City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZDS15-00015
Application Type:	Detailed Site Development Plan Review
CPC Hearing Date:	August 27, 2015
Staff Planner:	Alfredo Austin, (915) 212-1614, austinaj@elpasotexas.gov
Location:	7100 Desert Blvd North
Legal Description:	Lot 1, Block 21, Enchanted Hills Unit 4, City of El Paso, El Paso County, Texas
Acreage:	11
Rep District:	1
Existing Zoning:	C-3/c (Commercial/conditions)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Condition: Ordinance No. 16948 dated July 29, 2008
Request:	Detailed Site Development Plan Review per Ordinance No.16948
Proposed Use:	Church
Property Owner:	Abundant Living Faith Center Church, Inc.
Representative:	SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE
North: C-3/c (Commercial/conditions) / Vacant
South: C-3/c (Commercial/conditions) / Vacant
East: R-5/sp (Residencial/special permit) / Vacant
West: R-3 (Residencial) / Vacant

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)
NEAREST PARK: Desert Springs #2 Park (4,203 feet)
NEAREST SCHOOL: Canutillo Middle School (10,741 feet)

NEIGHBORHOOD ASSOCIATION
Upper Valley Improvement Association
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association

NEIGHBORHOOD INPUT
Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso City Code.

CASE HISTORY
On July 29, 2008, the subject property was rezoned from R-3 (Residential) to C-3 (Commercial) with the following condition imposed by Ordinance No. 16948 (Attachment 5):

> *A detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of building permits.*

The condition will be satisfied by this detailed site development plan application.

A ten (10) foot landscaped buffer be placed abutting all residential uses.

This condition does not apply to this detailed site development plan application.

APPLICATION DESCRIPTION

The request is for a detailed site development plan review as required by Ordinance No. 16948 dated July 29, 2008. The detailed site development plan shows a new 79,614 sq. ft. church. The development requires a maximum of 474 parking spaces and the applicant is providing 700 parking spaces, as well as bicycle spaces. The applicant is providing 35,938 square feet of landscaping. Both parking and landscaping requirements are vested under previous code. The applicant is providing street trees as per current code requirements. Access to the subject property is proposed from Desert Boulevard North, Enchanted Hills Drive and Enchanted Pass Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Note: Detailed Site Development Plan review is required due to a condition imposed on the subject property.

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:
   1. The site is two acres or less in size, and
   2. The site plan contains no more than two buildings, and
   3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
   4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
   5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition.

      If the zoning administrator does not approve an applicant's detailed sited development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator

within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

Note: the detailed site development plan review is not eligible for administrative approval, due to a condition imposed on the subject property which requires review by City Plan Commission and City Council.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of 20.04.150, Detailed Site Development Plan, and the recommendation is pending.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

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.

The purpose of the C-3 (Community Commercial) district is to provide commercial uses intended to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permits 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
Recommend approval.

Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT
No objection.

Planning and Inspections Department – Plan Review
No objections to proposed DSDP. At the time of submittal for building permits the project shall comply with all applicable provisions of the IBC, TAS and local municipal ordininance

Planning and Inspections Department – Landscaping Division
No Objections to DSDP the vested project meets landscape provisions in effect prior to November 1, 2011.

Planning and Inspections Department – Land Development
We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. Coordinate with TXDOT for drainage and access requirements.

Fire Department
Recommend Approval.

******NOTE ******* In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to the following sections of the fire code; Chapter 5 Fire Service Features, and Appendix D Fire Apparatus Access Roads, Please note: Fire Protection Systems are not being reviewed at this time "When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments". The Fire Planning Division has reviewed the submitted "Detailed Site Plan Application" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

Please note:
Section 503 – Fire Apparatus Access Roads
503.1.1 Buildings and facilities. Approved Fire Apparatus Access Roads…..shall extend to within 150 feet of all portions of a facility….by an approved route around the exterior of the building or facility.

SECTION 504 - ACCESS TO BUILDING OPENINGS AND ROOFS
504.1 Required access. Exterior doors and openings required by this code or the International Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.

Sun Metro
No comments received.

El Paso Water Utilities
We have reviewed the site plan referenced above and provide the following comments:

1. EPWU objects to this request.
   a. *The site plan proposes trees above or in the immediate vicinity of the public water and sanitary sewer mains described below. EPWU-PSB requires that trees not be placed above or within the immediate vicinity of the described mains (need at least 10-feet separation). Trees present potential obstacles to EPWU personnel and equipment at the time of providing maintenance to the mains; additionally, the trees' roots may invade the sanitary sewer mains thus creating deficiencies in the sanitary sewer flows and may break the water mains.*

EPWU-PSB Comments

2. The Owner/Developer at Enchanted Hills has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct, water and sanitary sewer mains along an easement parallel to Desert Blvd. North, Enchanted Hills Dr., and Enchanted Pass Dr. to provide service to this property. The Developer's utility contractor has completed the installation of the required water and sanitary sewer mains which will be available for permanent service after EPWU-PSB issues a Letter of Final Acceptance of the facilities. The 25 foot easement on the western portion of the property will be exclusive to EPWU-PSB.

