SITE DESIGN & DEVELOPMENT FEASIBILITY REPORT FOR

ARTCRAFT PALMS

PREPARED BY

MORENO CARDENAS INC.

PREPARED FOR
SITE DESIGN & DEVELOPMENT

FEASIBILITY REPORT

FOR

ARTCRAFT PALMS

FEBRUARY 2020

This document was prepared by, or under the supervision of:

Marcos Medina, P.E.
Texas P.E. No. 93830
Firm Registration No.: F-000554
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUBLIC INFORMATION STATEMENT</td>
<td>1</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>1</td>
</tr>
<tr>
<td>DUE DILIGENCE</td>
<td>2</td>
</tr>
<tr>
<td>ZONING REQUIREMENTS</td>
<td>2</td>
</tr>
<tr>
<td>SUBDIVISION REQUIREMENTS</td>
<td>2</td>
</tr>
<tr>
<td>PROPERTY IDENTIFICATION NUMBERS / TAXING MILLAGE RATES</td>
<td>3</td>
</tr>
<tr>
<td>DEVELOPMENT ORDINANCES</td>
<td>3</td>
</tr>
<tr>
<td>FIRE DEPARTMENT REQUIREMENTS</td>
<td>4</td>
</tr>
<tr>
<td>SITE INGRESS AND EGRESS REQUIREMENTS</td>
<td>4</td>
</tr>
<tr>
<td>BUILDING CODES AND LOCAL DESIGN REQUIREMENTS</td>
<td>4</td>
</tr>
<tr>
<td>SURVEY INFORMATION</td>
<td>5</td>
</tr>
<tr>
<td>PRELIMINARY SITE PLAN</td>
<td>5</td>
</tr>
<tr>
<td>ENGINEER’S STATEMENT</td>
<td>6</td>
</tr>
</tbody>
</table>
APPENDICES

Appendix A – Preliminary Site Plan
Appendix B – Preliminary Subdivision Plan
Appendix C – Flood Insurance Rate Map
Appendix D – Zoning Verification Letter
Appendix E – Plat of Survey
PUBLIC INFORMATION STATEMENT

“All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.”

EXECUTIVE SUMMARY

This feasibility report was compiled and prepared by Moreno Cardenas Inc. (MCi), a Civil Engineering firm located in the State of Texas, in accordance with the TDHCA 2020 Housing Tax Credit (HTC) program requirements.

The proposed Artcraft Palms development will consist of apartment units. The apartment units will consist of 26 quadraplex buildings with a total of 124-units. The site is located on far west El Paso, Texas and is bounded by the Montoya Main Lateral to the west, Artcraft Road (SH 178) to the north, Montoya Drain to the east, and Green Acres Subdivision to the south. The total site consists of vacant raw land with an approximate area of 27-acres, of which 8-acres will be for the apartment site. The development also includes a Community Center building, playground areas, accessible mobility units, and accessible hearing/visual units and a park/pond area. The minimum number of parking spaces required by the City of El Paso’s Municipal Code is 253 which is based on the number of units. The minimum number of h/c spaces by code is 11 and 13 are being provided. A total of 253 parking spaces are provided. A preliminary site plan was prepared by MCi and is included in this report under Appendix A.

The proposed development requires the review and approval of the improvement plans including architectural plans, electrical, mechanical and plumbing plans, structural plans and civil engineering plans internally within the City of El Paso’s Land Development Department and further distribution to the corresponding utility entities. All building plans will be signed and sealed by a registered architect and all civil engineering plans by a licensed professional engineer in the State of Texas.

Storm water runoff generated by the improvements will surface drain into a ponding area located within the adjacent single-family housing development. The pond is designed to capture and retain the 100-year storm event in compliance with the City of El Paso’s drainage requirements. The project is located within Zone “X” which is designated as areas determined to be outside of the 500-year floodplain as shown on the Flood Insurance Rate Map (FIRM) Panel No. 480212 0125B, dated September 4, 1991 which is included in this report under Appendix C.

The site can be readily served by gas, electric, water & wastewater utilities, and telecommunications. MCi has reached out to the Texas Gas Service (TGS), El Paso Electric Company (EPEC), and El Paso Water (EPWater). Utility availability letters and as well as existing utility mapping were provided by the utility companies and are available upon request.
DUE DILIGENCE

The information described within this report was gained through due diligence efforts performed by MCI for the proposed development. Initial coordination and correspondence have been performed with the following agencies/entities: City of El Paso Planning Department, City of El Paso Land Development Department, City of El Paso Fire Department, Texas Department of Transportation (TxDOT), and local utility companies that will serve the site.

