

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR ALL OF LOT 1, BLOCK 3, KEYSTONE BUSINESS PARK, REPLAT "A", AND ALL OF LOTS 2 AND 3, BLOCK 3, KEYSTONE BUSINESS PARK, 4500 OSBORNE DRIVE, 4440 DONIPHAN DRIVE, AND 4420 DONIPHAN DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Clever Properties LLC, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval. The detailed site development plan is subject to the development standards in the C-4/sc (Commercial/special contract) District regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "B"** and is incorporated herein by reference for all purposes; and,

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

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code:

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to **permit an office warehouse** as required under the **C-4/sc (Commercial/special contract)** District as per Section **20.04.150**, on the following described property, and as more particularly described by metes and bounds on the attached **Exhibit "A"**, incorporated by reference, which is located in a **C-4/sc (Commercial/special contract)** District:

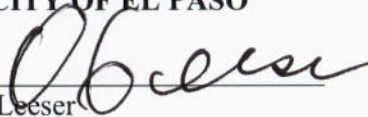
All of Lot 1, Block 3, Keystone Business Park, Replat "A", and all of Lots 2 and 3, Block 3, Keystone Business Park, 4500 Osborne Drive, 4440 Doniphan Drive, and 4420 Doniphan Drive, City of El Paso, El Paso County, Texas.

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "B"** and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-4/sc (Commercial/special contract) District regulations.
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-4/sc (Commercial/special contract) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.
5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

APPROVED this 6th day of June, 2023.

THE CITY OF EL PASO


 Oscar Leeser
 Mayor

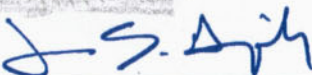


ATTEST:



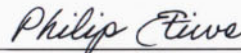
Laura D. Prine
 City Clerk

APPROVED AS TO FORM:



Juan S. Gonzalez
 Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
 Planning & Inspections Department

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, CLEVER PROPERITES LLC, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-4/sc (Commercial/special contract) District located within the City of El Paso.

EXECUTED this 16 day of May, 2023.

CLEVER PROPERTIES LLC

By: [Signature]

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 16th day of May, 2023, by Enrique Vazquez, in his legal capacity on behalf of Clever Properties LLC

[Signature]
Notary Public, State of Texas

My Commission Expires:

12-03-2024

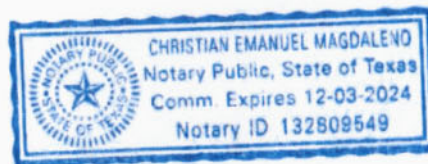


EXHIBIT "A"
Metes and Bounds

PROPERTY DESCRIPTION

4440 DONIPHAN

Description of a parcel of land being all of Lot 1, Block 3, Keystone Business Park, Replat "A", and all of Lots 2 and 3, Block 3, Keystone Business Park, City of El Paso, El Paso County, Texas, plat of said Keystone Business Park recorded in book 76, pages 83, 83A and 83B, and plat of said Keystone Business Park Replat "A" recorded in Clerk's File #20090009708, Plat Records, El Paso County, Texas, and also being those same parcels recorded in Clerks File# 20210122001, El Paso County Clerks Records, and described as follows;

Beginning at a 1/2" rebar found at the common westerly corner of Lots 3 and 4, of said Block 3, said rebar located on the easterly ROW line of Doniphan Drive (100' ROW), said rebar also lying North 33°59'00" West 478.66' (477.33' record) from a rebar found at the common corner of Lots 5 and 6, of said Block 3 (bearing basis), and being the "Point of Beginning";

Thence, with said easterly ROW line of Doniphan Drive, North 33°59'00" West a distance of 939.07' (938.20' record) to a 1/2" rebar found at a point of curvature to the right;

Thence, with said curve to the right a distance of 39.27', having an interior angle of 90°00'00", a radius of 25.00', and a chord bearing of North 11°01'00" East for a distance of 35.36', to an "X" found chiseled on concrete at the termination of said curve and lying on the southerly ROW line of Osborne Drive (60' wide);

Thence, with said southerly ROW line of Osborne Drive, North 56°01'00" East a distance of 554.40' to a nail found at the northeasterly corner of said Lot 1, Block 3, Keystone Business Park, Replat "A" and also being the northeasterly corner of this parcel;

Thence, with the easterly lot line of said Lot 1, South 33°59'00" East a distance of 164.22' to a rebar with cap found at an angle point;