3. Water and sewer services will be extended to the subdivision from existing facilities located on Enchanted Pass Dr., not Desert Boulevard North as stated on Note 4.

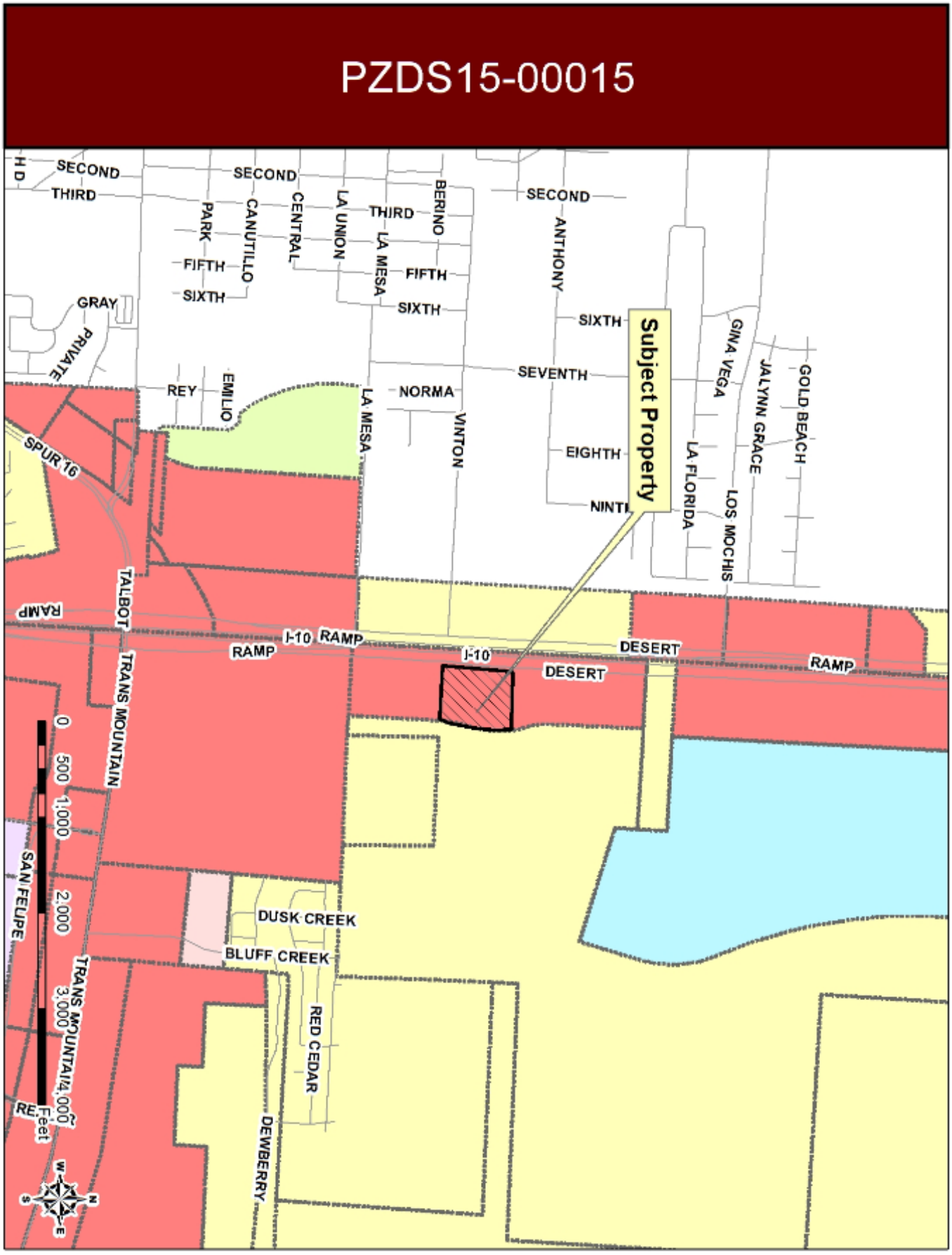
4. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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 EPWU – 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.

El Paso Water Utilities - Stormwater Division
No comments received.

