

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

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

**AGENDA DATE:** Introduction: February 5, 2019  
Public Hearing: March 5, 2019

**CONTACT PERSON/PHONE:** Philip F. Etiwe, (915) 212-1553, etiwepf@elpasotexas.gov  
Karina X. Bragalla, (915) 212-1604, bragallakx@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance granting Special Permit No. PZST18-00016, to allow for a helistop on the property described as a portion of Lots 6, 7, and 9, Block 3, San Clemente Addition, 452 Rocky Point Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.240 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 452 Rocky Point Drive. Property Owner: Perlan International, LLC. PZST18-00016 (District 1)

**BACKGROUND / DISCUSSION:**

On December 20, 2018, the CPC reviewed and recommended approval of the special permit request.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this special permit application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (7-0).

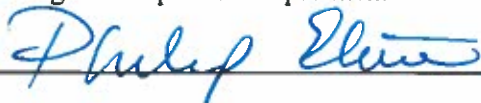
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

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

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

**DEPARTMENT HEAD:**

Philip F. Etiwe  
Planning and Inspection Department

  
\_\_\_\_\_

**APPROVED FOR AGENDA:**

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

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST18-00016, TO ALLOW FOR A HELISTOP ON THE PROPERTY DESCRIBED AS A PORTION OF LOTS 6, 7, AND 9, BLOCK 3, SAN CLEMENTE ADDITION, 452 ROCKY POINT DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.240 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, Perlan International, LLC, has applied for a Special Permit under Section 20.10.240 of the El Paso City Code to allow for a Helistop; and,

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

**WHEREAS**, the City Plan Commission has recommended approval of the subject Special Permit; and

**WHEREAS**, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

**WHEREAS**, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a Planned Mountain Development District:

*A Portion of Lots 6, 7, and 9, Block 3, San Clemente Addition, 452 Rocky Point Drive, City of El Paso, El Paso County, Texas; more particularly described in the metes and bounds attached herin as Exhibit "A"; and,*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for Helistop on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the Planned Mountain Development District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST18-00016, shall be subject to termination; construction

or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF EL PASO:**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

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

**AGREEMENT**

**Perlan International, LLC**, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **Planned Mountain Development District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 18th day of January, 2019.

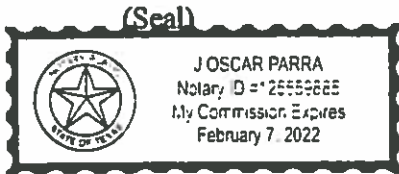
Perlan International, LLC  
*K. Alan Russell*  
(Signature)

K. Alan Russell, Manager  
(Name/Title)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS )  
                                          )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 18th day of January, 2019, by K. Alan Russell for Perlan International, LLC as Applicant.



*J Oscar Parra*  
Notary Public, State of Texas  
Signature

J. Oscar Parra  
Printed or Typed Name

My Commission Expires:  
February 7, 2022



# EXHIBIT "A"

## PROPERTY DESCRIPTION

### 452 ROCKY POINTE

Description of a parcel of land being a portion of Lots 6, 7 and 9, Block 3, San Clemente Unit 2 Amending Plat, City of El Paso, El Paso County, Texas, map of said San Clemente Unit 2 Amending Plat recorded in Clerk's File #20080070391, Plat Records, El Paso County, Texas and also being that same parcel recorded in Clerk's File #20090021310 (Parcel B), El Paso County Clerks Records, and described as follows;

Beginning at a 5/8" rebar with cap stamped "4178" found at the common northerly corner of Lots 8 and 9 of said Block 3, said rebar lying on the southerly ROW line of Rocky Pointe Drive (private 31' wide row), said rebar also being the most northerly corner of said Parcel B, said rebar also marking the northwesterly corner of that parcel recorded in Clerk's File #20090021310 (Parcel A), and being the "Point Of Beginning";

Thence, with the common boundary line of said Parcels A and B, South 02°29'57" West a distance of 163.06' to a 1/2" rebar with cap stamped "5337" found at an angle point;

Thence, continuing with said common boundary line of said Parcels A and B, South 89°57'23" East a distance of 133.80' to a 1/2" rebar with cap stamped "5337" found at the southeasterly corner of said Parcel A and lying on the westerly boundary line of San Clemente Replat A Amending Subdivision recorded in Clerk's File #20100031716;

