

3154 N. Zaragoza

City Plan Commission — June 5, 2025

SITE PLAN

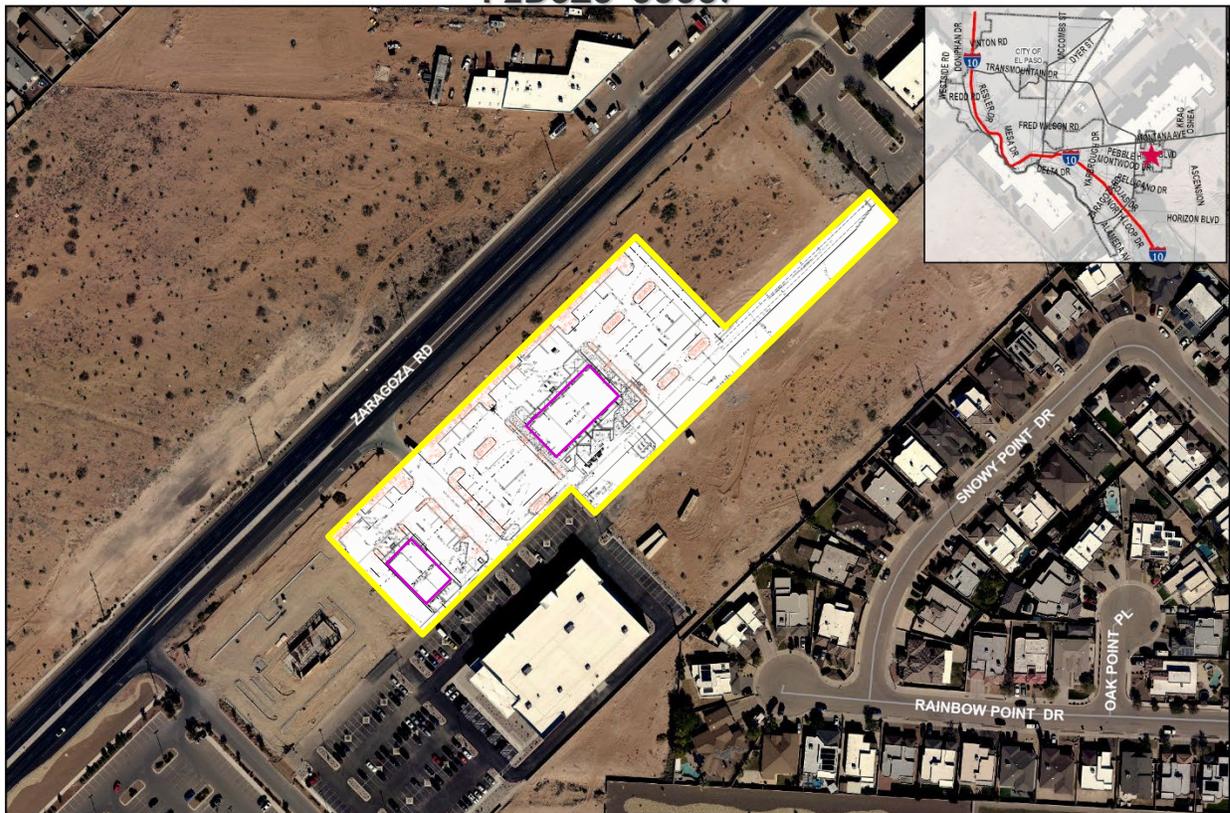


CASE NUMBER:	PZDS25-00007
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	River Oaks Properties, LTD
REPRESENTATIVE:	Georges Halloul, SLI Engineering Inc.
LOCATION:	3454 N. Zaragoza Rd. (District 5)
PROPERTY AREA:	3.37 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 16386
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of Detailed Site Development Plan as required per Ordinance No. 16386, dated June 27, 2006. The applicant proposes to develop the subject property as a shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-4/c (Commercial/conditions) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00007



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required by Ordinance No. 16386, dated June 27, 2006. Per the ordinance, approval from the City Plan Commission is required prior to the issuance of building permits. The site plan proposes the development of a 3.37-acre lot located at 3154 N. Zaragoza Road as part of a shopping center. The project includes two single-story buildings of 5,378 square feet and 6,000 square feet for a total of 11,378 square feet. The development complies with the vehicular parking requirements in El Paso City Code 20.14. The plan also includes three (3) bicycle spaces per building for a total of six (6) bicycle spaces and provides pedestrian access from the public sidewalk to the buildings, along with vehicular access from N. Zaragoza Road.

