE "C", COMMUNITY
PANEL NO. 480214-0043-B DATED: 10/15/82.



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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND
IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME
OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM# 10099300

1991 Saul Kleinfeld

City Plan Commission — October 9, 2025

REZONING



CASE NUMBER: PZRZ25-00021
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Simpatico East Property LLC
REPRESENTATIVE: Michael Furth
LOCATION: 1991 Saul Kleinfeld Drive (District 6)
PROPERTY AREA: 3.48 acres
REQUEST: Rezone from A-2/sc/sp (Apartment/special contract/special permit) to C-1/sc/sp (Commercial/special contract/special permit)
RELATED APPLICATIONS: N/A
PUBLIC INPUT: None received as of October 2, 2025

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from A-2/sc/sp (Apartment/special contract/special permit) to C-1/sc/sp (Commercial/special contract/special permit) to allow for the use of an assisted living facility and commercial day care center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with Plan *El Paso*, the City's adopted Comprehensive Plan and the G4, Suburban (Walkable) future land use designation. The recommended conditions are the following:

1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
2. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property line abutting residential districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
3. That no outdoor amplified sound be permitted within the property.
4. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.

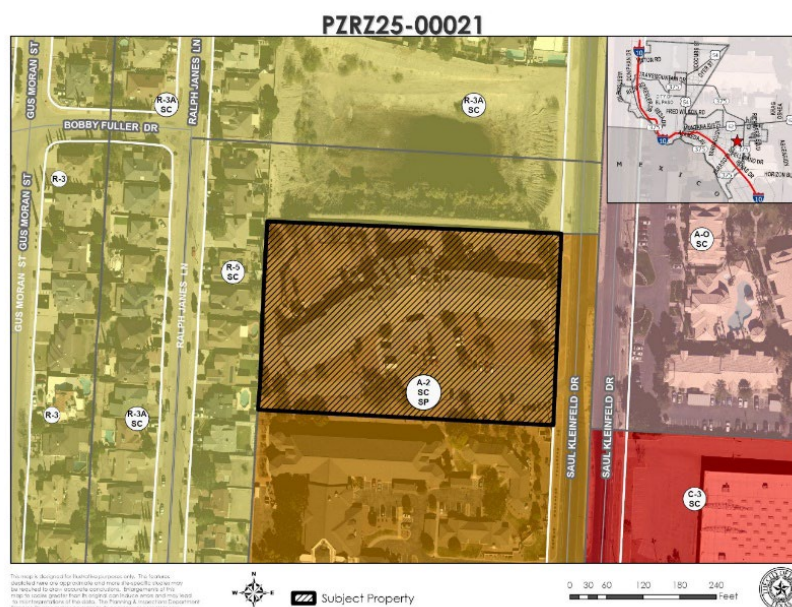


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from A-2/sc/sp (Apartment/special contract/special permit) to C-1/sc/sp (Commercial/special contract/special permit) to allow for the existing assisted living facility and a proposed commercial day care center. The subject property is approximately 3.48 acres in size. The conceptual site plan shows the existing layout of the development. The conceptual plan is not under review for zoning requirements and is not binding. Main access to the property is from Saul Kleinfeld Drive.

PREVIOUS CASE HISTORY: On June 13, 1995, the property was granted a special permit by City Council to allow for a personal care facility Type B (see Attachment 3). On July 21, 1987, City Council approved of the rezoning of the subject property from R-3 (Residential) to A-2 (Apartment) with the following condition imposed by Ordinance No. 9104 (see Attachment 4):

Prior to the issuance of a building permit for any parcel, a subdivision plat must be files of record with a County Clerk for said parcel.

Note: *The condition has been met.*

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent commercial, apartment and residential zone districts within the area. The surrounding properties include a ponding site zoned R-5 (Residential) to the north. To the south the property includes an assisted living facility zoned A-2 (Apartment), to the east an apartment complex zoned A-O (Apartment/office) and to the west single-family dwellings zoned R-5 (Residential). The property has sidewalks on the surrounding streets. The nearest school, Benito Martinez Elementary, is at approximately 0.7 mile and the closest park, Dick Shinaut Park, is located about 0.3-mile.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning 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 proposed development is compatible with the G-4 Suburban (Walkable) Land Use Designation of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The proposed C-1 (Commercial) zoning district will provide the integration of commercial uses with C-3 (Commercial), A-2 (Apartment), and R-5 (Residential) zoning districts in the surrounding area. Conditions are recommended to safeguard single-family uses allowed in the proximity.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. Access to the subject property is from Saul Kleinfeld Drive, which is designated as a major street per the City of El Paso's Major Thoroughfare Plan (MTP). The classification of the road is appropriate for the proposed use.</p>

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
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.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been stable with no rezoning within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access from Saul Kleinfeld Drive, which is designated as a major street in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development. Sidewalks are currently present along Saul Kleinfeld Drive. There are two (4) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Montwood Drive to the south, which is located 0.2 mile from the subject property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments.

