

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

CITY CLERK DEPT
2019 OCT 9 PM4:05

DEPARTMENT: Planning & Inspections

AGENDA DATE: Introduction: October 15, 2019

PUBLIC HEARING DATE: November 12, 2019

CONTACT PERSON NAME AND PHONE NUMBER: Philip F. Etiwe, 212-1553, EtiwePF@elpasotexas.gov
Harrison Plourde, 212-1584, PlourdeHT@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspections processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance amending the Regulating Plan placed on the property under Ordinance No. 018024 which changed the zoning of a 7.645 acre parcel of land legally described as being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas from C-1 (Commercial) and C-3 (Commercial) to SCZ (Smartcode Zone). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: West of Mesa Street and East of Sun Bowl Drive; Owner: University of Texas. PLRP19-00007 (District 8)

BACKGROUND / DISCUSSION:

On August 22, 2019, the CPC reviewed and recommended approval of the proposed regulating plan amendment.

PRIOR COUNCIL ACTION:

On June 4, 2013, City Council approved the rezoning of the subject property from C-3 (Commercial) to SCZ (SmartCode Zone), and approved the UTEP-Soleado Trail SmartCode Regulating Plan.

AMOUNT AND SOURCE OF FUNDING:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE REGULATING PLAN PLACED ON THE PROPERTY UNDER ORDINANCE NO. 018024 WHICH CHANGED THE ZONING OF A 7.645 ACRE PARCEL OF LAND LEGALLY DESCRIBED AS BEING ALL OF LOT 2 AND A PORTION OF LOTS 1 AND 3, UNIVERSITY CENTER AS FILED IN VOLUME 23, PAGE 35, EL PASO COUNTY DEED RECORDS, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) AND C-3 (COMMERCIAL) TO SCZ (SMARTCODE ZONE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, on June 4th, 2013 the Property was rezoned from C-1 (Commercial) and C-3 (Commercial) to SCZ (SmartCode Zone) with an attached Regulating Plan; and

WHEREAS, Title 21 of the El Paso City Code requires the adoption of a regulating plan for SCZ (SmartCode Zone); and

WHEREAS, the University of Texas at El Paso (Property Owner) requested to amend the Regulating Plan from T5-O (Urban Center) to SD1 (Special District 1) in order to better accommodate the proposed development of the Property; and

WHEREAS, after a public hearing regarding updating the Regulating Plan and amending Ordinance No, 018024 the City Plan Commission recommended approval and adoption of the Amended Regulating Plan; and,

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

That Exhibit "D" (Regulating Plan) of Ordinance No. 018024 attached hereto as **Exhibit "A"**, be amended and replaced with the Amended Regulating Plan attached as **Exhibit "B"** and that other than the aforementioned amendment, Ordinance 018024 shall remain in full force and effect.

ADOPTED this _____ day of _____, 2019.

THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

Laura D. Prine
City Clerk

ORDINANCE NO. _____
19-1007-2510 | 935758
Hunt Mesa 7
RTA

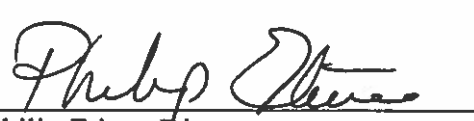
PLRP19-00007

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

ORDINANCE NO. _____
19-1007-2510 | 935758
Hunt Mesa 7
RTA

PLRP19-00007

EXHIBIT "A"



SMARTCODE APPLICATION EL PASO, TEXAS

INFILL - REGIONAL CENTER DEVELOPMENT
TRANSIT ORIENTED DEVELOPMENT

SOLEADO TRAIL MIXED USE

PREPARED FOR THUNDERBIRD PARTNERS LLC
27 FEBRUARY 2013

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS

EXHIBIT "A"

Project Team

Client : Chris Charron

Architect : Gensler
Rick Ferrara Jr.

Planning Consultant :
Moule & Polyzoides
Architects and Urbanists

Stefanos Polyzoides
Vinayak Bharné
Thiago Valente
Alexandria Hoewel



Site Location

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EXHIBIT "A"



EXHIBIT "A"

METES & BOUNDS DESCRIPTION

Being all of Lot 2 and a portion of Lots 1 and 3, University Center as filed in Volume 23, Page 35, El Paso County Deed Records, El Paso County, Texas and more particularly described as follows:

COMMENCING for reference at a 60D Nail and Washer Found on the East Right of Way line of Sun Bowl Drive adjacent to Lot 3, University Center;

THENCE, along said Right of Way line, South 01°23'24" East (South 05°13'56" East) 395.14 feet to a point from which a chiseled X bears South 69°57'11" West 0.18 feet, said point being the **POINT OF BEGINNING**;

THENCE, leaving said Right of Way line, South 89°41'48" East (North 86°27'40" East) 295.81 feet to a Nail with Washer stamped TX 2027 found;

THENCE, South 00°04'58" East (South 03°55'30" East) 53.58 feet to a point from which a 1/2 inch rebar with cap stamped TX 2027 bears North 10°06'38" West 0.22 feet;

THENCE, South 89°41'48" East (North 86°27'40" East) 199.68 feet to a point on the West Right of Way line of Mesa Street (State Highway 20) and a curve to the right from which a 1/2 inch rebar with cap bears North 36°35'13" West 0.23 feet;

THENCE, along said Right of Way line 102.04 feet along the arc of said curve having a radius of 3759.83 feet, an interior angle of 01°33'18", and a chord bearing South 00°24'07" East 102.04 feet to a point from which a chiseled X bears North 21°41'55" West 0.30 feet;

THENCE, continuing along said Right of Way line, South 00°22'32" West (South 03°28'00" East) 385.17 feet to a point at the beginning of a curve to the left from which a chiseled X bears North 26°04'06" East 0.30 feet;

THENCE, continuing along said Right of Way line 90.67 feet along the arc of said curve having a radius of 1492.69 feet, an interior angle of 03°28'49", and a chord bearing South 01°21'53" East 90.66 feet to a point from which a chiseled X bears North 43°48'48" East 0.31 feet;

THENCE, leaving said Right of Way line North 89°21'28" West (South 86°48'00" West) 215.42 (215.60) feet to a point from which a Nail with Washer stamped TX 2027 found bears North 02°05'42" East 0.16 feet;

THENCE, South 00°31'07" West (South 03°19'25" East) 125.46 feet to a chiseled X set;

THENCE, South 89°36'13" East (North 86°32'00" East) 8.23 feet to a chiseled X set;

THENCE, South 12°03'53" East (South 15°54'25" East) 153.61 feet to a 5/8 inch rebar with cap stamped ZWA set;

THENCE, North 89°37'28" West (South 86°32'00" West) 196.19 feet to a 5/8 inch rebar with cap stamped ZWA set on the East Right of Way line of Sun Bowl Drive;

THENCE, along said Right of Way line North 08°51'48" West (North 12°42'20" West) 780.42 feet a 1/2 inch rebar found;

THENCE, continuing along said Right of Way line, North 01°23'24" West (North 05°13'56" West) 135.00 feet to the **POINT OF BEGINNING** containing 333,013 Square feet or 7.645 acres.

Bearings shown hereon are based on grid north of the Texas State Plane Coordinate System in the Texas Central Zone No. 4203. All distances are surface. Items in parentheses denote record information.

An Exhibit of even date accompanies this description.

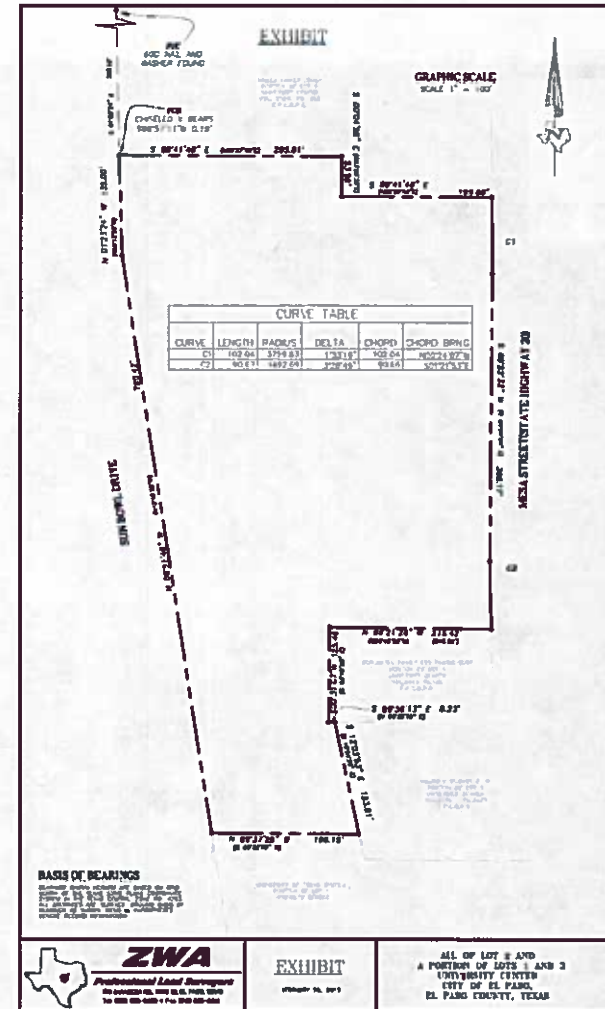


EXHIBIT "A"

