City of El Paso – City Plan Commission Staff Report

Case No:	PZDS15-00020
Application Type:	Detailed Site Development Plan Review
CPC Hearing Date:	December 3, 2015
Staff Planner:	Ryan Kirby, (915) 212-1586, kirbyrl@elpasotexas.gov
Location:	North of Country Club Road and East of Hunters Glenn Lane
Legal Description:	Portion of Lot 9, Block 1, Country Place Estates, City of El Paso, El Paso County, Texas
Acreage:	3.73 acres
Rep District:	1
Current Zoning:	S-D/spc (Special Development/special protective conditions)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Yes; Conditions imposed by Ordinances Nos. 9352 and 12708, dated April 19, 1988 and February 6, 1996, respectively.
Request:	Detailed Site Development Plan Review
Proposed Use:	Dwelling, attached single-family (Townhomes)
Property Owner:	Country Place Estate 9, LLC
Representative:	Bashar Abugalyon

SURROUNDING ZONING AND LAND USE

North: PR-I/spc (Planned Residential-I/special protective conditions) / single-family dwellings
South: R-3 (Residential) / Vacant
East: PR-I & S-D/spc (Planned Residential-I/special protective conditions & Special Development District/special protective conditions) / Rio Grande River
West: R-2/spc (Residential/special protective conditions) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)
NEAREST PARK: Rio Grande River Trail #1 (397 feet)
NEAREST SCHOOL: Lincoln Middle School (6,630 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Mesa Hills Improvement Association
Upper Valley Improvement Association
Coronado Neighborhood Association
The Homeowner's of Country Place Neighborhood Association
Upper Valley 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.

APPLICATION BACKGROUND

On January 13, 2004, the El Paso City Council adopted the Northwest Upper Valley Plan. The plan limits the residential density of much of the planning area to 2.5 dwelling units an acre, to include the subject property.

CASE HISTORY

On, February 6, 1996 City Council approved Ordinance No. 12708 (Attachment 6), which amended conditions 1 and 2 of Ordinance No. 9352, dated April 19th, 1988 (Attachment 5). The amended conditions are as follows:

1. *Within Parcel No. 1, which consists of 4.57 acres as shown on the map attached hereto as Exhibit "A", the westerly 125 foot strip, adjacent to Hunters Glenn Drive, consisting of 0.84 acres, may be developed for offices or residential uses. The remaining 3.73 acres within Parcel No. 1 may be used for any use permitted in an S-D district.*

The proposed development complies with Condition #1.

2. *Only office or residential use will be allowed in the 125 foot wide strip adjacent to Hunters Glenn Drive. The Following standards shall apply if offices are built on this property. Residential uses shall meet the standards in the underlying zoning district.*
    a. *No more than three (3) residential-style buildings with pitched roofs and brick or stucco exterior walls may be built, as shown on and approved by Council on the Detailed Site Development Plan.*
    b. *Per the attached Study Plan, the southerly two buildings shall be single story, and the northerly building may be two story. The Study Plan is attached hereto as Exhibit "B" and incorporated for all purposes herein, but is specifically not approved as a Detailed Site Development Plan.*
    c. *Building setbacks shall be as follows:*
        i. *25 feet from Country Club Road, and*
        ii. *25 feet from the north property line and no parking spaces shall be constructed within 10 feet of the north property line. And*
        iii. *15 feet from Hunters Glenn Drive, except that forty (40) percent of the structure along hunters Glenn Drive shall be set back 20 feet.*
    d. *Parking shall be to the east side of the site, provided that accessibility for the disabled shall not be compromised.*
    e. *A three and one-half (3 1/2) foot rock wall or suitable barrier shall be constructed between the parking area on the east property line and the adjoining S-D zoned area, Adjacent to the residentially zoned property, the rock wall shall comply with City code.*
    f. *Landscape Plans are to be submitted for approval in accordance with the City of El Paso landscape ordinance, Chapter 20.65, El Paso Municipal Code. Landscaping shall be consistent with landscaping in adjoining Country Place residences. No rock or other walls may be built between Hunters Glenn Drive and the three buildings.*

Condition #2 is not applicable

The remaining conditions imposed by Ordinance No. 9352, dated April 19th, 1988, are still in effect. These conditions are as follows:

3. *The density of the PR-I parcel shall not exceed 5.5 dwelling units per acre.*

Condition #3 is not applicable.

4. *Each dwelling unit in the PR-I parcel shall be a minimum of 1,700 square feet in size.*

Condition #4 is not applicable.