ZONING REQUIREMENTS

MCI received a zoning verification letter from the City of El Paso stating the subject project is currently zoned as PR-I (Planned Residential I). The proposed use of Apartments loosely resembles “Apartment (five or more units),” which is permitted in the PR-I district with the review and approval of a Detailed Site Development Plan per Section 13.02 Apartments.” A copy of the verification letter, the zoning ordinance changing its zoning in 2015, and the PR-I Density, Dimensional, and Use Regulations are included in this report under Appendix D.

SUBDIVISION REQUIREMENTS

The timing of the project is based on the process of submittal of re-platting the property, preparation, review, and approval of the engineering and architectural improvement plans and filing of the subdivision plat. The following is a general schedule of major tasks related to the timing of the Artcraft Palms project. A preliminary subdivision plan was prepared by MCI and is included in this report under Appendix B.

<table>
<thead>
<tr>
<th>Development Timing</th>
<th>Calendar Days</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Platting Approval by CPC</td>
<td>60 days</td>
</tr>
<tr>
<td>Final Platting Approval by CPC</td>
<td>60 days</td>
</tr>
<tr>
<td>Preparation of Civil/Architectural Improvement Plans</td>
<td>90 days</td>
</tr>
<tr>
<td>Approval of Civil/Architectural Improvement Plans</td>
<td>60 days</td>
</tr>
<tr>
<td>Filing of the Plat</td>
<td>45 days</td>
</tr>
<tr>
<td>Issuance of Permits</td>
<td>15 days</td>
</tr>
<tr>
<td>Construction of Project</td>
<td>270 days</td>
</tr>
</tbody>
</table>

The City of El Paso requires all properties within the City limits to be platted through a subdivision plat per the City of El Paso Ordinance. The City of El Paso has delegated all platting procedures and authority to the City of El Paso City Plan Commission (CPC). The CPC is the final authority of final platting approvals within the City of El Paso limits. The CPC weighs their decisions based on recommendations by City of El Paso Planning Department staff and in conformance to the State of Texas Local Government Code for plating.
The project is located within the City of El Paso’s jurisdiction and shall comply with all associated development permitting application fees as per the FY 2019 Schedule C Department Fee list which can be accessed through the link below:


**PROPERTY IDENTIFICATION NUMBERS / TAXING MILLAGE RATES**

El Paso Central Appraisal District (EPCAD) is responsible for appraising all real and business personal property within El Paso County according to the Texas Property Tax Code. The proposed *Artcraft Palms* development is comprised of four (4) parcels. Property identification numbers associated to these parcels under EPCAD include:

- 209503
- 177499
- 286939
- 128546

The associated millage rate (tax rate) used to calculate property taxes for the site is 3.233562 and is comprised of the following taxing jurisdictions:

- City of El Paso 0.907301
- El Paso County 0.488997
- Canutillo Independent School District 1.428350
- El Paso Community College 0.141167
- University Medical Center 0.267747
- **Total** 3.233562

**DEVELOPMENT ORDINANCES**

The proposed development known as *Artcraft Palms* complies with the local design and Municipal Code of Ordinances as regulated by the City of El Paso. These requirements apply to all construction of building, homes, or other structures, and parking within the City of El Paso, Texas. The Municipal Code of Ordinances for the City of El Paso, Texas can be found at the weblink below:

https://library.municode.com/tx/el_paso/codes/code_of_ordinances

https://library.municode.com/tx/el_paso/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.10SUUSRE_20.10.360MIEDE

The proposed development also complies with the following Codes:

- 2015 International Building Code
- 2015 International Residential Code
- 2012 Texas Accessibility Standards
• Texas Department of Housing and Community Affairs (TDHCA) Guidelines
• Fair Housing Accessibility (FHA) Standards
• 2015 International Code Council (ICC)

FIRE DEPARTMENT REQUIREMENTS

The requirements for the City of El Paso Fire Department for the subject project will be to comply with the 2015 International Fire Code and the local amendments as adopted by the City Council of the City of El Paso. The requirements are to provide access points and provide adequate fire hydrants to serve the necessary flow rates for a multi-family development as proposed. The access road shall be a minimum of 26-feet of unobstructed width, with a 28-foot wide unobstructed width at fire hydrant locations for a minimum length of 40-feet. Based on the current design of the building structure, aerial fire apparatus will not be anticipated since the height of the buildings is less than 30-feet. The plans will be subject to review and approval by the City of El Paso Fire Department.

SITE INGRESS AND EGRESS REQUIREMENTS

Artcraft Palms proposes to have three (3) access points to service the development through the existing roadway network. Access points include Oleaster Drive & Sorrell Drive which connect to Montoya Road, and the Artcraft Road Access Loop which connects to Doniphan Road.