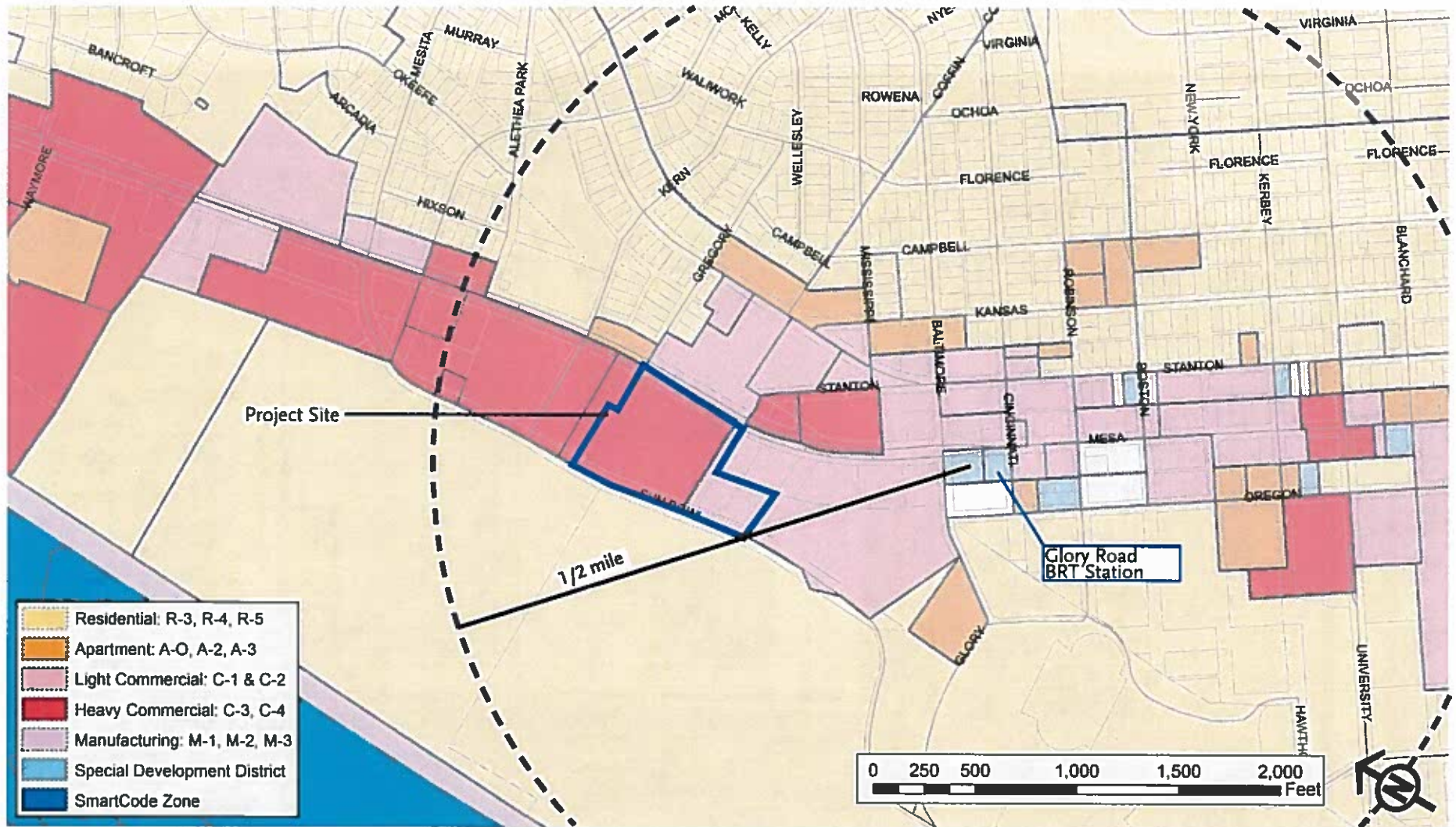
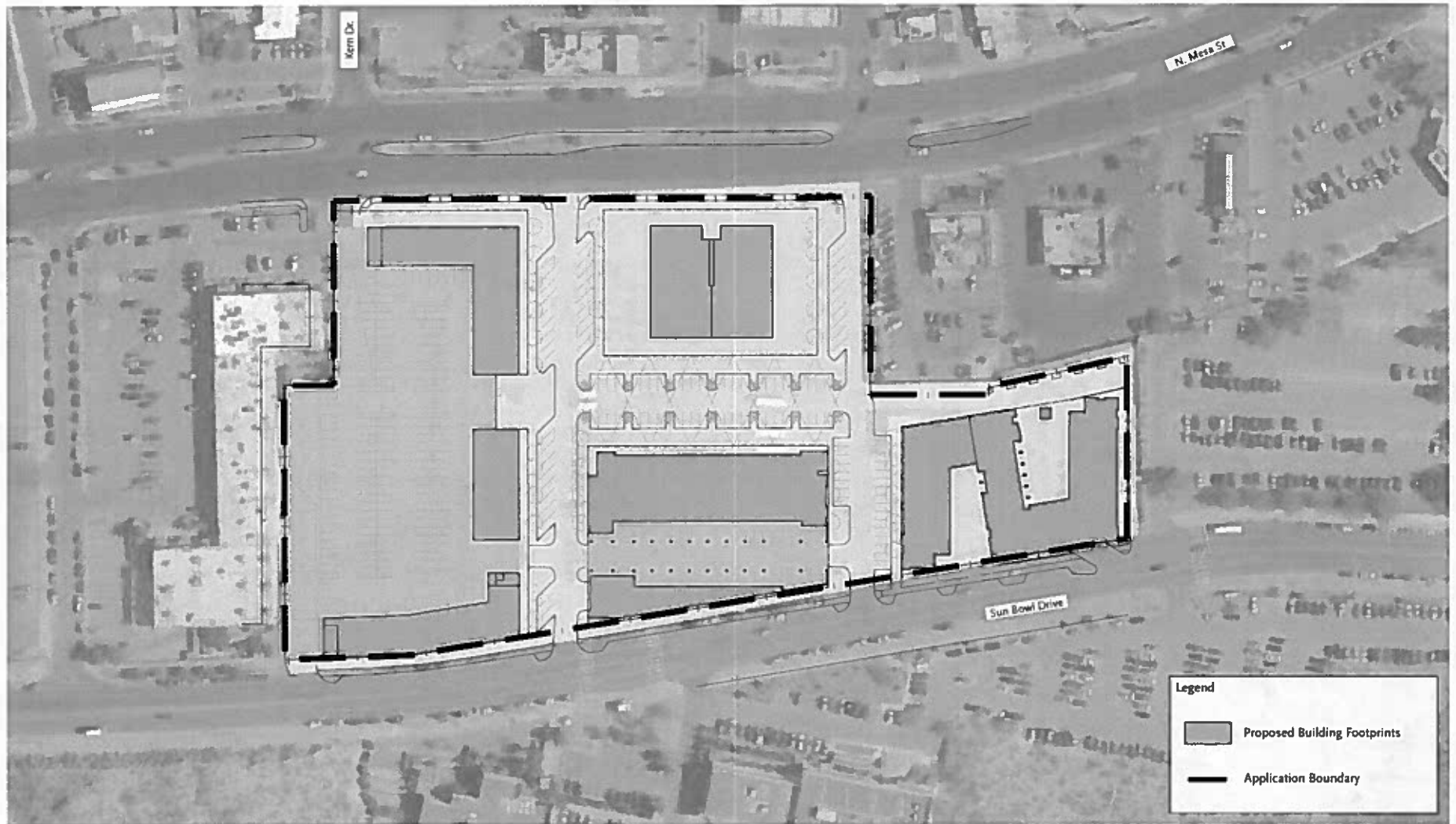


EXHIBIT "A"



ILLUSTRATIVE SITE PLAN



EXHIBIT "A"

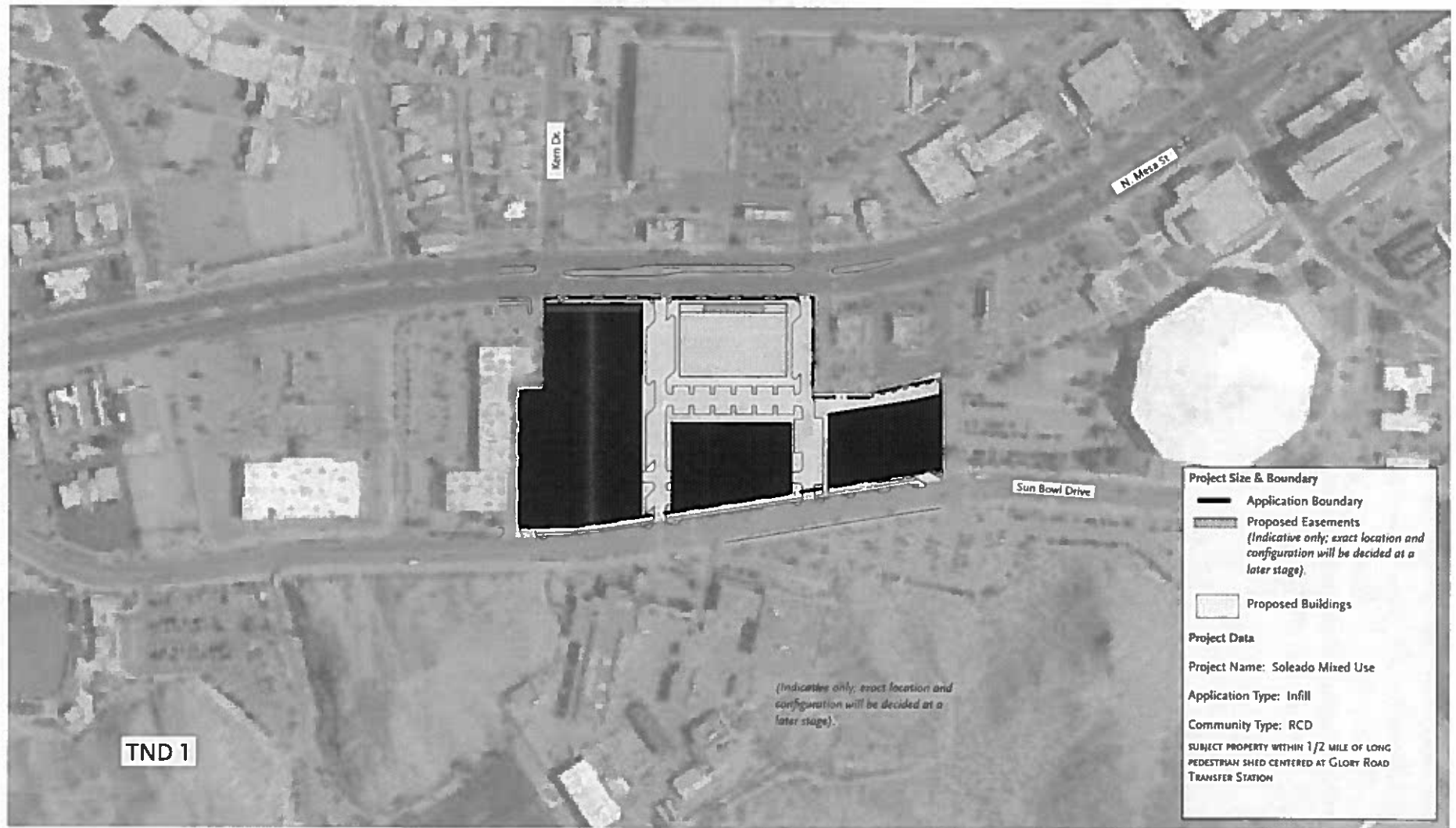


EXHIBIT "A"

