City of El Paso – City Plan Commission Staff Report
Revised

Case No:	PZDS17-00042
Application Type:	Detailed Site Development Plan Review
CPC Hearing Date:	October 19, 2017
Staff Planner:	Armida Martinez, 915-212-1605, martinezar@elpasotexas.gov
Location:	14001 Pebble Hills
Legal Description:	A portion of Lot 1, Block 5, Tierra Commercial Unit 5, City of El Paso, El Paso County, Texas
Acreage:	7.00
Rep District:	5
Existing Zoning:	C-4/c (Commercial/condition)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Condition: Ordinance No. 16386, dated June 27, 2006
Request:	Detailed Site Development Plan Review per Ordinance No. 16386
Proposed Use:	Multi-family and Commercial Development
Property Owner:	River Oaks Properties, LTD
Applicant:	Investment Builders
Representative:	SLI Engineering

SURROUNDING ZONING AND LAND USE
North: C-4/c, (Commercial/condition) / Vacant
South: C-4/c, (Commercial/condition) / Vacant
East: R-5, (Residential) / Single-family dwellings
West: C-2/c, (Commercial/condition) / Vacant

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)
NEAREST PARK: Rainbow Vista Park (2,240 feet)
NEAREST SCHOOL: SPC Raphael Hernando Middle/Sgt. Roberto Ituarte Elementary (1.740 feet)

NEIGHBORHOOD ASSOCIATION
Eastside Civic 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 June 27, 2006, the subject property was rezoned from R-F (Ranch-Farm) to C-4/c (Commercial/condition) with the following conditions imposed by Ordinance No. 16386 (Attachment 6) summarized as follows:

> *1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of application for detailed site development plan review, prior to the issuance of any building permits;*
>
> *2. That a twenty-five foot (25') wide landscape buffer with high profile native trees place at ten (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along*

the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel.

The present detailed site development plan review has been submitted and will fulfill both conditions.

APPLICATION DESCRIPTION

The request is for a detailed site development plan review as required by Ordinance No. 16386 dated June 27, 2006 (see Attachment 6). The detailed site development plan proposes multi-family development on 58,770 SF. This development consists of 118 units, a clubhouse, a pool area, and playground. The development requires a minimum of 233 parking spaces and the applicant is providing 258 parking spaces and 9 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Zaragoza and Rich Beem.

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 by zoning 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 and approval by City Plan Commission.

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 zoning conditions.

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 Planning Division recommendation is based on the compatibility with the G-4, Suburban (Walkable) land use designation through the addition of missing commercial uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

The purpose of the C-4(Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

The Planning Division recommendation is based on the compliance with the definition for C-4 in which the commercial uses provided through the zoning supports the existing commercial uses and in the area by reducing travel and infrastructure needs and provides goods and services to the area.

Plan El Paso - Goals & Policies
Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

The Planning Division recommendation is based on the addition of commercial uses and employment opportunities provided to surrounding neighborhoods within the area which is zoned for commercial and manufacturing uses, while also reducing travel and infrastructure needs through the mix of uses proposed.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation
Recommend approval.

TXDOT
Developer/Representative needs to submit for the access driveways to compare to the master plan and plan set with the detail sheets and proposed layout of each drive way.

Planning and Inspections Department – Plan Review and Landscaping Division
No Objections to proposed DSDP. At time of submittal for building permits the project will need to cmply with all applicable provisions of IBS, TAS and municipal code.

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

1. No objections to proposed detailed site plan.
2. Follow master drainage plan.
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that store-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to see re-approval of the site plans from CPC.

Fire Department
Recommend approval.

Police Department
Do not see any conflicts.

Sun Metro
Do not oppose this request.