APPLICATION DESCRIPTION

The detailed site development plan shows 24 townhomes totaling 48,800 sq. ft. on a currently vacant 3.73 acre parcel. The proposed use is a townhome complex. The development requires 48 parking spaces and proposes 96 parking spaces. The development also requires 3 bicycle racks and is proposing 48 bike racks. The development is required to have 24,369 sq. ft. of landscaping and provides 88,583 sq. ft. of landscaping. Access to the subject property is proposed from Country Club Road.

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.

A detailed site development plan review is required due to the parcel being zoned S-D (Special Development District).

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.

This detailed site development plan is not eligible for administrative approval as the parcel is over 2 acres in size and contains more than two buildings.

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 recommends approval as it meets all of the requirements.

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.

S-D (Special Development District): This zoning district consists of mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. They are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning and Inspections Department - Planning Division – Transportation
No objections. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit options. Route 16 provides services along Country Club and has a bus stop directly across Country Club and another 534 feet west of the subject site.

Planning and Inspections Department –Building Plan Review
No objection to proposed DSDP. At the time of submittal for building permits project will need to comply with all applicable provisions of the IBC, TAS and local municipal code

Planning and Inspections Department - Land Development
There are no objections to the proposed concept. However, at the improvement plan stage, the proposed ponding areas must have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Planning and Inspections Department - Landscape
No objection to proposed DSDP. At the time of submittal for building permits project will need to comply with all applicable provisions of the IBC, TAS and local municipal code

Fire Department
Recommend Approval. Detailed Site Plan does not adversely affect the fire department. Please note section 503 Fire Apparatus Access Roads. 503.1.1 Building and facilities "…shall extent to within 150 feet of all portions of the facility…"

El Paso Water Utilities-Stormwater
EPWU Stormwater Engineering does not object to the subject request; however, the proposed ponding areas shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

1. *Sanitary sewer service is critical. The existing sanitary sewer main that extends along Country Club Rd. is very shallow. It is approximately 3.5 feet in depth. This main is further described under the sanitary sewer portion of the comments.*

2. EPWU-PSB does not object to this request.

Water:

3. There is an existing 12-inch diameter water main along Country Club Rd., located approximately18.5 feet north of the right of way centerline. This water main is available for service.

Sanitary Sewer:

4. From the intersection of Country Club and Hunters Glenn along Country Club Rd., there is an existing 8-inch diameter sanitary sewer main. This main dead ends at approximately 135 feet east of Hunters Glenn and it is approximately 3.5 feet in depth.

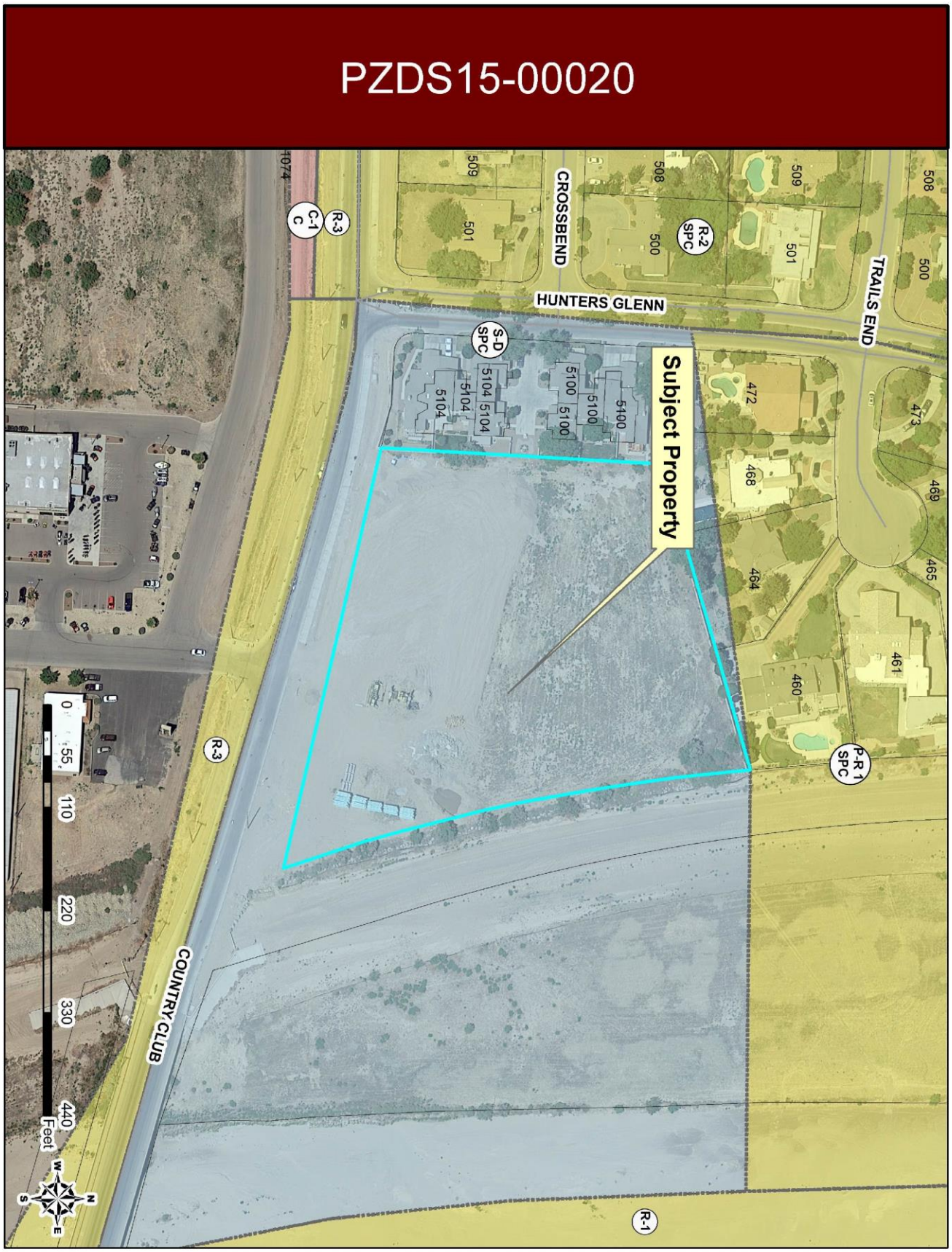
General:

5. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

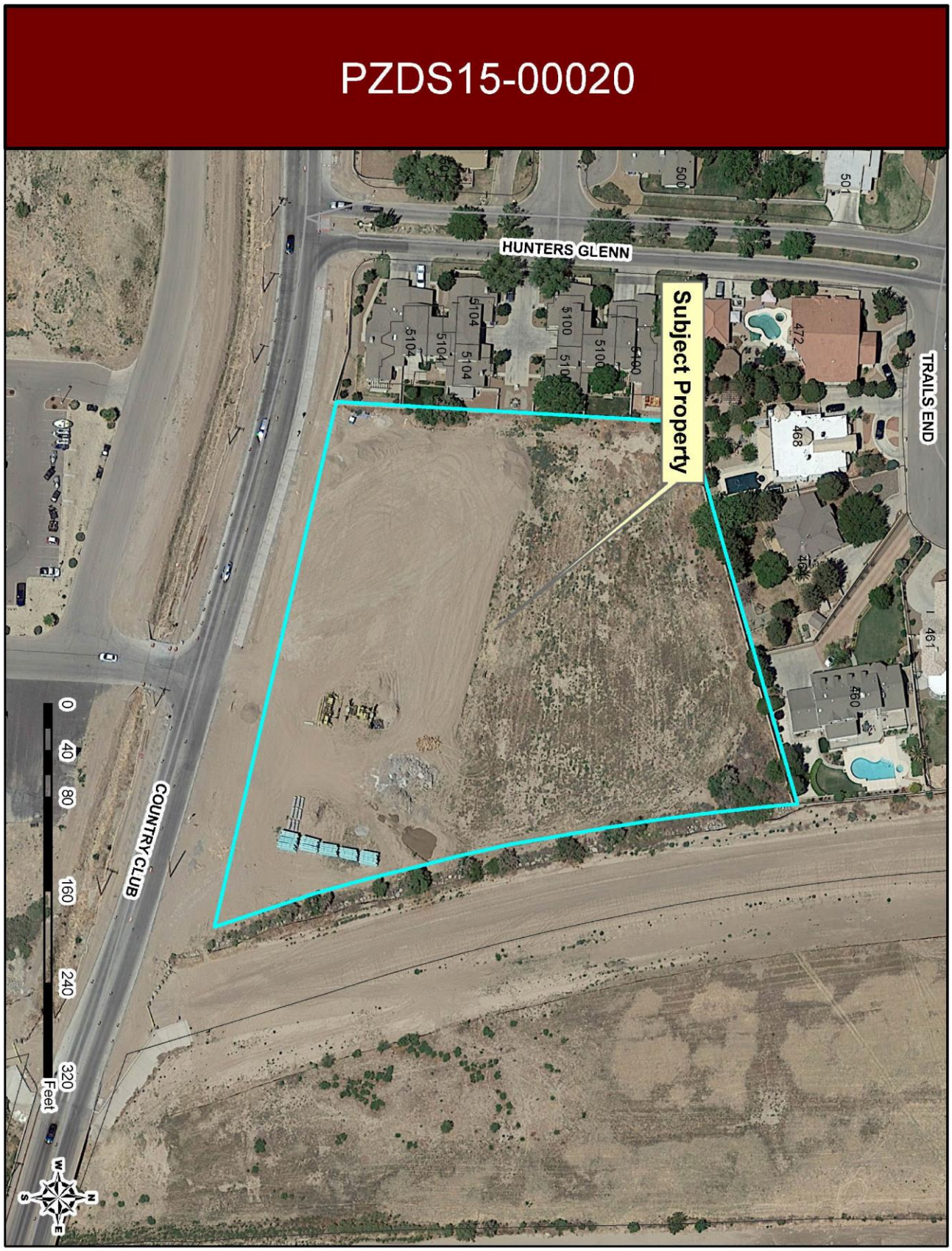
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevation
5. Ordinance No. 9352
6. Ordinance No. 12708