BUILDING CODES AND LOCAL DESIGN REQUIREMENTS

The City of El Paso regulates, and issues permits for Grading and Storm Water Pollution Prevention Plans (SWPPP). The grading permit is regulated, and fees are assess based on the acreage of the project area and if waste and/or borrow material will be required within the project. The Permit fees are as follows:

<table>
<thead>
<tr>
<th>Project Acreage, acres</th>
<th>Fee Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grading (5.1-10 acres)</td>
<td>$778.28</td>
</tr>
<tr>
<td>Construction SWPPP (5 acres or larger)</td>
<td>$133.20</td>
</tr>
<tr>
<td>Borrow/Waste</td>
<td>$563.37</td>
</tr>
</tbody>
</table>

The intent of the SWPPP permit is to ensure compliance with the Texas Commission on Environmental Quality (TCEQ) and Environmental Protection Agency (EPA) storm water regulations. TCEQ also assesses a fee of $325.00 for the Notice of Intent (NOI) process application as part of its storm water regulations.

The project will be subject to the standard building permit. The total building permit fee includes fees for plan submission, plan review and required inspections. The established submission fee shall be collected at the time of permit application and submission of plans. If plans are approved and a permit is secured within one hundred eighty days after the date of permit application, the entire submission fee shall be credited toward the building permit fee. If no building permit under the plan is secured within the one hundred eighty days after the date of permit application, then
the application shall be considered expired and submission is non-refundable and may not be applied to any future permits.

The plan review fee, in the amount of 30% of the established building permit fee shall be collected upon submission of the first set of revisions or at the time of permit issuance, whichever occurs first. If at any time during the permit application process, there is no activity in excess of one hundred days, such application shall be declared expired and the applicant will be deemed responsible for any plan review fee not yet paid. Written notice will be sent to the applicant stating that the application for permit has been declared expired and that the plan review fee is due and payable. If the applicant does not respond within thirty days of the written notice, the option for permit extension will expire, and the application and supporting documents, the electronic plans, and all other documents associated with the application for permit will be destroyed. The plan review fee is non-refundable and may not be applied to any future building permits.

A fee schedule has been established for the review and processing of subdivision applications. The application fees are as follows:

<table>
<thead>
<tr>
<th>Subdivision Application</th>
<th>Fee Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Preliminary Plat</td>
<td>$2,075.45</td>
</tr>
<tr>
<td>Major Final Plat</td>
<td>$1,961.12</td>
</tr>
<tr>
<td>Filing Plat Fees (estimated)</td>
<td>$1,300.00</td>
</tr>
</tbody>
</table>

A complete set of drawings and technical specifications will be prepared by MCI which will be submitted to the City of El Paso for review and permit approval. The timing for the completion of the construction documents can vary between 3- to 6-months. The permitting process can last up to 60-calendar days.

SURVEY INFORMATION

A Topographic, Boundary, and Plat of Survey was prepared by Barragan & Associates, Inc. (BAI), a local surveying company registered in the State of Texas. Copies of these documents are included in the report under Appendix E.

PRELIMINARY SITE PLAN

MCI prepared the preliminary site plan for the Arctcraft Palms development. The site plan identifies the following items as required by TDHCA.

- All Structures
- Site Amenities
- Parking Spaces
- Driveways
- Topography
- Site Drainage & Detention
- Water & Wastewater Utility Tie-Ins
- General Placement of Rockwalls/Retaining Walls
- Set-Back Requirements
A copy of the preliminary site plan is included in this report under Appendix A.

ENGINEER’S STATEMENT

“The site plan materially adheres to all applicable zoning, site development, and building code ordinances.”
APPENDIX A – Preliminary Site Plan
APPENDIX B – Preliminary Subdivision Plan
ARTCRAFT SUBDIVISION
PORTION OF BLOCKS 2, 3, 4, 7, 9, AND 10,
ALL OF BLOCKS 5 AND 6,
GREEN ACRES SUBDIVISION
AS RECORDED IN VOLUME 27, PAGE 46,
PLAT RECORDS OF EL PASO COUNTY, TEXAS
TOTAL AREA = 27.04± ACRES

LEGEND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PEDESTRIAN AREA
- PROPOSED LANDSCAPING
- PROPOSED SIDEWALK/CONCRETE
- ADA
- ACCESSIBLE MOBILITY UNITS
- ACCESSIBLE HEARING/VISUAL
- PROPOSED PLAYGROUND
- ACCESSIBLE ROUTE
- GENERAL ROCKWALL/RETAINING WALL, PLACEMARK
- EXISTING CONTOUR ELEVATIONS (LIAR TOPOGRAPHY)
APPENDIX C – Flood Insurance Rate Map
APPENDIX D – Zoning Verification Letter
February 3, 2020