PUBLIC COMMENT: There are no registered neighborhood associations applicable to the subject property. Public notices were mailed to property owners within 300 feet on September 25, 2025. As of October 2, 2025, the Planning Division has not received any communication in support or opposition to the request.

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:

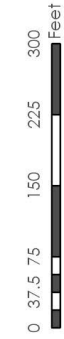
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Generalized Plot Plan
3. Ordinance No. 012433, Special Permit
4. Ordinance No. 9104, Special Contract
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR25-00021



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 El Paso Planning Division makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3

23 G

ORDINANCE NO. 012433

AN ORDINANCE GRANTING SPECIAL PERMIT NO. SP95-11, TO ALLOW FOR A PERSONAL CARE FACILITY TYPE B ON A PORTION OF LOT 35, BLOCK 56, VISTA HILLS #11. PURSUANT TO SECTION 20.22.040.B (ZONING) OF THE EL PASO MUNICIPAL CODE.

WHEREAS, INTERNATIONAL CITY DEVELOPERS has applied for a Special Permit under Section 20.22.040.B of the El Paso Municipal Code, to allow for A PERSONAL CARE FACILITY TYPE B (as defined by Texas Health and Safety Code, Chapter 247), and;

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

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

1. That the property described as follows is in a A-2sc and C-1sc District:
A PORTION OF LOT 35, BLOCK 56, VISTA HILLS #11, City and County of El Paso, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as 1991 SAUL KLEINFELD DRIVE; and

2. That A PERSONAL CARE FACILITY TYPE B, as defined by Texas Health and Safety Code, Chapter 247 has been determined by the zoning administrator, to be authorized by Special Permit in A-2sc and C-1sc districts under Section 20.22.040.B of the El Paso Municipal Code; and

Ordinance No. 012433

NICKEL\26984.1\ZON\PLA\R7.

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3. That the requirements for A PERSONAL CARE FACILITY TYPE B under Section 20.22.040.B have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.22.040.B of the El Paso Municipal Code, to allow A PERSONAL CARE FACILITY TYPE B on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the A-2sc and C-1sc district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. 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 of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. SP95-11 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

ADOPTED this 13th day of June, 1995.

THE CITY OF EL PASO


Mayor

Ordinance No. 012433

MICKEL\26984.1\ZON\PLA\87.

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ATTEST:

Carole Hunter
City Clerk

APPROVED AS TO FORM:

Kimberley Mickelson
Kimberley Mickelson,
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Department of Planning

AGREEMENT

INTERNATIONAL CITY DEVELOPERS, the Applicant ^{Close} referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the A-2sc and C-1sc District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 18th day of May, 1995.

By: [Signature]
Title: VICE PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

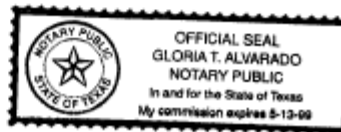
This instrument is acknowledged before me on this 18th day of May, 1995, by Angela Adams Schantz as Applicant, on behalf of INTERNATIONAL CITY DEVELOPERS.

My Commission Expires: MAY 13, 1999
SPECIAL PERMIT #SP95-11

Ordinance No. _____
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012433



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ATTACHMENT 4

009104

AN ORDINANCE CHANGING THE ZONING OF
A PORTION OF TRACT 1, SECTION 43, BLOCK 79,
TSP. 2, T&P RR. CO. SURVEYS, LOTS 2 AND 3,
BLOCK 54, AND LOT 1, BLOCK 54A, EAST
GLENN ADDITION UNIT 4, REPLAT "A",
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 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 1, Section 43, Block 79, Tsp. 2, T&P RR. Co. Surveys, Lots 2 and 3, Block 54, and Lot 1, Block 54A, East Glenn Addition Unit 4, Replat "A", as more particularly described by metes and bounds in the attached Exhibit "A", be changed from C-1 (Commercial), A-2 (Apartment) and R-3A and R-3 (Residential) to A-2 (Apartment), C-1 (Commercial), R-3A and R-5 (Residential) and A-O (Apartment/Office) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 21st day of July,
1987.