Thence, with said westerly boundary line of San Clemente Replat A Amending Subdivision, South 06°14'25" East a distance of 140.85' to a 5/8" rebar with cap stamped "4178" found at the southeast corner of this parcel;

Thence, with the southerly boundary line of this parcel, North 89°57'23" West passing at a distance of 162.00' a 5/8" rebar with cap stamped "4178" found at the common southerly corner of said Lots 6 and 9 and continuing an additional 13.00' for a total distance of 175.00' to a 1/2" rebar with cap stamped "5337" found at the southwesterly corner of this parcel;

Thence, with the westerly boundary line of this parcel and the easterly boundary line of that parcel described in Clerk's File #20140012499, North 02°29'57" East passing at a distance of 130.11' a 1/2" rebar with cap stamped "5337" found at the intersection with the common lot line of said Lots 6 and 7, and continuing for a total distance of 211.26' to a 5/8" rebar found on said southerly ROW line of Rocky Pointe Drive;

Thence, with said southerly ROW line of Rocky Pointe Drive, along the arc of a curve to the right a distance of 20.63', having a central angle of 1°36'28", a radius of 735.00' and a chord that bears North 75°51'17" East a distance of 20.63' to the "Point Of Beginning" and containing 26,174 sq. ft. or 0.6008 acres.

Based on a field survey performed under my supervision and dated 08/08/2017 and updated on 10/18/2018