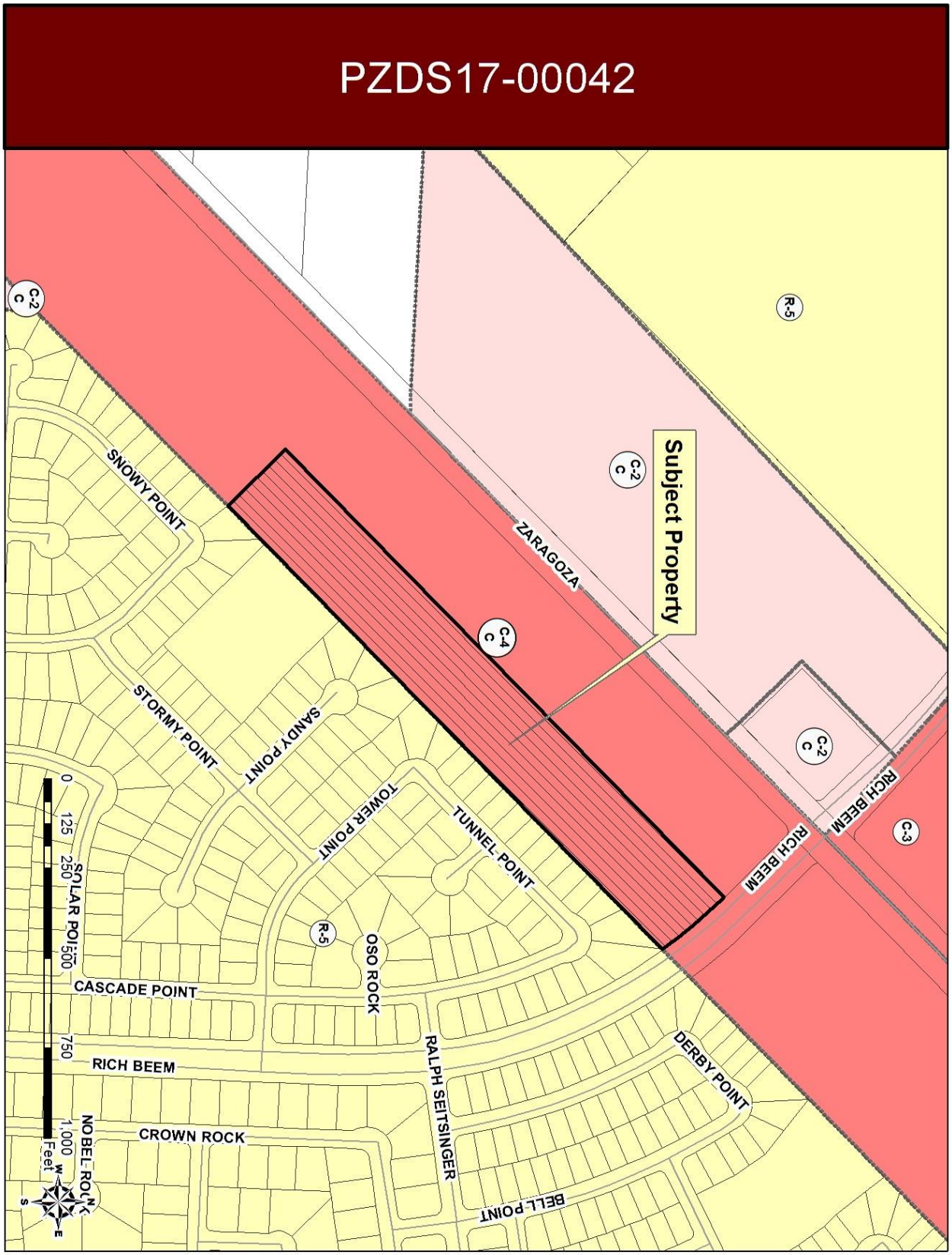
El Paso Water
No comments received.

El Paso Water - Stormwater Engineering
EPW-Stormwater Engineering reviewed the property described above and has no objections to the request. However, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments:

