

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Consent Agenda: January 8, 2019

**CONTACT PERSON/PHONE:** Philip Etiwe, (915) 212-1553, etiwepf@elpasotexas.gov  
Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

A Resolution approving a Detailed Site Development Plan for a Portion of Lot 1, Block 1, West Ten Development, 7480 Remcon Circle, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 7480 Remcon Circle. Property Owners: TDK RE HOLDING 3, LLC. PZDS18-00024 (**District 8**)

**BACKGROUND / DISCUSSION:**

On November 1, 2018, the CPC reviewed and recommended approval of the detailed site development plan.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this detailed site development plan application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (5-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Philip Etiwe, Director  
Planning and Inspection Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOT 1, BLOCK 1, WEST TEN DEVELOPMENT, 7480 REMCON CIRCLE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, TDK RE HOLDINGS 3, LLC, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval. The detailed site development plan is subject to the development standards in the C-3 **District** regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

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

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

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

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, on the following described property which is located in a C-3 (Commercial) District:

A PORTION OF LOT 1, BLOCK 4, WEST TEN DEVELOPMENT, *City of El Paso, El Paso County, Texas.*

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.
3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-3 District regulations.
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-3 District. Such agreement shall be signed and

filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.


**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department

(Agreement on following page)

## DEVELOPMENT AGREEMENT

By execution hereof, TDK RE HOLDINGS 3, LLC, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-3 District located within the City of El Paso.

EXECUTED this 30 day of Nov, 2018

TDK RE HOLDINGS 3, LLC

By: [Signature]

## ACKNOWLEDGMENT

THE STATE OF TEXAS )

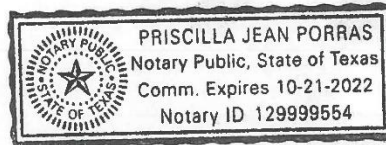
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 30<sup>th</sup> day of November, 2018, by JEFF ERICKSON, in his legal capacity on behalf of TDK RE HOLDINGS 3, LLC.

[Signature]  
Notary Public, State of Texas

My Commission Expires:

10-21-22





# EXHIBIT 'A'

A Portion of Lot 1, Block 4,  
West Ten Development,  
City of El Paso, El Paso County, Texas  
April 16, 2018

## METES AND BOUNDS DESCRIPTION Exhibit "A"

**FIELD NOTE DESCRIPTION** of a Portion of Lot 1, Block 4, West Ten Development, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a the most Southerly corner of Lot 1, Block 4, West Ten Development, same being the easterly right-of-way line of Interstate Highway 10, **THENCE**, leaving said most southerly corner of Lot 1 and along the westerly boundary line of Lot 1 and the easterly right-of-way line of Interstate Highway 10, North 40°09'55" West, a distance of 356.08 feet to the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, continuing along said westerly boundary line of Lot 1 and the easterly right-of-way line of Interstate Highway 10, North 40°09'55" West, a distance of 273.45 feet to a point at the common boundary corner of Lots 1 and 2;

**THENCE**, leaving said westerly boundary line of Lot 1 and the easterly right-of-way line of Interstate Highway 10 and along the common boundary line of Lots 1 and 2, North 12°44'00" East, a distance of 209.67 feet to a point.

**THENCE**, leaving said common boundary line of Lots 1 and 2, South 76°51'08" East, a distance of 39.38 feet to a point;

**THENCE**, South 40°09'55" East, a distance of 368.34 feet to point;

**THENCE**, South 49°50'05" West, a distance of 190.76 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 65,341.21 square feet or 1.5000 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\2018\18-0797.wpd



(Exhibit 'B' on following page)



CITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
DETAILED SITE DEVELOPMENT PLAN  
APPROVED BY THE CITY COUNCIL

11-30-18  
DATE

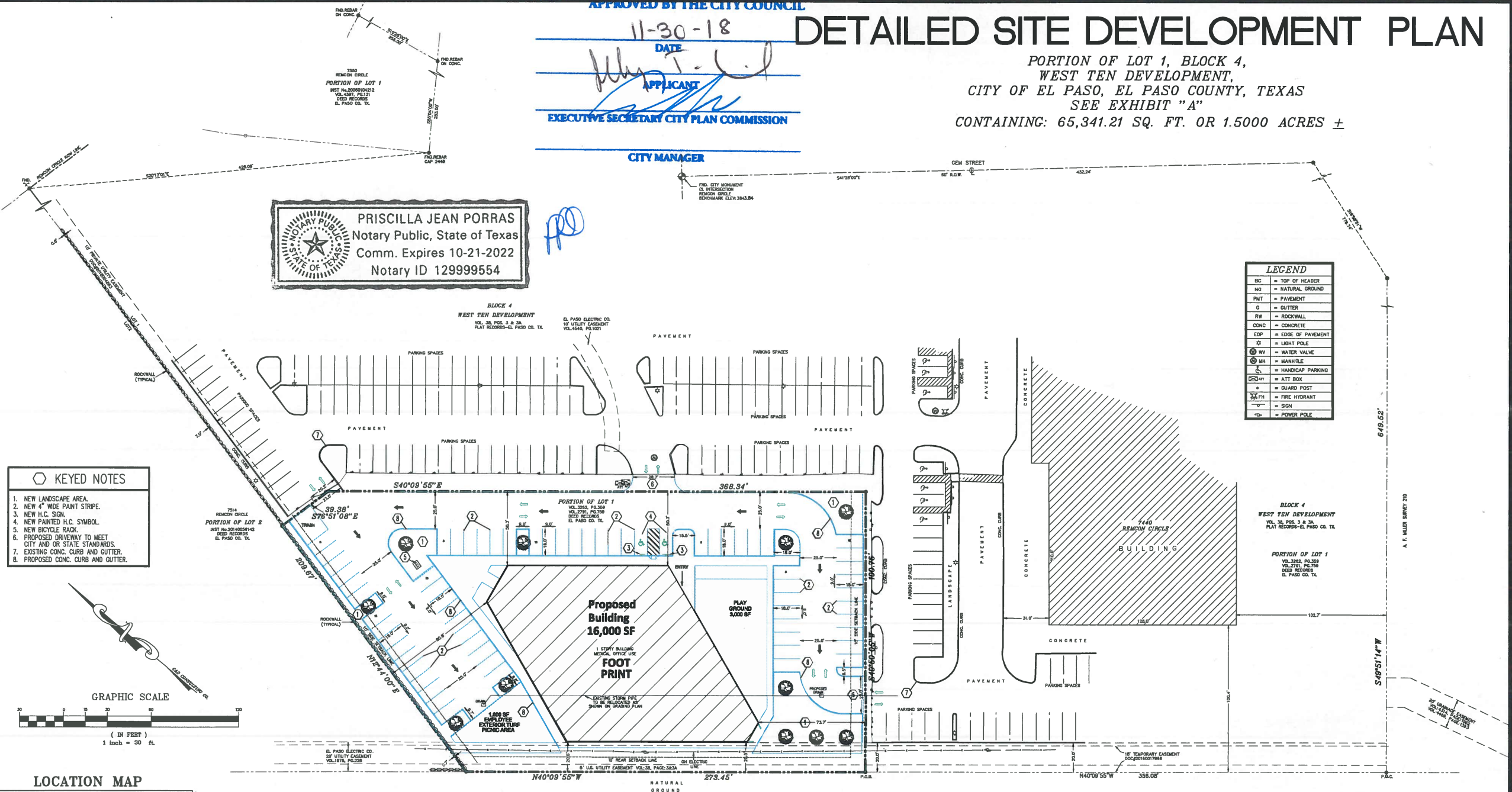
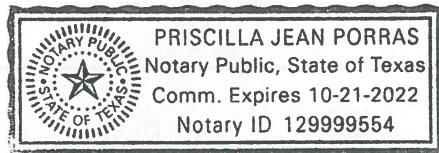
APPLICANT