PREVIOUS CASE HISTORY: Ordinance No. 16386 (Attachment 4), dated June 27, 2006, changed the zoning from R-F (Ranch and Farm) to C-4 (Commercial) with the following applicable conditions:

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,
Note: Condition is satisfied through this request.

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.
Note: Condition does not apply, the subject property is not adjacent to any residential zone district.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development aligns with the surrounding commercial uses, maintaining compatibility with similarly zoned properties. To the northwest, the adjacent property is part of the El Paso's 5 Mile Extra-Territorial Jurisdiction (ETJ) and is currently vacant. To the southwest, there is an indoor exercise facility zoned C-4/c (Commercial/conditions). To the northeast and northwest, the properties are vacant and are also zoned C-4/c (Commercial/conditions). The nearest school, Sgt. Roberto Ituarte Elementary School, is approximately 1.2 miles away, while the closest park, Tierra Buena Park, is located 0.3 miles from the site.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 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.	Yes. Per Ordinance No. 16386, dated June 27, 2006, the property owner must obtain Detailed Site Development Plan approval by the City Plan Commission prior to the issuance of any building permits for the subject property.

<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met</p> <p>C-4 (Commercial) District: The purpose of these districts 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 uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes, the proposed use of shopping center is permitted by right in the C-4 (Commercial) zone district and complies with all requirements.</p>
<p>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>There are no Historic Districts or Special Designations on the subject property.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.</p>	<p>There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Zaragoza Road, which is designated as a major arterial per the City of El Paso's Major Thoroughfare Plan (MTP). The existing streets are appropriate to serve the proposed development. There are no bus stops within walkable distance (0.25 mile) of the subject property at this time. The nearest bus stop is approximately .98 miles away, and sidewalks are present along North Zaragoza Road, enhancing pedestrian accessibility.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from the reviewing departments.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