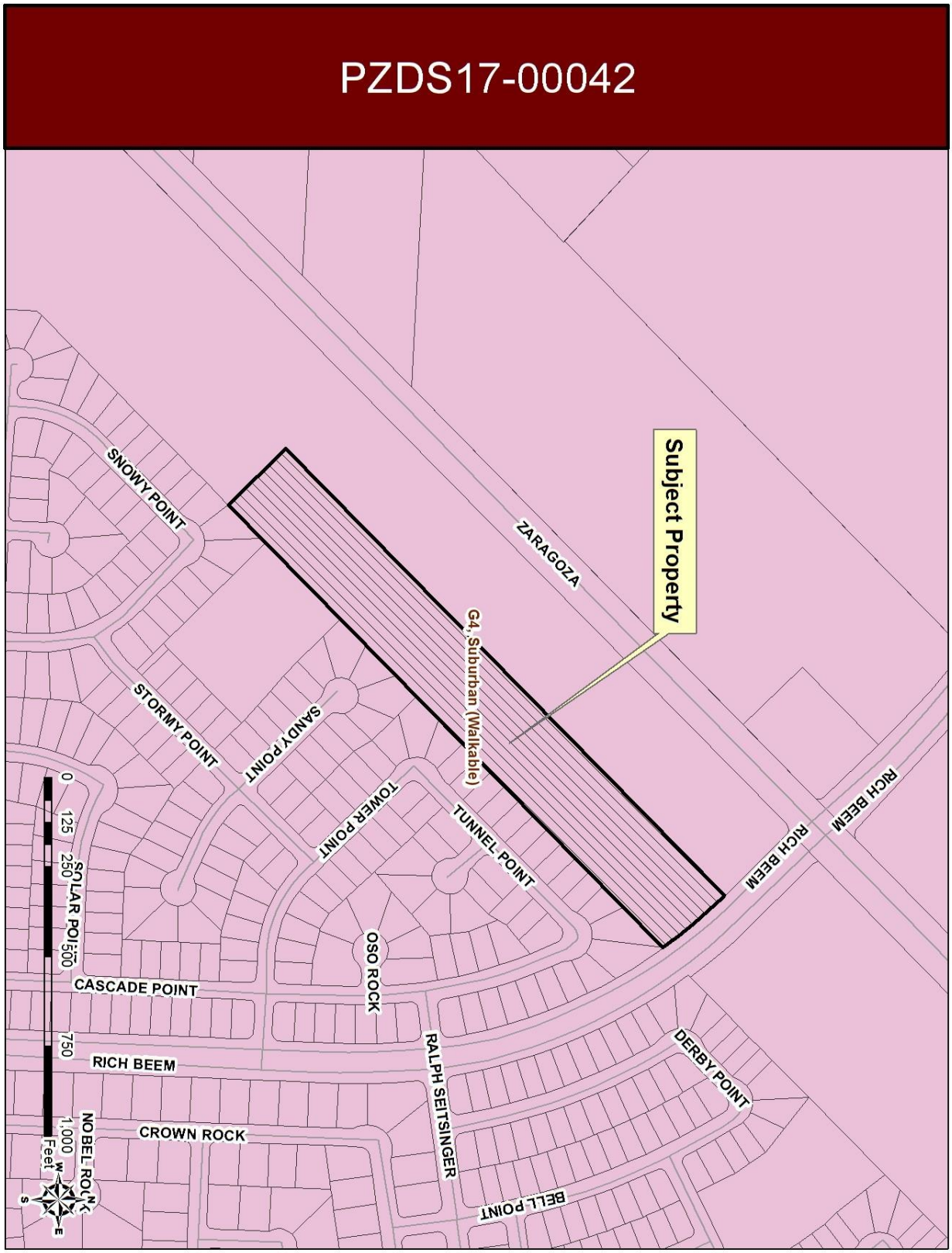
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Ordinance No. 16386, dated June 27, 2006

