

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: March 9, 2010
Public Hearing: March 30, 2010

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An ordinance changing the zoning of the following real property described as: Parcel 1: A Portion of Lot 1, Block 300, Vista Del Sol Unit 62, Replat A, City of El Paso, El Paso County, Texas, be changed from M-1 (Light Manufacturing) to C-2 (Commercial), and imposing conditions; and Parcel 2: A Portion of Lot 1, Block 300, Vista Del Sol Unit 62, Replat A, City of El Paso, El Paso County, Texas, be changed from M-1 (Light Manufacturing) to A-3 (Apartment), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: North of Pellicano Drive and West of George Dieter Drive. Applicant: Ernesto Moreno. ZON09-00072 (District 7)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

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

PARCEL 1: A PORTION OF LOT 1, BLOCK 300, VISTA DEL SOL UNIT 62, REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM M-1 (LIGHT MANUFACTURING) TO C-2 (COMMERCIAL), AND IMPOSING CONDITIONS; AND

PARCEL 2: A PORTION OF LOT 1, BLOCK 300, VISTA DEL SOL UNIT 62, REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM M-1 (LIGHT MANUFACTURING) TO A-3 (APARTMENT), 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 Lot 1, Block 300, Vista Del Sol Unit 62, Replat A, City of El Paso, El Paso County, Texas, and more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from M-1 (Light Manufacturing to C-2/c (Commercial/conditions); and,*

Parcel 2: *A portion of Lot 1, Block 300, Vista Del Sol Unit 62, Replat A, 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 M-1 (Light Manufacturing) to A-3/c (Apartment/conditions); and,*

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:

Parcel 1:

- 1. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*
- 2. That a revised traffic impact study shall be submitted at or before the time of application for detailed site development plan review; and*
- 3. That, in addition to the landscape requirements in the El Paso City Code, a 10' landscaped buffer with high-profile native trees of at least two-inch caliper and 10' in height shall be placed at 15' on center along the north property line that abuts Parcel 2. 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.*

Parcel 2:

1. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*
2. *That the detailed site development plan designate the same amount of open space and private recreational facilities contained in the conceptual plan submitted as part of the rezoning request (ZON09-00072);*
3. *That a revised traffic impact study shall be submitted at or before the time of application for detailed site development plan review; and*
4. *That, in addition to the landscape requirements in the El Paso City Code, a 10' landscaped buffer with high-profile native trees of at least two-inch caliper and 10' in height shall be placed at 15' on center along the east property line that abuts Parcel 1. 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.*

PASSED AND APPROVED this _____ day of _____, 2010.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy
Deputy Director – Planning
Development Services Department

**3.089 ACRE PORTION OF LOT 1, BLOCK 300
VISTA DEL SOL UNIT SIXTY TWO, REPLAT "A"
EL PASO, EL PASO COUNTY, TEXAS**

EXHIBIT "A"

The parcel of land described herein is a portion of Lot 1, Block 300, Vista Del Sol Unit Sixty Two, Replat "A", a subdivision in the City of El Paso of record in Book 56, Page 16, Plat Records, El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, record bearings and distances are in parentheses]:

Commencing for reference at a found City Monument at the centerline intersection of Pellicano Drive and George Dieter Drive [at NAD 83 CORS 96 position 31°44'39.80337"N, 106°18'06.31803"W], from which another found City Monument at the centerline intersection of Rex Baxter Drive and Pellicano Drive [at NAD 83 CORS 96 position 31°44'56.73601"N, 106°18'06.50378"W] bears North 02°32'13" East 1711.43 feet (N 00°32'47" W 1711.38 ft. Rec.); Thence, from said point of commencement, with centerline of George Dieter Drive, North 02°32'13" East (N 00°32'47" W Rec.), 916.17 feet; Thence, North 87°27'47" West (S 89°27'13" W Rec.), 60.00 feet to a set 1/2" dia. rebar with plastic cap on the west right-of-way line of George Dieter Drive, being also the east boundary line of said Lot 1, Block 300, at the southeast corner of a 10.000 acre portion of Lot 1 conveyed to Dieter Commons LLP in Special Warranty Deed recorded in Document or File No. 20070036842, Official Public Records of said county, Thence, with the east boundary line of said Lot 1, and with the west right-of-way line of George Dieter Drive, South 02°32'13" West (S 00°32'47" E Rec.), 249.77 feet, to a set 1/2" dia. rebar with plastic cap, being the POINT OF BEGINNING;