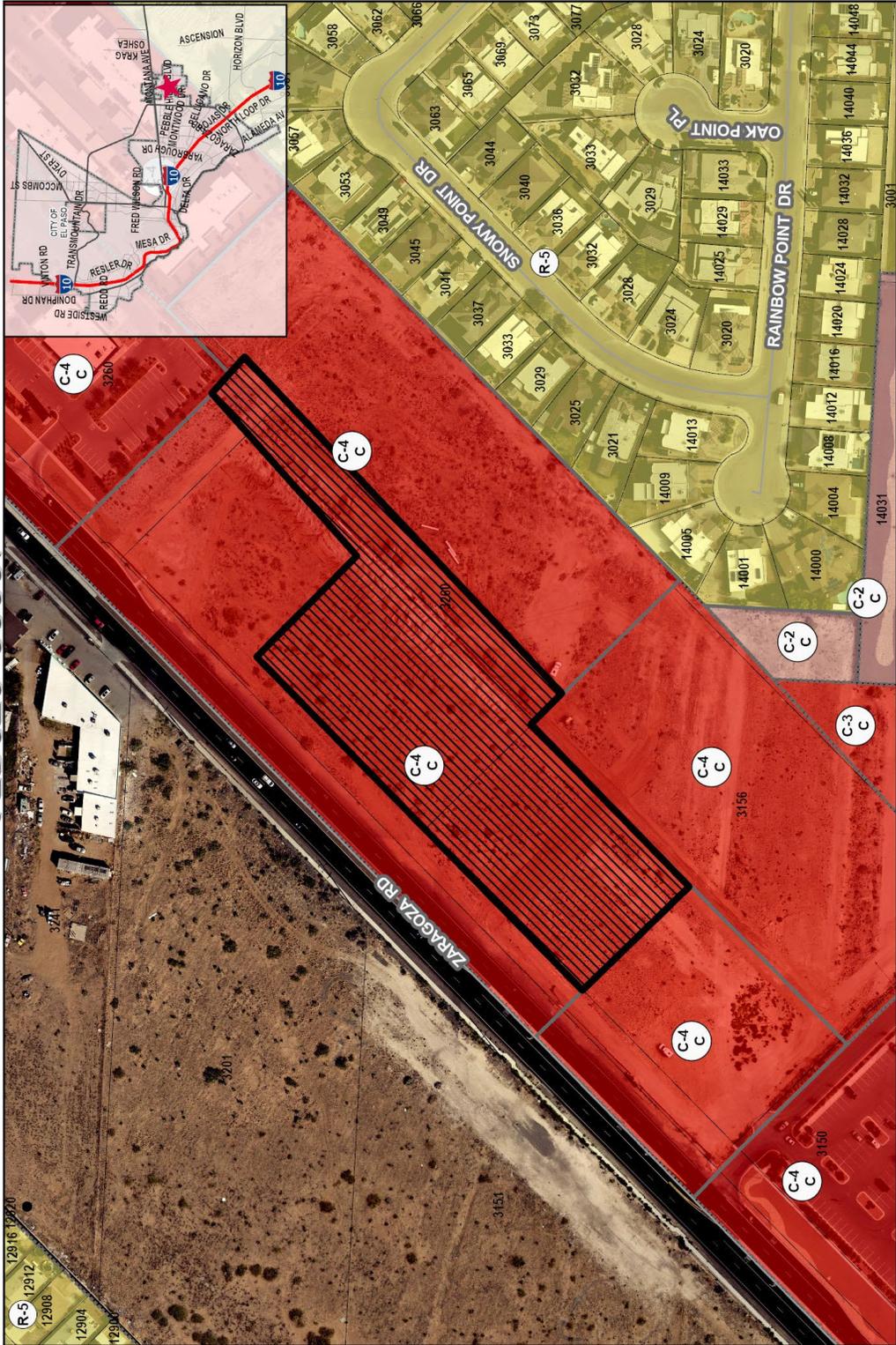
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Approve/Recommend Approval of the Detailed Site Development Plan With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny/Recommend Denial** of the Detailed Site Development Plan, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Ordinance No. 16386
5. Department Comments