EXECUTIVE SECRETARY CITY PLAN COMMISSION

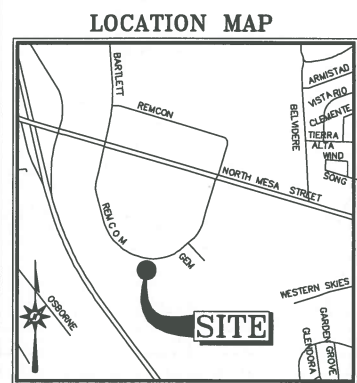
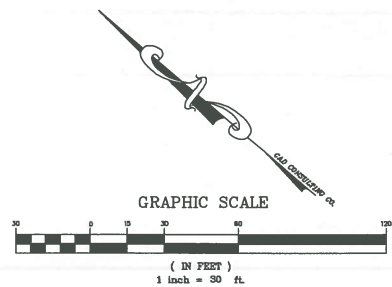
CITY MANAGER

# DETAILED SITE DEVELOPMENT PLAN

PORTION OF LOT 1, BLOCK 4,  
WEST TEN DEVELOPMENT,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
SEE EXHIBIT "A"  
CONTAINING: 65,341.21 SQ. FT. OR 1.5000 ACRES ±



- KEYED NOTES
1. NEW LANDSCAPE AREA.
  2. NEW 4" WIDE PAINT STRIPE.
  3. NEW H.C. SIGN.
  4. NEW PAINTED H.C. SYMBOL.
  5. NEW BICYCLE RACK.
  6. PROPOSED DRIVEWAY TO MEET CITY AND OR STATE STANDARDS.
  7. EXISTING CONC. CURB AND GUTTER.
  8. PROPOSED CONC. CURB AND GUTTER.



### NOTES CORRESPONDING TO SCHEDULE BE ITEMS:

1. A 5 foot utility easement along the Southwesterly and Southeasterly property lines as shown on plot, including easements for the overhead of service wires for pole type utilities and buried service wires, conduits, and pipes for underground utilities as dedicated on the plot, recorded in Volume 38, Pages 3 and 3A, Plat Records of El Paso County, Texas. (effects as shown)
2. Easement to EL PASO ELECTRIC CO., recorded in Volume 1675, Page 228 and Volume 4540, Page 1025, Real Property Records of El Paso County, Texas. (effects as shown)
3. Temporary Easement to the STATE OF TEXAS, recorded in Clerk's File No. 2018007886, Real Property Records of El Paso County, Texas. (effects as shown)
4. Terms, conditions and stipulations of Drainage Easement Agreement between CP NORTHEAST HILLS L. LTD. and ONEMARK USA, INC. dated 08/15/2002, recorded in Volume 4314, Page 1492, corrected and refiled 02/24/2003, recorded in Volume 4466, Page 1363, Real Property Records of El Paso County, Texas. (effects as shown)
5. Reopinion Easement Agreement recorded in Clerk's File No. 2018004883, Real Property Records of El Paso County, Texas. (includes access easement)
6. 10' Private Utility Easement recorded in Clerk's File No. 2018004883, Real Property Records of El Paso County, Texas. (effects as shown)

### STANDARDS AS PER C-3 ZONING

FRONT YARD: ZERO FEET  
REAR YARD: TEN FEET  
INTERIOR SIDE YARD: FIVE FEET  
HEIGHT LIMIT: THIRTY FIVE FEET

CATEWAY WEST BLVD.  
INTERSTATE HWY 10

CAD CONSULTING COMPANY  
1790 LEE TREVINO DRIVE SUITE 503  
EL PASO, TEXAS 79936  
TEL(915) 633-6422 FAX(915) 633-6424

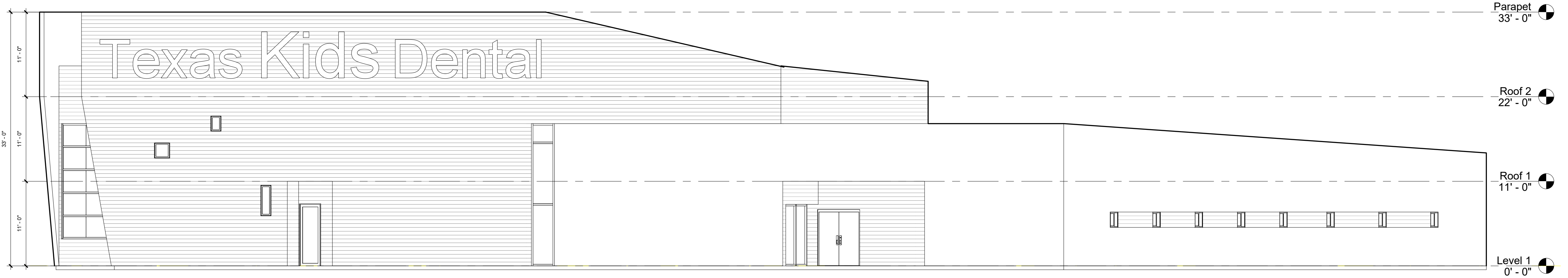
NOTE(S):  
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HIDDEN DESCRIBED TRACT LIES IN ZONE C COMMUNITY PANEL NO. 480214-0027 D, DATED 1-3-97.  
2) MAP OF WEST TEN DEVELOPMENT FILED ON VOL. 38, PAGES 3 & 3A, PLAT RECORDS EL PASO COUNTY, TEXAS.  
BENCHMARK: FOUND CITY MONUMENT AT INTERSECTION OF REMCON CIRCLE AND GEM STREET BENCHMARK ELEV. = 3843.04' CITY DATUM  
CONTOUR INTERVAL: 1 FOOT  
CONTOUR LABEL: 6 FEET