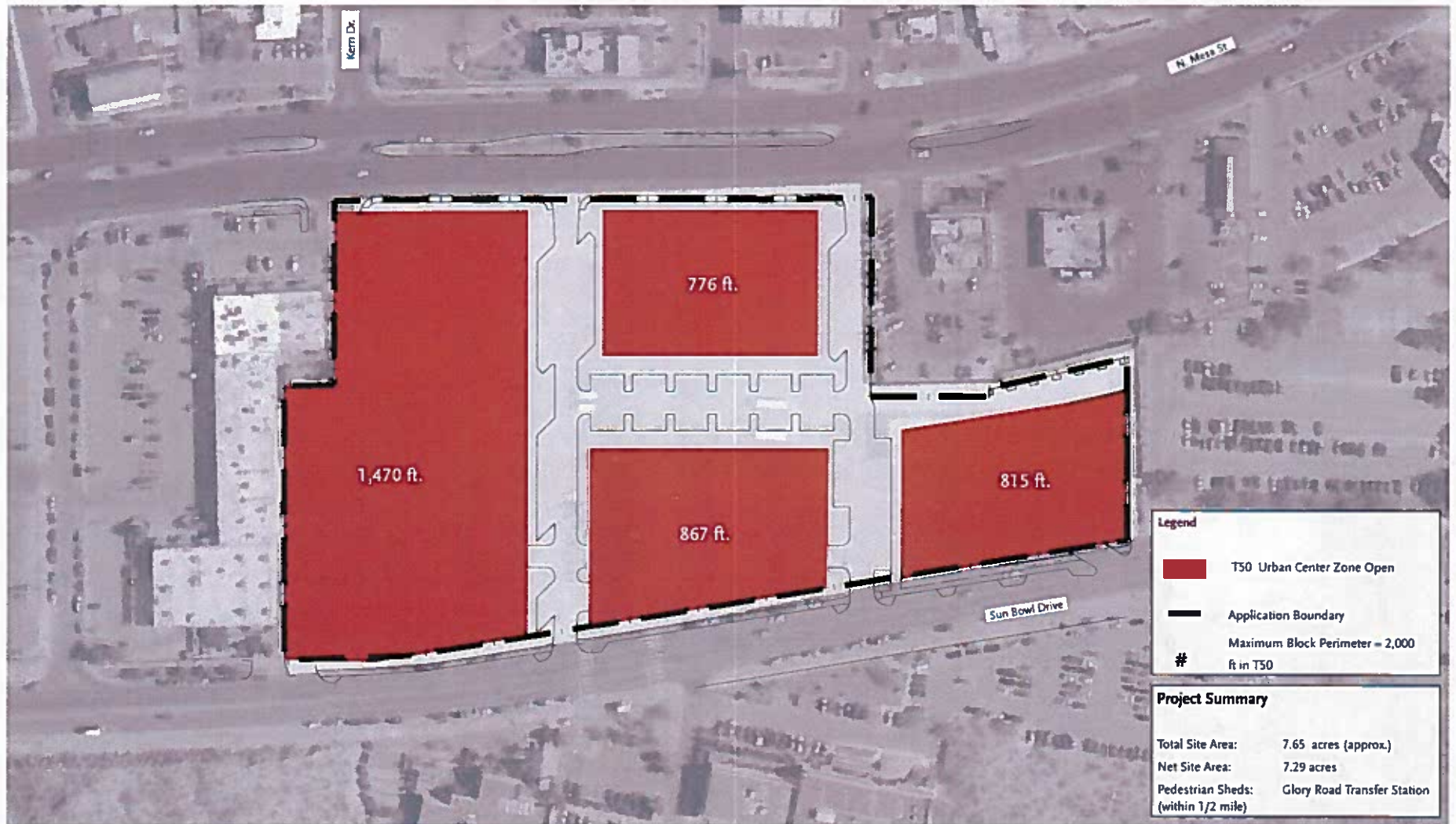


EXHIBIT "A"



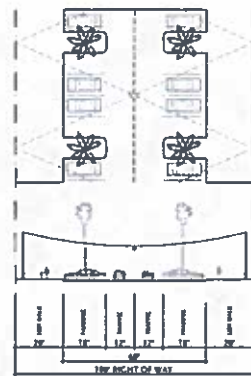
EXHIBIT "A"

Notes:

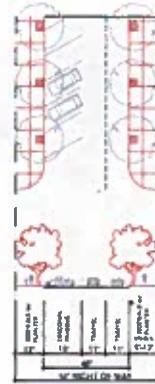
1. Pavement width includes gutter where present, and is measured from outside face of curb to outside face of curb.

2. Proposed modifications to Smartcode Thoroughfares shown in red.

* Curb radii are subject to fire lane requirements.



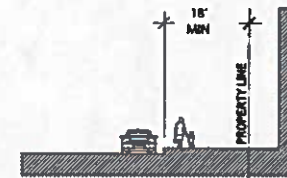
1. CS 100-60



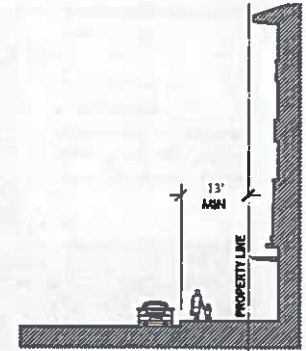
2. CS 64-40
(Modification of CS 74-44)



3. CS 78-54
(Modification of CS 80-54)



4. Existing Mesa Street



5. Existing Sun Bowl Drive

T50	
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T50
Right-of-Way	100
Pavement Width	60
Movement	Slow
Design Speed	25
Pedestrian Crossing Time	17
Traffic Lanes	2
Parking Lanes	2 Perp.
Curb Radius	10 *
Public Frontage Type	Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade
Walkway Type	20' conc.
Planter Type	Bulb out/ tree well @ 30' O.C. avg.
Curb Type	Header Curb w/ Bollard & Landscape features
Landscape Type	Trees
Transportation Provision	N/A

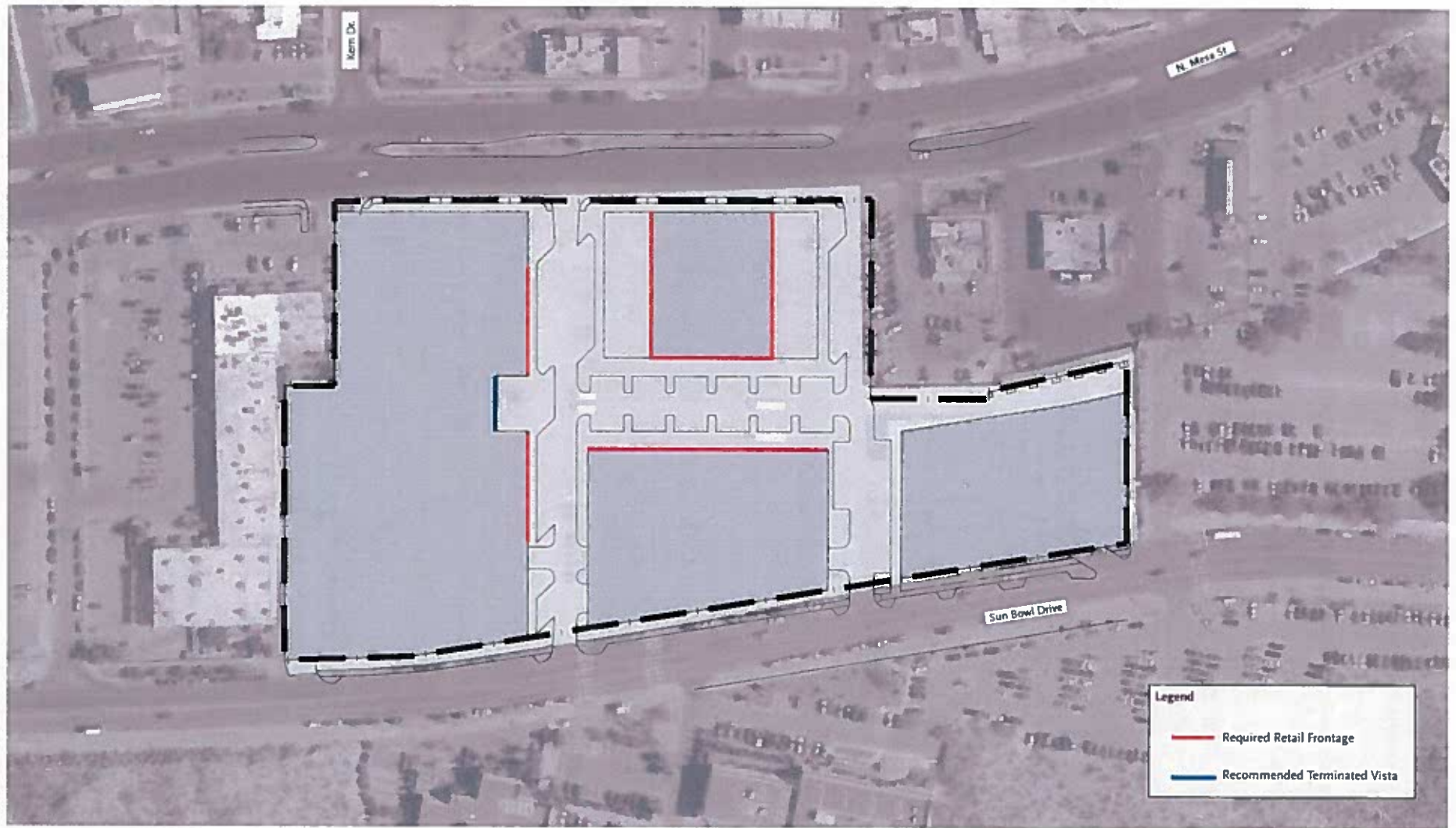
T50	
Commercial Street	
T50	
65	
44	
Slow	
25	
12.2	
2	
1 Diag.	
10*	
Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	
Conc.	
4' x 4' tree well @ 30' O.C. avg.	
6" VC&G	
Trees	
N/A	

T50	
Commercial Street	
T50	
73	
54	
Slow	
25	
5.7	
2	
2 Diag.	
10*	
Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	
Conc.	
4' x 4' tree well @ 30' O.C. avg.	
6" VC&G	
Trees	
N/A	

T50 T4	
Existing Major Arterial	
T50	
N/A	
N/A	
Free	
N/A	
N/A	
6	
N/A	
15*	
Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	
Conc.	
4' x 4' tree well @ 30' O.C. avg.	
6" VC&G	
Trees	
N/A	

T50	
Existing Minor Arterial	
T50	
N/A	
N/A	
Free	
N/A	
N/A	
4	
N/A	
15*	
Terrace/ Lightwell, Forecourt, Stoop, Shopfront & Awning, Gallery, Arcade	
Conc.	
4' x 4' tree well @ 30' O.C. avg.	
6" VC&G	
Trees	
N/A	

EXHIBIT "A"



SPECIAL REQUIREMENTS

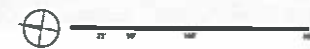


EXHIBIT "A"