Moreno Cardenas Inc.
c/o Mark Medina
2505 E. Missouri Avenue, Suite 100
El Paso, TX 79903

RE: Green Acres Subdivision
Blocks 5, 6, and portions of Blocks 2, 3, 4, 7, 9, and 10, Green Acres Subdivision, City of El Paso, El Paso County, Texas

To Whom It May Concern,

In response to your zoning verification request concerning the referenced properties, the following are our findings:

1. Blocks 5, 6, and 9 are zoned P-R I (Planned Residential) District.
   a. The purpose of the P-R I district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

2. Blocks 2, 3, 4, 7, and 10 are zoned P-R I (Planned Residential) and R-2 (Residential) Districts.
   a. The purpose of the P-R I district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.
   b. The purpose of the R-2 district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

3. The proposed use of Apartments closely resembles “Apartment (five or more units)”, which is permitted in the P-R I district with the review and approval of a Detailed Site Development Plan. "Apartment (5 or more units)" is not a permitted use in the R-2 district.
a. See attached Section 20.10.360 for supplemental use regulations pertaining to Mixed-Use Development in the P-R I district.

4. “Apartment (five or more units)” is defined in Section 20.02.074 of the El Paso Municipal Code as a building or part of a building containing five or more attached dwelling units.

5. The proposed use of Single Family Housing closely resembles “Single-family detached dwelling”, which is permitted in the R-2 and P-R I districts.

a. Within the P-R I district, if the minimum requirements set forth in Chapter 20.12 for single-family detached dwellings are not met, a Detailed Site Development Plan review and approval shall be required.

6. “Single-family detached dwelling” is defined in Section 20.02.990 of the El Paso Municipal Code as a dwelling unit for one family that is not attached to any other dwelling unit.

7. There are no Special Contracts or Zoning Conditions imposed on the property.

8. This letter does not constitute a building permit.


10. Please note that this letter is made pursuant to information made available to the zoning administrator by you and other sources. This letter is subject to change upon a finding that important information was omitted, misrepresented, or incorrect. A letter issued by the zoning administrator does not waive any requirements of the El Paso City Code. An applicant holding a zoning determination remains solely responsible for complying with the El Paso City Code.

If you have any questions regarding this letter, please call me at (915) 212-1586.

Sincerely,

Marie Helwig
Senior Planner

Enclosure: Zoning Map, Section 20.10.360
ORDINANCE NO. 018451

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCKS 2, 3, 4, 7, 9 AND 10, ALL OF BLOCKS 5 AND 6, GREEN ACRES SUBDIVISION, SOUTH OF ARTCRAFT DRIVE AND NORTH OF BRIDAL DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-2 (RESIDENTIAL) TO P-R I (PLANNED RESIDENTIAL I). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a portion of Blocks 2, 3, 4, 7, 9 and 10, all of Blocks 5 and 6, Green Acres Subdivision, South of Artcraft Drive and North of Bridal Drive, located in the City of 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-2 (Residential) to P-R I (Planned Residential I), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this 23rd day of December, 2015.

THE CITY OF EL PASO

Oscar Leeser
Mayor

Richard Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Brie L. Franco
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. 018451

Zoning Case No: PZRZ15-00028

#467979 / 15-1007-1549 / S. Artcraft Dr. & N. Bridal Dr. Rezoning Ordinance
BLF
METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Blocks 2, 3, 4, 7, 9 and 10, all of Blocks 5 and 6, Green Acres Subdivision as recorded in Volume 27, Page 48, Plat records of El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at a City of El Paso Brass disk monument at the centerline intersection of Bridal Drive and Oleaster Drive from which a City of El Paso Brass disk monument at the centerline intersection of Sorrel Drive and Oleaster Drive bears, South 14°22'16" East a distance of 516.87 feet; Thence North 80°19'46" West a distance of 960.82 feet to a set ½" rebar with cap marked TX 5152 on the common line of Green Acres Subdivision with the Montoya Main Lateral for the "TRUE POINT OF BEGINNING"

Thence along said line, North 43°20'06" West a distance of 98.50 feet to a point;

Thence along said line, North 43°05'06" West (N 46°19'00" W, vol. 27, pg. 48) a distance of 230.20 feet to a found 5/8" rebar with cap marked TX 4178;