Thence, continuing with said easterly lot line of said Lot 1, South 17°53'15" East passing a wood hub found at the southeasterly corner of said Lot 1 at a distance of 272.53' and continuing with the easterly lot line of said Lot 2 an additional 161.72' for a total distance of 434.25' to a 5/8" rebar found at an angle point;

Thence, continuing with said easterly lot line of said Lot 2, South 42°33'17" East passing a 5/8" rebar found at the common westerly corner of said Lots 2 and 3 at a distance of 117.88', and continuing with the easterly lot line of said Lot 3 an additional 104.57' to an angle point of said easterly lot line of Lot 3, from which a rebar with cap stamped "2998" found lies 0.9' easterly and a 5/8" rebar found lies 0.9' northwesterly;

Thence, continuing with said easterly lot line of Lot 3, South 41°09'20" East a distance of 26.65' to an angle point, from which a rebar with cap stamped "2998" found lies 0.9' easterly;

Thence, continuing with said easterly lot line of said Lot 3, South 33°57'44" East a distance of 118.57' (119.73' record) to a 5/8" rebar with cap stamped "5372" set at an angle point;

Thence, continuing with said easterly lot line of said Lot 3, South 00°50'12" West a distance of 21.49' (19.01' record) to a 5/8" rebar with cap stamped "5372" set at the common easterly corner of said Lots 3 and 4;

Thence, with the common lot line of said Lots 3 and 4, South 56°01'00" West a distance of 483.17' (484.63' record) to the "Point Of Beginning" and containing 496,688 sq. ft. or 11.4024 acres.

This Survey is based on a field survey performed under my supervision and dated 09/08/2022 and revised on 10/03/2022.


John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841 TBPELS FIRM #10001200

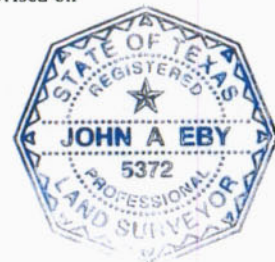
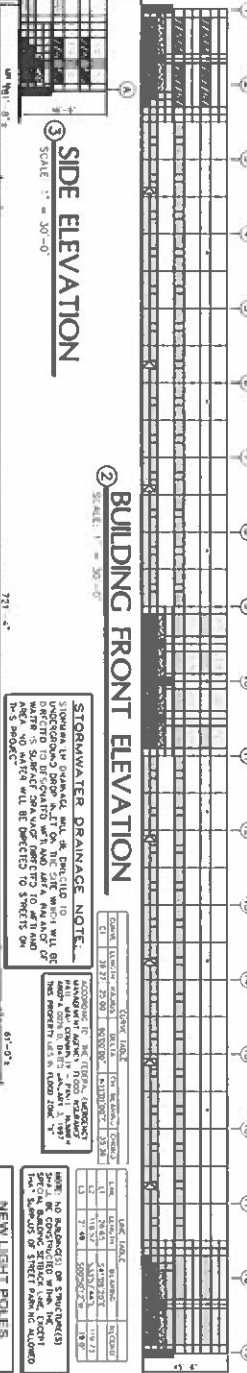




EXHIBIT "B" Detailed Site Plan



① SIDE ELEVATION

SCALE: 1" = 30'-0"