ATTACHMENT 1: ZONING MAP

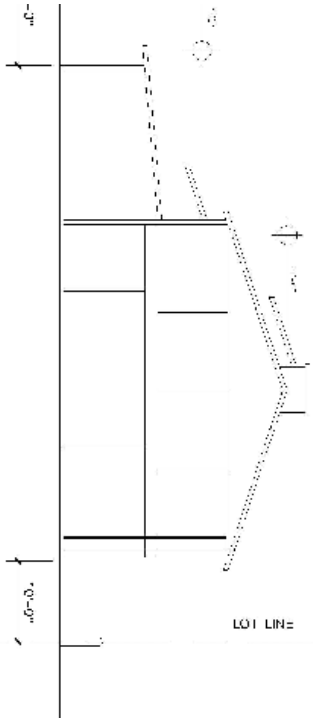


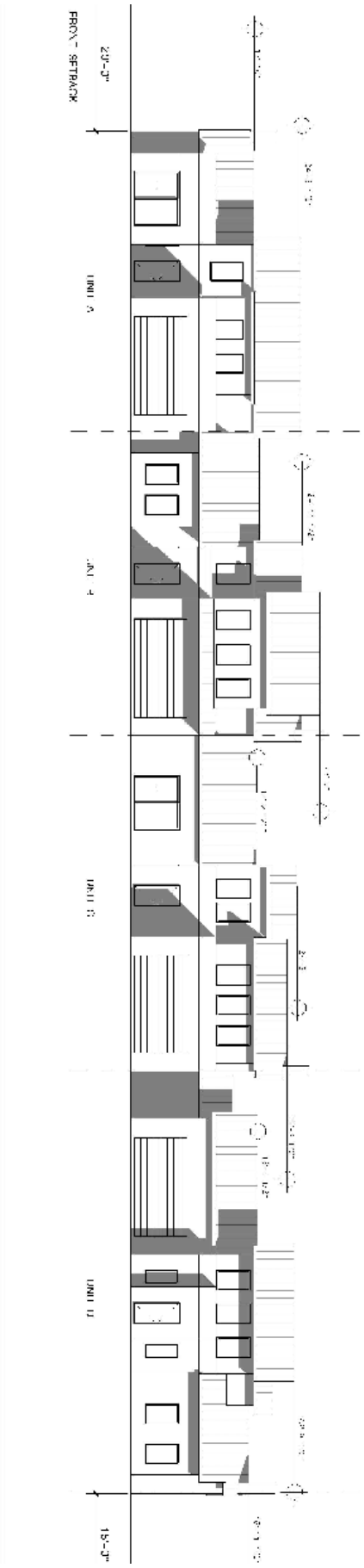
ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

ATTACHMENT 4: ELEVATIONS





009352

AN ORDINANCE CHANGING THE ZONING OF TRACTS 4A, 5A, 5B, 6A, 14 AND 15, BLOCK 7, UPPER VALLEY SURVEYS (PARCEL 5, UPPER VALLEY ANNEXATION). THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

WHEREAS, on March 29, 1988, the City Council of the City of El Paso considered Ordinance No. 009332, which was to change the zoning of all of Tracts 41C, 41C1, 42C, 42C1, and 42C2, Nellie D. Mundy Survey No. 241; all of Tract 59A, Nellie D. Mundy Survey No. 241; all of Tract 1B, Manuel Gonzalez Survey No. 186; all of Tracts 1C and 1D, Block 10, Upper Valley Surveys; all of Tract 7B13, Block 9, Upper Valley Surveys; all of Tracts 6D and 6F, Block 9, Upper Valley Surveys; all of Lot 1, Block 1, and Lot 1, Block 2, River Run Unit One Subdivision; and all of Tracts 7A, 15A and 16, Block 7, Upper Valley Surveys, including Parcel No. 5: Tracts 4A, 5A, 5B, 6A, 14 and 15, Block 7, Upper Valley Surveys; and

WHEREAS, the City Council ordered Parcel No. 5 tabled until April 19, 1988;

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

That the zoning of Parcel No. 5, more particularly described as Tracts 4A, 5A, 5B, 5B2F 6A, 14 and 15, Block 7, Upper Valley Surveys, be changed from R-3 (Residential) to S-D (Special Development) and PR-I (Planned Residential), within the meaning

88-5356
RECEIVED
MAY 2 1988
PLANNING DEPARTMENT

009352

of the zoning ordinance of the City of El Paso, and that the zoning map of the City of El Paso be revised accordingly.

