

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR ALL OF LOTS 9 THROUGH 16, BLOCK 47, AND A PORTION OF SAN JOSE STREET, THIRD AMENDED MAP OF HIGHLAND PARK ADDITION, 1360 N. COTTON STREET, 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**, SCENIC VIEW TOWNHOMES LLC, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval as per section 20.04.150. The detailed site development plan is subject to the development standards in the A-2/SC (APARTMENT/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 apartment** as required under the **A-2/sc (Apartment/special contract)** District as per Section **20.04.150**, on the following described property which is located in a **A-2/sc (Apartment/special contract)** District:

**All of Lots 9 through 16, Block 47, and a portion of San Jose Street, Third Amended Map of Highland Park Addition, 1360 N. Cotton Street, City of El Paso, El Paso County, Texas, and more particularly described in the attached metes and bounds as **Exhibit "A"**.**

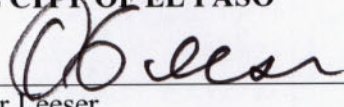
2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "B"** and incorporated herein by reference.
3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the A-2/SC (APARTMENT/SPECIAL CONTRACT) District regulations.



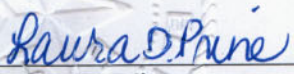
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the A-2/SC (APARTMENT/SPECIAL CONTRACT) District. Such agreement shall be signed and filed with the Zoning 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 8th day of November, 2022.

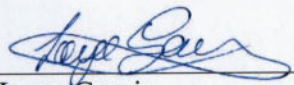
THE CITY OF EL PASO

  
Oscar Leeser  
Mayor

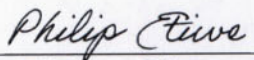
ATTEST:

  
Laura D. Prine  
City Clerk

APPROVED AS TO FORM:

  
Joyce Garcia  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Philip F. Etiwe, Director  
Planning & Inspections Department

(Agreement on following page)

## DEVELOPMENT AGREEMENT

By execution hereof, SCENIC VIEW TOWNHOMES 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 A-2/SC (APARTMENT/SPECIAL CONTRACT) District located within the City of El Paso.

EXECUTED this 27 day of October, 2022.

SCENIC VIEW TOWNHOMES LLC

By: Fred Marcus, Manager

## ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF EL PASO )

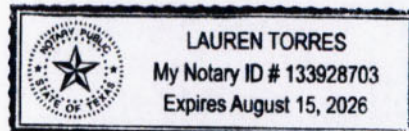
This instrument is acknowledged before me on this 27<sup>th</sup> day of October, 2022, by Fred Marcus, in his legal capacity on behalf of Scenic View Townhomes, LLC.

[Signature]

Notary Public, State of Texas

My Commission Expires:

August 15<sup>th</sup>, 2026





## EXHIBIT "A"

All of Lots 9 through 16, Block 47, and a  
Portion of San Jose Street, Third Amended  
Map of Highland Park Addition  
City of El Paso, El Paso County, Texas  
August 26, 2022

EXHIBIT "A"

### METES AND BOUNDS DESCRIPTION 1360 Cotton Avenue Exhibit "A"

**FIELD NOTE DESCRIPTION** of All of Lots 9 through 16, Block 47, and a Portion of San Jose Street, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found ½ inch rebar at the northerly right-of-way line of San Jose Street (70' R.O.W) and the common boundary corner of Lots 8 and 9, same being the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, along said northerly right-of-way line of San Jose Street, North 90°00'00" West, a distance of 50.00 feet to a found point for corner along said northerly right-of-way line and Lots 10 and 11;

**THENCE**, leaving said northerly right-of-way line, South 00°00'00" West, a distance of 70.00 feet to a point for corner at the southerly right-of-way line of San Jose Street and the common boundary corner of Lots 26 and 27, Block 42;

**THENCE**, along said southerly right-of-way line, North 90°00'00" West, a distance of 50.00 feet to a point for corner along said right-of-way line and the common boundary corner of Lots 28 and 29;

**THENCE**, leaving said southerly right-of-way line, North 00°00'00" East, a distance of 35.00 feet to a point for corner along said centerline right-of-way line of San Jose Street;

**THENCE**, along said centerline right-of-way line, North 90°00'00" West, a distance of 100.00 feet to a point for corner along said centerline right-of-way line of San Jose Street;