ATTACHMENT 1: ZONING MAP

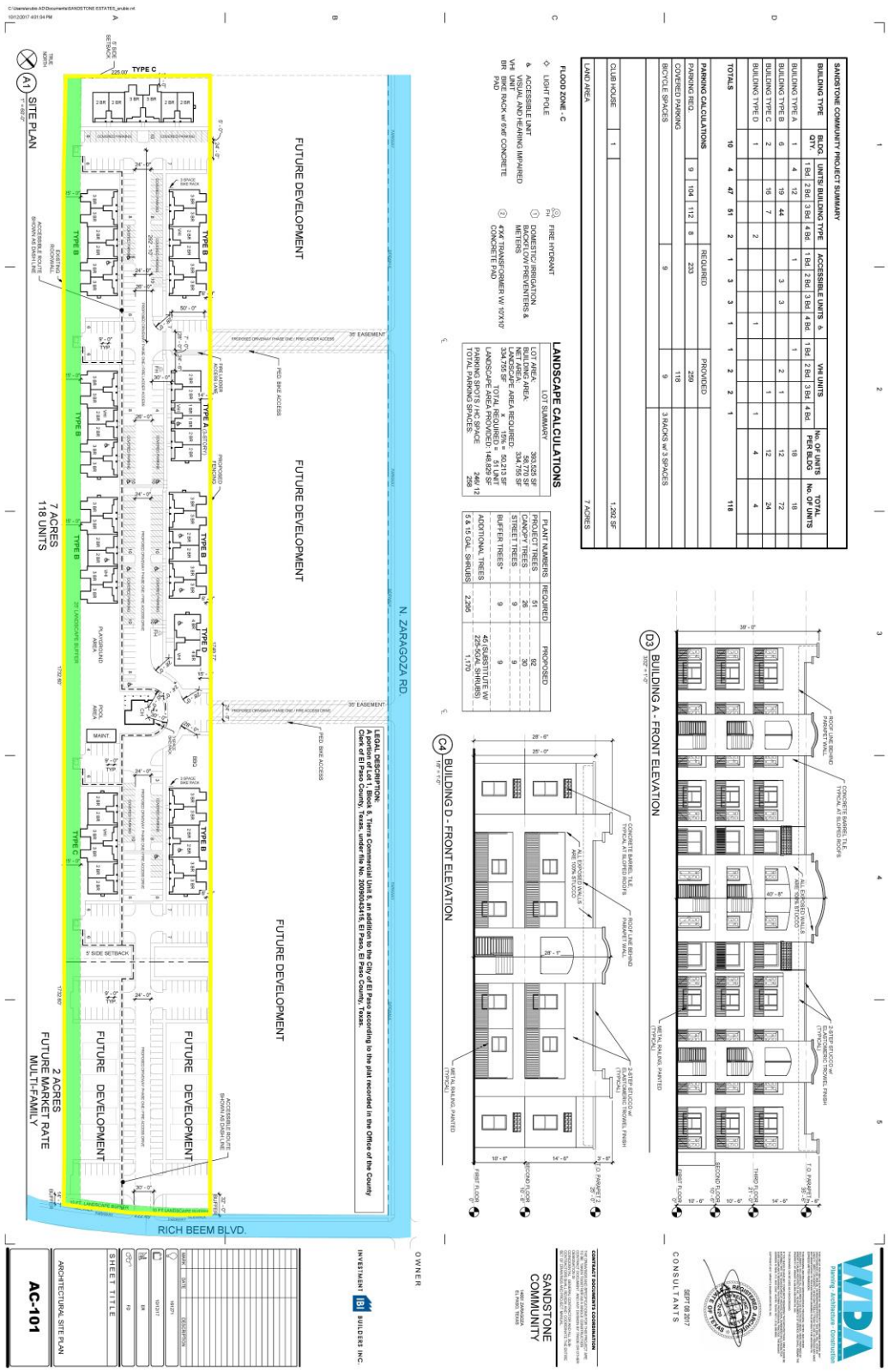


ATTACHMENT 2: AERIAL MAP

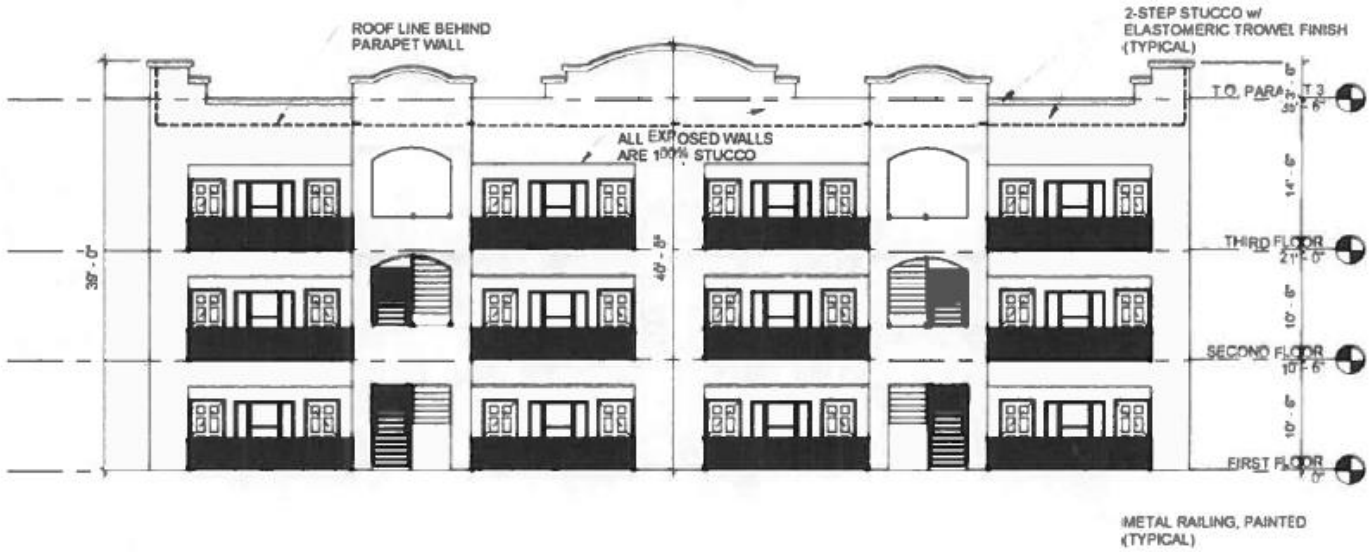
ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT NO. 5: ELEVATIONS



ORDINANCE NO. 016386

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS: PARCEL 1: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 2: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 3: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 4: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 5: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 6: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 7: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT); PARCEL 8: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 9: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 10: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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:

Doc#22629/Planning/ZON06-00052 016386

ORDINANCE NO. _____ **ZON06-00052**

Parcel 1: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm) to R-5 (Residential)**; and,

Parcel 2: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 2, be subject to the following conditions, which is necessitated by and attributable to the increased intensity 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:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

Parcel 3: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-F (Ranch and Farm) to C-2 (Commercial)**; and,

Further, that the property described as Parcel 3, be subject to the following conditions, which is necessitated by and attributable to the increased intensity 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:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

Parcel 4: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-F (Ranch and Farm) to R-5 (Residential)**; and,

Parcel 5: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, and El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-F (Ranch and Farm) to C-2 (Commercial)**; and,