As special protective conditions which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, this zoning change shall be subject to the following restrictions, conditions and covenants:

1. Within Parcel No. 1, no more than three (3) acres of the five (5) acre site may be developed for offices and commercial uses.

2. No commercial uses will be allowed in the 125 foot wide strip of land along Hunters Glenn Drive.

3. The density of the PR-I parcel shall not exceed 5.5 dwelling units per acre.

4. Each dwelling unit in the PR-I parcel shall be a minimum of 1,700 square feet in size.

PASSED AND APPROVED this 19th day of April, 1988.

ATTEST:

Carole Hunter
City Clerk

Jonathan W. Rogers
Mayor

I certify that the zoning map has been revised to reflect the amendment of ordinance #9352

By R. Gonzales Date 5-5-88

APPROVED AS TO FORM:

C. Cotera
Assistant City Attorney

APPROVED AS TO CONTENT:

Roy Gilpin
Department of Planning, Research and Development

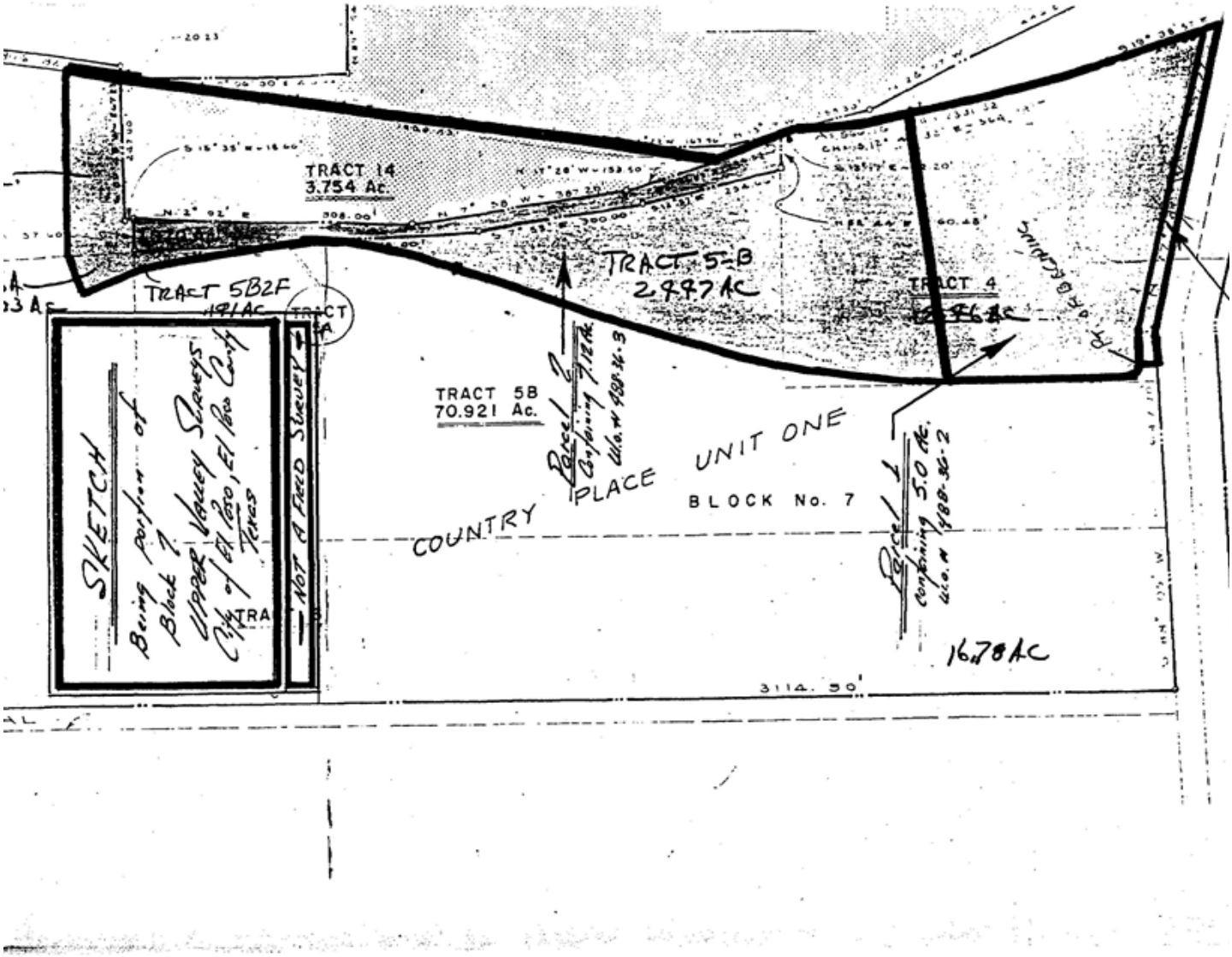
ZNG6:5356.88

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: RG.

5-5-88 COUNTER
5-5-88 ORIGINAL
5-5-88 Bldg. Inspection
5-5-88 CONTROL
R. Gonzales

00935

NOTE: THIS ORD. DOES NOT SAY WHICH TRACTS ARE PARCEL 1 FOR CHANGE FROM R-3 TO SD SPC AND PARCEL 2 FROM R-3 TO PR-1 SPC. #1 SHOWN ON MAP IN CASE FILE


TRACT 14
3.754 Ac.
TRACT 5B2F
TRACT 5-B
2.997 AC
TRACT 4
TRACT 5B
70.921 Ac.
Parcel 2
Containing 7.12 Ac.
W.O.# 488-36-3
Parcel 1
Containing 5.0 Ac.
W.O.# 488-36-2
COUNTRY PLACE UNIT ONE
BLOCK No. 7
16.78 AC
3114.50'
SKETCH
Being portion of
Block 7
Upper Valley Surveys
City of El Paso, El Paso County
Texas
NOT A FIELD SURVEY

PARCEL 2

Being a portion of Tracts 4, 6A, 14A, and 15 and all of Tracts 5 and 5B, Block 7, Upper Valley Surveys
City of El Paso, El Paso County, Texas
Prepare for: Willis Schoemaker
April 21, 1988

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 4, 6A, 14A, and 15 and all of Tracts 5 and 5B, Block 7, Upper Valley Surveys, City of El Paso, El Paso County, Texas being more particularly described by metes and bounds as follows:

Beginning at the Southeasterly corner of Country Place Unit One; Thence North 01°36'00" West a distance of 30.00 feet; Thence 31.94 feet along the arc of a curve to the right whose interior angle is 91°30'00", whose radius is 20.00 feet, whose chord bears North 45°51'00" West a distance of 28.65 feet; Thence North 00°06'00" West a distance of 323.22 feet to the "POINT OF BEGINNING";

Thence 481.75 feet along the arc of a curve to the right whose interior angle is 18°30'00", whose radius is 1492.00 feet, whose chord bears North 09°09'00" East a distance of 479.66 feet;

Thence North 18°24'00" East a distance of 410.00 feet;

Thence 258.45 feet along the arc of a curve to the left whose interior angle is 18°39'26", whose raidus is 793.69 feet, whose chord bears North 09°04'17" East a distance of 257.31 feet;

Thence North 00°15'26" West a distance of 32.00 feet;

Thence 417.80 feet along the arc of a curve to the left whose interior angle is 23°35'03", whose radius is 1015.00 feet, whose chord bears North 12°02'58" West a distance of 414.85 feet;

Thence North 66°09'31" East a distance of 73.91 feet;

Thence North 89°43'00" East a distance of 322.50 feet;

Thence South 08°37'26" West a distance of 98.33 feet;

Thence South 89°43'00" West a distance of 247.49 feet;

Thence South 15°35'00" East a distance of 18.66 feet;

Thence South 02°02'02" West a distance of 508.00 feet;

Thence South 07°58'00" East a distance of 387.20 feet;

Thence South 18°28'00" East a distance of 153.50 feet;

Thence South 15°39'04" East a distance of 144.46 feet;

Thence South 13°17'00" East a distance of 36.06 feet;

Thence 197.63 feet along the arc of a curve to the left whose interior angle is 04°51'22, whose radius is 2331.82 feet, whose chord bears South 08°09'57" East a distance of 197.57 feet;

Thence South 82°04'15" West a distance of 456.34 feet to the "POINT OF BEGINNING" containing in all 310,125.75 square feet or 7.120 acres of a land more or less.

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

R-3 To P-1

PARCEL 5
88-5356

488-36-3
J.C.