② BUILDING FRONT ELEVATION

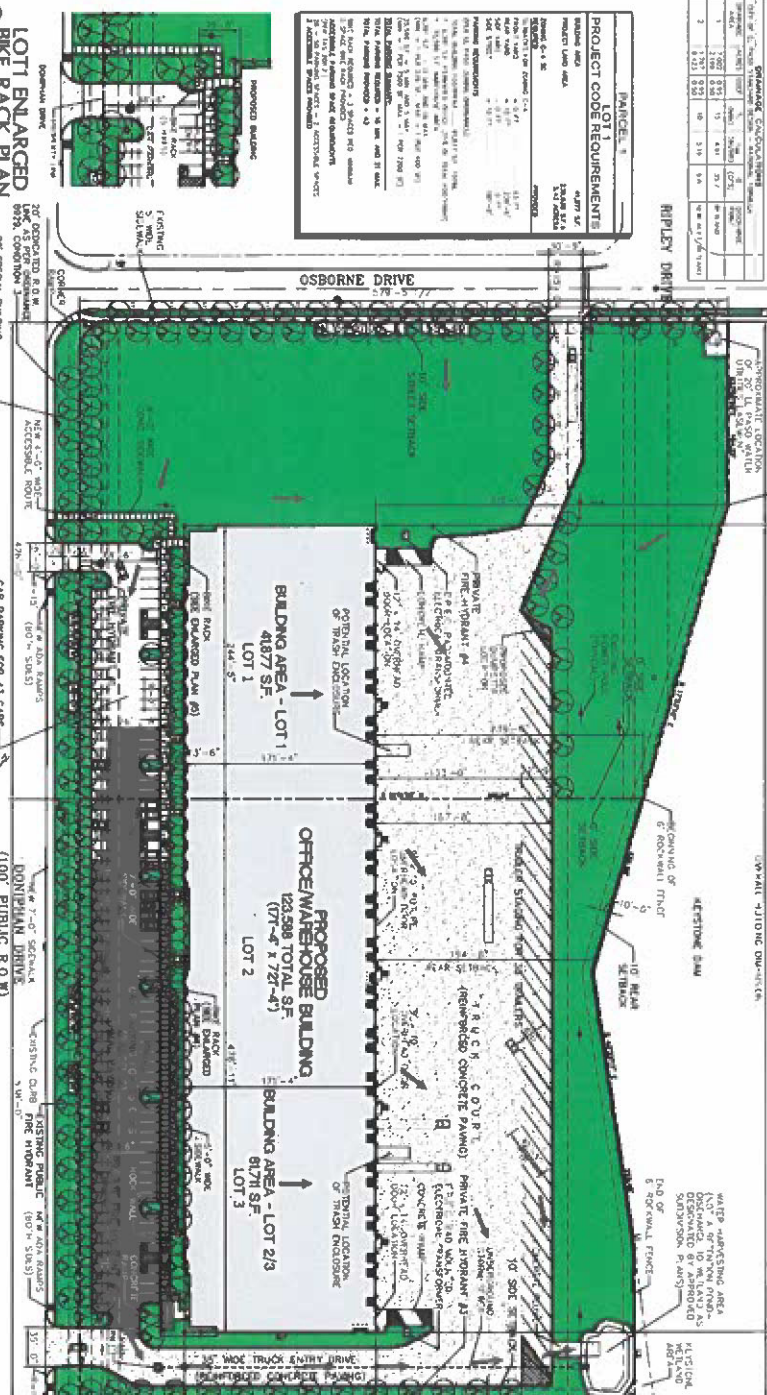
SCALE: 1" = 30'-0"

STORMWATER CALCULATION SHEET

NO.	AREA (SQ. FT.)	COEFFICIENT	DRAINAGE AREA (SQ. FT.)	PERCENT IMPERVIOUS	PERCENT PERMEABLE	PERCENT IMPERVIOUS	PERCENT PERMEABLE
1	1,000	0.8	800	80%	20%	80%	20%
2	1,200	0.8	960	80%	20%	80%	20%
3	1,500	0.8	1,200	80%	20%	80%	20%

PROJECT CODE REQUIREMENTS

PROJECT CODE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
2	1,200	30	100	10	5	5	10	5	5



STORMWATER DRAINAGE NOTE:
STORMWATER FROM ALL OF THE SITE WHICH WILL BE UNDERSERVED BY THE EXISTING DRAINAGE SYSTEM SHALL BE COLLECTED AND CONVEYED TO AN APPROPRIATE WATERWAY OR TREATMENT FACILITY. THE DRAINAGE PLAN SHALL BE DESIGNED TO MEET ALL APPLICABLE REGULATORY REQUIREMENTS AND SHALL BE APPROVED BY THE CITY ENGINEER.

NEW LIGHT POLES:
NEW LIGHT POLES SHALL BE INSTALLED AT THE CORNERS OF THE LOT AND AT THE INTERSECTION OF THE DRIVE AND THE LOT.

PARCEL 2 & 3 COMBINED LOT REQUIREMENTS

PROJECT CODE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
2	1,200	30	100	10	5	5	10	5	5

LOT 1 ENLARGED BIKE RACK PLAN

SCALE: 1" = 40'-0"