Attachments

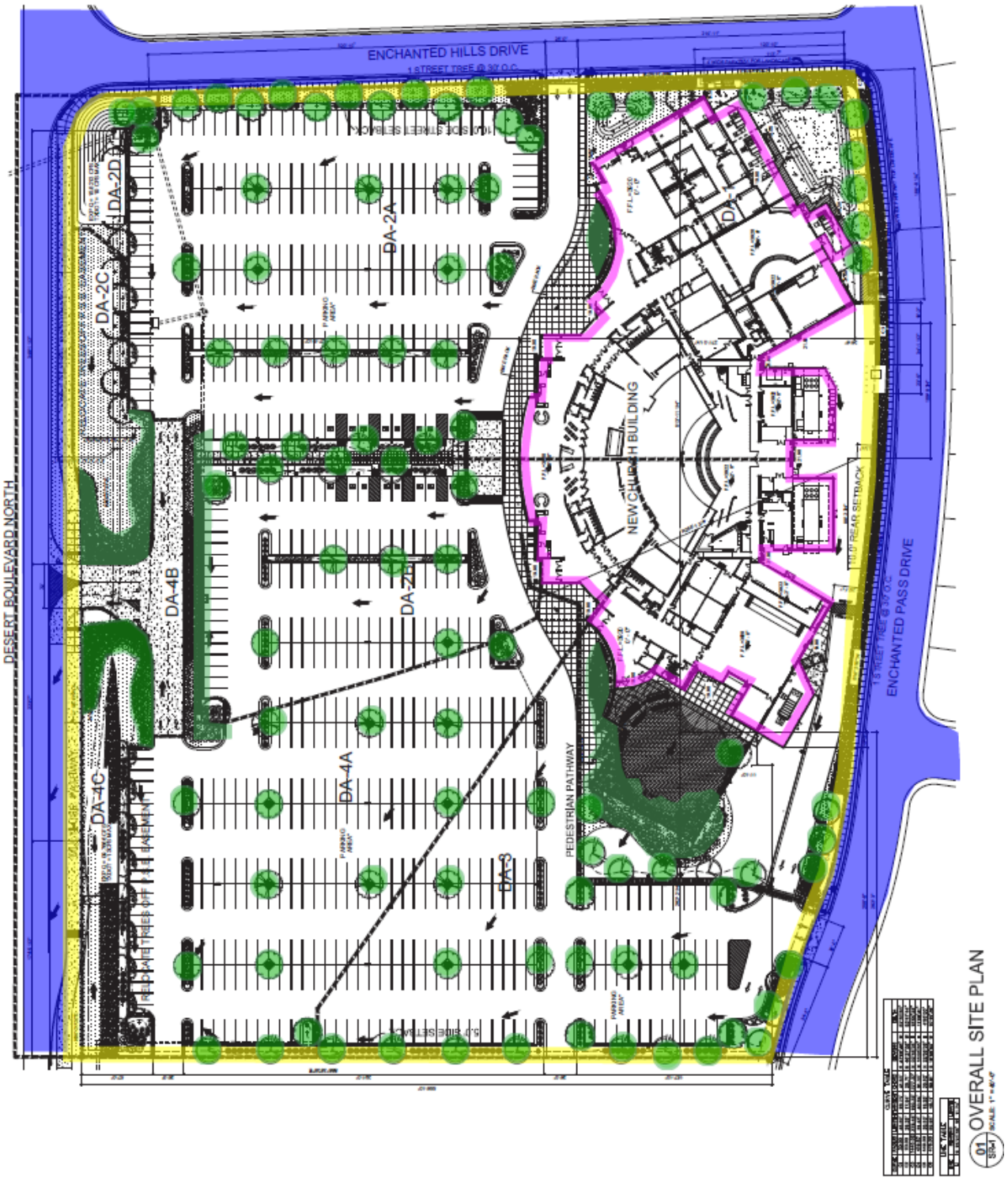
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Ordinance No. 16948 dated July 29, 2008