Further, that the property described as Parcel 5, be subject to the following conditions, which is necessitated by and attributable to the increased intensity 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:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

Parcel 6: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, from **R-F (Ranch and Farm) to C-2 (Commercial)**; and,

Further, that the property described as Parcel 6, be subject to the following conditions, which is necessitated by and attributable to the increased intensity 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:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a ten foot (10') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

Parcel 7: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "G", incorporated by reference, from **R-F (Ranch and Farm) to A-2 (Apartment)**; and,

Parcel 8: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "H", incorporated by reference, from **R-F (Ranch and Farm) to R-5 (Residential)**; and,

Parcel 9: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "I", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 9, be subject to the following conditions, which is necessitated by and attributable to the increased intensity 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:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

Parcel 10: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "J", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 10, be subject to the following condition, which is necessitated by and attributable to the increased intensity 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:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits"

PASSED AND APPROVED this 27th **day of** June, **2006.**

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

Doc#22629/Planning/ZON06-00052

4

ORDINANCE NO. 016386

ZON06-00052

APPROVED AS TO FORM:

Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:

Rodolfo Valdez, Chief Urban Planner
Development Services Department

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ORDINANCE NO. _____ **ZON06-00052**

Exhibit "A"

Being a portion of Sections 46 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a point being the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between section 46 and 47, South 00°34'37" East a distance of 524.76 feet, Thence leaving said line South 89°58'35" West a distance of 660.03 feet to a point for The "TRUE POINT OF BEGINNING"

Thence South 00°34'37" East a distance of 694.89 feet to a point;

Thence South 89°58'57" East a distance of 710.04 feet to a point;

Thence South 00°34'37" East a distance of 352.88 feet to a point;

Thence South 89°58'35" West a distance of 4051.26 feet to a point;

Thence North 42°31'34" East a distance of 1422.90 feet to a point;

Thence North 89°58'35" East a distance of 2368.89 feet to the "TRUE POINT OF BEGINNING" and containing 74.46 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator projection as determined by GPS methods centered near this site

Ron R. Conde
R.P.L.S. No. 5152
Job#306-65 R.C.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

5-22-06

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283 Z06W06-00050

Exhibit "B"

Being a portion of Section 46, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between sections 46 and 47, South 00°34'37" East a distance of 524.76 feet to a point; Thence leaving said line South 89°58'35" West a distance of 3028.92 feet to a point for The "TRUE POINT OF BEGINNING"

Thence South 42°31'34" West a distance of 1422.90 feet to a point;

Thence South 89°58'35" West a distance of 421.05 feet to a point of curve;

Thence 185.59 feet along the arc of a curve to the right which has a radius of 250.00 feet a central angle of 42°32'00" a chord which bears North 68°45'25" West a distance of 181.35 feet to a point;

Thence North 47°29'25" West a distance of 20.86 feet to a point on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North 42°31'40" East a distance of 1314.51 feet to a point;

Thence leaving said right of way line North 89°58'35" East a distance of 678.69 feet to the "TRUE POINT OF BEGINNING" and containing 16.160 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job#306-65 R.C.

STATE OF TEXAS
REGISTERED
RONALD RAYMENT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

5-22-06

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

2-N06-00052

Exhibit "C"

Being a portion of Sections 38, 39, 46 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between sections 39 and 46, South 89°57'37" West a distance of 5.00 feet to a point;

Thence leaving said line North 00°34'37" West a distance of 239.95 feet to a point;

Thence South 89°48'59" East a distance of 655.06 feet to a point;

Thence South 00°34'37" East a distance of 808.13 feet to a point;

Thence North 89°58'57" West a distance of 574.77 feet to a point;

Thence 39.53 feet along the arc of a curve to the left whose radius is 25.00 feet whose interior angle is 90°35'40" whose chord bears South 44°43'13" West a distance of 35.54 feet to a point;

Thence South 00°34'37" East a distance of 624.77 feet to a point;

Thence North 89°58'57" West a distance of 710.04 feet to a point;

Thence North 00°34'37" West a distance of 694.89 feet to a point;

Thence North 89°58'35" East a distance of 660.03 feet to a point on the common line of Sections 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line North 00°34'37" West a distance of 524.76 feet to the "TRUE POINT OF BEGINNING" and containing 23.382 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR
5-22-06

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

20060-00052

Exhibit "D"

Being a portion of Sections 37, 38, 39 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 4)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 37, 38, 39 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line of section 39 and 46, South 89°57'37" West a distance of 5.00 feet to a point for The "TRUE POINT OF BEGINNING"

Thence continuing along said line South 89°57'37" West a distance of 2537.84 feet to a point;

Thence North 42°31'34" East a distance of 6428.46 feet to a point;