PARCEL 1

Being a portion of Tract 4, Block 7,
Upper Valley Surveys
City of El Paso, El Paso County, Texas
Prepared for: Willis Schoemaker
April 21, 1988

METES AND BOUND DESCRIPTION

Description of a parcel of land being a portion of Tract 4, Block 7, Upper Valley Survey, City of El Paso, El Paso County, Texas being more particularly described by metes and bounds as follows:

Beginning at the Southeasterly corner of Country Place Unit One; Thence North 01°36'00" West a distance of 30.00 feet to the "POINT OF BEGINNING";

Thence 31.94 feet along the arc of a curve to the right whose interior angle is 91°30'00", whose radius is 20.00 feet, whose chord bears North 45°51'00" West a distance of 28.65 feet;

Thence North 00°06'00" West a distance of 323.22 feet;

Thence North 82°04'15" East a distance of 456.34 feet;

Thence 368.54 feet along the arc of a curve to the left whose interior angle is 09°03'19", whose radius is 2331.82 feet, wose chord bears South 15°07'17" East a distance of 368.15 feet;

Thence South 19°38'57" East a distance of 178.19 feet;

Thence North 77°21'00" West a distance of 542.06 feet;

Thence South 88°24'00" West a distance of 57.94 feet to the "POINT OF BEGINNING"; containing in all 217,800.00 square feet or 5.000 acres of land more or less.

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

88-36-2
J.C.

R-3 to S-D
PARCEL 5
88-5356

ATTACHMENT 6: ORDINANCE No. 12708

#1151 (A)(7)

DOC# 96018060

012708

AN ORDINANCE AMENDING ORDINANCE #009352, WHICH CHANGED THE ZONING OF TRACTS 4A, 5A, 5B, 6A, 14 AND 15, BLOCK 7, UPPER VALLEY SURVEYS (PARCEL 5, UPPER VALLEY ANNEXATION), AND IMPOSED CERTAIN CONDITIONS, TO AMEND CERTAIN OF THOSE CONDITIONS ON THE PORTION OF THE PROPERTY PLATTED AND NOW KNOWN AS PORTIONS OF LOT 9, BLOCK 1, COUNTRY PLACE ESTATES. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, on 19 April 1988, the City Council of the City of El Paso considered Ordinance Number 009352, which changed the zoning of Tracts 4A, 5A, 5B, 6A, 14 and 15, Block 7, Upper Valley Surveys, from R-3 (Residential) to S-D (Special Development) and PR-I (Planned Residential), within the meaning of the zoning ordinance of the City of El Paso; and

WHEREAS, certain protective conditions were imposed on the property rezoned to minimize potential adverse impacts, and to ensure the appropriateness of the land uses allowed by the zoning change; and

WHEREAS, the current owners have requested modifications to those protective conditions; and

WHEREAS, a public hearing was held before the City Plan Commission regarding this request, and the City Plan Commission approved the amendment of the protective conditions;

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

MICKEL\33342\ZON\PLA\R44

15 feet from Hunters Glenn Drive, except that forty (40) percent of the structure along Hunters Glenn Drive shall be set back 20 feet.

d. Parking shall be to the east side of the site, provided that accessibility for the disabled shall not be compromised.

e. A three and one-half (3 1/2) foot rock wall or suitable barrier shall be constructed between the parking area on the east property line and the adjoining S-D zoned area. Adjacent to the residentially zoned property, the rock wall shall comply with City code.

f. Landscape Plans are to be submitted for approval in acccordance with the City of El Paso landscape ordinance, Chapter 20.65, El Paso Municipal Code. Landscaping shall be consistent with landscaping in adjoining Country Place residences. No rock or other walls may be built between Hunters Glenn Drive and the three buildings.

These conditions are necessary to ensure the public health, safety and welfare of the public, to ensure the compatibility of this development with adjacent land uses. These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 6th day of February, 1996.

MICKEL\33342\1\ZON/PLA\R44

012708

1996 30288 1310

THE CITY OF EL PASO

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Kimberley Mickelson,
Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

OFFICIAL SEAL
GLORIA T. ALVARADO
NOTARY PUBLIC
In and for the State of Texas
My commission expires 5-13-99

This instrument is acknowledged before me on this 8th day of February, 1996, by LARRY FRANCIS, as Mayor of the CITY OF EL PASO.