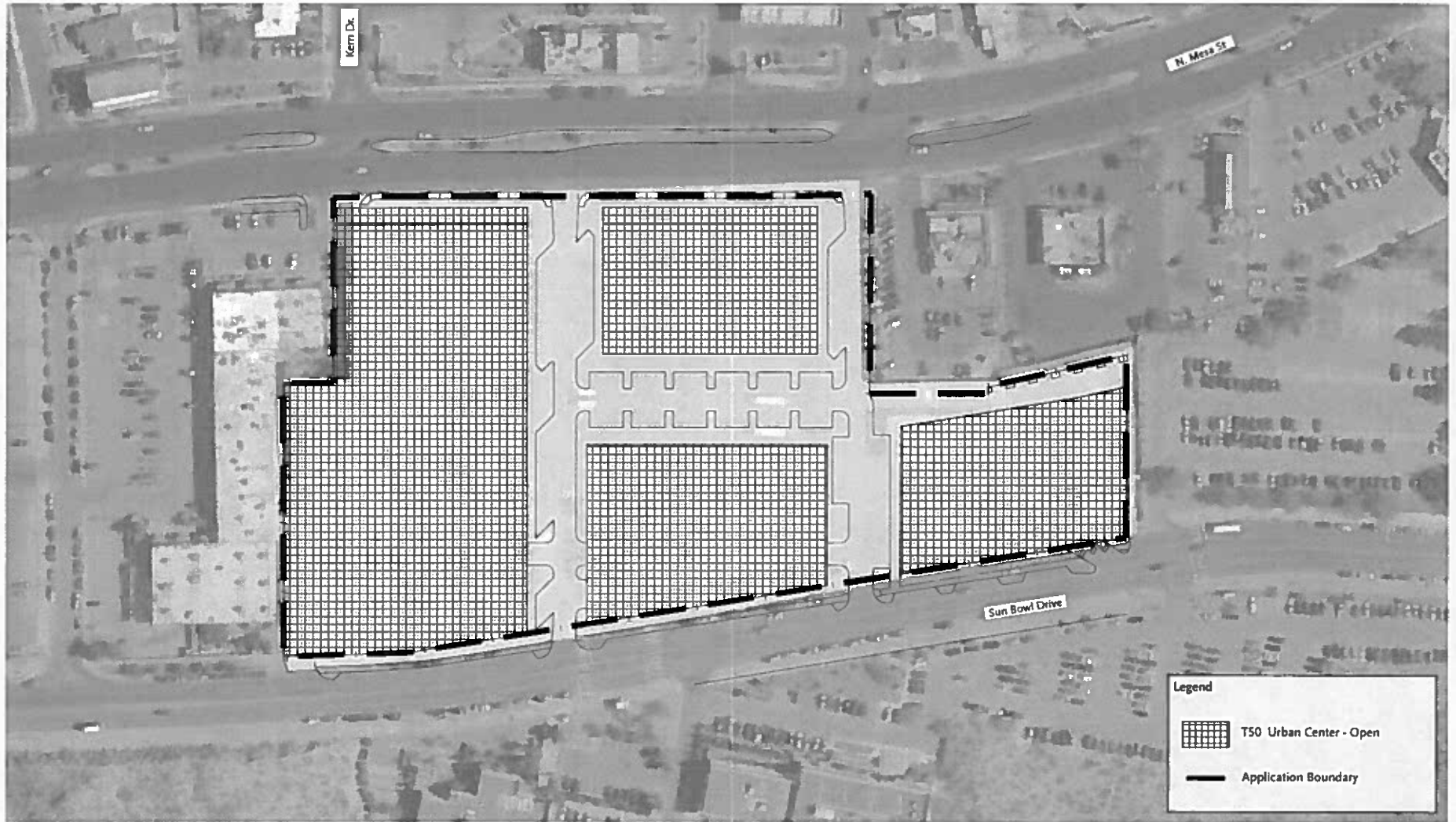


EXHIBIT "B"



SMARTCODE APPLICATION
EL PASO, TEXAS

INFILL - REGIONAL CENTER DEVELOPMENT
SPECIAL DISTRICT SD1

MESA 7 MIXED USE



PREPARED FOR HUNT DEVELOPMENT GROUP
15 JULY 2019



CLIENT:



HUNT DEVELOPMENT GROUP

PETER SPIER | SENIOR VICE PRESIDENT | HUNT DEVELOPMENT GROUP

ARCHITECT

WOMACK + HAMPTON ARCHITECTS, L.L.C.

R. MICHAEL HAMPTON, AIA, NCARB, LEED AP BD+C

CONSULTING ENGINEER

CSA DESIGN GROUP, INC.



Site Location

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Black & White Copy for Recording	9



CSA Design Group, Inc.

© 2014 CSA Design Group, Inc.



NOTES AND BOUNDS DESCRIPTION

The parcel of land herein described is 7.638 acres, being a portion of Lots 1 and 3 and all of Lot 2, University Center (Book 21, Page 11, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by notes and bounds as follows:

CORNERING at a city monument at the intersection of the monument lines of Kansas Street and Baltimore Avenue, said monument lines being 10 feet east and 10 feet north of the respective centerlines of Kansas Street and Baltimore Avenue, from which a city monument at the intersection of the monument lines of Kansas Street and University Avenue bears South 37° 15' 00" East, a distance of 1978.83 feet, said monument line on University Avenue being 10 feet north of the centerline of University Avenue. Thence, South 52° 25' 00" East, along the monument line of Baltimore Avenue, a distance of 729.97 feet to the westerly right-of-way of Mesa Street (120-foot right-of-way, March 10, 1956, Book 1287, Page 601, Deed Records, El Paso County, Texas). Thence, South 37° 35' 00" West, along said right-of-way, a distance of 224.25 feet. Thence, 700.49 feet continuing along said right-of-way and along the arc of a curve to the right, having a radius of 1092.69 feet, a central angle of 90° 10' 55", and a chord which bears South 22° 15' 31" West, a distance of 700.00 to a bridge nail set on the westerly boundary of that certain parcel of land described December 15, 1971, in Book 378, Page 921, Deed Records, El Paso County, Texas. For the POINT OF BEGINNING of this description.

THENCE, South 06° 12' 00" East, along said boundary, a distance of 215.02 feet to a chiseled "I" set on the westerly boundary of said parcel.

THENCE, South 9° 25' 00" East, along said boundary, a distance of 125.00 feet to a chiseled "cross" foot set on the northerly boundary of said parcel.

THENCE, North 04° 12' 00" East, along said boundary, a distance of 91 feet to a chiseled "I" set on the westerly boundary of that certain parcel of land described December 12, 1983, in Book 1406, Page 642, Deed Records, El Paso County, Texas.

THENCE, South 15° 51' 25" East, along said boundary, a distance of 153.81 feet (book - 153.61 feet).

THENCE, 0.60 feet continuing along said boundary and along the arc of a curve to the left, having a radius of 1092.69 feet, a central angle of 0° 01' 25", and a chord which bears South 16° 47' 22" East, a distance of 0.60 feet to a concrete nail set on the northerly boundary of that certain parcel of land described March 28, 1974, in Book 513, Page 111, Deed Records, El Paso County, Texas.

THENCE, South 06° 12' 00" West, along said boundary, a distance of 196.20 feet (book - 196.54 feet) to a marked "I" set on the westerly right-of-way of Sun Bowl Drive (100-foot right-of-way, plat of University Center).

THENCE, North 12° 17' 00" West, along said right-of-way, a distance of 700.05 feet to a set bridge nail.

THENCE, North 9° 17' 56" West, continuing along said right-of-way, a distance of 133.00 feet to a bridge nail set on the northerly boundary of that certain parcel of land described December 29, 1973, in Book 960, Page 752, Deed Records, El Paso County, Texas.

THENCE, North 04° 12' 00" East, along said boundary, a distance of 205.46 feet (book - 205.81 feet).

THENCE, South 4° 12' 11" East, continuing along said boundary, a distance of 53.50 feet to a set bridge nail.

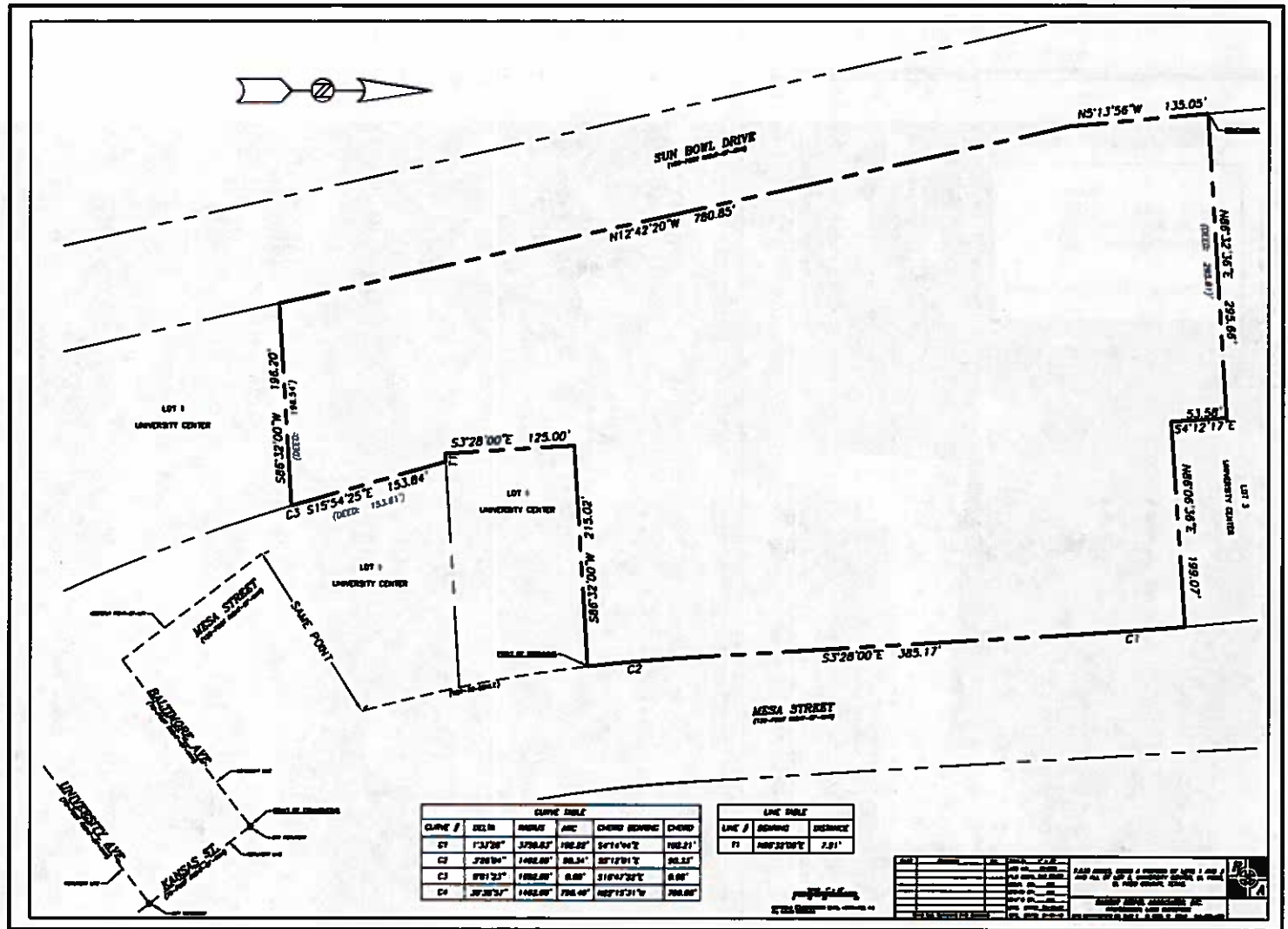
THENCE, North 04° 06' 36" East, continuing along said boundary, a distance of 190.07 feet to a bridge nail set on the westerly right-of-way of Mesa Street.

THENCE, 102.22 feet along said right-of-way and along the arc of a curve to the right, having a radius of 379.03 feet, a central angle of 1° 15' 25", and a chord which bears South 1° 15' 41" East, a distance of 102.21 feet to a set chiseled "I".