ATTACHMENT 1

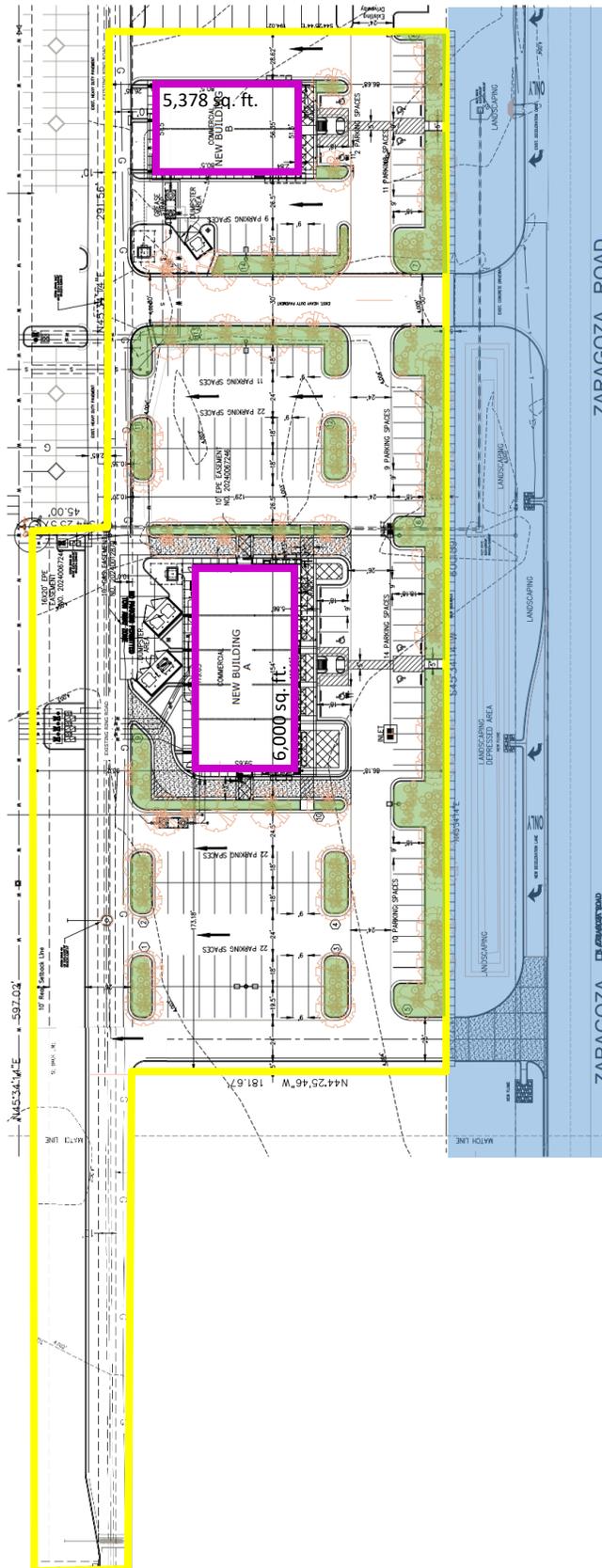
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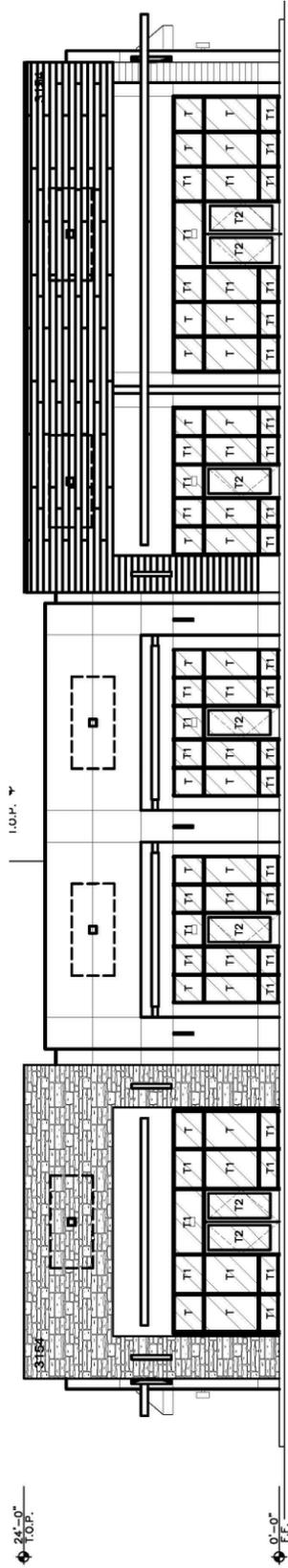
Subject Property

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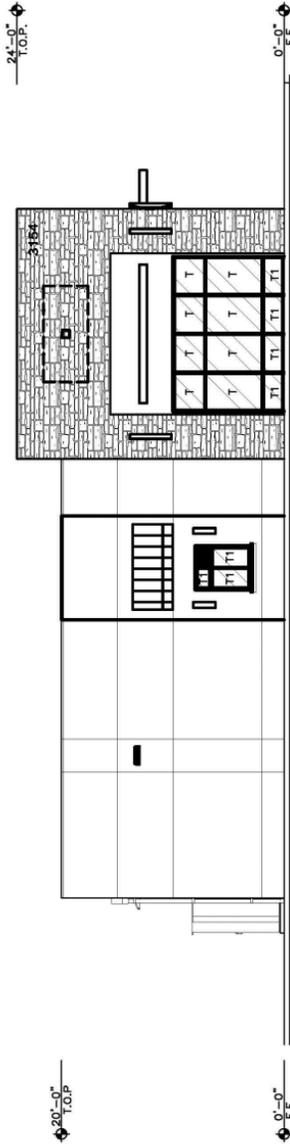
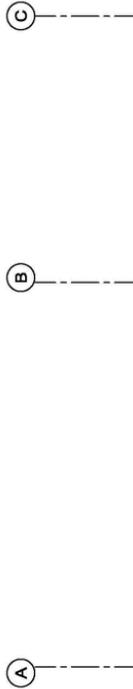
ATTACHMENT 2