Thence 306.49 feet along the arc of a curve to the left which has a radius of 850.00 feet a central angle of 20°39'34" a chord which bears South 79°39'52" East a distance of 304.83 feet to a point;

Thence South 89°59'39" East a distance of 2510.77 feet to a point;

Thence South 00°35'06" East a distance of 355.02 feet to a point;

Thence South 89°59'39" East a distance of 300.02 feet to a point;

Thence South 00°35'06" East a distance of 500.03 feet to a point;

Thence South 89°59'39" East a distance of 410.02 feet to a point;

Thence South 00°35'06" East a distance of 3070.65 feet to a point;

Thence South 89°58'09" West a distance of 894.90 feet to a point;

Thence South 00°35'06" East a distance of 529.28 feet to a point;

Thence South 89°48'59" East a distance of 184.88 feet to a point;

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

20N06-00052

Thence South 00°35'06" East a distance of 280.06 feet to a point;

Thence South 89°58'09" West a distance of 50.50 feet to a point;

Thence 859.25 feet along the arc of a curve to the left which has a radius of 1445.00 feet a central angle of 34°04'13" a chord which bears South 72°56'03" West a distance of 846.65 feet to a point;

Thence 925.97 feet along the arc of a curve to the right which has a radius of 1555.00 feet a central angle of 34°07'06" a chord which bears South 72°57'29" West a distance of 912.35 feet to a point;

Thence North 89°58'57" West a distance of 2273.41 feet to a point;

Thence North 00°34'37" West a distance of 808.13 feet to a point;

Thence North 89°48'59" West a distance of 655.06 feet to a point;

Thence South 00°34'37" East a distance of 239.95 feet to the "TRUE POINT OF BEGINNING" and containing 630.654 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.

5-22-06

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

ZONO6-00050

Exhibit "E"

Being a portion of Sections 37, 38 and 47, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 5)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 37, 38 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being the corner common to Sections 37, 38, 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys,

Thence along the line between section 47 and 48, South 00°34'52" East a distance of 80.00 feet to a point;

Thence leaving said line North 89°46'51" West a distance of 55.01 feet to a point;

Thence 39.03 feet along the arc of a curve to the left which has a radius of 25.00 feet a central angle of 89°26'59" a chord which bears North 45°18'22" West a distance of 35.19 feet to a point;

Thence South 89°58'09" West a distance of 575.26 feet to a point;

Thence North 00°35'06" West a distance of 280.06 feet to a point;

Thence North 89°48'59" West a distance of 184.88 feet to a point;

Thence North 00°35'06" West a distance of 529.28 feet to a point;

Thence North 89°58'09" East a distance of 894.90 feet to a point;

Thence South 00°35'06" East a distance of 755.04 feet to a point;

Thence South 89°58'09" West a distance of 55.00 feet to the "TRUE POINT OF BEGINNING" and containing 15.416 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.

STATE OF TEXAS REGISTERED RONALD R. CONDE 5152 PROFESSIONAL LAND SURVEYOR
5-22-06

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

ZONO6-00052

Exhibit "F"

Being a portion of Sections 35, 37, and 38, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 6)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 35, 37, and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being the corner common to Sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys,

Thence along the line between section 36 and 37, block 79, Township 2, Texas and Pacific Railway Surveys North 89°58'06" East a distance of 55.00 feet to a point;

Thence leaving said line South 00°35'06" East a distance of 1411.17 feet to a point;

Thence North 89°59'39" West a distance of 410.02 feet to a point;

Thence North 00°35'06" West a distance of 500.03 feet to a point;

Thence North 89°59'39" West a distance of 300.02 feet to a point;

Thence North 00°35'06" West a distance of 910.88 feet to a point on the line between sections 35 and 38;

Thence along said line North 89°59'07" East a distance of 655.03 feet to the "TRUE POINT OF BEGINNING" and containing 19.555 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.

5-22-06

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

20W06-00052

Exhibit "G"

Being a portion of Section 38, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 7)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a point being the corner common to Sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between section 35 and 38, block 79, Township 2, Texas and Pacific Railway Company Surveys South 89°59'07" West a distance of 655.03 feet to a point for The "TRUE POINT OF BEGINNING"

Thence leaving said line South 00°35'06" East a distance of 555.86 feet to a point;

Thence North 89°59'39" West a distance of 2510.77 feet to a point of curve;

Thence 306.49 feet along the arc of a curve to the right which has a radius of 850.00 feet a central angle of 20°39'34" a chord which bears North 79°39'52" West a distance of 304.83 feet to a point;

Thence North 42°31'34" East a distance of 407.72 feet to a point;

Thence South 89°59'39" East a distance of 631.34 feet to a point;

Thence North 00°35'06" West a distance of 200.00 feet to a point on the line between sections 35 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line North 89°59'07" East a distance of 1900.09 feet to the "TRUE POINT OF BEGINNING" and containing 30.566 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.