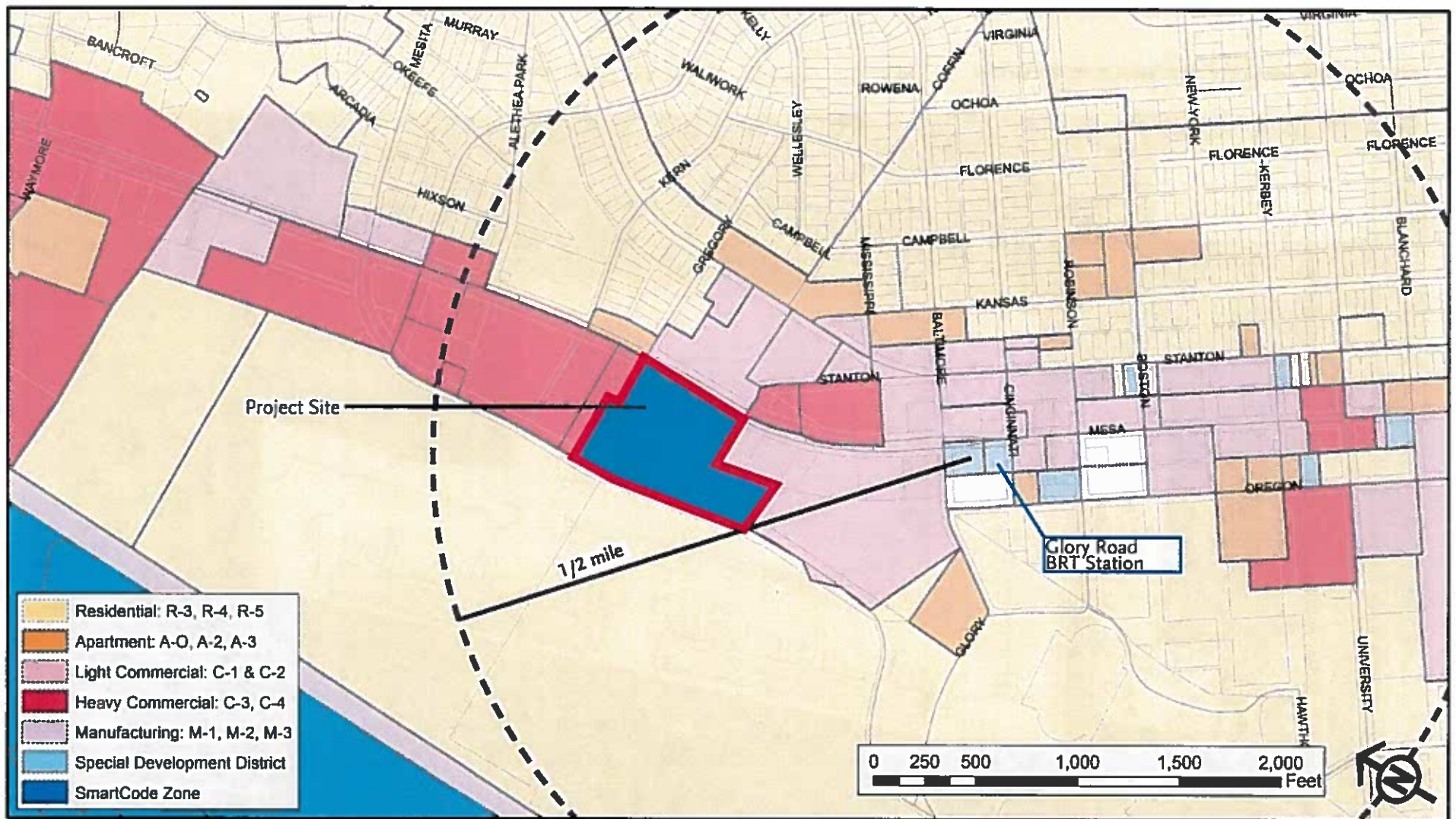
THENCE, South 3° 28' 00" East, continuing along said right-of-way, a distance of 303.17 feet to a set chiseled "I".

THENCE, 90.54 feet along the arc of a curve to the left, having a radius of 1092.69 feet, a central angle of 3° 28' 00", and a chord which bears South 5° 12' 01" East, a distance of 90.31 feet to the POINT OF BEGINNING of this description.

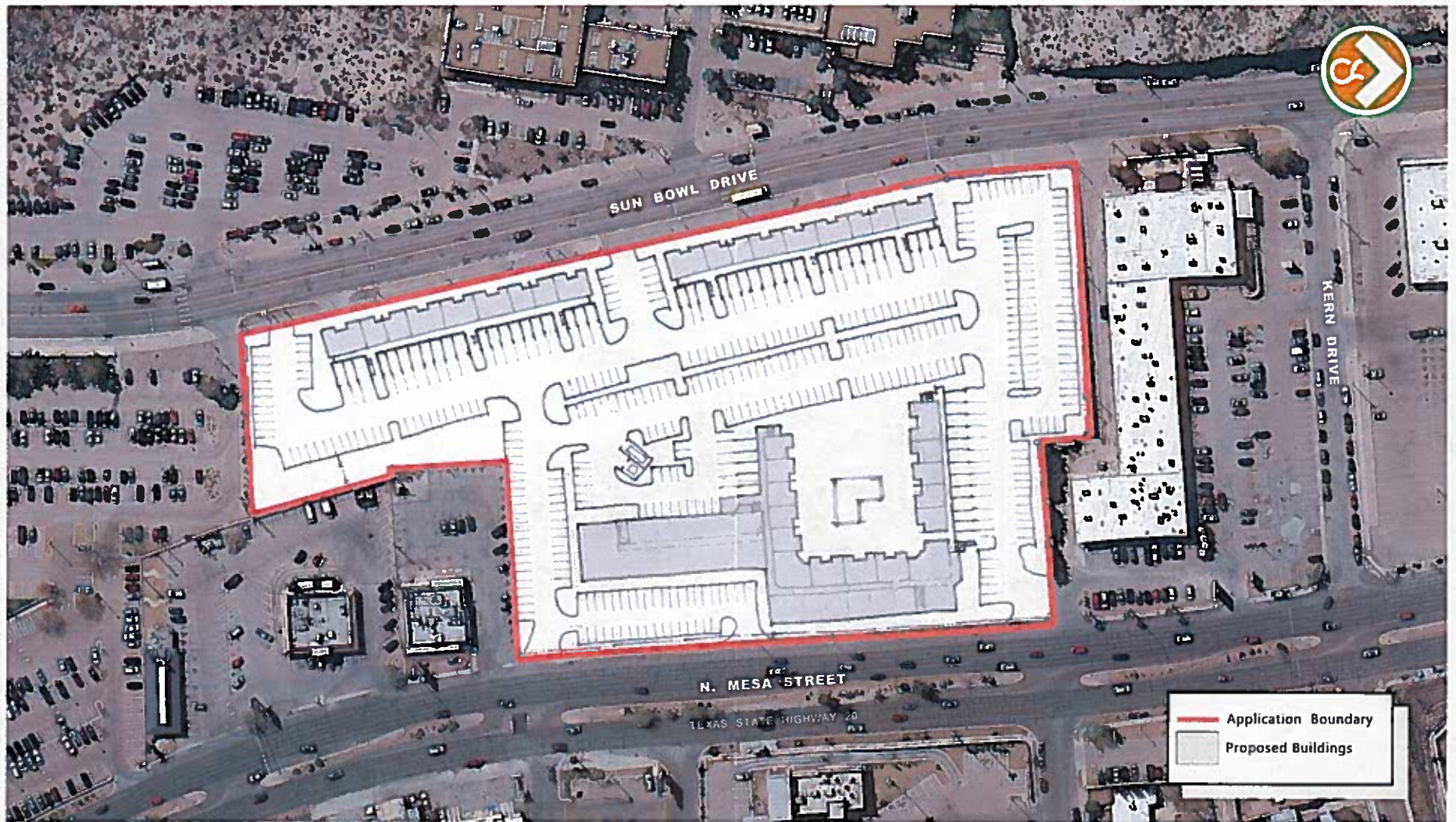
Said parcel of land contains 7.638 acres (332,707 square feet) of land more or less.