C-3 ZC  
PID: W1388900400100  
STREET NUMBER: 7440  
LEGAL: DISC: 4 WEST TEN 1 EXC (WLY & NELY PTS) (13,6430 AC)  
PARKING CALC. 1/240  
MIN 16,000 / 288 = 56 REQUIRED  
MAX 16,000 / 200 = 80 REQUIRED  
80 PROVIDED  
LANDSCAPE CALC.  
(65,348 - 16,000) x .15 = 7,403 REQ.  
PROVIDED = 7,488 SF

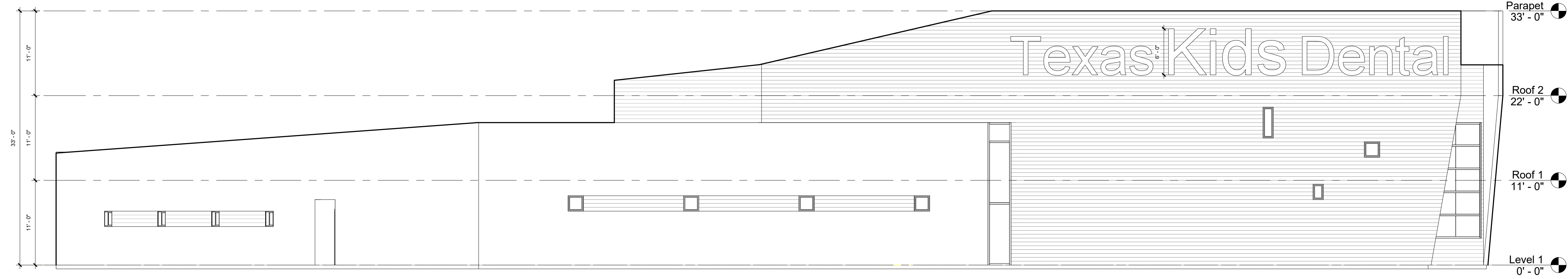


CERTIFICATION  
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
CARLOS M. JIMENEZ, P.E. No. 8860

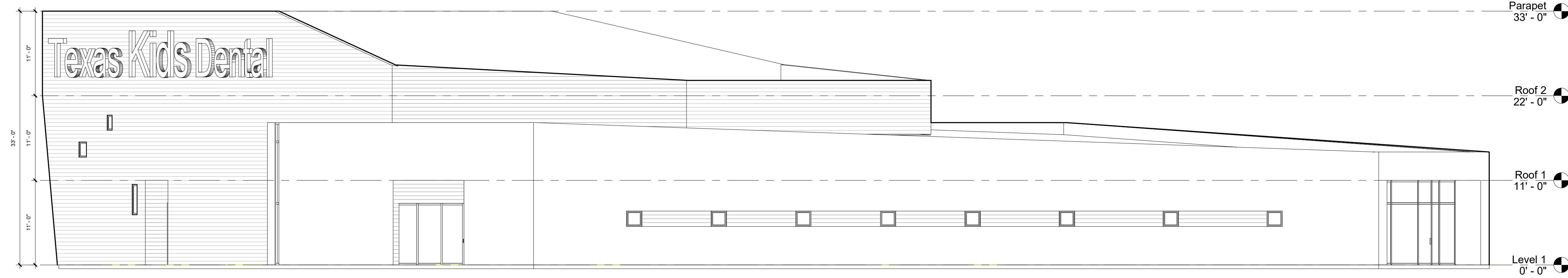
PROPERTY OF JEG ARCHITECT, THIS DOCUMENT, WHETHER IN HARD COPY OR ELECTRONIC FORM, IS THE PROPERTY OF JEG ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JEG ARCHITECT. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



① Elevation 1 - a  
1/8" = 1'-0"

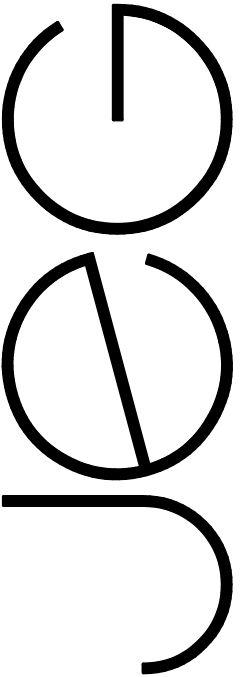


② Elevation 2 - a  
1/8" = 1'-0"

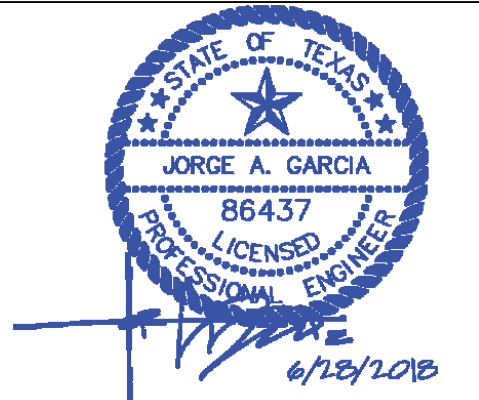


③ Elevation 3 - a  
1/8" = 1'-0"

10 SILVER  
CREST  
DRIVE  
EL PASO, TEXAS 79902  
915.532.2875 (t)  
915.588.6141 (c)  
915.990.2270 (f)



ARCHITECT · REGISTERED ACCESSIBILITY SPECIALIST



**SUNLAND /  
MACHUCA  
RETAIL SHELL**

7440 Remcon Cir,  
El Paso, TX 79912

PROJECT #	DATE
03022018	6.28.18

REVISIONS

SHEET TITLE

**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A3.0**

## **MEMORANDUM**

**DATE:** December 18, 2018

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

**FROM:** Jovani Francia, Planner

**SUBJECT: PZDS18-00024**

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The City Plan Commission (CPC) on November 1, 2018, voted 5-0 to recommend **approval** of the detailed site development plan as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan to permit the construction of a new medical office.

The CPC found that the detailed site development plan is in conformance with Plan El Paso. The CPC also determined that the detailed site development plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and that the detailed site development plan will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any communication in support or opposition to the detailed site development plan.