Thence, continuing with the east boundary line of said Lot 1 and with the west right-of-way line of George Dieter Drive, South 02°32'13" West (S00°32'47"E plat record) 546.42 feet;

Thence, 55.63 feet with a curve to the right that has a radius of 30.00 feet, that has a central angle of 106°15'01", and that has a chord that bears South 55°39'44" West 48.00 feet;

Thence, with the south boundary line of said Lot 1, and with the north right-of-way line of Pellicano Drive, North 71°12'46" West (N74°17'46"W plat record) 215.20 feet to a set 1/2" dia. rebar with plastic cap;

Thence, with the proposed common boundary line between an 8.136 parcel and the herein described 3.089 acre parcel, North 02°32'13" East, 515.00 feet, to a set 1/2" dia. rebar with plastic;

Thence, continuing with the proposed common boundary line between said 8.136 parcel and the herein described 3.089 acre parcel, South 87°27'47" East, 245.00 feet, to the POINT OF BEGINNING, and containing 134558 square feet or 3.089 acres.

This description is based on a previous survey of said 8.136 acre parcel and record data, but does not represent a current survey of the 3.089 acre parcel herein described. Distances cited herein are surface distances, in US Survey Feet, based on a scaling of The Texas State Plane Coordinate System Central Zone coordinate values by a factor of 1.0001969625. All bearings (except parenthetical record bearings) shown on this exhibit are state plane grid bearings. State Plane Coordinate values or Latitudes and Longitudes noted herein are derived from measurements within the Texas RTK Co-Op System for El Paso County, based on NAD83 CORS96. "Ground Bearing Basis" is the two City Monuments noted hereon.


Stephen Earl Cobb, Texas RPLS 4297
October 21, 2009

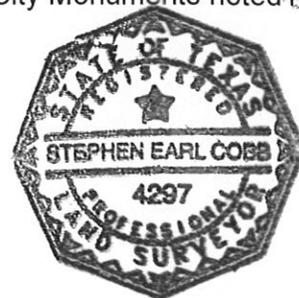


EXHIBIT "B"

8.136 ACRE PORTION OF LOT 1, BLOCK 300 VISTA DEL SOL UNIT SIXTY TWO, REPLAT "A" EL PASO, EL PASO COUNTY, TEXAS

The parcel of land described herein is a portion of Lot 1, Block 300, Vista Del Sol Unit Sixty Two, Replat "A", a subdivision in the City of El Paso of record in Book 56, Page 16, Plat Records, El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, record bearings and distances are in parentheses]:

Commencing for reference at a found City Monument at the centerline intersection of Pellicano Drive and George Dieter Drive [at NAD 83 CORS 96 position 31°44'39.80337"N, 106°18'06.31803"W], from which another found City Monument at the centerline intersection of Rex Baxter Drive and Pellicano Drive [at NAD 83 CORS 96 position 31°44'56.73601"N, 106°18'06.50378"W] bears North 02°32'13" East 1711.43 feet (N 00°32'47" W 1711.38 ft. Rec.); Thence, from said point of commencement, with centerline of George Dieter Drive, North 02°32'13" East (N 00°32'47" W Rec.), 916.17 feet; Thence, North 87°27'47" West (S 89°27'13" W Rec.), 60.00 feet to a set 1/2" dia. rebar with plastic cap on the west right-of-way line of George Dieter Drive, being also the east boundary line of said Lot 1, Block 300, at the southeast corner of a 10.000 acre portion of Lot 1 conveyed to Dieter Commons LLP in Special Warranty Deed recorded in Document or File No. 20070036842, Official Public Records of said county, for the POINT OF BEGINNING;

Thence, with the east boundary line of said Lot 1, and with the west right-of-way line of George Dieter Drive, South 02°32'13" West (S 00°32'47" E Rec.), 249.77 feet, to a set 1/2" dia. rebar with plastic cap;

Thence, North 87°27'47" West, 245.00 feet, to a set 1/2" dia. rebar with plastic cap;

Thence, South 02°32'13" West, 515.00 feet, to a set 1/2" dia. rebar with plastic cap on the south boundary line of said Lot 1, being also the north right-of-way line of Pellicano Drive;

Thence, with the south boundary line of said Lot 1, and with the north right-of-way line of Pellicano Drive, the following four courses:

1) North 71°12'46" West (N74° 17' 46"W Rec.), 77.31 feet, to a found 5/8" rebar stamped TX 2665 which bears South 64°04'58" West 0.15 feet;