ATTACHMENT 1: ZONING MAP

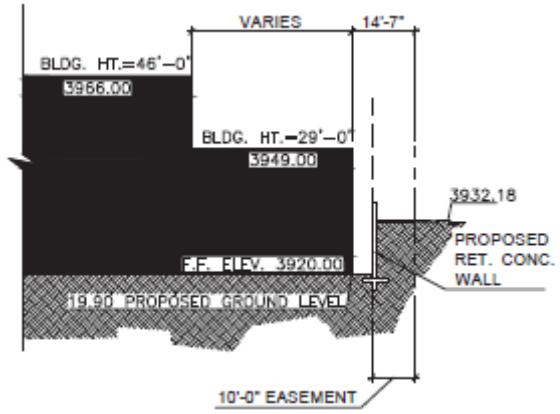


ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



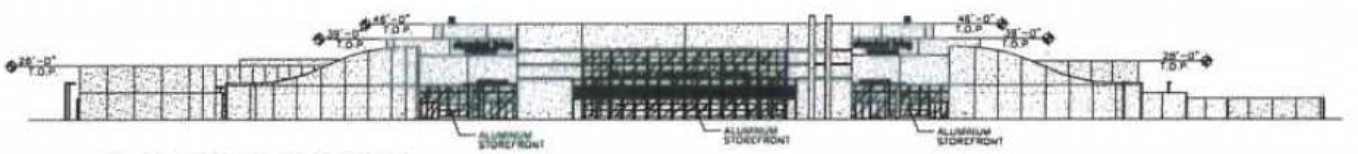
ATTACHMENT 4: ELEVATION



BUILDING HT. CALCULATION

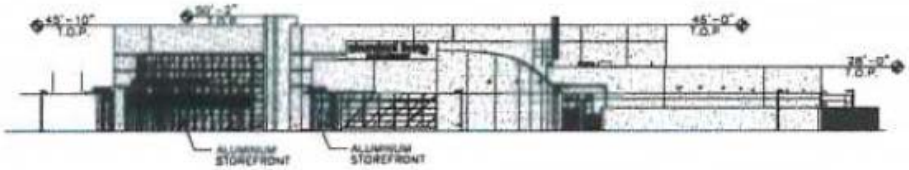
MAX. BLDG. HT. =	36.0'
PROPOSED BLDG. HT. =	46.0'
DIFFERENCE =	10.0'
SETBACK =	10.0'
PROPOSED SETBACK =	14.6'
DIFFERENCE =	4.6'
STREET ELEV. =	3932.18
GROUND ELEV. =	3919.90
DIFFERENCE =	12.28' / 2 = 6.14'

4.6' + 6.14' = 10.74' > 10.0'



02 SR-1 WEST ELEVATION SCALE: 1" = 40'-0"

03 SR-1 EAST ELEVATION SCALE: 1" = 40'-0"



04 SR-1 SOUTHWEST ELEVATION SCALE: 1" = 40'-0"

05 SR-1 NORTHWEST ELEVATION SCALE: 1" = 40'-0"

ATTACHMENT NO. 5: ORDINANCE NO.16948 DATED JULY 29, 2008

Doc# 20080063082 10G

5/1/14

CITY CLERK DEPT.

08 JUL 30 AM 8:50 ORDINANCE NO. 016948

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: A PORTION OF TRACTS 8, 9A, 9B1 AND 9C, LAURA E. MUNDY SURVEY NO. 238, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS; AND,

PARCEL 2: A PORTION OF TRACTS 8, 9A, 9B1 AND 9C, LAURA E. MUNDY SURVEY NO. 238, AND A PORTION OF TRACTS 5A, 5B AND 6, LAURA E. MUNDY SURVEY NO. 237 AND A PORTION OF NELLIE D. MUNDY SURVEY NO. 244, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL) AND FROM R-3/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-5/SP (RESIDENTIAL/SPECIAL PERMIT); AND,

PARCEL 3: A PORTION OF TRACTS 9A, 9B1 AND 9B, LAURA E. MUNDY SURVEY NO. 238 AND A PORTION OF TRACT 4B, 4B1, 5A, 5B AN 6, LAURA E. MUNDY SURVEY NO. 237, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO R-MU (RESIDENTIAL MIXED USE) AND APPROVING A MASTER ZONING PLAN; AND,

PARCEL 4: A PORTION OF TRACTS 9B, LAURA E. MUNDY SURVEY NO. 238, AND A PORTION OF TRACTS 4A, 4B, 4B1, AND 6, LAURA E. MUNDY SURVEY NO. 237 CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) 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:

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: *A portion of Tracts 8, 9A, 9B1 and 9C, Laura E. Mundy Survey No. 238, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference,* be changed from **R-3 (Residential)** to **C-3 (Commercial)** and imposing conditions; and,

Doc #40071v2./Planning/Ord/ZON08-00016 (Rezoning w/conditions)/LCUE

ORDINANCE NO. 016948 **Zoning Case No: ZON08-00016**

Parcel 2: *A portion of Tracts 8, 9A, 9B1 and 9C, Laura E. Mundy Survey No. 238, and a portion of Tracts 5A, 5B and 6, Laura E. Mundy Survey No. 237 and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference,* be changed from **R-3 (Residential)** to **R-5 (Residential)** and from **R-3/sp (Residential/special permit)** to **R-5/sp (Residential/special permit)**; and,

Parcel 3: *A portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas,* and more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-3 (Residential)** to **R-MU (Residential Mixed Use)** and approving a Master Zoning Plan, included as Exhibit "E" to this Ordinance; and,

Parcel 4: *A portion of Tracts 9B, Laura E. Mundy Survey No. 238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey No. 237, City of El Paso, El Paso County, Texas,* and more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-3 (Residential)** to **C-3 (Commercial)** and imposing conditions.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

Parcels 1 and 4

A detailed site development plan shall be reviewed approved per the El Paso City Code prior to the issuance of building permits.

A ten (10) foot landscaped buffer be placed abutting all residential uses.