**Property Owner** TDK RE HOLDINGS, LLC  
**Representative** CAD Consulting Co.

**Attachments:**  
Staff Report



# 7480 Remcon Circle

City of El Paso — City Plan Commission — 11/1/2018 (REVISED)

PZDS18-00024

Detailed Site Plan



<b>STAFF CONTACT:</b>	Jovani Francia, (915) 212-1613, <a href="mailto:franciajx@elpasotexas.gov">franciajx@elpasotexas.gov</a>
<b>OWNER:</b>	TDK RE Holdings 3, LLC
<b>REPRESENTATIVE:</b>	CAD Consulting, Inc.
<b>LOCATION:</b>	7480 Remcon Circle DISTRICT: 8
<b>LEGAL DESCRIPTION:</b>	Being a portion of Lot 1, Block 4, West Ten Development, City of El Paso, El Paso County, Texas
<b>EXISTING ZONING:</b>	C-3/sc (Commercial/special contract)
<b>REQUEST:</b>	Detailed Site Development Plan Review as per Ordinance No. 7982, dated February 28, 1984 (see attachment #6).
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT</b>	None received; Notices are not required per Section 20.04.520 Notice.
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant has submitted a Detailed Site Development Plan application for the property located 7480 Remcon Circle as required by a condition imposed by Ordinance No. 007982, dated February 28, 1984, to be reviewed and approved by City Plan Commission and City Council. The development site plan proposes a 16,000 sq. ft. building to allow for a medical office. This detailed site development site plan also includes a 1,600 sq. ft. exterior employee picnic area and a 3,000 sq. ft. exterior playground. Access to the subject property is from Remcon Circle.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of the detailed site development plan as it meets all the requirements of Section 20.10.360 and Section 20.04.150, Detailed Site Development Plan. The proposed development is consistent with the surrounding commercial development. The proposed development is compliant with the G-4 Suburban (walkable) land use designation of Plan El Paso in the Northwest Planning Area.



## DESCRIPTION OF REQUEST

The applicant has submitted a Detailed Site Development Plan application for the property located 7480 Remcon Circle as required by a condition imposed by Ordinance No. 7982, dated February 28, 1984, to be reviewed and approved by City Plan Commission and City Council. The parcel is currently vacant. The development proposes a 16,000 sq. ft. building to allow for a medical office. The development requires a minimum of 56 parking spaces of which the proposed development has accommodates 66 parking spaces to include 4 bicycle spaces. The development is also in compliance with Title 18 of the Landscaping Ordinance. Access to the subject property is from Remcon Circle.

## RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<b><u>G-4 – Suburban:</u></b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, through the proposed development site plan the property owner is introducing a new commercial use for an under developed parcel.
ZONING DISTRICT	DOES IT COMPLY?
<b><u>C-3/sc (Commercial/special contract) :</u></b> Commercial uses intended to serve the entire City to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	Yes, the proposed development is proposing a new medical office and the use is permissible in the C-3/sc (Commercial/special contract) district.
POLICY	DOES IT COMPLY?
<b><u>2.2.5:</u></b> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, the applicant is the proposing the redevelopment of a vacant site. The parcel has potential to introduce new uses, new employment, and a variety of activities.

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The lot is 1.5 acres. The proposed development site proposes a 16,000 sq. ft. building to allow for a medical office. Upon the development of the site, all other dimensional standards are being met as required under the C-3 (Commercial) zoning district.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There is an existing 8 inch diameter water main that extends along Remcon Circle, approximately 53 feet west of Gem Street, which yields a static pressure of 125 pounds psi, a residual pressure of 110 psi, and a discharge of 1, 635 gallons per minute.

There is an existing 8 inch diameter sanitary sewer main that extends along Remcon Circle, approximately 40 feet north of and parallel to the northern right-of-way line. This line is available for service. Service is to be provided at the Remcon right-of-way.

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** None received; Notices are not required per Section 20.04.520 Notice.

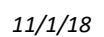
**STAFF COMMENTS:** No objections to proposed DSP. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

**OTHER APPLICABLE FACTORS:** Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Ordinance No. 7982, dated February 28, 1984
6. Department Comments