2) 110.91 feet with a curve to the left having a radius of 470.00 feet, a central angle of 13°31'16", and a chord that bears North 77°58'24" West (N 81°03'24" W Rec.), 110.66 feet; this corner is witnessed by a found disturbed 5/8" rebar stamped TX 2665 which bears North 36°27'55" West 0.50 feet;

3) 114.30 feet with a reverse curve to the right having a radius of 380.00 feet, a central angle of 17°14'02", and a chord that bears North 76°07'01" West (N 79°12'01"W Rec.), 113.87 feet; this corner is witnessed by a found 5/8" rebar stamped TX 2665 which bears North 52°41'50" West 0.16 feet; and,

4) 122.89 feet with a curve to the right having a radius of 3449.24 feet, a central angle of 2°02'29", and a chord that bears North 66°28'45" West (N 69°33'46" W Rec.), 122.88 feet, to a set 1/2" dia. rebar with plastic cap at the common south corner of Lot 1 and Lot 2 of said Block 300;

(continued)

HUITT-ZOLIARS

5822 Cromo Drive, Ste. 211
El Paso, Texas 79912-5427

EXHIBIT "B"

8.136 ACRE PORTION OF LOT 1, BLOCK 300
VISTA DEL SOL UNIT SIXTY TWO, REPLAT "A"
EL PASO, EL PASO COUNTY, TEXAS
(continued)

Thence, with the common boundary line between said Lot 1 and Lot 2, North 02°44'02" East (N 00°20'58" W Rec.), at 635.66 feet passing the southeast corner of Lot 3 of said Block 300 (Bk. 54 Pg. 31) for a total distance of 658.49 feet to a set ½" dia. rebar with plastic cap at the southwest corner of said 10.00 acre parcel;

Thence, with the south boundary of said 10.000 acre parcel, South 87°27'47" East, 652.48 feet to the POINT OF BEGINNING, and containing 354,405 square feet or 8.136 acres.

This description is also shown on an attached Survey Drawing of the subject parcel, with the same date as below. Distances cited herein are surface distances, in US Survey Feet, based on a scaling of The Texas State Plane Coordinate System Central Zone coordinate values by a factor of 1.0001969625. All bearings (except parenthetical record bearings) shown on this exhibit are state plane grid bearings. State Plane Coordinate values or Latitudes and Longitudes noted herein are derived from measurements within the Texas RTK Co-Op System for El Paso County, based on NAD83 CORS96. "Ground Bearing Basis" is the two City Monuments noted hereon.



Stephen Earl Cobb, Texas RPLS 4297
September 11, 2009



MEMORANDUM

DATE: March 1, 2010

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: ZON09-00072

The City Plan Commission (CPC), on February 25, 2010, voted **4-0** to recommend **APPROVAL** of rezoning subject property of Parcel 1 from M-1 (Light Manufacturing) to C-2 (Commercial) with the following conditions:

1. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*
2. *That a revised traffic impact study shall be submitted at or before the time of application for detailed site development plan review; and*
3. *That, in addition to the landscape requirements in the El Paso City Code, a 10' landscaped buffer with high-profile native trees of at least two-inch caliper and 10' in height shall be placed at 15' on center along the north property line that abuts Parcel 2. 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.*

The CPC also recommends **APPROVAL** of the rezoning of Parcel 2 from M-1 (Light Manufacturing) to A-3 (Apartment) with the following conditions:

1. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*
2. *That the detailed site development plan designate the same amount of open space and private recreational facilities contained in the conceptual plan submitted as part of the rezoning request (ZON09-00072);*
3. *That a revised traffic impact study shall be submitted at or before the time of application for detailed site development plan review; and*
4. *That, in addition to the landscape requirements in the El Paso City Code, a 10' landscaped buffer with high-profile native trees of at least two-inch caliper and 10' in height shall be placed at 15' on center along the east property line that abuts Parcel 1. 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.*

The CPC found that the rezoning is in conformance with The Plan for El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Attachment: Staff report



City of El Paso – City Plan Commission Staff Report

Case No: ZON09-00072
Application Type: Rezoning
CPC Hearing Date: February 25, 2010
Staff Planner: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

Location: North of Pellicano Drive and West of George Dieter Drive
Legal Description: Parcel 1: A Portion of Lot 1, Block 300, Vista Del Sol Unit 62, Replat A, City of El Paso, El Paso County, Texas
Parcel 2: A Portion of Lot 1, Block 300, Vista Del Sol Unit 62, Replat A, City of El Paso, El Paso County, Texas

Acreage: Parcel 1: 3.089 acres
Parcel 2: 8.136 acres

Rep District: 7
Existing Use: Vacant
Request: Parcel 1: M-1 (Light Manufacturing) to C-2 (Commercial)
Parcel 2: M-1 (Light Manufacturing) to A-3 (Apartment)
Proposed Use: Parcel 1: Commercial Development
Parcel 2: Apartment Complex

Property Owner: Industrial G. Dieter – 1120 Joint Venture
Applicant: Ernesto Moreno
Representative: Huitt-Zollars, Inc.