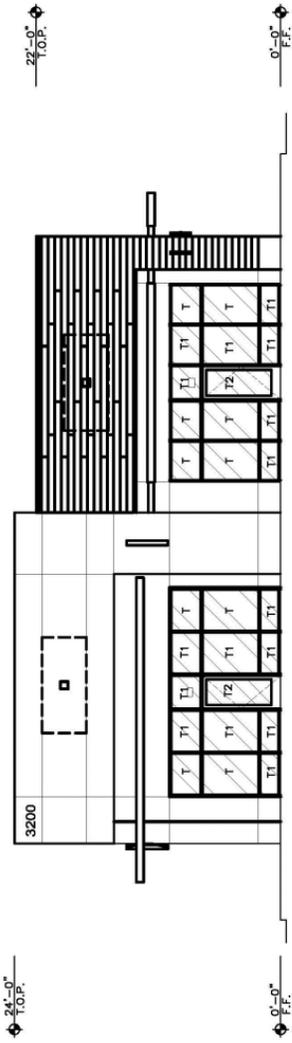
ATTACHMENT 3



1.A1.2 WEST ELEVATION A
SCALE: 1/8" = 1'-0"

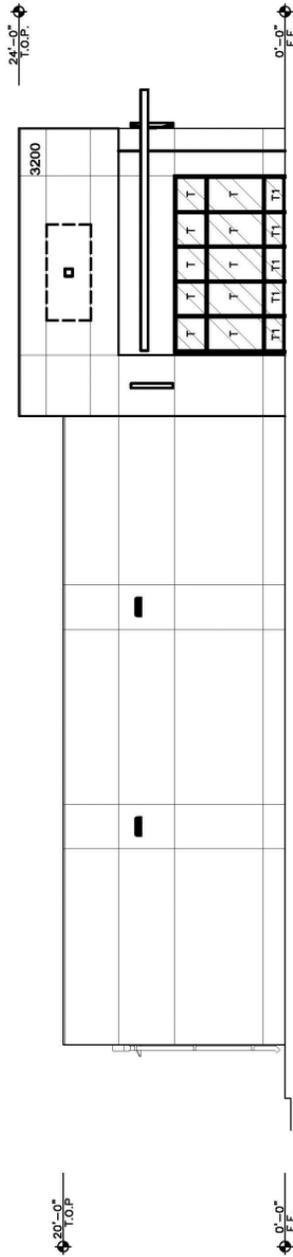
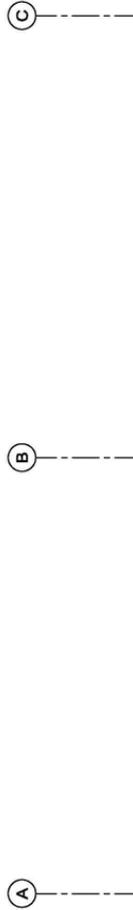


2.A1.2 NORTH ELEVATION A
SCALE: 1/8" = 1'-0"



1.A2.2 WEST ELEVATION - B

SCALE: 1/8" = 1'-0"



2.A2.2 NORTH ELEVATION - B

SCALE: 1/8" = 1'-0"

ATTACHMENT 4

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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,

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ORDINANCE NO. 016386

ZON06-00052

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,

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016386

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ORDINANCE NO. _____

ZON06-00052

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

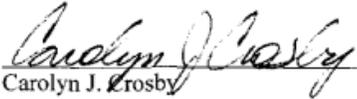
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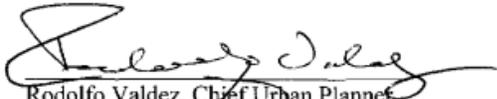
ORDINANCE NO. 016386

ZON06-00052

APPROVED AS TO FORM:


Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Rodolfo Valdez, Chief Urban Planner
Development Services Department

Doc#22629/Planning/ZON06-00052

016386

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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.