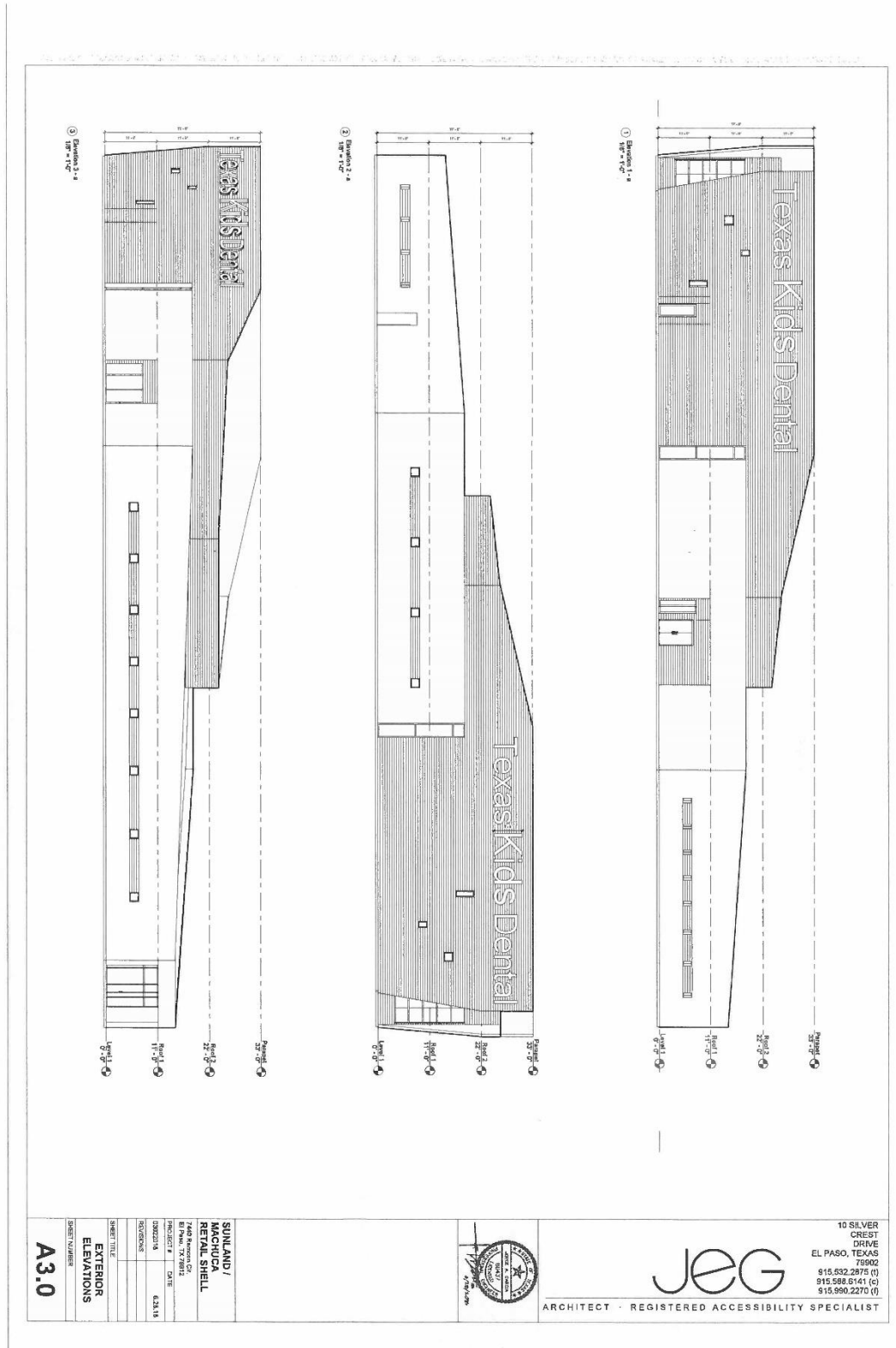
## Detailed Site Development Plan





# ATTACHMENT 2

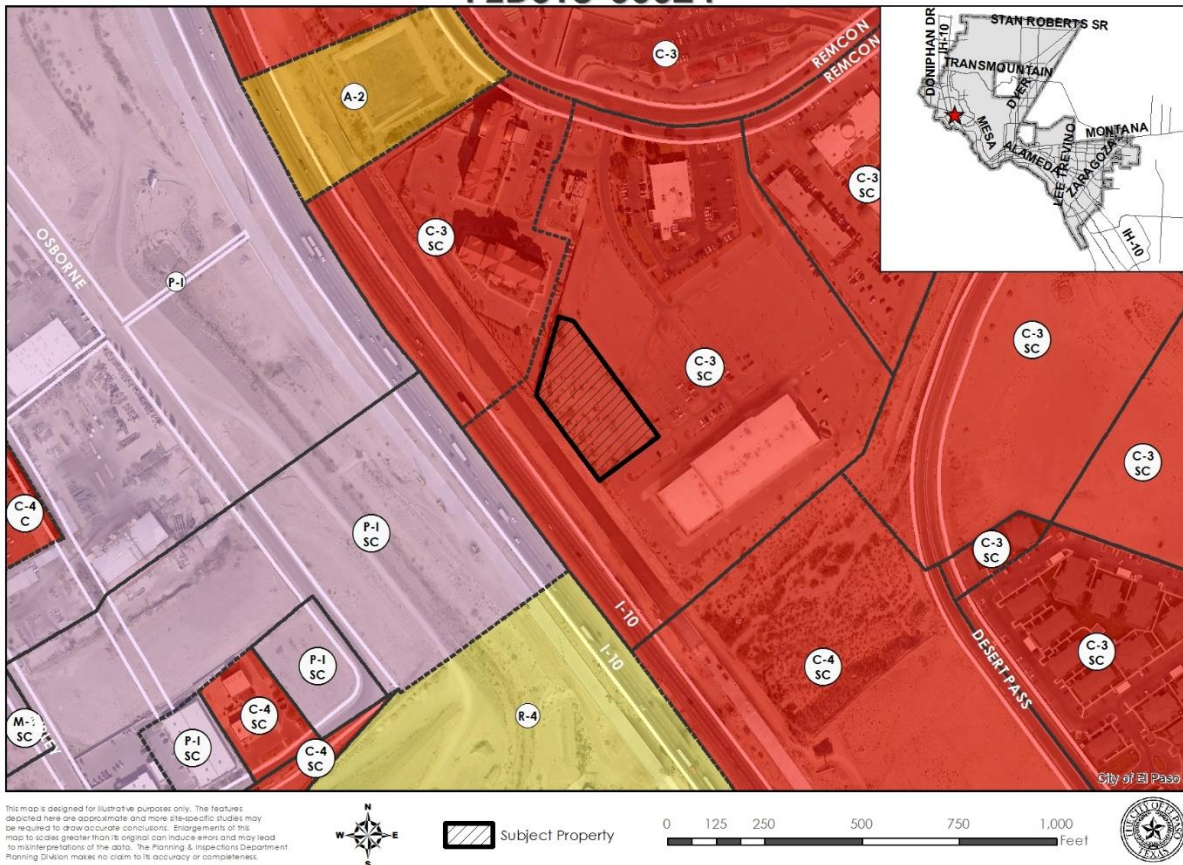
## Elevations



# ATTACHMENT 3

## Zoning Map

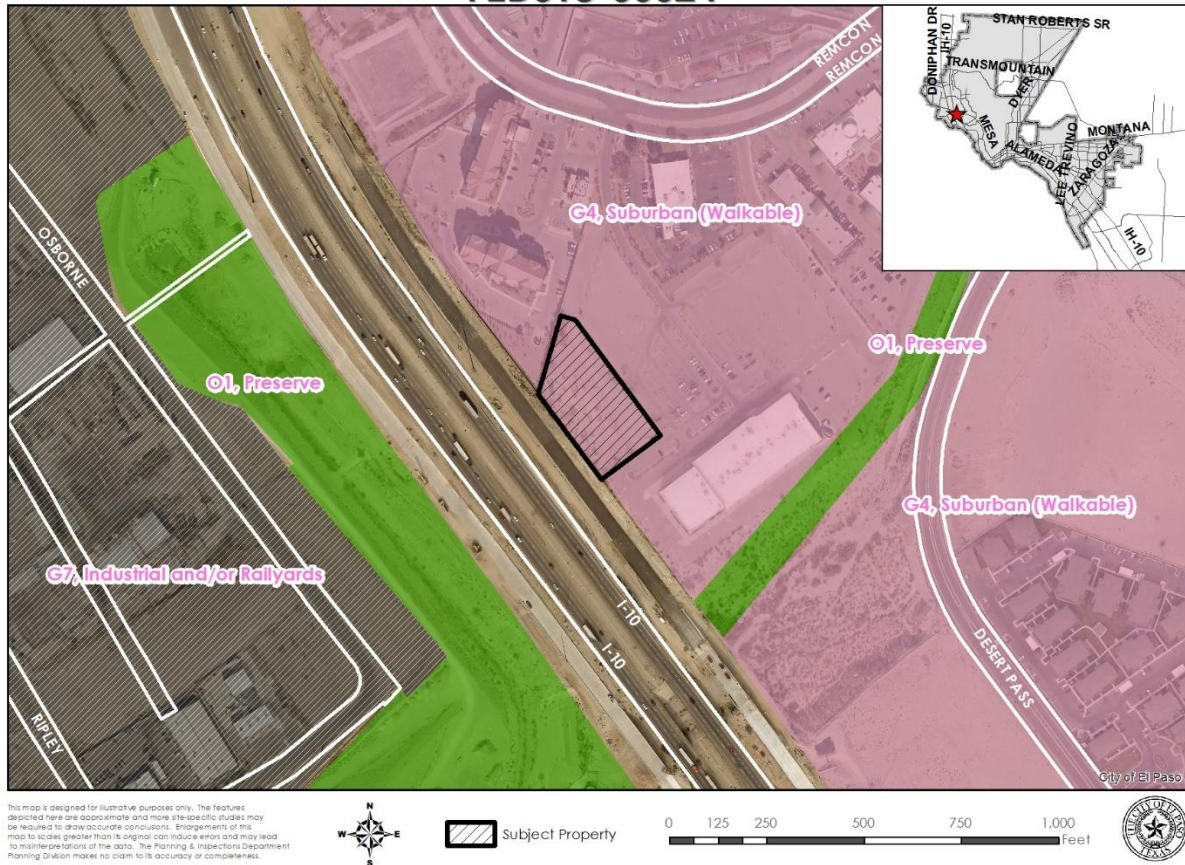
PZDS18-00024



# ATTACHMENT 4

## Future Land Use Map

PZDS18-00024



# ATTACHMENT 5

## Ordinance No. 7982

### CONTRACT

THIS CONTRACT, made this 28<sup>th</sup> day of February, 1984, by and between R.E. MCKEE, INC., First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning Lot 2, Block 3 and Lots 1 and 2, Block 4, West Ten Development, City and County of El Paso, Texas. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned to C-3 (Commercial) District within the meaning of the zoning ordinance of the City of El Paso, a detailed site development plan shall have to be approved by the Commission and City Council prior to the issuance of any building permits.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

R. E. MCKEE, INC.  
First Party

By [Signature]

Title [Signature]

ATTEST:

\_\_\_\_\_  
Secretary

THE CITY OF EL PASO  
Second Party

By [Signature]

Mayor

ATTEST:

[Signature]  
City Clerk



Ord. # 7982 (2-28-84)

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with R. E. MCKEE, INC. placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 007982.

ADOPTED this 28<sup>th</sup> day of February, 1984.

*Jonathan W. Ryan*  
Mayor

ATTEST:

*W. Riegs*  
City Clerk

APPROVED AS TO FORM:

*Shirley Cullen Porey*  
Assistant City Attorney





7982  
007382

AN ORDINANCE CHANGING THE ZONING OF  
LOT 2, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4,  
WEST TEN DEVELOPMENT,  
THE PENALTY BEING AS PROVIDED  
IN SECTION 25-96 OF THE EL PASO  
CITY CODE


BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lot 2, Block 3, and Lots 1 and 2, Block 4,  
West Ten Development, be changed to C-3 (Commercial) District within  
the meaning of the zoning ordinance and the zoning map of the City be  
revised accordingly.

PASSED AND APPROVED this 28<sup>th</sup> day of February,  
1984.

  
Mayor

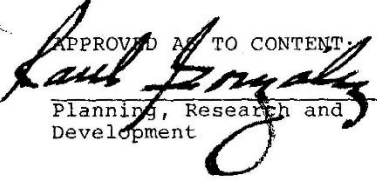
ATTEST:

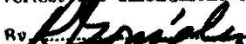
  
City Clerk

APPROVED AS TO FORM:


  
Assistant City Attorney

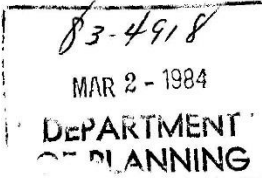
APPROVED AS TO CONTENT:

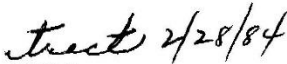
  
Planning, Research and  
Development

I certify that the zoning map has been revised to  
reflect the amendment of ordinance # 7982  
By  Date 3-9-84