Mayor PRO-TEM

ATTEST:



City Clerk acting

I certify that the zoning map has been revised to
reflect the amendment of ordinance # 9104
by R. Douglas Date 7-16-87

APPROVED AS TO FORM:


Assistant City Attorney

APPROVED AS TO CONTENT:


Department of Planning,
Research and Development

I CERTIFY THAT THE FOLLOWING ZONING MAPS
ENG2:5280.87 HAVE BEEN REVISED: L.D.

9-16-87 COUNTER

9-16-87 ORIGINAL

9-16-87 Bldg. Inspection

9-16-87 CONTROL



Contract 7-21-87
009104

RECEIVED

SEP 1 - 1987

PLANNING DEPARTMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT made this 21st day of July, 1987, by and between INTERNATIONAL CITY DEVELOPERS, INC., First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for the rezoning of a portion of Tract 1, Section 43, Block 79, Tsp. 2, T&P RR. Co. Surveys, Lots 2 and 3, Block 54, and Lot 1, Block 54A, East Glenn Addition Unit 4, Replat "A", City and County of El Paso, Texas, which is more particularly described by metes and bounds in the attached Exhibit "A" which is made a part hereof by reference. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from C-1 (Commercial) [Parcels 1, 4, 24 and 25], A-2 (Apartment) [Parcels 23, 27 and 28], and R-3A and R-3 (Residential) [Parcels 2, 3, 5-22 and 26] to A-2 (Apartment) [Parcels 1, 6, 9, 12, 16, 20 and 26], C-1 (Commercial) [Parcels 2, 5, 8, 15, 27 and 28], R-3A and R-5 (Residential) [Parcels 3, 4, 10, 11, 13, 14, 18, 19 and 21-24], and A-O (Apartment/Office) [Parcels 7 and 17] within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

Prior to the issuance of a building permit for any parcel, a subdivision plat must be filed of record with the County Clerk for said parcel.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its 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 amend or release the above restrictions, conditions

Ord. #9104

87-5280
RECEIVED
SEP 1 - 1987

PLANNING DEPT. 87-5280

and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity or necessitating the amendment of the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

FIRST PARTY:
INTERNATIONAL CITY DEVELOPERS, INC.

By I. T. Schwartz
Title President

ATTEST:

NOT REQUIRED
Secretary

SECOND PARTY:
THE CITY OF EL PASO

By Ed. J. [Signature]
Mayor Ed. J. [Signature]

ATTEST:
[Signature]
City Clerk [Signature]

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Department of Planning,
Research and Development

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 3rd
day of August, 1987, by I. T. Schwartz as
President, on behalf of INTERNATIONAL CITY DEVELOPERS,
INC.

My Commission Expires:
TINA BRIDGES, Notary Public
in and for the State of Texas
My Commission Expires Aug. 28, 1988

[Signature]
Notary Public, State of Texas

SIGNATURES CONTINUED ON NEXT PAGE

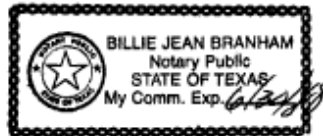
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 23rd
day of July, 1987, by Ed Eisey as
Mayor of THE CITY OF EL PASO.
Pro Tem

Billie Jean Branham
Notary Public, State of Texas

My Commission Expires:

4/30/88
ZNG2:5280.87



Being a portion of Tract 3, Section 6,
Block 79, TSP.3, T & P RR Survey
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz
April 29, 1987

FROM R3 TO A2

PARCEL 26

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 3, Section 6, Block 79,
TSP.3 T & P RR Survey, City of El Paso, El Paso County, Texas being more par-
ticularly described by metes and bounds as follows to wit;


The "POINT OF BEGINNING" being the Northeast corner of said Section 6;

Thence South $00^{\circ}33'12''$ East a distance of 691.25 feet;

Thence North $90^{\circ}00'00''$ West a distance of 552.46 feet;

Thence North $00^{\circ}00'00''$ East a distance of 689.62 feet;

Thence North $89^{\circ}49'59''$ East a distance of 545.79 feet to the "POINT OF
BEGINNING" containing in all 379,127.64 square feet or 8.704 acres of land
more or less.