Thence along said line 132.47 feet along the arc of a curve to the right which has a radius of 129.67 feet a central angle of 58°32'00" a chord which bears North 13°49'06" West a distance of 126.78 feet to a found 5/8" rebar with cap marked TX 4178;

Thence along said line, North 15°26'53" East (N 12°13'00" E, vol. 27, pg. 48) a distance of 741.70 feet to a found rebar with cap marked TX 4178 for a point of curve;

Thence along said line 84.58 feet along the arc of a curve to the right which has a radius of 258.00 feet a central angle of 18°47'00" a chord which bears North 24°50'24" East a distance of 84.20 feet to a found 5/8" rebar with cap marked TX 4178;

Thence along said line, North 34°13'54" East (N 31°00'00" E, vol. 27, pg. 48) a distance of 206.90 feet to a found rebar with cap marked TX 2998 on the common line of Green Acres Subdivision with the line of Tract 7D, Block 12, Upper Valley Surveys;

Thence along said line, South 73°19'18" East a distance of 69.27 feet to a set ½" rebar with cap marked TX 5152 on the common line of the westerly right of way line of Montoya drain with Green Acres Subdivision;

Thence along said line, South 69°18'17" East (S 72°32'11" E, vol. 3215, pg. 1049) a distance of 356.88 feet to a set ½" rebar with cap marked TX 5152 point of curve;
Thence along said line 357.73 feet along the arc of a curve to the left which has a radius of 2268.48 feet a central angle of 09°02'07" a chord which bears South 73'49"21' East a distance of 357.36 feet to a found 5/8" rebar with cap marked TX 4178;

Thence, South 14°10'06" East (S 17°24'00" E, vol. 27, pg. 48) a distance of 841.82 feet to a set ½" rebar with cap marked TX 5152 on the southerly line of that parcel of land described in volume 2876, page 1848, Real Property Records of El Paso County, Texas

Thence along said line, South 75°49'54" West (S 72°36'00" W, vol. 2876, pg. 1848) a distance of 1076.41 feet to the TRUE POINT OF BEGINNING and containing 225 Sq. Ft. 27.10 acres of land more or less.

Note: A drawing of even date accompanies this description.
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.

[Signature]

EL PASO COUNTY, TEXAS
### PR-1 Density, Dimensional, and Use Regulations

<table>
<thead>
<tr>
<th><strong>MINIMUM DISTRICT AREA:</strong></th>
<th>1 ac; extensions to the original district from a common boundary may be considered in increments of 1 ac or less</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MINIMUM LOT AREA:</strong></td>
<td>4,000 for SF</td>
</tr>
<tr>
<td></td>
<td>As approved on Site Development Plan for other permitted uses</td>
</tr>
<tr>
<td><strong>MINIMUM AVG LOT WIDTH:</strong></td>
<td>40' for SF</td>
</tr>
<tr>
<td></td>
<td>As approved on Site Development Plan for other permitted uses</td>
</tr>
<tr>
<td><strong>MINIMUM AVG LOT DEPTH:</strong></td>
<td>100' for SF</td>
</tr>
<tr>
<td></td>
<td>As approved on Site Development Plan for other permitted uses</td>
</tr>
<tr>
<td><strong>OTHER STANDARDS:</strong></td>
<td>20.10.360 development standards, max 7 du/ac (may be reduced by side development plan for SF)</td>
</tr>
<tr>
<td><strong>MINIMUM FRONT YARD:</strong></td>
<td>10' except that a 20' driveway must be provided for SF</td>
</tr>
<tr>
<td></td>
<td>As approved on Site Development Plan for other permitted uses</td>
</tr>
<tr>
<td><strong>MINIMUM REAR YARD:</strong></td>
<td>10' for SF</td>
</tr>
<tr>
<td></td>
<td>As approved on Site Development Plan for other permitted uses</td>
</tr>
<tr>
<td><strong>MINIMUM CUMULATIVE FRONT AND REAR:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>MINIMUM SIDE YARD:</strong></td>
<td>10' between structures</td>
</tr>
<tr>
<td></td>
<td>10' for SF</td>
</tr>
<tr>
<td><strong>MINIMUM SIDE YARD (STREET):</strong></td>
<td>As approved on Site Development Plan for other permitted uses</td>
</tr>
<tr>
<td><strong>MINIMUM CUMULATIVE SIDE AND SIDE STREET YARD:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>OTHER STANDARDS:</strong></td>
<td>20.10.360</td>
</tr>
<tr>
<td></td>
<td>Setbacks may be reduced by site development plan for SF</td>
</tr>
<tr>
<td></td>
<td>Setbacks determined by site development plan for other permitted uses</td>
</tr>
<tr>
<td><strong>MAXIMUM HEIGHT:</strong></td>
<td>35' except as approved by City Council</td>
</tr>
</tbody>
</table>