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: L.D.

3-9-84 COUNTER  
3-9-84 ORIGINAL  
3-9-84  Inspection  
3-9-84 CONTROL



  
07882  
7007

APPROVED AS TO CONTENT:

[Signature]  
Planning, Research and  
Development

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 10<sup>th</sup> day  
of February, 1984, by G. G. Watkins

[Signature]  
Notary Public, State of Texas

My Commission Expires:

10/21/87

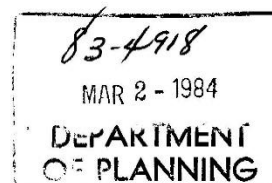
THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 28<sup>th</sup> day  
of February, 1984, by JONATHAN W. ROGERS, as Mayor  
of the City of El Paso.

[Signature]  
Notary Public, State of Texas

My Commission Expires:

10/21/87



# **ATTACHMENT 6**

## Department Comments

### **Planning and Inspections Department – Planning Division**

No objections to the detailed development site plan.

### **Planning and Inspections Department – Building Permitting & Landscape**

No objections.

At the time of submittal for building permits the project will need comply with all the applicable provisions of the IBC, TAS and local municipal code.

### **El Paso County Water Improvement District #1**

EPCWID#1 has no comments on this item due to the subdivision not being within its boundaries.

### **El Paso Electric Company**

Applicant to contact El Paso Electric Distribution (915)351-4224 to verify distance between proposed building and existing overhead powerlines.

### **El Paso Water Utilities – Engineering**

We have received the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

#### Water

There is an existing 8-inch diameter water main that extends along Remcon Circle, approximately 53-feet west of Gem Street have yielded a static pressure of 125 pounds psi, a residual pressure of 110 psi, and a discharge of 1,635 gallons per minute. The owner should, for his own protection and at his own expense, install a pressure regulator, strainer and relief valve at the discharge site of each water meter to be set at a pressure desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Remcon Circle, approximately 40-feet north of and parallel to the northern right-of-way line. This line is available for service. Service are to be provided at the Remcon right-of-way.

#### General

EPWater requires a new service application for additional services to the subject 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 with the current EPWater 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.