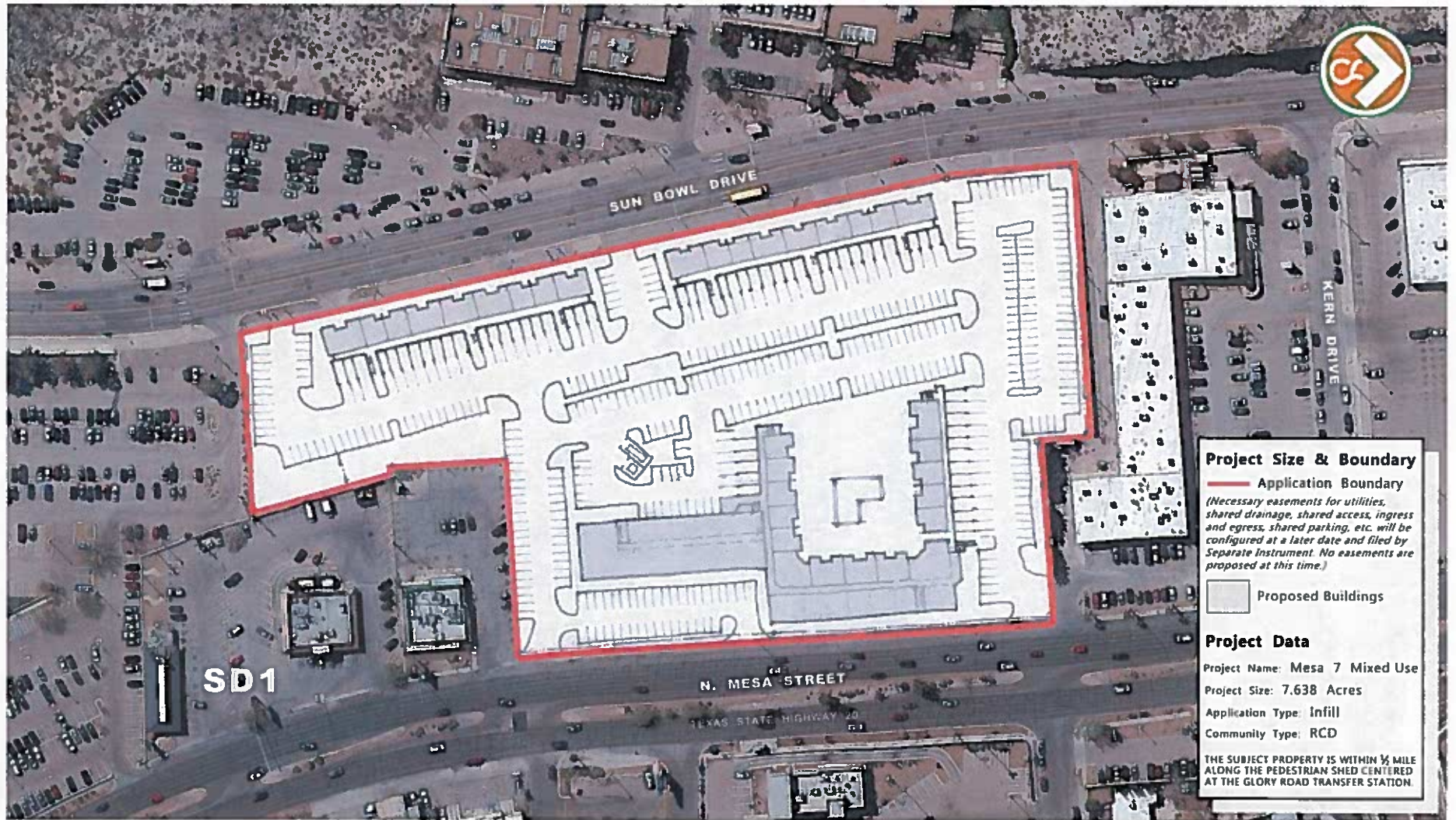


LEGAL DESCRIPTIONS



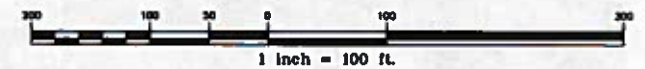
EXISTING ZONING

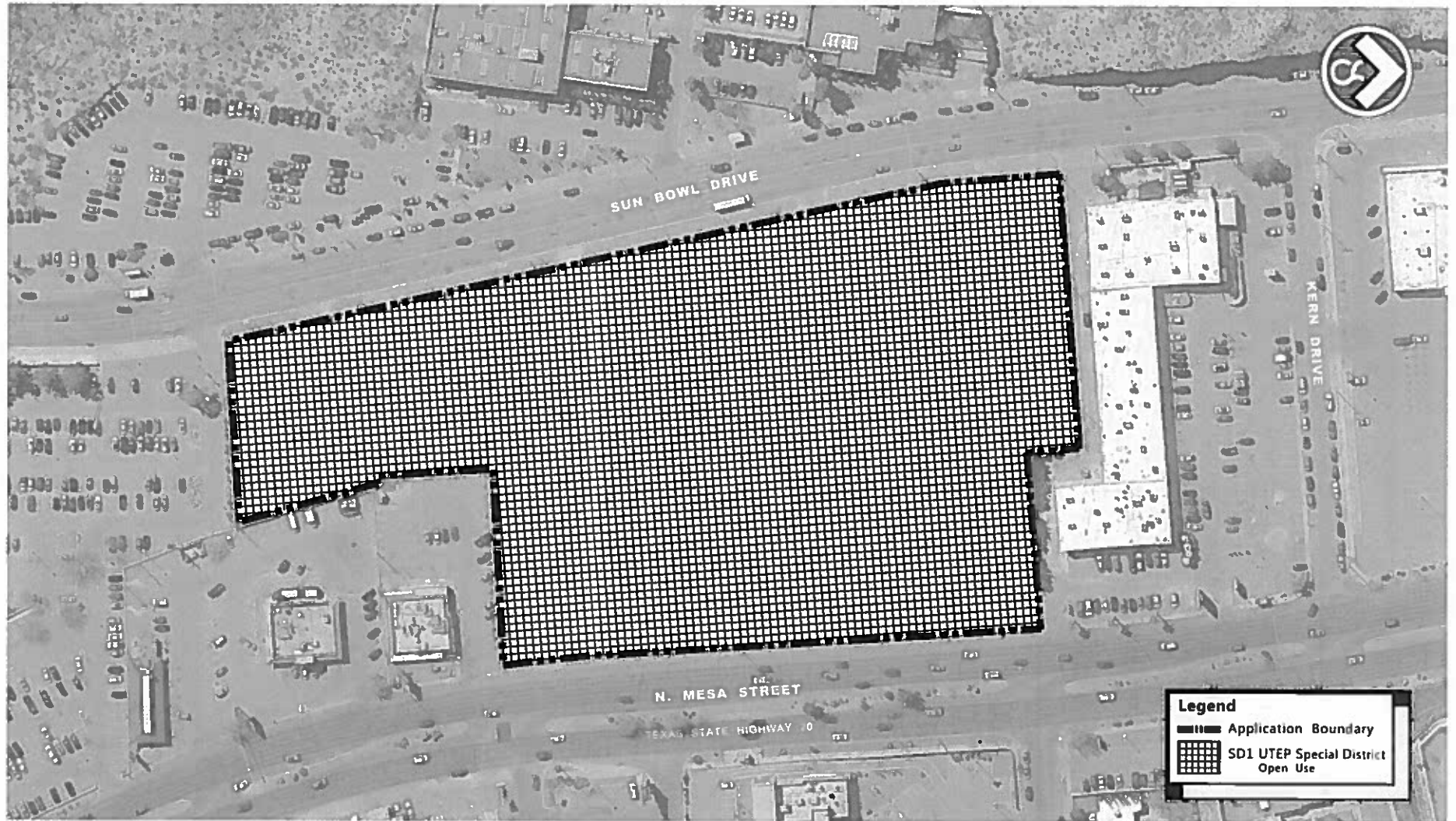






REGULATING PLAN





MEMORANDUM

DATE: October 8, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Harrison Plourde, Lead Planner

SUBJECT: PLRP19-00007

The City Plan Commission (CPC), on August 22, 2019, voted 9-0 to recommend **approval** of the amendment to the Hunt Mesa 7 (fka UTEP-Soleado Trail) SmartCode Regulating Plan.

There were no communications from the public for or against the amendment request.

Attachment:
Staff Report

Hunt Mesa 7 (fka UTEP-Soleado Trail)

City Plan Commission — August 22, 2019



CASE NUMBER:	PLRP19-00007
CASE MANAGER:	Harrison Plourde, 212-1584, PlourdeHT@elpasotexas.gov
PROPERTY OWNER:	University of Texas
REPRESENTATIVE:	CSA Design Group, Inc.
LOCATION:	West of Mesa Street and East of Sun Bowl Drive (District 8)
PROPERTY AREA:	7.638 acres
REQUEST:	SmartCode Regulating Plan Adjustment
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting to amend the transect zone assignment for the Hunt Mesa 7 SmartCode Regulating Plan (formerly known as UTEP-Soleado Trail) from T5-O (Urban Center – Open) to SD1 (Special District 1).

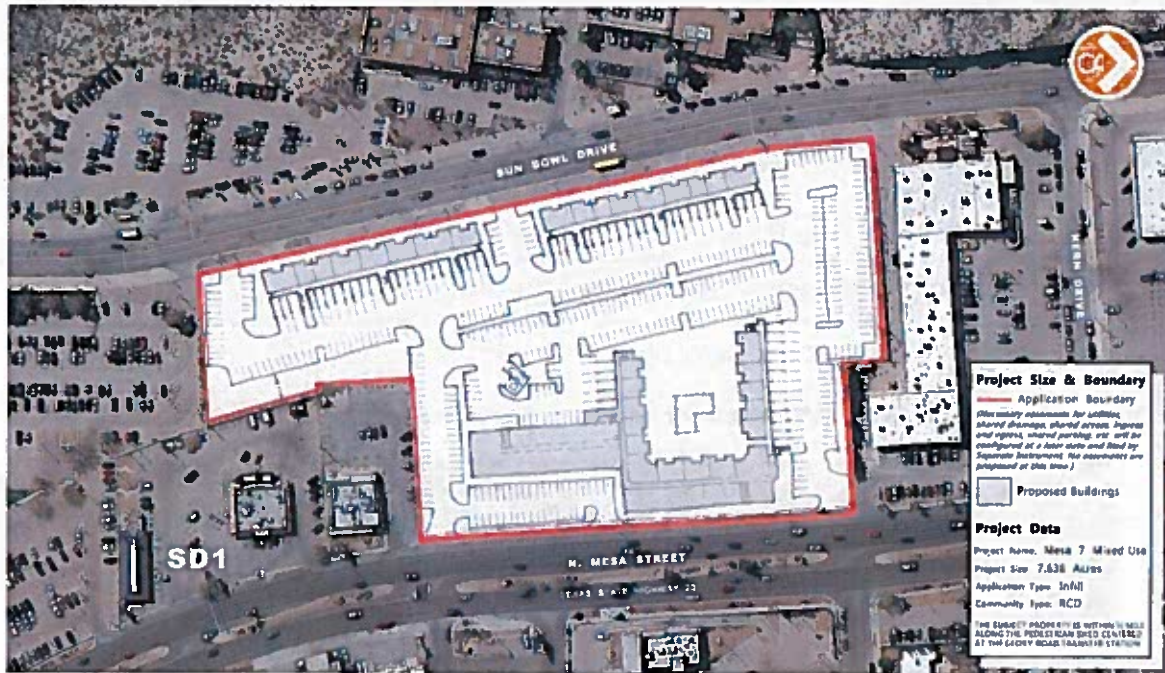
SUMMARY OF STAFF RECOMMENDATION: Planning staff recommends **APPROVAL** of the request.



Boundaries of subject property

DESCRIPTION OF REQUEST: The applicant has requested an adjustment to the Hunt Mesa 7 SmartCode Regulating Plan in order to better accommodate the proposed development of the property. The applicant wishes to develop the subject property with retail, office, and apartment development. The applicant is requesting the removal of the T5-O (Urban Center – Open) transect zone, and the application of the SD1 (Special District 1) transect zone. The SD1 transect zone is a tailor-made transect zone designed for use on University of Texas-El Paso (UTEP) properties. The SD1 transect zone was established at the time of the adoption of the SmartCode, however it has not been applied to any land to date.

Adjustments to SmartCode Regulating Plans are typically approved administratively by the Consolidated Review Committee, which comprises City staff from various departments. However, considering the extent of the proposed transect change, Planning staff is requesting City Council approval of the Regulating Plan adjustment. The proposed transect change is applied to the full extent of the land included in the Regulating Plan, a total of 7.638 acres.



Conceptual Site Plan

PREVIOUS CASE HISTORY: On May 7, 2013, City Council approved the rezoning of the subject property from C-1 & C-3 (Commercial) to SCZ (SmartCode Zone), and approved the *UTEP-Soleado Trail SmartCode Regulating Plan*, which applied the T5-O (Urban Center – Open) transect zone to the entire parcel.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: Properties to the north, south, and east of the subject property are assigned Commercial zones (C-3 to the north, C-1 to the east and south), and are developed with auto-oriented strip center and/or standalone retail buildings. The proposed use for the subject property will introduce similar commercial and office uses in a multi-story configuration along Mesa Street, and a multi-family residential development abutting Sun Bowl Drive.

COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed Regulating Plan adjustment is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed area/development is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in <i>Plan El Paso</i>.</p>	<p>The SmartCode zoning district was applied to the subject property in 2013. The modification of the transect zone will allow for the proposed mixed-use development.</p>

COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed Regulating Plan adjustment is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested adjustment.	The proposed adjustment includes a new conceptual site plan that is a significant departure from that approved with the initial SmartCode rezoning. While the new site plan includes similar uses to those depicted on the former plan, the new plan eliminates all through streets and does not proposed structured parking. Development of the new conceptual site plan would require approval of the requested adjustment, as the SD1 transect zone has relaxed regulations that are integral to permitting the proposed development.
Natural Environment: Anticipated effects on the natural environment.	The subject property is presently developed as a surface parking lot. No arroyos or uniquely sensitive conditions existing on the property.
Stability: Whether the area is stable or in transition.	This area has seen no major changes in development permissions or land use in several decades. The Mesa Street commercial corridor is well established in this area and serves the surrounding residential areas as well as the UTEP campus to the southwest. The City wishes to pursue higher intensity commercial and mixed-use development along this corridor, considering its proximity to the Sun Metro Glory Road Transit Terminal; the proposed development is complementary to that goal.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) may advise City Council on SmartCode Regulating Plan adjustment requests being considered by City Council. In evaluating the request, the CPC must determine the following:

1. Will the adjustment protect the best interest, health, safety and welfare of the public in general?
2. What is the relation of the proposed change to the City's Comprehensive Plan?
3. What effect will the adjustment have up on the natural, social, and economic conditions, and property values, in the vicinity, and in the City as a whole?

The CPC may take any of the following actions:

1. **Recommend Approval** of the adjustment, finding that the requested adjustment is in conformance with the review criteria of *Plan El Paso* and Title 21 of the City Code, as reflected in the Staff Report. (Staff Recommendation)
2. **Recommend Approval of the adjustment With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* and/or Title 21 of the City Code, as reflected in the Staff Report.
3. **Recommend Denial** of the adjustment, finding that the request does not conform to the review criteria of *Plan El Paso* and Title 21 of the City Code, as reflected in the Staff Report.

ATTACHMENTS:

1. Proposed Hunt Mesa 7 SmartCode Regulating Plan

ATTACHMENT 1



SMARTCODE APPLICATION
EL PASO, TEXAS

INFILL - REGIONAL CENTER DEVELOPMENT
SPECIAL DISTRICT - SD1

MESA 7 MIXED USE



PREPARED FOR HUNT DEVELOPMENT GROUP
15 JULY 2019



ATTACHMENT 1

CLIENT:



HUNT DEVELOPMENT GROUP

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Site Location

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SITE AERIAL



WETFS AND BOUNDS DESCRIPTION

The parcel of land herein described is 6.58 acres, being a portion of Lots 1 and 2 and all of Lot 3, University Center (Shed 2), Page 10, First Record, 21 Page County, Texas, 21 Page, 21 Page County, Texas, and is more particularly described by notes and bounds as follows:

THENCE, at a city monument at the intersection of the monument line of Kansas Street and Baltimore Avenue, said monument line being 10 feet east and 10 feet north of the respective centerlines of Kansas Street and Baltimore Avenue, from which a city monument at the intersection of the monument line of Kansas Street and University Avenue bears South 37° 15' 00" East, a distance of 1970.80 feet, said monument line on University Avenue being 10 feet north of the centerline of University Avenue, Thence, South 51° 25' 00" East, along the monument line of Baltimore Avenue, a distance of 29.90 feet to the westerly right-of-way of Bona Street (120-foot right-of-way, March 19, 1956, Book 128, Page 681, Deed Records, El Paso County, Texas), Thence, North 37° 15' 00" West, along said right-of-way, a distance of 234.25 feet, Thence, 79.91 feet continuing along said right-of-way and along the arc of a curve to the right, having a radius of 1892.00 feet, a central angle of 30° 10' 57", and a chord which bears North 21° 15' 31" East, a distance of 799.00 feet to a bridge nail set on the westerly boundary of that certain parcel of land described December 15, 1971, in Book 378, Page 921, Deed Records, El Paso County, Texas, for the POINT OF BEGINNING of this description.

THENCE, South 06° 12' 05" West, along said boundary, a distance of 215.02 feet to a chained "E" set on the westerly boundary of said parcel.

THENCE, South 3° 28' 00" East, along said boundary, a distance of 125.80 feet to a chained "cross" set on the northerly boundary of said parcel.

THENCE, North 06° 12' 05" East, along said boundary, a distance of 7.91 feet to a chained "3" set on the westerly boundary of that certain parcel of land described December 15, 1971, in Book 1406, Page 642, Deed Records, El Paso County, Texas.

THENCE, South 15° 57' 25" East, along said boundary, a distance of 155.01 feet (dood - 155.01 feet).

THENCE, 0.50 feet continuing along said boundary and along the arc of a curve to the left, having a radius of 1092.00 feet, a central angle of 0° 01' 21", and a chord which bears South 16° 47' 22" East, a distance of 0.50 feet to a concrete nail set on the northerly boundary of that certain parcel of land described March 29, 1971, in Book 515, Page 111, Deed Records, El Paso County, Texas.

THENCE, South 06° 12' 05" West, along said boundary, a distance of 196.20 feet (dood - 196.54 feet) to a chained "3" set on the easterly right-of-way of Sun Bowl Drive (100-foot right-of-way, plat of University Center).

THENCE, North 12° 17' 30" West, along said right-of-way, a distance of 790.45 feet to a set bridge nail.

THENCE, North 5° 17' 56" West, continuing along said right-of-way, a distance of 138.00 feet to a bridge nail set on the northerly boundary of that certain parcel of land described December 28, 1970, in Book 946, Page 714, Deed Records, El Paso County, Texas.

THENCE, North 06° 12' 05" East, along said boundary, a distance of 299.44 feet (dood - 295.41 feet).

THENCE, South 4° 12' 17" East, continuing along said boundary, a distance of 51.68 feet to a set bridge nail.

THENCE, South 06° 06' 36" East, continuing along said boundary, a distance of 199.07 feet to a bridge nail set on the westerly right-of-way of Bona Street.

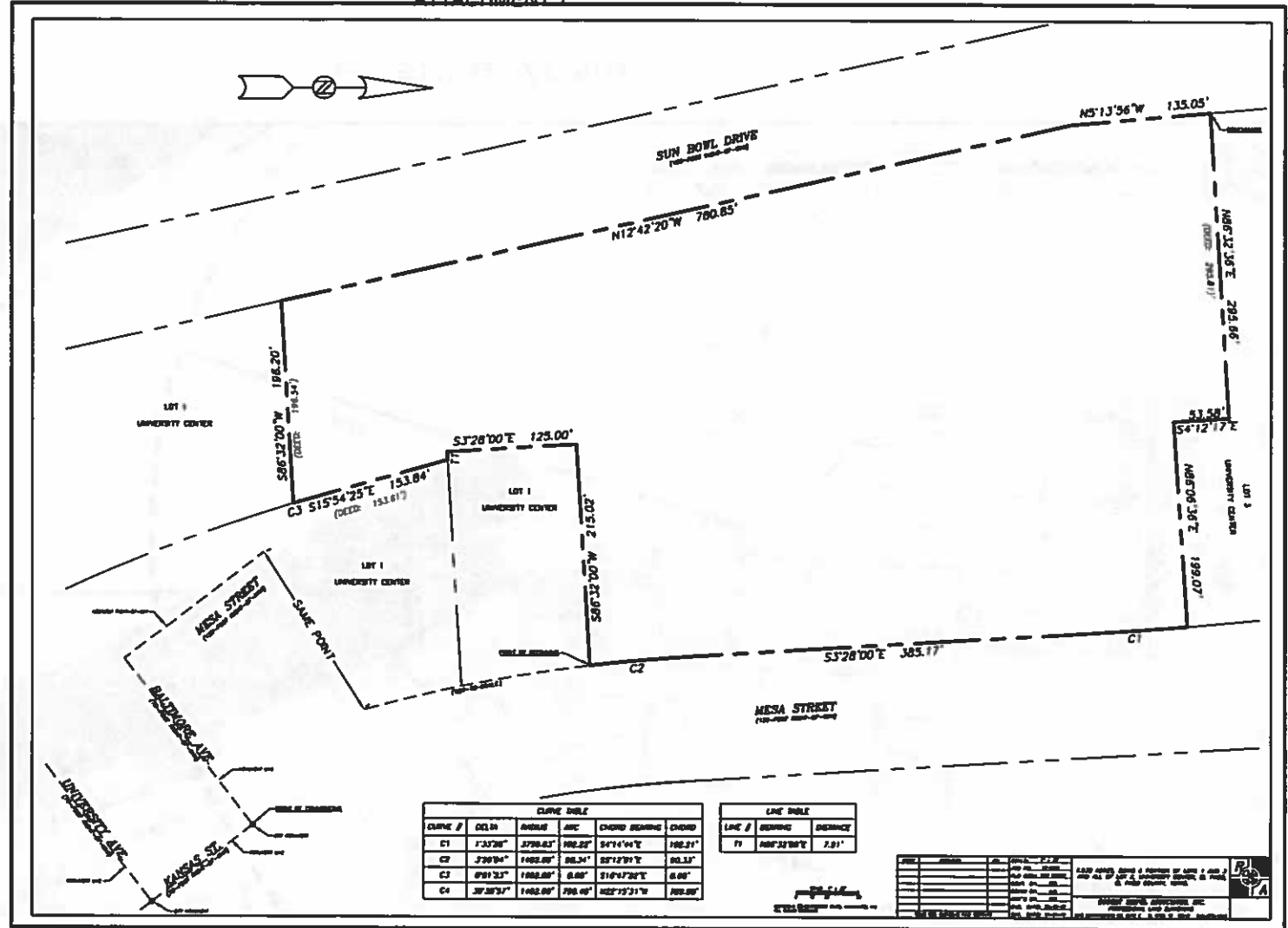
THENCE, 182.22 feet along said right-of-way and along the arc of a curve to the right, having a radius of 1799.81 feet, a central angle of 1° 11' 28", and a chord which bears South 1° 11' 19" East, a distance of 182.22 feet to a set chained "E".

THENCE, South 3° 28' 00" East, continuing along said right-of-way, a distance of 395.17 feet to a set chained "E".