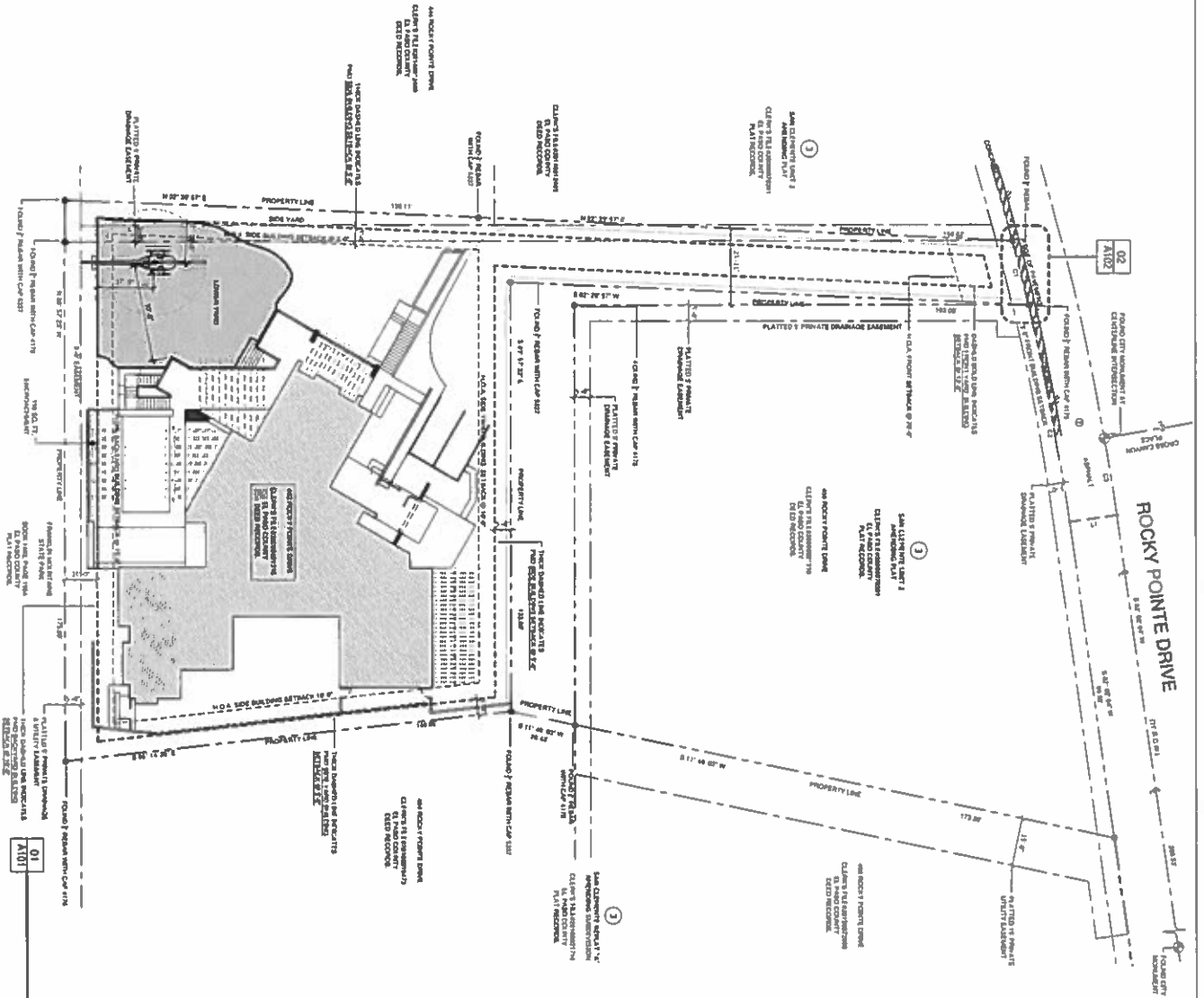
  
John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841  
TBPLS FIRM #10001200



(EXHIBIT "B" on the following page)

EXHIBIT "B"



DETAILED  
SITE DEVELOPMENT PLAN  
SCALE: 1/8" = 1'-0"

**CHAD GARRETT NORTH DESIGN**  
ARCHITECTS  
4415 N. 10th St., Suite 100, Phoenix, AZ 85018  
TEL: 602.998.8888  
WWW.CHADGARRETTDESIGN.COM



7/30/2018

DATE	REVISION



NEW RESIDENCE FOR:  
MR. AND MRS. ALAN RUSSELL

**LINE TABLE**

LINE	LENGTH	BEARING
L1	13.00	S07°17'34"E

**CURVE TABLE**

CURVE	LENGTH	BEARING	CHORD
C1	20.63	1°26'34"	4.953/177'
C2	48.86	7°25'00"	37.973/147'
C3	24.35	7°31'37"	5.810/187'

**PROJECT DATA**

315 ROCKY POINTE DRIVE  
PHOENIX, AZ 85018  
OWNER: MR. AND MRS. ALAN RUSSELL  
DATE: 07/30/2018

PROJECT NO: 18-001  
SHEET NO: 1 OF 1

DATE: 07/30/2018

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

- GENERAL NOTES**
- Consult all applicable codes and regulations.
  - Verify all utility locations and depths before construction.
  - Obtain all necessary permits from the local authority having jurisdiction.
  - Site work shall be completed in accordance with the approved plans.
  - Final site plan shall be submitted to the local authority having jurisdiction for review and approval.
  - Final site plan shall be submitted to the local authority having jurisdiction for review and approval.

**FOA**  
FOKUS ON ARCHITECTURE, Inc.  
architecture | planning | accessibility | interior

5788 North Mesa Street | El Paso, Texas 79912  
p: 915.845.1716 | f: 915.845.0132 | e: fokusarch@global.net

**METES & BOUNDS SITE PLAN**  
PROJECT NO: 18-001  
SHEET NO: 1 OF 1

**MEMORANDUM**

**DATE:** January 29, 2019

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

**FROM:** Karina Brasgalla, Planner

**SUBJECT: PZST18-00016**

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The City Plan Commission (CPC), on December 20, 2018, voted 7-0 to recommend **approval** of the special permit to allow for a helistop as required by El Paso City Code Section 20.10.240.

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

The Planning Division recieved four letters in support and two letters in opposition to the special permit request.