**THENCE**, leaving said centerline right-of-way line and along the easterly right-of-way line of Cotton Avenue (70' R.O.W.), North 00°00'00" East, a distance of 155.00 feet to a found 5/8 inch rebar for corner along said easterly right-of-way line and the common boundary corner of Lot 16 and a 15 foot Alley;

**THENCE**, leaving said easterly right-of-way line and along the southerly right-of-way line of a 15 foot Alley and Lots 9 through 16, South 90°00'00" East, a distance of 200.00 feet to a found 5/8 inch rebar for corner along said southerly right-of-way line and the common boundary corner of Lots 8 and 9;

**THENCE**, leaving said southerly right-of-way line of a 15 foot alley and along the common boundary line of Lots 8 and 9, South 00°00'00" West, a distance of 120.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 31,000.00 square feet or 0.7117 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 309  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2022\22-1984\_1360 Cotton.wpd



## EXHIBIT "B"

**PATIENT INFORMATION**

NAME (OR NICKNAME) LAST-FIRST-MIDDLE INITIAL SURNAME  
 SURNAME | FIRST, MIDDLE | LAST | DOB | SEX

DATE RECEIVED BY | TIME RECEIVED BY

DATE PREPARED BY | TIME PREPARED BY

DATE OF EXAMINATION | TIME OF EXAMINATION

TEST RECEIVED BY | TEST PREPARED BY

TEST RECEIVED DATE  
 TEST PREPARED DATE

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**PHYSICAL EXAMINATION**

GENERAL APPEARANCE: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803.

## LANDSCAPE ORDINANCE

107 WEST 10TH AVENUE

DENVER, COLORADO 80202

LANDSCAPE DESIGN DIVISION

107 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202

TELEPHONE: 303.733.1000

FAX: 303.733.1001

WWW.DENVERGOV.COM

REPLACEMENT OF PLANT MATERIAL - 107 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202

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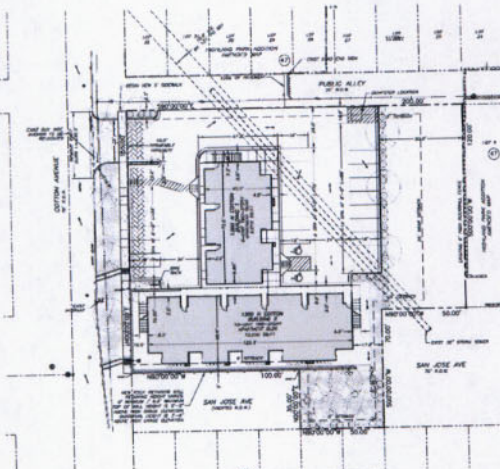
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**DETAIL SITEPLAN**



FRONT ELEVATION - BLDG 1

FRONT ELEVATION - BLDG 2

## DETAILED SITE DEVELOPMENT PLAN

LOTS 9 TO 18, BLOCK 47, HIGHLAND PARK  
ADDITION, AND A PORTION OF SAN JOSE AVENUE  
VACATED STREET R.O.W., CITY OF EL PASO, EL PASO  
COUNTY, TEXAS. (±0.87-ACRES) PID NO.  
H45399904706100.

For

[illegible]

4.2.10  
 BUILDING TECHNIQUE (TRENCH, LIFT AND  
 REPAIR OPERATIONS)  
 1. TRENCH WORK - 2.00  
 2. LIFT WORK - 2.00  
 3. REPAIR WORK - 2.00  
 4. WAREHOUSE (CONCRETE) TRENCH AND  
 REPAIR WORK - 2.00

	NOT RECORDED
	UNRECORDED
	RECORDED
	RECORDED
	RECORDED
	RECORDED

0000  
SUBJECT TO THE ABOVE MENTIONED TARIFF AND  
ALL THE RESTRICTIONS THEREON IN FORCE AT  
THE TIME OF EXPORTATION. (C) 1978-1979 U.S. CUSTOMS  
BUREAU

NOTE: The use of information in construction contracts shall be required to comply with applicable provisions of the ASCE and the ASCE Code of Ethics.



ISSUED FOR DETAIL SITEPLAN APPROVAL