SURROUNDING ZONING AND LAND USE

North: A-3/c (Apartment/conditions) / Multi-Family Dwellings
South: C-4 (Commercial) / Shopping Center, Multi-Family Dwellings, and Vacant Lots
East: C-3 (Commercial) / Nursing Homes and A-2 (Apartment) / Multi-Family Dwellings
West: M-1 (Light Manufacturing) / Shopping Center

THE PLAN FOR EL PASO DESIGNATION: Residential (East Planning Area)

NEAREST PARK: Marty Robbins Park (1,313 Feet)

NEAREST SCHOOL: Myrtle Cooper Elementary (3,087 Feet)

NEIGHBORHOOD ASSOCIATIONS

East Side Civic Association

Las Palmas Neighborhood Association

NEIGHBORHOOD INPUT

Notice of the public meeting was mailed out to all property owners within 300 feet of the subject property on February 10, 2010. The Planning Division has received one phone call with concerns on the intensity of use in C-2 zone.

APPLICATION DESCRIPTION

The property owners are requesting to rezone Parcel 1 from M-1 (Light Manufacturing) to C-2 (Commercial) in order to permit a commercial development on 3.089 acres. The property owners are also requesting to rezone Parcel 2 from M-1 (Light Manufacturing) to A-3 (Apartment) in order to permit an apartment complex on 8.136 acres. Access is proposed from George Dieter Drive and Pellicano Drive.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

The DCC recommends **APPROVAL** of the rezoning of Parcel 1 from M-1 (Light Manufacturing) to C-2 (Commercial) and Parcel 2 from M-1 (Light Manufacturing) to A-3 (Apartment).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the rezoning of Parcel 1 from M-1 (Light Manufacturing) to C-2 (Commercial) with the following conditions:

1. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*
2. *That a revised traffic impact study shall be submitted at or before the time of application for detailed site development plan review; and*
3. *That, in addition to the landscape requirements in the El Paso City Code, a 10' landscaped buffer with high-profile native trees of at least two-inch caliper and 10' in height shall be placed at 15' on center along the north property line that abuts Parcel 2. 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.*

The Planning Division also recommends **APPROVAL** of the rezoning of Parcel 2 from M-1 (Light Manufacturing) to A-3 (Apartment) with the following conditions:

5. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*
6. *That the detailed site development plan designate the same amount of open space and private recreational facilities contained in the conceptual plan submitted as part of the rezoning request (ZON09-00072);*
7. *That a revised traffic impact study shall be submitted at or before the time of application for detailed site development plan review; and*
8. *That, in addition to the landscape requirements in the El Paso City Code, a 10' landscaped buffer with high-profile native trees of at least two-inch caliper and 10' in height shall be placed at 15' on center along the east property line that abuts Parcel 1. 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.*

The Plan for El Paso –City-wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

Parcel 1: C-2 (Commercial)

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the C-2 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

Parcel 2: A-3 (Apartment)

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

The purpose of A-3 (Apartment) districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

Parks Department

We have reviewed the initial conceptual site plan for this rezoning case. The recreational infrastructure for this case is being provided by the proposed development.

Development Services Department - Building Permits and Inspections Division

Zoning Review: Plan Review

20.16.020 Mandatory walls.

- A. Where both properties are vacant, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected by the owner of whichever property first builds upon it:
 - 4. Between all A and C districts;
 - 5. Between all A and manufacturing or industrial districts by the owner of whichever property that first builds upon it or uses it for outside storage;
- B. In existing developments, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected:
 - 4. Between all A and C districts by the owner of the C property when he builds upon it;
 - 5. Between all A and manufacturing or industrial districts by the owner of whichever property first builds upon it or uses it for outside storage;

Landscape Review: This project is not showing the landscape calculation. Landscape required under 18.46.

Engineering Department - Traffic Division

- 1. A revised TIA is required if the proposed use is apartment and commercial.
- 2. Deceleration/turning lanes on Pellicano and/or George Dieter and median improvements to provide storage at entrances to site shall be provided to mitigate increase in traffic in accordance with revised TIA.
- 3. Recommend detailed site plan to review proposed ingress/egress.