**Property Owner:** Perlan International, LLC  
**Representative:** Richard Dayoub, Thunderbird Management Consulting

**Attachments:**  
Staff report

# 452 Rocky Point Drive

City of El Paso — Plan Commission — 12/20/2018 (REVISED)

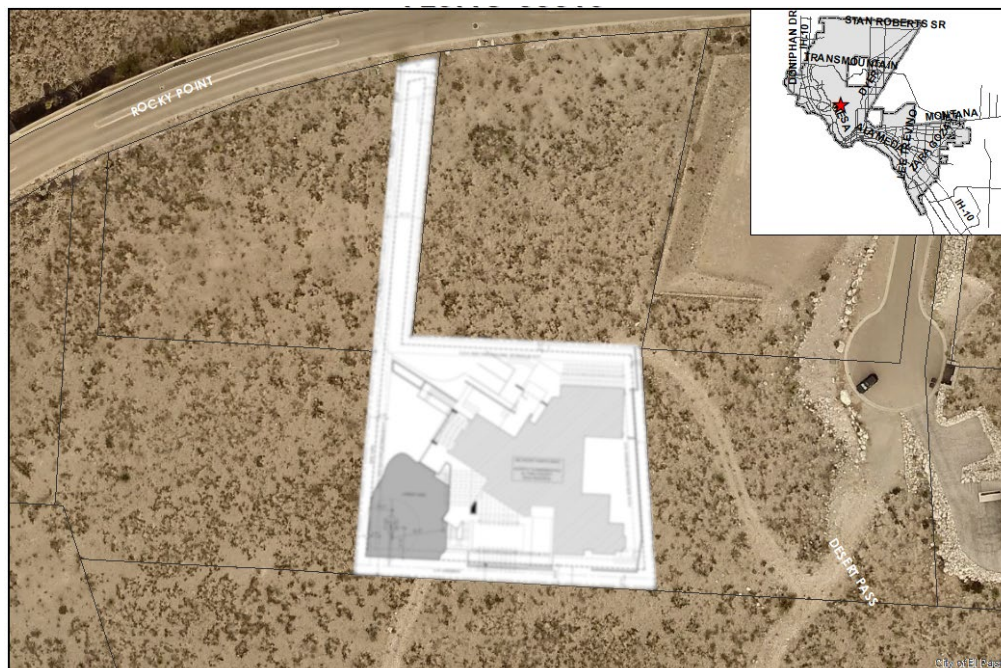
PZST18-00016 Special Permit – Perlan International, LLC



<b>STAFF CONTACT:</b>	Karina Brascgalla, (915) 212-1604, brasgallakx@elpasotexas.gov
<b>OWNER:</b>	Perlan International, LLC.
<b>REPRESENTATIVE:</b>	Richard Dayoub, Thunderbird Management Consulting
<b>LOCATION:</b>	452 Rocky Point Drive (District 1)
<b>LEGAL DESCRIPTION:</b>	A Portion of Lots 6, 7, and 9, Block 3, San Clemente Addition, City of El Paso, El Paso County, Texas (0.6 acres)
<b>EXISTING ZONING:</b>	PMD (Planned Mountain Development)
<b>REQUEST:</b>	Special Permit for Helistop use in PMD district
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT</b>	2 emails in opposition, 5 letters in support; Notices sent to property owners within 300 feet on December 7, 2018 (See Attachment #8)
<b>DCC RECOMMENDATION:</b>	Approval (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting a special permit for a helistop use in a Planned Mountain Development (PMD) zoning district. The subject property is 0.6 acres in size and is currently vacant. The proposed detailed site development plan shows a 6,209 sq. ft. single-family dwelling with the helistop in the rear yard.

**SUMMARY OF RECOMMENDATION:** The Development Coordinating Committee recommends **APPROVAL** of the special permit request and acceptance of the detailed site development plan. The proposed development is consistent with the surrounding single-family residential neighborhood and the helistop will be appropriately screened to mitigate effects on nearby properties. The proposed development is also compliant with the G-4, Suburban land use designation of Plan El Paso, the City's Comprehensive Plan, in the Northwest Planning Area.



## DESCRIPTION OF REQUEST

The applicant has submitted a Special Use Permit application for a Helistop for property located at 452 Rocky Point Drive. The subject property is 0.6 acres in size and is currently vacant. The proposed detailed site development plan shows a 6,209 sq. ft. single-family dwelling with the helistop in the rear yard. The proposed helistop is approximately 30 feet in diameter.

## SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a helistop, the applicant must comply with the following standards, per 20.10.240 – Freight and Passenger Terminals:

- A screening wall complying with Chapter 20.16 shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR, PMD, or NOS zoning district.