#### PERMITTED BY RIGHT
- Borrow pit (related to construction operations); Communication utility facility; Concrete mixing or batching plant; Conservation covenant; Detention basin (public/private); Minor utility facility; Model dwelling; Railroad R.O.W.; Stormwater open space; Stormwater retention pond (public/private); Streets and ROW (public/private); Tents (special events); Utility green space; Water & wastewater utility facility

#### PERMITTED AS AN ACCESSORY USE
- Amateur & CB radio stations (federally licensed); Animals, keeping for enjoyment purposes; Athletic facility (indoor); Cafeteria, school; Circus; Coin-operated vending machines (inside a building); Domestic garden house, toolhouse, playhouse; Domestic storage; Exercise facility (indoor); Garage or lot, parking (private); Garage sale; Guest, employee quarters; Home occupation uses; Laundry room; Mobile office/storage unit (related to construction operations); Mobile office/storage unit (related to sales or rental); Neighborhood fair, carnival; Office, administrative & manager's; On-premise advertising; On-site loading; On-site parking; Radio receiving station (residential-type); Recycling collection facility (small); Rummage sale; Satellite receiving dish, antenna; Sauna, exercise room; Solar conversion system; Swimming pool, game court (non-commercial); Television receiving station (residential-type); Temporary events on public rights-of-way; Yard sale

#### DETAILED SITE DEVELOPMENT PLAN REQUIRED
- Accessory dwelling unit; Apartment (5 or more units); Assisted living facility (elderly); Boarding home facility; Child care facility, Type 6; Church; Community recreation facility; Community recreational facility; Convalescent home; Convent; Duplex (two-family dwelling); Family home; Farm; Golf course > 75 acres (with/without restaurant & bar); Harvesting (field, tree, bush crops); Industrialized home; Intermediate care facility (elderly); Monastery; Nursing home; Open space (common, public or private); Park, playground; Personal Wireless Service Facility (PWSF), facility-mounted; PWSF, roof-mounted; Quadruplex; Racquetball club, indoor (with/without restaurant & bar); Racquetball club, outdoor (with/without restaurant & bar); Raising (field, tree, bush crops); Rest home; School, public, private or parochial (9 through 12); School, public, private or parochial (Pre-K through 8); Single-family attached dwelling (atrium, patio, townhouse, condominium); Single-family detached dwelling; Social, fraternal club; Synagogue; Temple; Tennis club, indoor (with/without restaurant & bar); Tennis club, outdoor (with/without restaurant & bar); Triplex

#### CITY COUNCIL APPROVAL OF A SPECIAL PERMIT REQUIRED
- Airpad; Art gallery; Bed and Breakfast (residence); Child care facility, Type 4; Child care facility, Type 5; Child care facility, Type 7; Clinic; Convenience store; Convenience store with gas pumps; Golf course < 75 acres (with/without restaurant & bar); Golf driving range; Governmental use, building; Hellstop; Historic Preservation Overlay; Hospital; Infill Development Overlay; Library; Loading spaces (serving another property); Lodge; Major utility facility; Medical lab; Medical treatment facility; Museum; Neighborhood Conservation Overlay; Orphanage, shelter; Parking reduction; Parking spaces (serving another property); PWSF, ground-mounted; Radio broadcasting antenna; Restricted Residential Mixed Use Overlay; Sanitarium; School, trade; School, vocational; Swimming pool (commercial); Television broadcasting antenna; Transfer of Development Rights; Union hall; University, college; Utility storage yard; Wind-driven electrical generator, pump; Youth organization (with/without living facility)
APPENDIX E – Plat of Survey


**Plat of Survey**

BEING ALL OF LOTS 5 AND 6, A PORTION OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 1 AND 2, BLOCK 4; ALL OF LOTS 5, 6 AND 7, A PORTION OF LOTS 1, 2, 3, 4 AND 8, BLOCK 5, A PORTION OF LOT 7, BLOCK 10, AND A PORTION OF SOURREL DRIVE, SORRELL WAY AND OLEASTER DRIVE RIGHT-OF-WAY, GREEN ACRES SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS. AREA 8.11 ACRES

**Legend**

- SET 1/2" REBAR
  W/CAP "B&A INC"
- FOUND 5/8" REBAR
  W/CAP "RPLS 4178"