Fire Department

No adverse comments.

El Paso Water Utilities

EPWU does not object to this request.

Street Department:

We offer no objections - All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan, Parcels 1 and 2

Attachment 4: Preliminary Detailed Site Plan, Conceptual

Attachment 5: Castilleja Apartments Recreation Plan, Conceptual

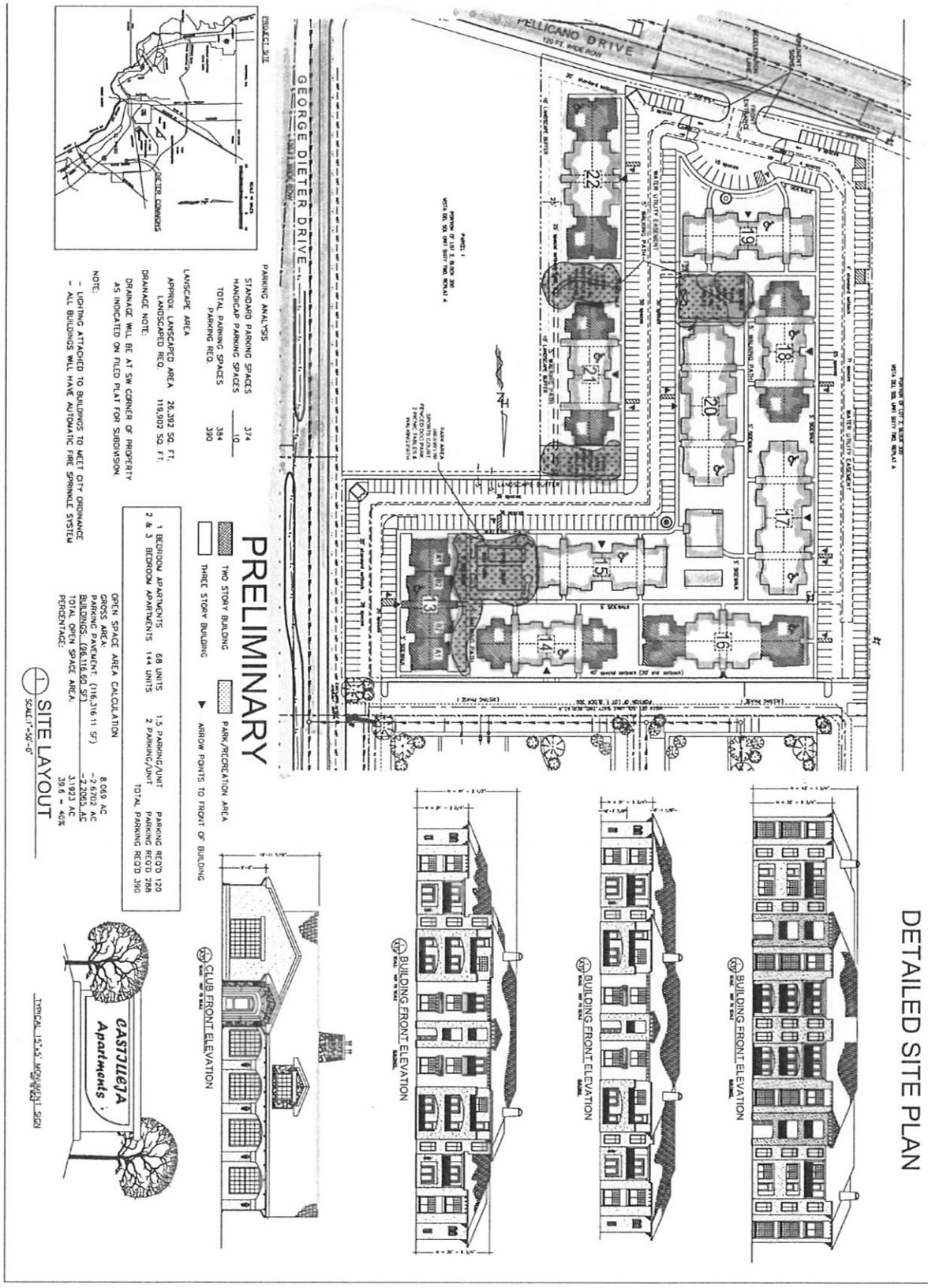
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 4: PRELIMINARY DETAILED SITE PLAN, CONCEPTUAL



ATTACHMENT 5: CASTILLEJA APARTMENTS RECREATION PLAN, CONCEPTUAL