STATE OF TEXAS REGISTERED RONALD ROBERT CONDE 5152 PROFESSIONAL LAND SURVEYOR

5-22-06

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

ZONE06-00052

Exhibit "H"

Being a portion of Section 35 and 38, Block 79,
Township 2, Texas and Pacific Railway Company Surveys,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 8)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 35 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being the corner common to Sections 35, 36, 37 and 38, Block 79, Township 2, Texas and Pacific Railway Company Surveys,

Thence along the line between section 35 and 38, block 79, Township 2, Texas and Pacific Railway Company Surveys South 89°59'07" West a distance of 2555.12 feet to a point for The "TRUE POINT OF BEGINNING"

Thence leaving said line South 00°35'06" East a distance of 200.00 feet to a point;

Thence North 89°59'39" West a distance of 631.34 feet to a point;

Thence North 42°31'34" East a distance of 4661.23 feet to a point on the line between section 35 and 36, block 79, Township 2, Texas and Pacific Railway Surveys;

Thence along said line South 00°35'54" East a distance of 3234.78 feet to the "TRUE POINT OF BEGINNING" and containing 113.90 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.

STATE OF TEXAS
REGISTERED
RONALD ... CONDE
PROFESSIONAL
LAND SURVEYOR
5-22-06

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1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

ZON06-00052

Exhibit "I"

Being a portion of Sections 35, 38 and 39, Block 79,
Township 2, Texas and Pacific Railway Company Surveys.
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 16, 2006
(Parcel 9)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 35, 38 and 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at the corner common to Sections 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along the line between section 39 and 46, South 89°57'37" West a distance of 2537.84 feet to a point for The "TRUE POINT OF BEGINNING"

Thence continuing along said line South 89°57'37" West a distance of 678.88 feet to a point on the southeasterly right of way line of Zaragoza Road;

Thence along said right of way line North 42°31'34" East a distance of 12,490.48 feet to a point on the line between section 35 and 36, block 79, Township 2, Texas and Pacific Railway Company Surveys

Thence along said South 00°35'54" East a distance of 731.44 feet to a point;

Thence South 42°31'34" West a distance of 11,497.40 feet to the "TRUE POINT OF BEGINNING" and containing 137.671 Acres of land more or less.

NOTE: Bearings basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods centered near this site.

Ron R. Conde
R.P.L.S. No. 5152
Job# 306-65 R.C.

5-22-06

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Z0306-00052

Exhibit "J"

Being all of Tract 1A4, Section 35
and a portion of Sections 36 ,
Block 79, Township 2,
Texas and Pacific Railroad
Company Survey,
El Paso County Texas
January 23, 2006
(Parcel 10)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Tract 1A4, Section 35 and a portion of Sections 36 , Block 79, Township 2, Texas and Pacific Railroad Company Survey, El Paso County Texas, and being more particularly described by metes and bounds as follows:

Commencing at a found 2" pipe, said point being the northwesterly corner of Section 36, also being the common corner between sections 25, 26, and 35, Block 79, Township 2, Texas and Pacific Railroad Surveys; Thence South 00°32'00" East, along the common section line between Sections 35 and 36, a distance of 7.93 feet to a point lying on the southerly right-of-way line of Montana Avenue (US Highway No. 62-180) to a found ½" iron , said point being the TRUE POINT OF BEGINNING of this description;

Thence, North 81°18'00' East, along said right-of-way line, a distance of 52.48 feet to a point lying on the common boundary line between sections 25 and 36, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence, North 89°59'29" East, along said boundary line, a distance of 1,122.58 feet to a point;

Thence, South 39°02'00" East, a distance of 0.41 feet to a point lying on the northerly right-of-way line of East Zaragoza Road (F.M. 659 Ysleta-Carlsbad cut-off road);

Thence, South 42°33'00" West, along said right-of-way line, a distance of 1,719.81 feet to a point lying on the common boundary line between Sections 35 and 36, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence, South 42°33'00" West, continuing with said right-of-way line, a distance of 1,347.17 feet to a point;

Thence, North 00°32'00" West, a distance of 2,111.08 feet to a point lying on the southerly right-of-way line of Montana Avenue (US Highway No. 62-180);

Thence, North 81°18'00" East, along said right-of-way line, a distance of 894.19 feet to a point;

Thence, South 00°32'00" East, a distance of 218.16 feet to a point;

(Page 1 of 2)

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Thence, South 89°28'00" West, a distance of 125.00 feet to a point;

Thence, South 00°32'00" East, a distance of 175.00 feet to a point;

Thence, North 89°28'00" East, a distance of 155.00 feet to a point;

Thence, North 00°32'00" West, a distance of 397.47 feet to a point;

Thence, North 81°18'00" East, a distance of 5.12 feet to "TRUE POINT OF BEGINNING" and containing in all 2,261,201 square feet or 51.910 acres of land more or less.