Tony G. Conde, P.E.
CONDE, INC.

287-97-26
RO

9/04

Being a portion of Tract 1, Section 43,
Block 79, TSP.2, T & P RR Survey
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz
April 21, 1987

PARCEL 27
A2 TO C1

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 1, Section 43, Block 79,
TSP.2 T & P RR Survey, City of El Paso, El Paso County, Texas being more par-
ticularly described by metes and bounds as follows to wit:

From a point being the Northeast corner of said Section 43; Thence South $89^{\circ}58'52''$
West a distance of 2651.26 feet; Thence South $00^{\circ}30'57''$ East a distance of 150.00
feet to the "POINT OF BEGINNING";

Thence South $00^{\circ}30'57''$ East a distance of 287.19 feet;

Thence South $89^{\circ}29'20''$ West a distance of 494.38 feet;

Thence North $00^{\circ}00'50''$ East a distance of 291.42 feet;

Thence North $89^{\circ}58'52''$ East a distance of 491.85 feet to the "POINT OF
BEGINNING" containing in all 142,657.26 square feet or 3.275 acres of land
more or less.



Tony G. Conde, P.E.
CONDE, INC.

287-97-27
RO

#9104

Being a portion of Tract 3, Section 6,
Block 79, TSP.3, T & P RR Survey
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz
April 21, 1987

PARCEL 28
FROM A2 TO C1

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 3, Section 6, Block 79, TSP.3 T & P RR Survey, City of El Paso, El Paso County, Texas being more particularly described by metes and bounds as follows to wit:


From a point being the Northeast corner of said Section 6; Thence South $89^{\circ}49'59''$ West a distance of 2651.26 feet; Thence South $00^{\circ}30'57''$ East a distance of 431.19 feet; Thence North $89^{\circ}29'20''$ West a distance of 1844.43 feet to the "POINT OF BEGINNING";

Thence South $89^{\circ}29'20''$ West a distance of 290.77 feet;

Thence North $00^{\circ}00'50''$ East a distance of 305.52 feet;

Thence North $89^{\circ}58'52''$ East a distance of 290.76 feet;

Thence South $00^{\circ}00'50''$ East a distance of 303.02 feet to the "POINT OF BEGINNING" containing in all 88,469.71 square feet or 2.031 acres of land more or less.



Tony G. Conde, P.E.
CONDE, INC.

287-97-28
R.O.

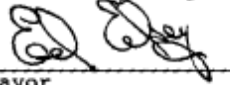
#9104

RESOLUTION

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

That the Mayor be authorized to sign a contract between THE CITY OF EL PASO and INTERNATIONAL CITY DEVELOPERS, INC., placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 9104, more particularly described as a portion of Tract 1, Section 43, Block 79, Tsp. 2, T&P RR. Co. Surveys, Lots 2 and 3, Block 54, and Lot 1, Block 54A, East Glenn Addition Unit 4, Replat "A"

ADOPTED this 21st day of July, 1987.



Mayor
PRO-TAM

ATTEST:


City Clerk (acting)

APPROVED AS TO FORM:



Assistant City Attorney

ZNG2:5280.87

9104

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with Plan El Paso, the City's adopted Comprehensive Plan and the G4, Suburban (Walkable) future land use designation. The recommended conditions are the following:

- 1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
- 2. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property line abutting residential districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
- 3. That no outdoor amplified sound be permitted within the property.*
- 4. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application.

No TIA is required.

Streets Lighting

Does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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.

Contract Management

No comments received.

El Paso Water

EPWater does not object to this request.

Water

There is an existing 16-inch diameter water main located 35 feet west of the eastern right-of-way line of Saul Kleinfeld Dr. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

EPWater records indicate a 4-inch domestic water service and an 8-inch fire line serving the subject property. The address for these services is 1991 Saul Kleinfeld Dr.

Previous water pressure from fire hydrant #6155 located on the northwest corner of Privada Ln. and Saul Kleinfeld Dr. has yielded a static pressure of 48 psi, a residual pressure of 46 psi, and a discharge of 1,061 gallons per minute.

Sanitary Sewer

There is an existing 27-inch sanitary sewer main located approximately 50-feet east of the property. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

General

An application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, 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.

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments as there appears to be no work affecting the ROW.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

Texas Gas Service has a service line at 1991 Saul Kleinfeld.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

No comments.

ATTACHMENT 6

PZRZ25-00021