**Notes**

- Property shown hereon appears to be located in zone "X", per F.I.R.M. Panel Number 480212 0125 B, last revision date 09-04-1991. This survey or portions thereof makes no guarantees as to the accuracy of the above information. The local F.I.R.M. agent should be contacted for verification.
- Bearings shown are grid bearings derived from RTK observations to the Texas CO-OP network, referred to the Texas Coordinate System (NAD 83) central zone. Distances are ground distance and can be converted to grid dividing by 1,000,000.
- Only easements shown on the subdivision plat or recorded easements as listed on the title commitment are shown. No additional research was performed by B&A INC. for any reservations, restrictions, building lines, or other easements which may affect subject parcel.
- Property owners are solely responsible for complying with all title commitment provisions and confirming the size and use of all recorded easements pertaining to this property, in spite of the accuracy or defects of this plat.
- This survey is not to be used for construction purposes and is only to be used for title insurance by the herein named borrower, mortgage company, and/or title company.
- This plat of survey does not intend to be a subdivision plat, process which may be required by local or state code, and it is the client's responsibility to comply with this code if required.
- This survey was done without the benefit of a title commitment.
- 35° utility and irrigation ditch easement as per Green Acres Subdivision, filed in Volume 27, Page 48, Plat Records of El Paso County, Texas (as shown on survey).
- Approximate location of 10° Easements recorded under Inst. No. 20190005077, Real Property Records of El Paso County, Texas (as shown on survey).
- Setback as per Green Acres Subdivision, filed in Volume 27, Page 48, Plat Records of El Paso County, Texas.
- Disclaimer and relinquishment of utility easement by Southwestern Gas Company, recorded in Volume 1216, Page 1621, Real Property Records of El Paso County, Texas. (Appears to affect property, not able to plot in plat).
- Easements within Volume 1257, Page 342; and Volume 1257, Page 350 (as shown on survey).
- A written description dated 02-13-2020 accompanies this plat.

---

**Line Table**

<table>
<thead>
<tr>
<th>Line</th>
<th>Bearing</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>N43°52'01&quot;W</td>
<td>99.00'</td>
</tr>
<tr>
<td>L2</td>
<td>N43°52'57&quot;W</td>
<td>230.28'</td>
</tr>
<tr>
<td>L3</td>
<td>N15°25'51&quot;E</td>
<td>293.10'</td>
</tr>
<tr>
<td>L4</td>
<td>N34°1'53&quot;E</td>
<td>207.25'</td>
</tr>
<tr>
<td>L5</td>
<td>S7°31'09&quot;E</td>
<td>69.13'</td>
</tr>
<tr>
<td>L6</td>
<td>S6°18'08&quot;E</td>
<td>356.96'</td>
</tr>
<tr>
<td>L7</td>
<td>S20°50'23&quot;W</td>
<td>183.01'</td>
</tr>
<tr>
<td>L8</td>
<td>S15°25'16&quot;W</td>
<td>133.98'</td>
</tr>
<tr>
<td>L9</td>
<td>N74°23'09&quot;W</td>
<td>634.00'</td>
</tr>
<tr>
<td>L10</td>
<td>(Record)</td>
<td></td>
</tr>
<tr>
<td>L11</td>
<td>N12°15'00&quot;E</td>
<td>-</td>
</tr>
<tr>
<td>L12</td>
<td>N31°00'00&quot;E</td>
<td>62.97'</td>
</tr>
</tbody>
</table>

---

**Curve Table**

<table>
<thead>
<tr>
<th>Curve</th>
<th>Length</th>
<th>Radius</th>
<th>Tangent</th>
<th>Delta</th>
<th>Bearing</th>
<th>Chord</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>132.47</td>
<td>129.67</td>
<td>72.67</td>
<td>5832.00E</td>
<td>N13°49'09&quot;W</td>
<td>126.76'</td>
</tr>
<tr>
<td>C2</td>
<td>84.58</td>
<td>258.00</td>
<td>42.67</td>
<td>1847.00E</td>
<td>N24°50'21&quot;E</td>
<td>84.20'</td>
</tr>
<tr>
<td>C3</td>
<td>181.84</td>
<td>2288.48</td>
<td>90.97</td>
<td>4353.34E</td>
<td>S71°35'55&quot;E</td>
<td>181.79'</td>
</tr>
<tr>
<td>C4</td>
<td>92.62</td>
<td>474.00</td>
<td>46.46</td>
<td>117146'E</td>
<td>S26°26'16&quot;W</td>
<td>92.48'</td>
</tr>
<tr>
<td>C5</td>
<td>123.63</td>
<td>427.00</td>
<td>62.25</td>
<td>163519'E</td>
<td>S23°44'30&quot;W</td>
<td>123.20'</td>
</tr>
<tr>
<td>C6</td>
<td>82.80</td>
<td>474.00</td>
<td>46.46</td>
<td>117146'E</td>
<td>S26°26'16&quot;W</td>
<td>92.48'</td>
</tr>
<tr>
<td>C7</td>
<td>123.63</td>
<td>427.00</td>
<td>62.25</td>
<td>163519'E</td>
<td>S23°44'30&quot;W</td>
<td>123.20'</td>
</tr>
</tbody>
</table>