PASSED AND APPROVED this 29th **day of** July, **2008.**

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

CITY CLERK DEPT
08 JUL 30 AM 8:50

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Deputy Director – Planning
Development Services Department

Doc #40071v2./Planning/Ord/ZON08-00016 (Rezoning w/conditions)/LCUE

ORDINANCE NO. 016948

Zoning Case No: ZON08-00016

Exhibit "A"

Parcel 1 (C-4)
Being a **42.11 acre** portion of Tracts 8, 9A, 9B1, and 9C,
Laura E. Mundy Survey #238,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a **42.11 acre** portion of Tracts 8, 9A, 9B1, and 9C, Laura E. Mundy Survey #238, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" pipe held for the southeast corner of Laura E. Mundy Survey #238 and the northeast corner of Nellie D. Mundy Survey #239, from which a found 1" pipe held for the southeast corner of Nellie D. Mundy Survey #239 bears South 00°00'02" West a distance of 4,100.21 feet, a found 1" pipe held for the northeast corner of Laura E. Mundy Survey #238 bears North 00°00'02" East a distance of 4,047.02 feet, and a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North 00°00'02" East a distance of 4,790.13 feet; Thence with the common line of Surveys #239 and #238, North 89°59'58" West a distance of 2,654.05 feet to the "**TRUE POINT OF BEGINNING**".

Thence continuing along said line, **North 89°59'58" West** a distance of **599.59** feet to a point at the westerly right of way line of U.S. Highway No. 10;

Thence with said right of way, **North 00°01'47" East** a distance of **1,091.00** feet to a point of inverse;

Thence with said right of way, **North 07°09'17" East** a distance of **201.56** feet to a point of inverse;

Thence with said right of way, **North 00°01'47" East** a distance of **1,789.53** feet to a point the southwest corner of Tract 9B2;

Thence along a line common to said Tract 9B2 and Tract 9B1, **North 89°59'55" East** a distance of **559.44** feet to a point;

Thence leaving said common line, **South 00°01'37" West** a distance of **960.78** feet to a point of curvature;

Thence, **243.55** feet along the arc of a curve to the left which has a radius of **750.00** feet, a central angle of **18°36'21"**, a tangent of 122.86 feet, and a chord which bears South 09°16'33" East a distance of 242.48 feet to a point of tangency;

Thence, **South 18°34'44" East** a distance of **34.63** feet to a point of curvature;

Exhibit "A"

Thence, **567.48** feet along the arc of a curve to the right which has a radius of **1,000.00** feet, a central angle of **32°30'51"**, a tangent of 291.61 feet, and a chord which bears South 02°19'18" East a distance of 559.90 feet to a point of tangency;

Thence, **South 13°56'07" West** a distance of **120.12** feet to a point of curvature;

Thence, **242.75** feet along the arc of a curve to the left which has a radius of **1,000.00** feet, a central angle of **13°54'31"**, a tangent of 121.98 feet, and a chord which bears South 06°58'52" West a distance of 242.16 feet to a point of tangency;

Thence, **South 00°01'36" West** a distance of **931.24** feet to "**TRUE POINT OF BEGINNING**" and containing in all **1,834,203 square feet** or **42.11 acres** of land more or less.

A Zoning Map dated February 15, 2008 accompanies this metes and bounds description.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

2-28-08

job 1207-76

Ron R. Conde
R.P.L.S. No. 5152

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

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Exhibit "B"

Parcel 2 (R-5)
Being a portion of Tracts 8, 9A, 9B1, and 9C,
Laura E. Mundy Survey #238, and
A portion of Tracts 5A, 5B, and 6,
Laura E. Mundy Survey #237, and
A portion of Nellie D. Mundy Survey #244,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 8, 9A, 9B1, and 9C, Laura E. Mundy Survey #238, and a portion of Tracts 5A, 5B, and 6, Laura E. Mundy Survey #237, and a portion of Nellie D. Mundy Survey #244, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "**TRUE POINT OF BEGINNING**" being a found 2" pipe held for the southeast corner of Laura E. Mundy Survey #238 and the northeast corner of Nellie D. Mundy Survey #239, from which a found 1" pipe held for the southeast corner of Nellie D. Mundy Survey #239 bears South 00°00'02" West a distance of 4,100.21 feet, a found 1" pipe held for the northeast corner of Laura E. Mundy Survey #238 bears North 00°00'02" East a distance of 4,047.02 feet, and a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North 00°00'02" East a distance of 4,790.13 feet;

Thence with the common line of Surveys #239 and 238, **North 89°59'58" West** a distance of **2,654.05** feet to a point;

Thence leaving said line, **North 00°01'36" East** a distance of **931.24** feet to a point of curvature;

Thence, **242.75** feet along the arc of a curve to the right which has a radius of **1,000.00** feet, a central angle of **13°54'31"**, a tangent of 121.98 feet, and a chord which bears North 06°58'52" East a distance of 242.16 feet to a point of tangency;

Thence, **North 13°56'07" East** a distance of **120.12** feet to a point of curvature;

Thence, **567.48** feet along the arc of a curve to the left which has a radius of **1,000.00** feet, a central angle of **32°30'51"**, a tangent of 291.61 feet, and a chord which bears North 02°19'18" West a distance of 559.90 feet to a point of tangency;