Notary Public, State of Texas

My Commission Expires:
May 13, 1999

Notary's Printed or Typed Name:
Gloria T. Alvarado

MICKELJ\33342.1\ZON/PLA\R44

012708

1996 3028 1511

Doc# 96018060
Pages: 7
Date : 03-27-1996
Time : 03:10:15 P.M.
Filed & Recorded in
Official Records
of EL PASO County, TX.
HONORABLE HECTOR ENRIQUEZ, JR
COUNTY CLERK
Rec. $ 21.00

7

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

STATE OF TEXAS COUNTY OF EL PASO

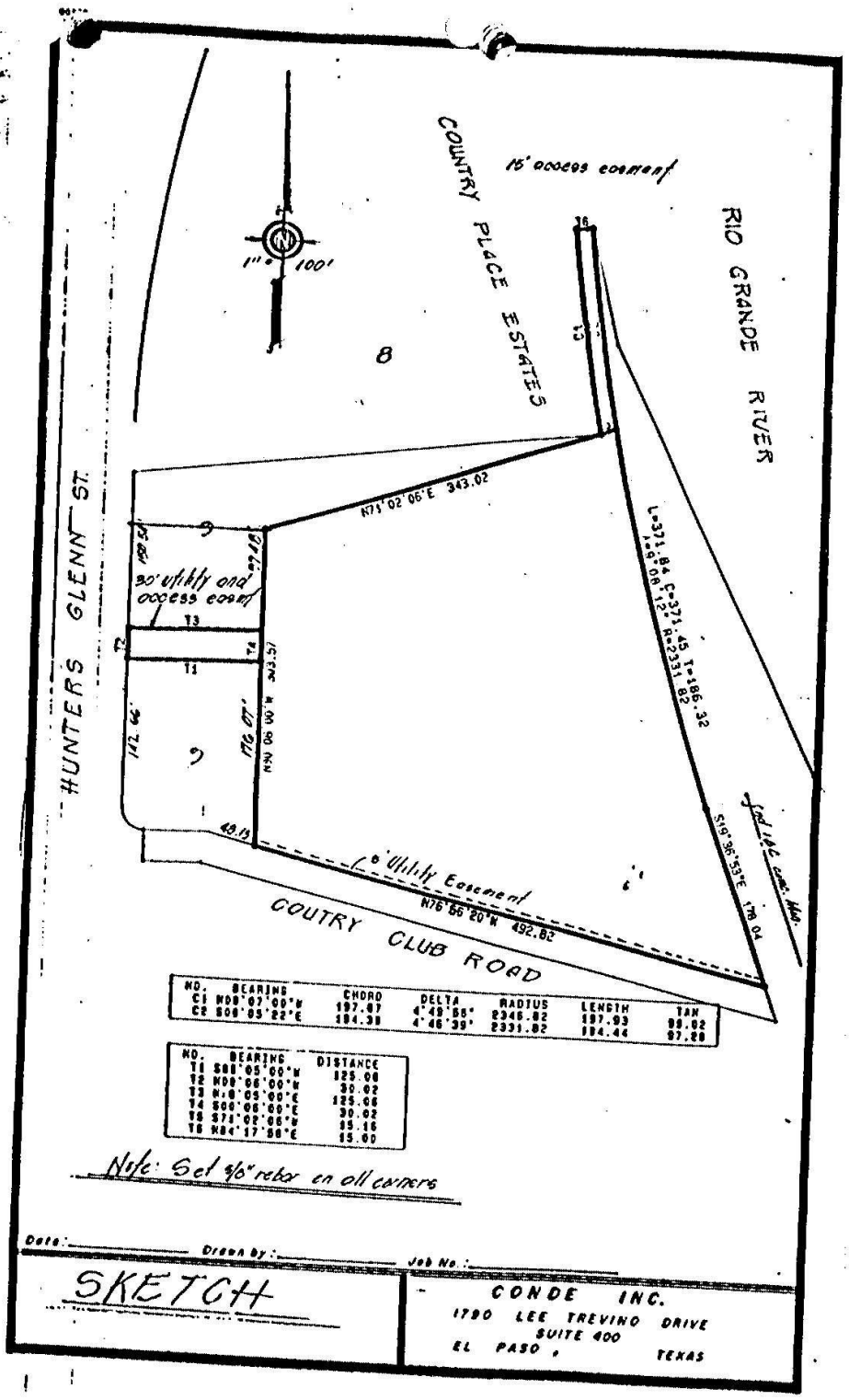
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Record of Real Property El Paso County, Texas.

MAR 27 1996

EL PASO COUNTY, TEXAS

"Please Return to #151"
CITY CLERK'S OFFICE
Carole Hunter, City Clerk
2 Civic Center Plaza
El Paso, Texas 79901-1196

1996 3028 1514



DPRD
JULY 95

EXHIBIT "A"

SC 95-10

1995 3026 1312

2173 0499

SITE DEVELOPMENT
STUDY PLAN
SCALE: 1" = 20'
COUNTRY CLUB ROAD
HUNTERS GLENN ROAD
DRIVEWAY
NEW BUILDINGS
PARKING
25 SPACES
NEW BUILDING
PARKING
15 SPACES
COURTYARD
1996-3028 - 1313
EXHIBIT "B" TO
SC 95-10