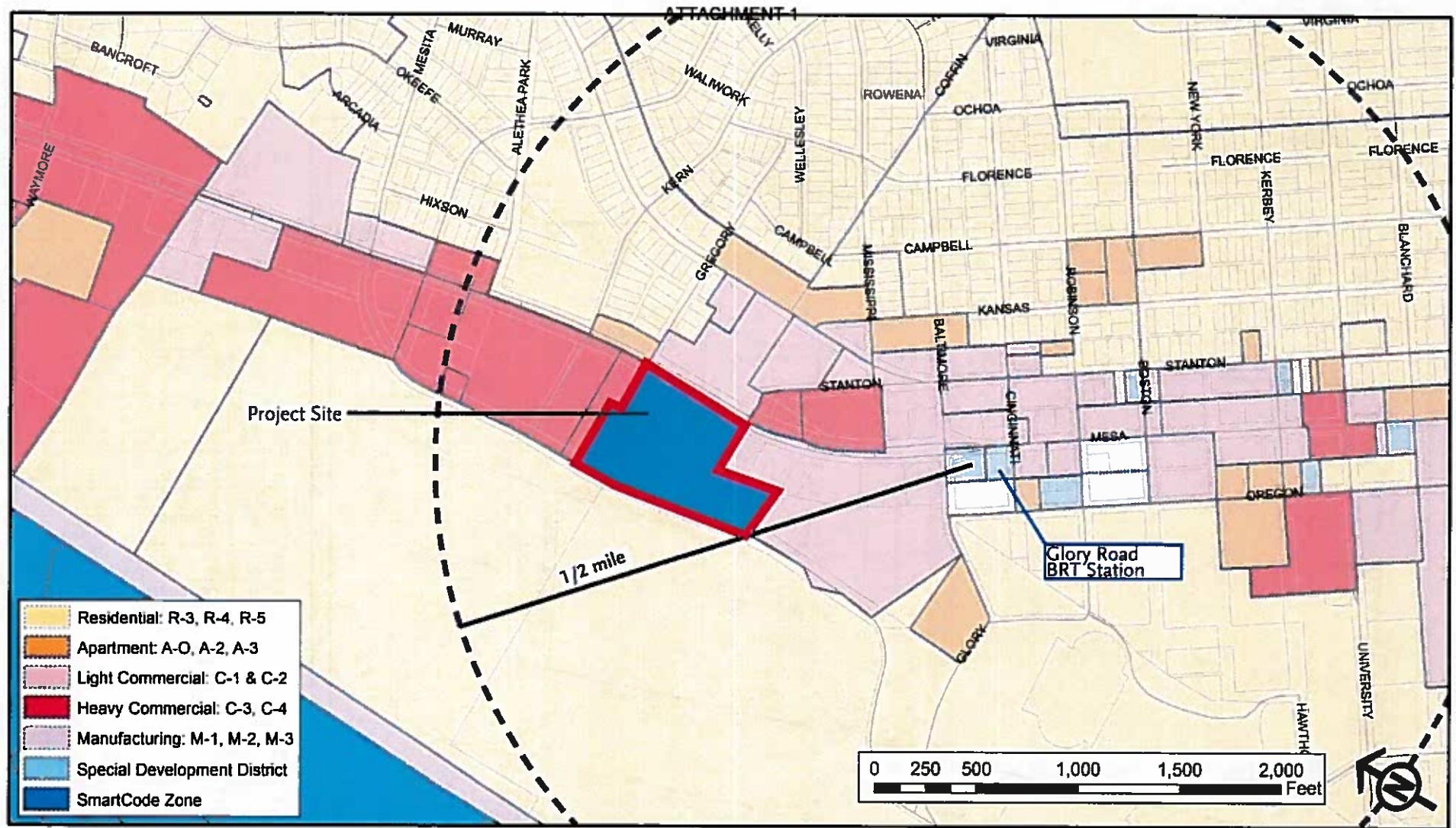
THENCE, 90.34 feet along the arc of a curve to the left, having a radius of 1892.00 feet, a central angle of 3° 28' 00", and a chord which bears South 5° 17' 56" East, a distance of 90.34 feet to the POINT OF BEGINNING of this description.

Said parcel of land contains 6.58 acres (532,707 square feet) of land here or less.

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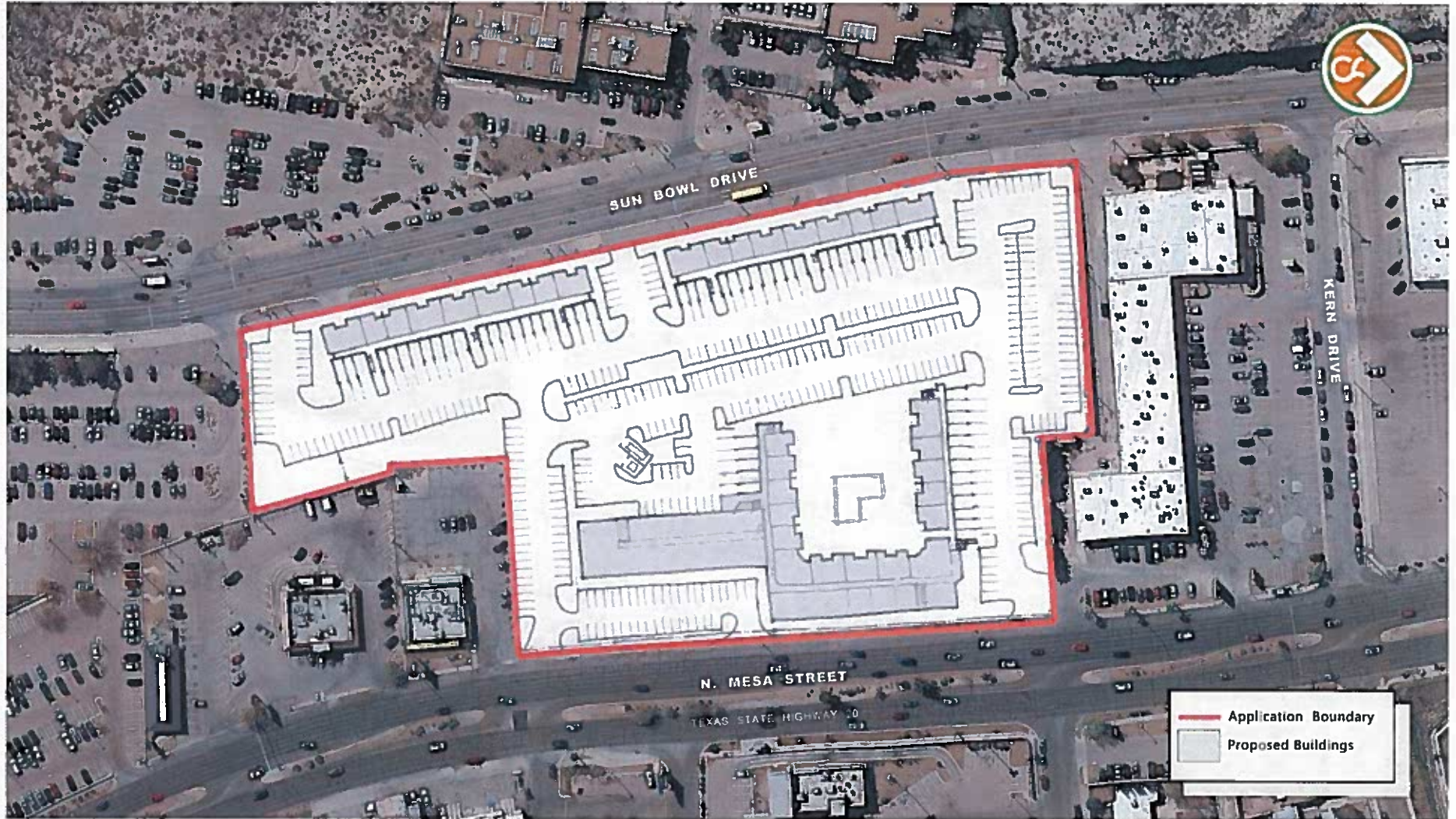


LEGAL DESCRIPTIONS



EXISTING ZONING

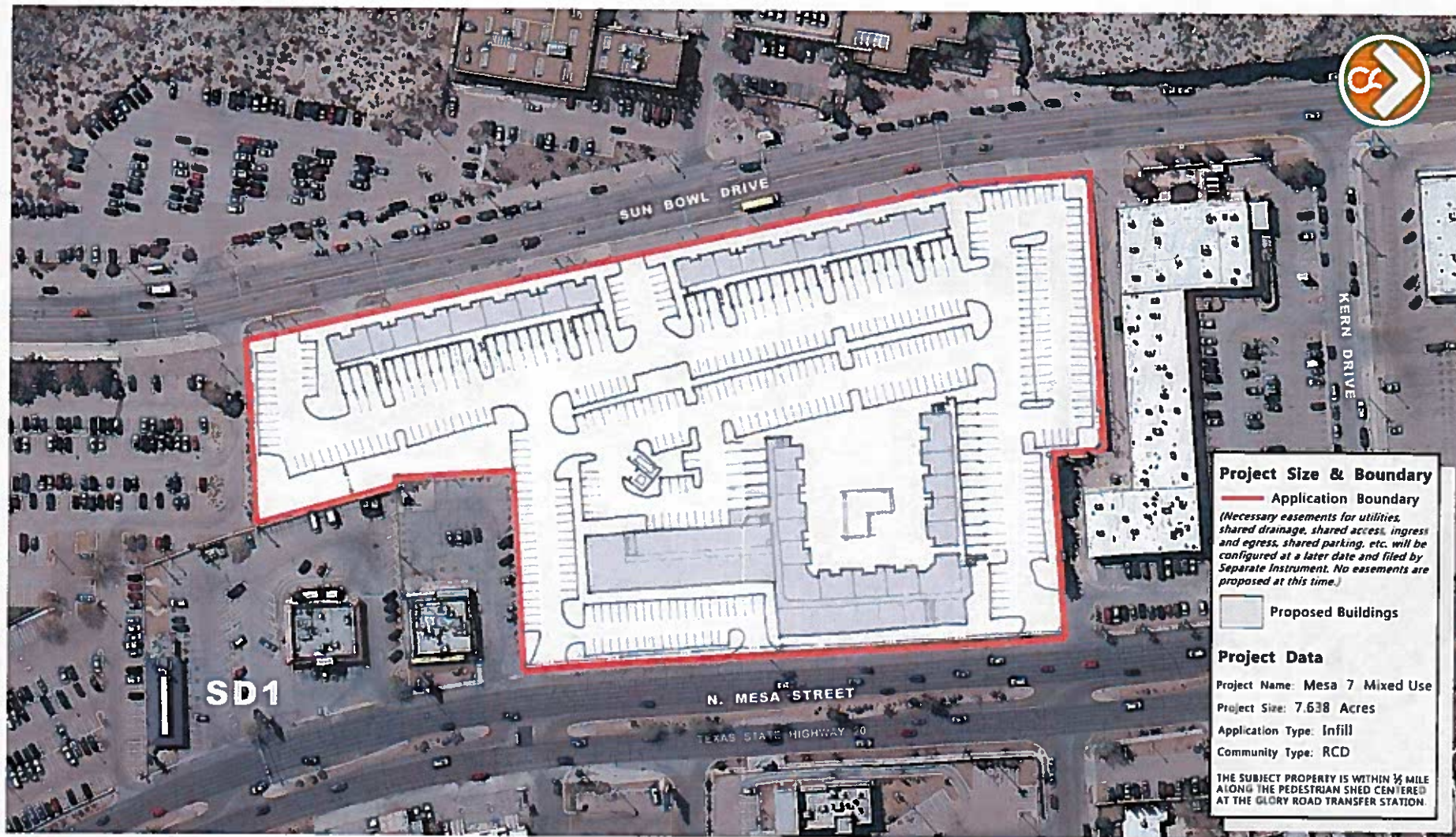
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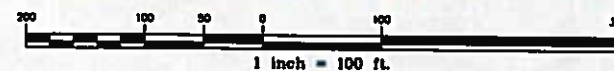
ILLUSTRATIVE SITE PLAN



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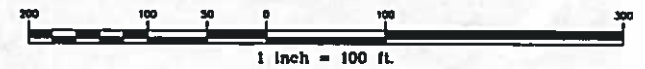
PROJECT BOUNDARY & DEVELOPABLE AREA



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REGULATING PLAN



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