*The applicant has been granted a waiver of the screening wall requirement from the zoning administrator due to topography pursuant to Section 20.16.020.H (see Attachment 5).*

- A minimum perimeter setback of 150 feet shall be provided along the property lines abutting existing residential use or an existing R, A, PR, SRR, PMD or NOS zoning district and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR, PMD, or NOS zoning district, to minimize potential negative impacts created by activity within the site.

*The applicant has been granted a reduction in the minimum perimeter setback from the zoning administrator due to topography, as permitted under Section 20.10.240.C.*

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

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b>G-4 Suburban</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.</p>	<p>The proposed development is in a single-family residential neighborhood. The proposed helistop will be sized for personal rotorcraft, appropriate for a residential accessory use.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><b>PMD Planned Mountain Development District</b> The purpose of this district is to preserve and protect the significant natural features of the mountain development and hillside area within the city. It is intended that the regulations of the district provide design alternatives which help to minimize disturbances to the natural character of the area and which enhance the open space and aesthetic qualities of the land. The regulations of this district are designed to protect, stabilize and enhance the development of these environmentally sensitive lands and to preserve them from the encroachment of more intensive forms of development.</p>	<p>A helistop is permitted in the Planned Mountain Development District if a special use permit is approved by the El Paso City Council.</p>
POLICY	DOES IT COMPLY?
<p><b>Policy 1.4.4</b> The City's zoning and land development regulations should be reviewed and amended when appropriate to encourage new neighborhoods to have: d. Protection of natural features such as critical arroyos.</p>	<p>Yes, the natural features of the area are protected through the dedication of open space by the recorded plat.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** A helistop is permitted by Special Permit in the PMD (Planned Mountain Development) District. The proposed development complies with the approved Master Zoning Plan for the district, the supplemental regulations for the PMD district in Section 20.10.370, and with all other applicable density and dimensional standards.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the PMD (Planned Mountain Development) District is to preserve and protect the significant natural features of the mountain development and hillside area within the city. District regulations permit low-density development designed to minimize the effect on the natural landscape.

The proposed helistop will be integrated into the landscaping design of the rear yard and sized to allow only smaller rotorcraft for minimal disturbance to the surrounding environment. The topography of the lot is such that the helistop will not be visible from the adjacent properties.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There are existing utilities available for service. The applicant will need to coordinate with the appropriate entities to provide services to the subject property.

**EFFECT UPON THE NATURAL ENVIRONMENT:** The proposed development does not involve greenfield/environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** The subject property does not lie within the boundary for any recognized neighborhood association as defined by 2.102.020. The applicant did receive approval from the San Clemente Architectural Review Committee for both the proposed residence and helistop (see Attachment 7). Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 7, 2018. The Planning Division has received **two emails in opposition to and five letters in support** of the proposed special permit (see Attachment 8).

On December 12, 2018, the case was heard by the Open Space Advisory Board, who voted to make a recommendation of **No Objection** to the City Planning Commission.

**STAFF COMMENTS:** No objections to proposed special permit and detailed site development plan approval. All department comments have been satisfactorily addressed. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

On December 11, 2018, the Development Coordinating Committee voted to **Approve with Conditions** the Special Permit. The conditions are as follows:

- That the administrative modification requests for the masonry wall and perimeter setback be approved; and,
- That the proposed development comply with any requirements placed by the zoning administrator on the above requests.