Meets and bounds description is based on ALTA survey performed by SLI Engineering, dated December 14, 2005.

NOT A GROUND SURVEY.

Exhibit A-3
(Page 2 of 2)

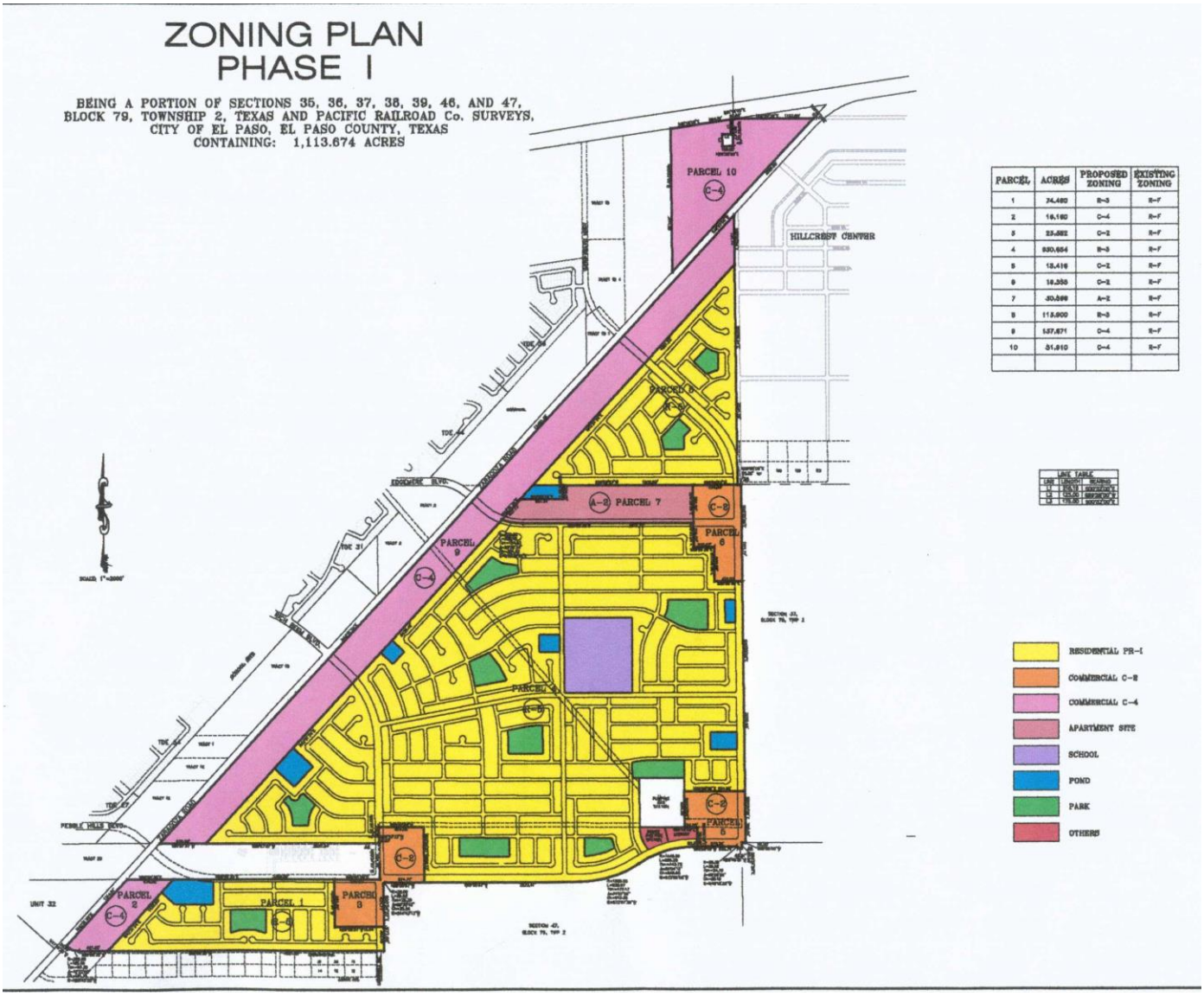
STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

job #106-47

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

20N06-00052



PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	74.480	R-3	R-F
2	16.160	C-4	R-F
3	23.582	C-2	R-F
4	930.654	R-3	R-F
5	13.416	C-2	R-F
6	18.333	C-2	R-F
7	30.599	A-2	R-F
8	115.900	R-3	R-F
9	137.671	C-4	R-F
10	31.910	C-4	R-F

LINE TABLE		
LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]