Thence, **North 18°34'44" West** a distance of **34.63** feet to a point of curvature;

Thence, **243.55** feet along the arc of a curve to the right which has a radius of **750.00** feet, a central angle of **18°36'21"**, a tangent of 122.86 feet, and a chord which bears North 09°16'33" West a distance of 242.48 feet to a point of tangency;

Thence, **North 00°01'37" East** a distance of **960.78** feet to a point at the south line of Tract 9B2;

Thence along a line common to said Tract 9B2 and Tract 9B1, **North 89°59'55" East** a distance of **1,065.94** feet to a point at the southeast corner of Tract 9B2;

Thence leaving said line, **South 00°00'05" East** a distance of **242.13** feet to a point;

Thence, **South 75°28'56" East** a distance of **1,226.61** feet to a point;

Thence, **North 14°31'04" East** a distance of **621.01** feet to a point of curvature;

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Thence, **878.36** feet along the arc of a curve to the left which has a radius of **1,250.00** feet, a central angle of **40°15'39"**, a tangent of 458.18 feet, and a chord which bears North 05°36'46" West a distance of 860.39 feet to a point of reverse curvature;

Thence, **3239.16** feet along the arc of a curve to the right which has a radius of **5,250.00** feet, a central angle of **35°21'02"**, a tangent of 1672.99 feet, and a chord which bears North 08°04'04" West a distance of 3188.03 feet to a point;

Thence, **South 89°59'59" East** a distance of **790.09** feet to a point at a line common to Laura E. Mundy Survey #237 and Nellie D. Mundy Survey #245;

Thence with said common line, **South 00°00'05" East** a distance of **2,354.76** feet to a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 and the southwest corner of Nellie D. Mundy Survey #245;

Thence with the common line of said Surveys #244 and #245, **North 89°59'36" East** a distance of **2,371.12** feet to a found 1 ½" pipe held for the northeast corner of Nellie D. Mundy Survey #244;

Thence with the east line of said Survey #244, **South 00°00'19" West** a distance of **3,122.87** feet to a found 1" pipe held for the southeast corner of the northerly 170 acres of Nellie D. Mundy Survey #244 as referenced by that parcel described in Book 2354, Page 1678, recorded with the El Paso County Real Property Records;

Thence with the south line said parcel, **South 89°59'35" West** a distance of **2,370.86** feet to a point at a line common to Nellie D. Mundy Survey #244 and Laura E. Mundy Survey #238, from which a found 1 ½" pipe bears North 89°59'35" East a distance of 0.23 feet;

Thence with said common line, **South 00°00'02" West** a distance of **1,667.24** feet to "**TRUE POINT OF BEGINNING**" and containing in all **17,578,546 square feet** or **403.55 acres** of land more or less.

A Zoning Map dated February 15, 2008 accompanies this metes and bounds description.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
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2-28-08

job 1207-76

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Exhibit "C"

Parcel 3 (RMU)
Being a portion of Tracts 9A, 9B1, and 9B,
Laura E. Mundy Survey #238, and
a portion of Tracts 4B, 4B1, 5A, 5B, and 6,
Laura E. Mundy Survey #237,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 9A, 9B1, and 9B, Laura E. Mundy Survey #238, and a portion of Tracts 4B, 4B1, 5A, 5B, and 6, Laura E. Mundy Survey #237, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "**TRUE POINT OF BEGINNING**" being a found ⅝" rebar with cap "TX 4869" at the northeast corner of Laura E. Mundy Survey #237 and the southeast corner of Laura E. Mundy Survey #234, from which a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North 00°00'02" East a distance of 4,790.13 feet;

Thence with the east line of said Survey #237, **South 00°00'05" East** a distance of **875.00** feet to a point;

Thence leaving said survey line, **North 89°59'59" West** a distance of **790.09** feet to a point on a curve;

Thence, **3,239.16** feet along the arc of a curve to the left which has a radius of **5,250.00** feet, a central angle of **35°21'02"**, a tangent of 1672.99 feet, and a chord which bears South 08°04'04" East a distance of 3188.03 feet to a point of reverse curvature;

Thence, **878.36** feet along the arc of a curve to the right which has a radius of **1,250.00** feet, a central angle of **40°15'39"**, a tangent of 458.18 feet, and a chord which bears South 05°36'46" East a distance of 860.39 feet to a point of tangency;

Thence, **South 14°31'04" West** a distance of **621.01** feet to a point;

Thence, **North 75°28'56" West** a distance of **1,226.61** feet to a found ½" rebar with cap "TX 2027" at the northeast corner of Tract 9B2 and the southeast corner of Tract 9B;

Thence along a line common to said Tracts 9B2 and Tract 9B, **North 00°00'05" West** a distance of **552.81** feet to a point;

Exhibit "C"

Thence leaving said line, **South 89°59'55" West** a distance of **1,000.78** feet to a point;

Thence, **North 00°01'37" East** a distance of **3,092.86** feet to a point;

Thence, **North 16°42'09" East** a distance of **348.49** feet to a point;

Thence, **North 00°01'37" East** a distance of **1,201.94** feet to a point at a line common to Laura E. Mundy Survey #237 and Laura E. Mundy Survey #234;

Thence with said common line, **North 89°59'55" East** a distance of **2,500.24** feet to "**TRUE POINT OF BEGINNING**" and containing in all **10,366,445** square feet or **237.98** acres of land more or less.