### **El Paso Water Utilities – Stormwater**

We have reviewed the property described above and provide the following comments:

- 1: EPWater requires retention of all developed stormwater runoff within this lot. Please show and label the proposed pond location. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-year storm event.
- 2: EPWater – Stormwater Engineering recommends using principles of low impact and green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.
- 3: The developer shall be responsible for the additional stormwater runoff generated by the proposed property, and must ensure that the historic runoff volume, peak and duration are maintained.



**Fire Department**

No objections.

**Sun Metro**

No objections.

**TXDOT**

Please provide grading and drainage plans to TxDOT for review and comments.



## Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** The Planning Division has not received any phone calls or letters in support or opposition to the detailed site development plan. Notices are not required as per Section 20.04.520 Notice.

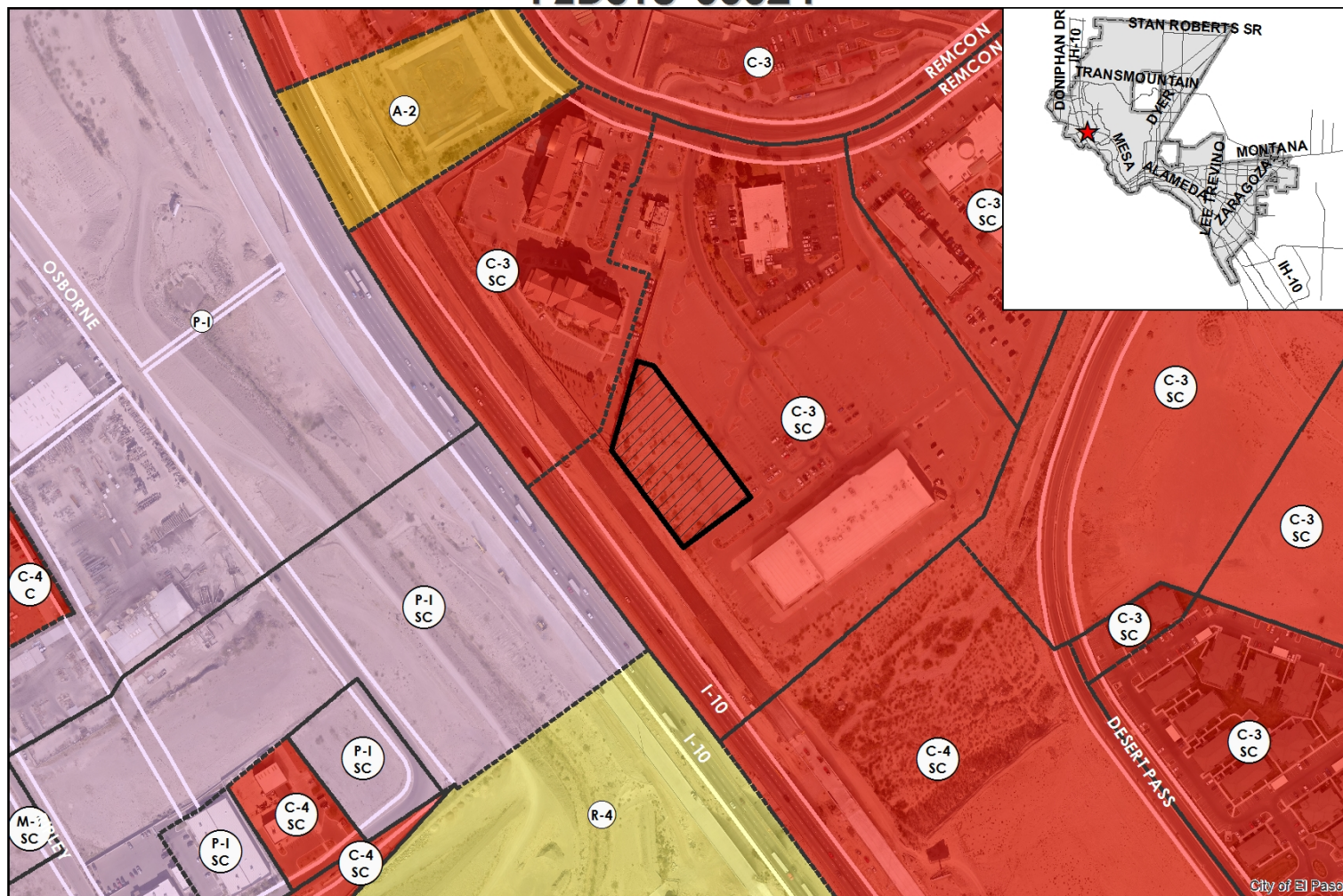
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community




PZDS18-00024



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. Enlargements 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