---

**Prepared and Supervised**

Bento Barragan, Registered Surveyor No. 5815
Copy Rights: Barragan & Associates, Inc.
DESCRIPTION

COMMENCING at a found 5/8 rebar with a cap stamped “RPLS 4178”, on the northerly right-of-way line of Montoya Main Lateral, said rebar being the most southerly corner of a property described in Volume 2941, Page 1180, Real Property Records of El Paso County, Texas; THENCE, along the westerly line of said property described in Volume 2941, Page 1180, Real Property Records of El Paso County, Texas, the following four (4) calls:

N 43°20'01" W (N 46°34'00" W - Record), a distance of 99.09 feet (98.50 feet - Record, 98.43 feet - Field) to a found 5/8 rebar with a cap stamped “RPLS 4178”;

N 43°05'57" W (N 46°19'00" W - Record), a distance of 230.28 feet (230.20 feet - Record) to a found 5/8 rebar with a cap stamped “RPLS 4178”;

132.57 feet, along an arc of a curve to the right, with a radius of 129.67 feet, and interior angle of 58°32'00"", and a chord which bears, N 13°49'09" W (N 17°03'00" W - Record), a distance of 126.78 feet to a found 5/8 rebar with a cap stamped “RPLS 4178”;

N 15°26'51" E (N 12°13'00" E - Record), a distance of 448.60 feet to a set 1/2 rebar with a cap stamped “B&A Inc”, also being the POINT OF BEGINNING of this description;

THENCE, along the westerly line of said property described in Volume 2941, Page 1180, Real Property Records of El Paso County, Texas, the following three (3) calls:

N 15°26'51" E (N 12°13'00" E - Record), a distance of 293.10 feet to a found bent 5/8 rebar;

84.58 feet, along an arc of a curve to the right, with a radius of 258.00 feet, and interior angle of 18°47'00"", and a chord which bears, N 24°50'21" E (N 21°36'30" E – Record), a distance of 84.20 feet to a found 5/8 rebar with a cap stamped “RPLS 4178”;

N 34°13'51" E (N 31°00'00" E – Record), a distance of 207.25 feet to a found 5/8 rebar with a cap stamped “RPLS 4178” on the southerly right-of-way line of Artcraft Road (State Highway 178), described in Volume 3215, Page 1049, Real Property Records of El Paso County, Texas;

THENCE, along the southerly right-of-way line of Artcraft Road – State Highway 178, described in Volume 3215, Page 1049, Real Property Records of El Paso County, Texas, the following three (3) calls:

S 73°19'09" E, a distance of 69.13 feet (69.27 feet – Record) to a found bent 5/8 rebar;

S 69°18'08" E, a distance of 356.96 feet to a found bent 5/8 rebar;

181.84 feet, along an arc of a curve to the left, with a radius of 2268.48 feet, and interior angle of 04°35'34"", and a chord which bears, S 71°35'55" E, a distance of 181.79 feet to set 1/2 rebar with a cap stamped “B&A Inc”;

THENCE, S 20°50'23" W, leaving said southerly right-of-way line, a distance of 183.01 feet to a set 1/2 rebar with a cap stamped “B&A Inc”;

THENCE, 92.62 feet, along an arc of a curve to the right, with a radius of 474.00 feet, and interior angle of 11°11'46"", and a chord which bears, S 26°26'16" W, a distance of 92.48 feet to set 1/2 rebar with a cap stamped “B&A Inc”;

THENCE, 123.63 feet, along an arc of a curve to the left, with a radius of 427.00 feet, and interior angle of 16°35'19"", and a chord which bears, S 23°44'30" W, a distance of 123.20 feet to a set 1/2 rebar with a cap stamped “B&A Inc”;

THENCE, S 15°26'51" W, a distance of 133.98 feet to a set 1/2 rebar with a cap stamped “B&A Inc”;

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706
THENCE, N 74°33'09" W, a distance of 634.00 feet to the POINT OF BEGINNING of this description and containing in all of 8.11 acres more or less.

NOTES:
1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings recited are grid bearings derived from RTK observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client’s/owner responsibility to comply with this ordinance if it is required.
4. A Plat of Survey of even date accompanies this description.