A Zoning Map dated February 15, 2008 accompanies this metes and bounds description.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

job 1207-76

Ron R. Conde
R.P.L.S. No. 5152

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

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Exhibit "D"

Parcel 4 (C-4)
Being a portion of Tracts 9B,
Laura E. Mundy Survey #238, and
a portion of Tracts 4A, 4B, 4B1, and 6,
Laura E. Mundy Survey #237,
City of El Paso, El Paso County, Texas,
February 15, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 9B, Laura E. Mundy Survey #238, and a portion of Tracts 4A, 4B, 4B1, and 6, Laura E. Mundy Survey #237, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found ⅝" rebar with cap "TX 4869" at the northeast corner of Laura E. Mundy Survey #237 and the southeast corner of Laura E. Mundy Survey #234, from which a found 1" pipe held for the northwest corner of Nellie D. Mundy Survey #244 bears North 00°00'02" East a distance of 4,790.13 feet; Thence along a line common to Laura E. Mundy Survey #237 and Laura E. Mundy Survey #234, South 89°59'55" West a distance of 2,500.24 feet to the "**TRUE POINT OF BEGINNING**".

Thence leaving said line, **South 00°01'37" West** a distance of **1,201.94** feet to a point;

Thence, **South 16°42'09" West** a distance of **348.49** feet to a point;

Thence, **South 00°01'37" West** a distance of **3,092.86** feet to a point at a line common to Tracts 9B2 and Tract 9B;

Thence with said common line, **South 89°59'55" West** a distance of **624.42** feet to a point at the westerly right of way line of U.S. Highway No. 10;

Thence with said right of way, **North 00°01'47" East** a distance of **100.41** feet to a point;

Thence with said right of way, **North 07°05'43" West** a distance of **201.56** feet to a point;

Thence with said right of way, **North 00°01'47" East** a distance of **3,025.86** feet to a point;

Thence with said right of way, **North 45°01'47" East** a distance of **141.42** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Exhibit "D"

Thence with said right of way, **South 89°58'13" East** a distance of **375.00** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 00°01'47" East** a distance of **550.15** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 89°58'13" West** a distance of **375.00** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 44°58'13" West** a distance of **141.42** feet to a found 4"x 4" concrete TX.D.O.T right of way marker;

Thence with said right of way, **North 00°01'47" East** a distance of **552.15** feet to a point at the intersection of said right of way line with the common line of Laura E. Mundy Survey #237 and Laura E. Mundy Survey #234;

Thence with said common line, **North 89°59'55" East** a distance of **749.20** feet to "**TRUE POINT OF BEGINNING**" and containing in all **2,865,943** square feet or **65.79** acres of land more or less.

A Zoning Map dated revised February 15, 2008 accompanies this metes and bounds description.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

2-29-08

job 1207-76

Ron R. Conde
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Exhibit "E"

ENCHANTED HILLS
MASTER ZONING PLAN

Date: February 18, 2008

e: To encourage the following: mixture of Housing types and densities, preserve open space areas, provide multi-modal form of transportation (pedestrian friendly), mixed use (residential, office, commercial), and to provide form and continuty of building and street scapes.

Relationship to Comrehensive Plan: The 2025 El Paso Comprehensive Plan designates this area as Mixed-Use and a portion as Industrial. The proposed Enchanted Hills Master Plan does designate the I-10 Frontage as Heavey Commercial / Industrial, then the Mixed Use area, transitioned to and Single Family as we move toward the Franklin Mountains.

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
1.00	***Agricultural***	n/a								
	Vetinary Treatment (Small)		n/a	¼ Acre Minimum	50%	10' Front / 10' Side	25' Maximum	Landscape Only	10	10 years
2.00	***Commercial Storage:***	n/a								
	Self Storage		n/a	½ Acre Minimum	75%	n/a	25' Maximum	Landscape Only	10	10 years
3.00	***Educational:***	1%								
	Art Gallery		n/a	n/a	75%	n/a	45' Maximum	n/a	10	10 years
	Child Care Facility		n/a	½ Acre Minimum	50%	n/a	25" Maximum	n/a	5	5 years
	Church		n/a	1 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
	Community Recreational Center		n/a	1Acre Minimum	50%	n/a	45' Maximum	Landscape Only	10	10 years
	Library / Museum		n/a	½ Acre Minimum	75%	n/a	45' Maximum	n/a	10	10 years
	School		n/a	5 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
4.00	***Office***	3%								
	Bank / ATM		n/a	¼ Acre Minimum	75%	20' Rear	25' Maximum	Landscape Only	5	5 years
	Offices (Business, Medical, Professional)		n/a	n/a	75%	n/a	45' Maximum	n/a	5	5 years
	Studio (Dance/Music/Photography)		n/a	n/a	75%	n/a	45' Maximum	n/a	5	5 years
6.00	***Medical***	2%								
	Clinic		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	10	10 years
	Drug Store/Pharmacy		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years