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283 20206-00050

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;

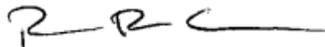
Thence 185.59 feet along the arc of a curve to the right which has a radius of 250.00 feet a central angle of 42°32'00" a chord which bears North 68°45'25" West a distance of 181.35 feet to a point;

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.



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

Z-2006-00050

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)

Exhibit "C"

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;

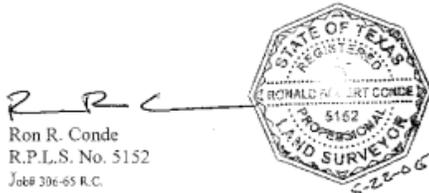
Thence North 89°58'57" West a distance of 710.04 feet to a point;

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.



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

2016 6-09 05 2

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;

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2006-0005 a

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;

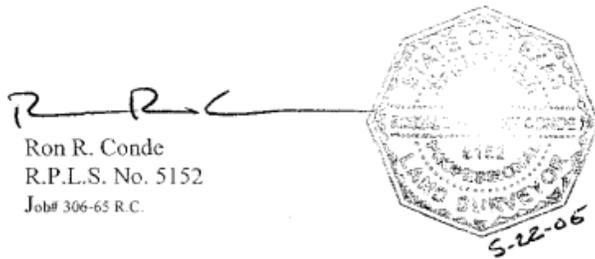
Thence North 89°58'57" West a distance of 2273.41 feet to a point;

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.



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Z-206-00050

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.

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



CONDE, INC.
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20206-00052

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.



CONDE, INC.
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20606-0052

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.

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



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1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283
2006-0052

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.

RRC

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



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2006-00052

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.



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2006-0065

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 1/2" 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;

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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)



RRC

Ron R. Conde
R.P.L.S. No. 5152

job #106-47

CONDE, INC.

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

22N06-00052

ZONING PLAN PHASE I

BEING A PORTION OF SECTIONS 35, 36, 37, 38, 39, 46, AND 47,
BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD Co. SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 1,113.674 ACRES

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	24.480	R-2	R-2
2	16.180	C-4	R-2
3	24.480	C-2	R-2
4	20.000	R-2	R-2
5	16.180	C-2	R-2
6	16.200	C-2	R-2
7	20.000	R-2	R-2
8	11.600	R-2	R-2
9	10.000	C-4	R-2
10	21.600	C-4	R-2



ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. The proposed use is permissible by right in the C-4/c (Commercial/conditions) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Approved.

1. Coordinate with TXDOT (Drainage and driveways) for their review and approval at the time of grading permit.
2. It is recommended harvesting area on the property.

Note: Comments to be addressed at the permitting stage.

Fire Department

Recommend approval. No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to applications. Coordinate with TXDOT via access and deceleration lane.

Street Lights Department:

Does not object to this request.

Zaragoza Rd. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Sun Metro

Currently does not affect Sun Metro transit operations or services.

El Paso Water

Does not object to this request. Annexation fees are due at the time the El Paso Water receives an application for water and sewer services.

EPWU-PSB Comments

There is an existing 8-inch diameter water main that extends within a 25-foot easement. This main is available for service.

Previous water pressure reading from fire hydrant #11427, located on the southwest corner of Zaragoza Rd. and Pebble Hills Blvd., has yielded a static pressure of 58 (psi), a residual pressure of 56 (psi), and a discharge of 1,278 (gpm).

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends within a 25-foot easement. This main is available for service.

General

Zaragoza Rd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Zaragoza Rd. right-of-way requires written permission from TxDOT.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

EPWater-SW has reviewed the proposed plans and has no objections.

Texas Department of Transportation

TXDOT is requesting grading and drainage plans to be submitted for review and approval. Any work on the ROW will require a permit beforehand.

Note: Comments to be addressed at the permitting stage.

El Paso County Water Improvement District #1

No comments provided.

911 District

No comments/concerns regarding this proposal.

Texas Gas Service

Texas Gas Service has an existing 6" gas main along the existing easement in the back of 3154 N Zaragoza Rd.