**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.

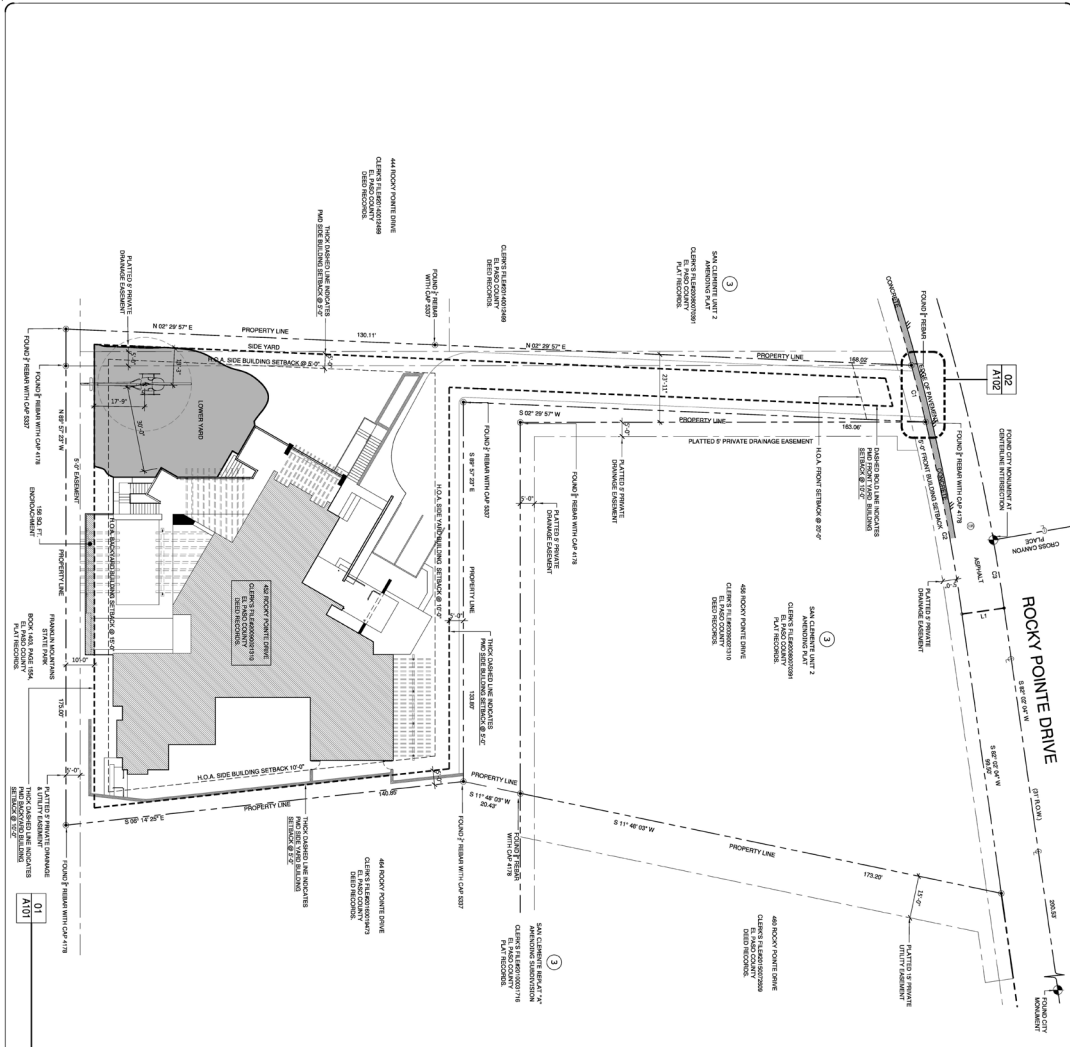
**ATTACHMENTS:**

1. Site Plan
2. Zoning Map
3. Comprehensive Plan Map
4. **Department Comments**
5. Administrative Modification Approval Letter
6. Neighborhood Notification Boundary Map
7. San Clemente Architectural Review Committee Approval Letter
8. **Letters from the Public**



# ATTACHMENT 1

## Site Plan



### GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE INFORMATION PROVIDED IN THIS DOCUMENT, THEY SHOULD CONTACT THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
- ALL UTILITIES SHALL BE LOCATED WITHIN THE PROJECT SITE LIMITS.

### PROJECT DATA

PROJECT NAME: NEW RESIDENCE FOR MR. AND MRS. ALAN RUSSELL  
 CLIENT: ALAN RUSSELL  
 ADDRESS: 5788 NORTH MESA STREET, EL PASO, TEXAS 79912  
 ZONING: RESIDENTIAL SINGLE-FAMILY (RS-1)  
 LOT AREA: 10,000 SQ. FT.  
 TOTAL SQUARE FOOTAGE: 6,200 SQ. FT.