POOR QUALITY ORIGINAL
BEST AVAILABLE IMAGE

Exhibit "E"

ENCHANTED HILLS
MASTER ZONING PLAN

Date: February 18, 2008

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
	Hospital		n/a	1 Acre Minimum	50%	20' Front / 10' Side / 20' Rear	45' Maximum	Landscape Only	10	10 years
	Assisted Living (Elderly Care)			1 Acre Minimum	50%	n/a	25' Maximum	Landscape Only	5	5 years
10.00	***Personal Services***	**2%**								
	Barber Shop/Beauty Salon		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Dry Cleaning		n/a	2,500 Sq. Ft.	75%	n/a	25' Maximum	n/a	5	5 years
	Laundromat		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Shoe Shop Repair		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
11.00	***Recreational***	**25%**								
	Athletic Facility		n/a	n/a	50%	n/a	45' Maximum	Landscape Only	5	5 years
	Open Space		n/a	n/a	50%	n/a	n/a	n/a	1	1 years
	Park		n/a			n/a	n/a	n/a	3	3 years
	Raquetball Club		n/a	1 Acre Maximum	75%	n/a	45' Maximum	Landscape Only	10	10 years
	Swimming Pool		n/a	2 Acre Maximum	75%	10' Front / 10' Side/ 20' Rear	45' Maximum	Landscape Only	10	10 years
	Tennis Club		n/a	4 Acre Maximum	75%	10' Front / 10' Side/ 20' Rear	25' Maximum	Landscape Only	10	10 years
13.00	***Residential***	**60%**								
	Apartments	(10%)	14 /Acres	n/a	75%	n/a	45' Maximum	n/a	1	1 year
	Duplex	(6%)	6/ Acres	6,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
	Quadraplex	(2%)	10/ Acres	8,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
	Single Family (Attached/Detached)	(40%)	14/ Acres	5,000 Sq. Ft. / 4, 000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
	Triplex	(2%)	8/ Ares	7,000 Sq. Ft. Minimum	50%	10' Front / 15' Rear	25' Maximum	n/a	1	1 year
14.00	***Sales***	**7%**								
	Bakery		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Book Store		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Boutique		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Convenience Store w/ Gas Pump		n/a	½ Acre Minimum	50%	10' Front / 10' Side/ 20' Rear	25' Maximum	n/a	5	5 years
	Delicatessan		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years

POOR QUALITY ORIGINAL
BEST AVAILABLE IMAGE

Exhibit "E"

ENCHANTED HILLS
MASTER ZONING PLAN

Date: February 18, 2008

	Proposed Land Use	Percent of Development	Density	Lot Sizes	Lot Coverage	Yard Setbacks	Building Height	Buffers	Phase	Timing
	Flower Shop		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Grocery		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Ice Cream Parlor		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Music Store		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Nursery (Green House)		n/a	½ Acre Minimum	25%	10' Front / 10' Side/ 20' Rear	25' Maximum	n/a	5	5 years
	Other Retail (Low Volume)		n/a	n/a	75%	n/a	25' Maximum	n/a	5	5 years
	Pakcage Liquor Store		n/a	n/a	50%	n/a	25' Maximum	n/a	5	5 years
	Shopping Center Community		n/a	8 Acre Minimum		10' Front / 10' Side/ 20' Rear	25' Maximum	Landscape Only	5	5 years
17.00	***Towers***									
	Personal Services Wireless Facility (17.02-17.05)		n/a	n/a	n/a	n/a	n/a	Landscape Only	5	5 years
19.00	***Utility & Miscellaneous***			n/a						
	Government Use Building		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years
	Major Utility Facility		n/a	n/a	75%	n/a	25' Maximum	Landscape Only	5	5 years

Proposed mix of uses:

A. Residential/ Office/Retail: to include 13.0 (Single Family, Duplex and Triplex); 4.0 (Business office); 14.0 (other retail low volume, conveneince store)

B. Multi-Family/ Office/ Commercial: to include 1.0; 2.0; 4.0; 6.0; 10.0; 13.0 (Apartment, and Quadraplex); 14.0; 17.0; and 19.0

C. Educational/ Recreational/ Office/ Retail: to include 3.0; 11.0; 4.0 (Studio); 14.0 (book store, delicatessen, Ice Cream Parlor)

POOR QUALITY ORIGINAL
BEST AVAILABLE IMAGE

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