PLANT LEGEND PARCEL 1

SYMBOL	PLANT SPECIES	PLANT SIZE	PLANT TYPE
○	FLORIDA PALM	12"	TREE
○	FLORIDA PALM	18"	TREE
○	FLORIDA PALM	24"	TREE
○	FLORIDA PALM	30"	TREE
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○	FLORIDA PALM	144"	TREE
○	FLORIDA PALM	150"	TREE
○	FLORIDA PALM	156"	TREE
○	FLORIDA PALM	162"	TREE
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○	FLORIDA PALM	330"	TREE
○	FLORIDA PALM	336"	TREE
○	FLORIDA PALM	342"	TREE
○	FLORIDA PALM	348"	TREE
○	FLORIDA PALM	354"	TREE
○	FLORIDA PALM	360"	TREE
○	FLORIDA PALM	366"	TREE
○	FLORIDA PALM	372"	TREE
○	FLORIDA PALM	378"	TREE
○	FLORIDA PALM	384"	TREE
○	FLORIDA PALM	390"	TREE
○	FLORIDA PALM	396"	TREE
○	FLORIDA PALM	402"	TREE
○	FLORIDA PALM	408"	TREE
○	FLORIDA PALM	414"	TREE
○	FLORIDA PALM	420"	TREE
○	FLORIDA PALM	426"	TREE
○	FLORIDA PALM	432"	TREE
○	FLORIDA PALM	438"	TREE
○	FLORIDA PALM	444"	TREE
○	FLORIDA PALM	450"	TREE
○	FLORIDA PALM	456"	TREE
○	FLORIDA PALM	462"	TREE
○	FLORIDA PALM	468"	TREE
○	FLORIDA PALM	474"	TREE
○	FLORIDA PALM	480"	TREE
○	FLORIDA PALM	486"	TREE
○	FLORIDA PALM	492"	TREE
○	FLORIDA PALM	498"	TREE
○	FLORIDA PALM	504"	TREE
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○	FLORIDA PALM	546"	TREE
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○	FLORIDA PALM	564"	TREE
○	FLORIDA PALM	570"	TREE
○	FLORIDA PALM	576"	TREE
○	FLORIDA PALM	582"	TREE
○	FLORIDA PALM	588"	TREE
○	FLORIDA PALM	594"	TREE
○	FLORIDA PALM	600"	TREE
○	FLORIDA PALM	606"	TREE
○	FLORIDA PALM	612"	TREE
○	FLORIDA PALM	618"	TREE
○	FLORIDA PALM	624"	TREE
○	FLORIDA PALM	630"	TREE
○	FLORIDA PALM	636"	TREE
○	FLORIDA PALM	642"	TREE
○	FLORIDA PALM	648"	TREE
○	FLORIDA PALM	654"	TREE
○	FLORIDA PALM	660"	TREE
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○	FLORIDA PALM	684"	TREE
○	FLORIDA PALM	690"	TREE
○	FLORIDA PALM	696"	TREE
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○	FLORIDA PALM	708"	TREE
○	FLORIDA PALM	714"	TREE
○	FLORIDA PALM	720"	TREE
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○	FLORIDA PALM	732"	TREE
○	FLORIDA PALM	738"	TREE
○	FLORIDA PALM	744"	TREE
○	FLORIDA PALM	750"	TREE
○	FLORIDA PALM	756"	TREE
○	FLORIDA PALM	762"	TREE
○	FLORIDA PALM	768"	TREE
○	FLORIDA PALM	774"	TREE
○	FLORIDA PALM	780"	TREE
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○	FLORIDA PALM	792"	TREE
○	FLORIDA PALM	798"	TREE
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○	FLORIDA PALM	840"	TREE
○	FLORIDA PALM	846"	TREE
○	FLORIDA PALM	852"	TREE
○	FLORIDA PALM	858"	TREE
○	FLORIDA PALM	864"	TREE
○	FLORIDA PALM	870"	TREE
○	FLORIDA PALM	876"	TREE
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○	FLORIDA PALM	888"	TREE
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○	FLORIDA PALM	1020"	TREE
○	FLORIDA PALM	1026"	TREE
○	FLORIDA PALM	1032"	TREE
○	FLORIDA PALM	1038"	TREE
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○	FLORIDA PALM	1146"	TREE
○	FLORIDA PALM	1152"	TREE
○	FLORIDA PALM	1158"	TREE
○	FLORIDA PALM	1164"	TREE
○	FLORIDA PALM	1170"	TREE
○	FLORIDA PALM	1176"	TREE
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○	FLORIDA PALM	1188"	TREE
○	FLORIDA PALM	1194"	TREE
○	FLORIDA PALM	1200"	TREE

LOT 2/3 ENLARGED BIKE RACK PLAN

SCALE: 1" = 40'-0"

PLANT LEGEND PARCEL 2

SYMBOL	PLANT SPECIES	PLANT SIZE	PLANT TYPE
○	FLORIDA PALM	12"	TREE
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