0 125 250 500 750 1,000 Feet

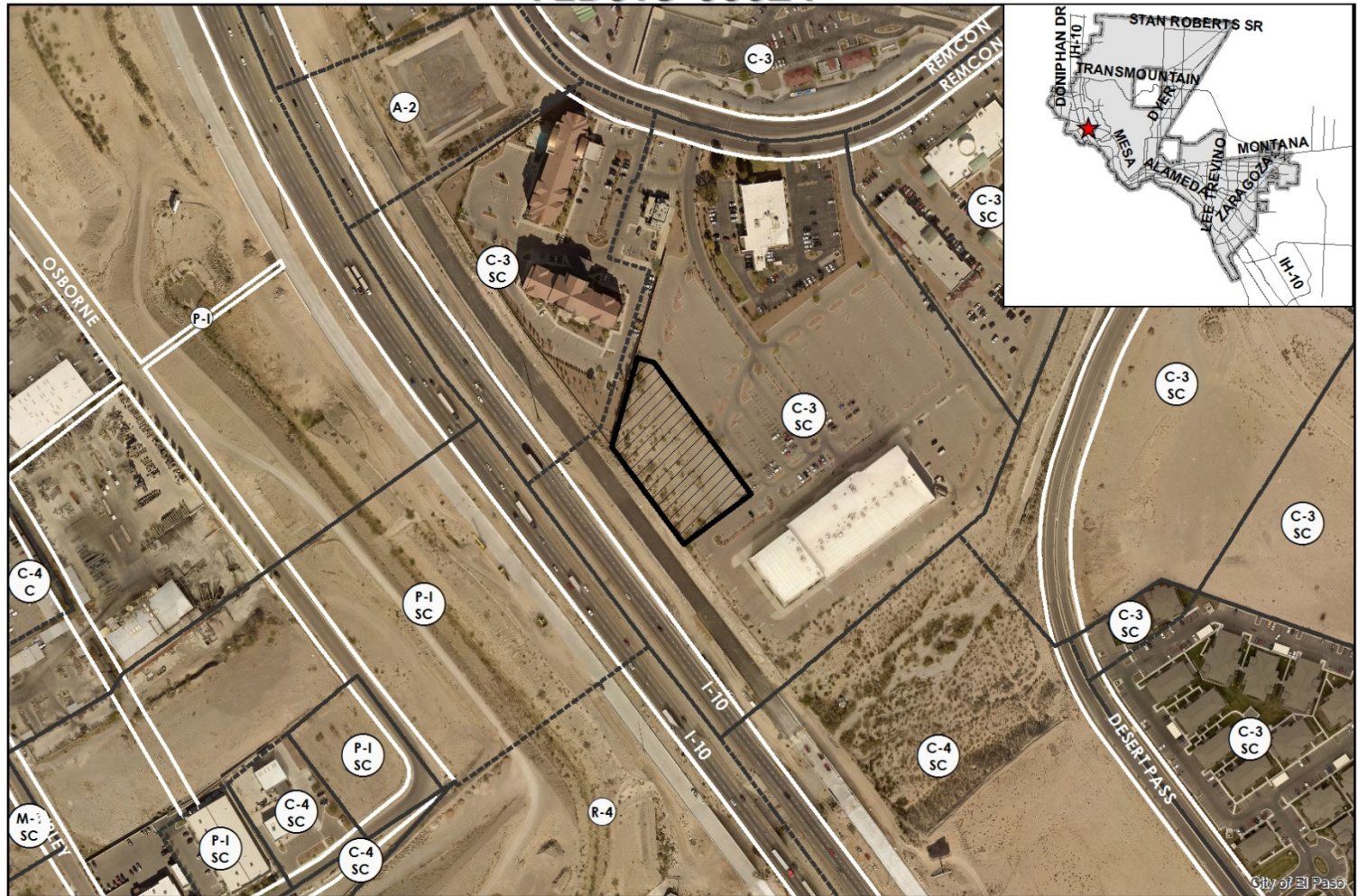


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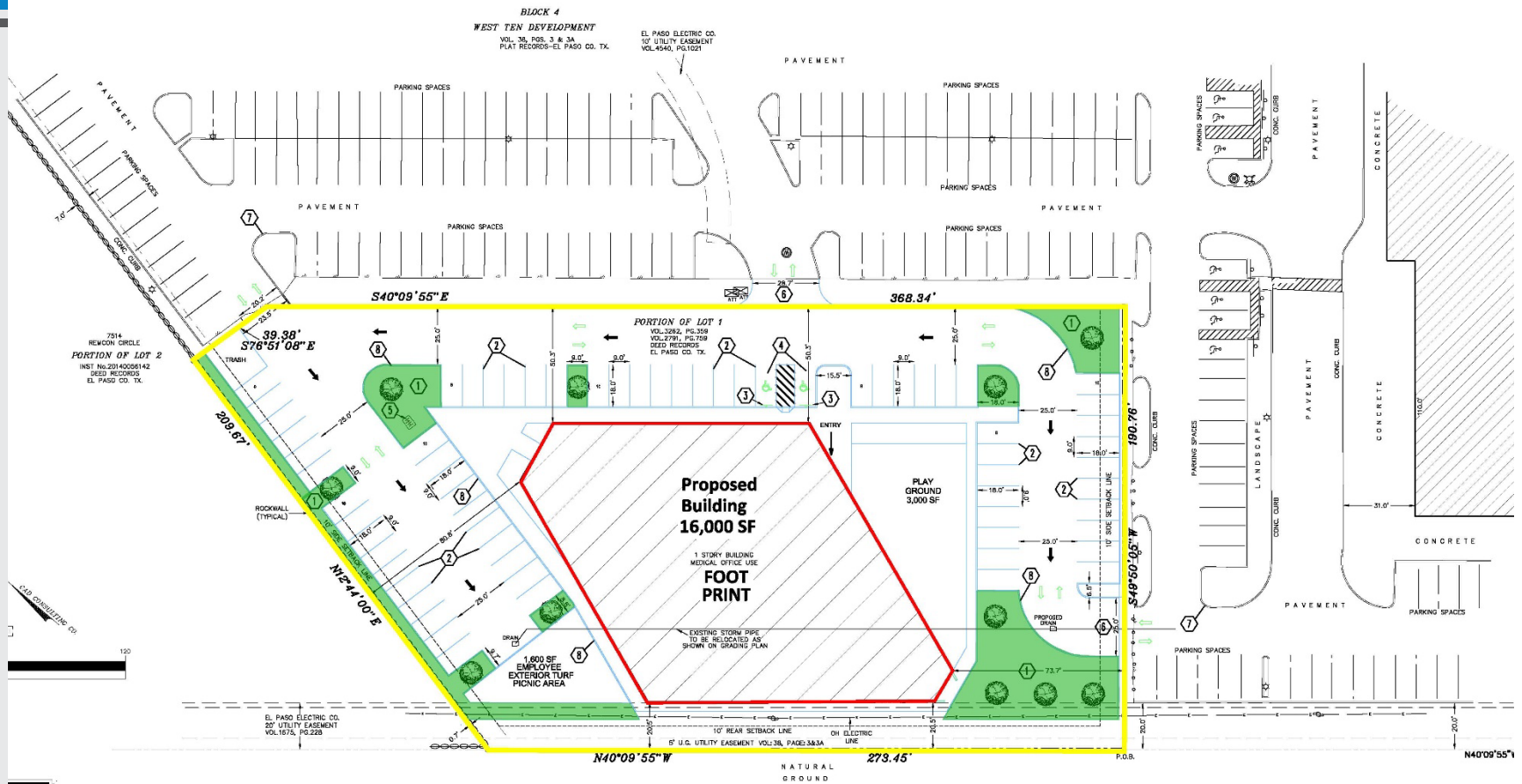


 Subject Property

0 125 250 500 750 1,000 Feet



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**NOTES CORRESPONDING TO SCHEDULE BE ITEMS:**

1. A 5 foot utility easement along the Southeast and Southwest property lines as shown on plot, including easements for the overhang of service wires for pole type utilities and buried service wires, conduits, and pipes for underground utilities as dedicated on the plot, recorded in Volume 38, Pages 3 and 3A, Plat Records of El Paso County, Texas. (effects as shown)

2. Easement to EL PASO ELECTRIC COMPANY, recorded in Volume 1675, Page 228 and Volume 1675, Page 1071. Plat Records of El Paso County, Texas. (effects as shown)

STANDARDS AS

GATEWAY WEST BLVD.  
INTERSTATE HWY 10

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PZDS18-00024



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0 30 60 120 180 240 Feet



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