### CURVE TABLE

CURVE	INCHES	FOOT	DEGREE	BEARING	CHORD
C1	20.63	703.50	179.34°	N79°31'17\"	20.63
C2	48.96	703.50	152.22°	S79°50'19\"	48.96
C3	24.48	703.50	157.13°	S87°04'19\"	24.48

### LINE TABLE

LINE	LENGTH	BEARING
L1	145.00	S79°39'19\"

### REVISIONS

DATE	REVISIONS

### FOCUS ON ARCHITECTURE, Inc.

architecture | planning | accessibility | interiors

5788 north mesa street | el paso, texas 79912  
 p: 915.845.1716 | f: 915.845.0132 | e: fokusarch@sbcbglobal.net

### CHAD GARRETT NORTH DESIGN

ARCHITECTURE & INTERIORS

### METES AND BOUNDS SITE PLAN

PROJECT NAME: NEW RESIDENCE FOR MR. AND MRS. ALAN RUSSELL

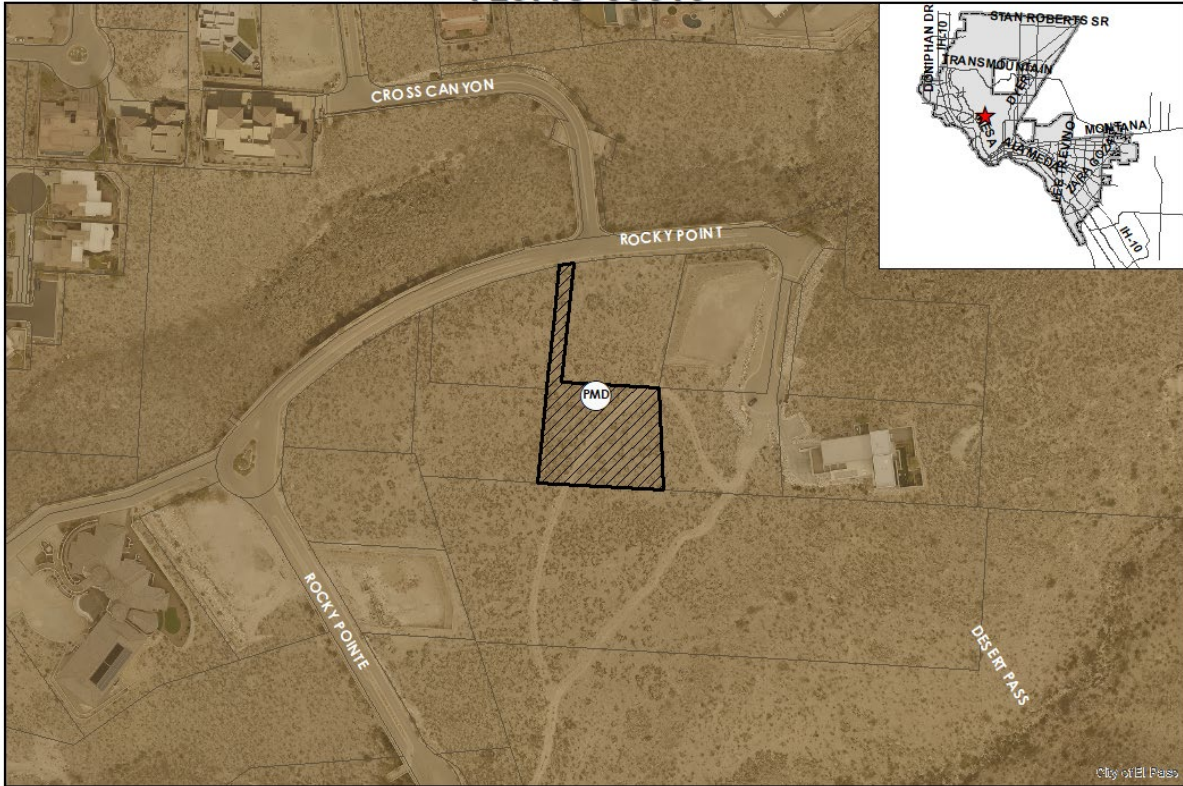
### FOCUS ON ARCHITECTURE, Inc.

5788 north mesa street | el paso, texas 79912  
 p: 915.845.1716 | f: 915.845.0132 | e: fokusarch@sbcbglobal.net

# ATTACHMENT 2


## Zoning Map

PZST18-00016



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



 Subject Property

0 50 100 200 300 400 Feet

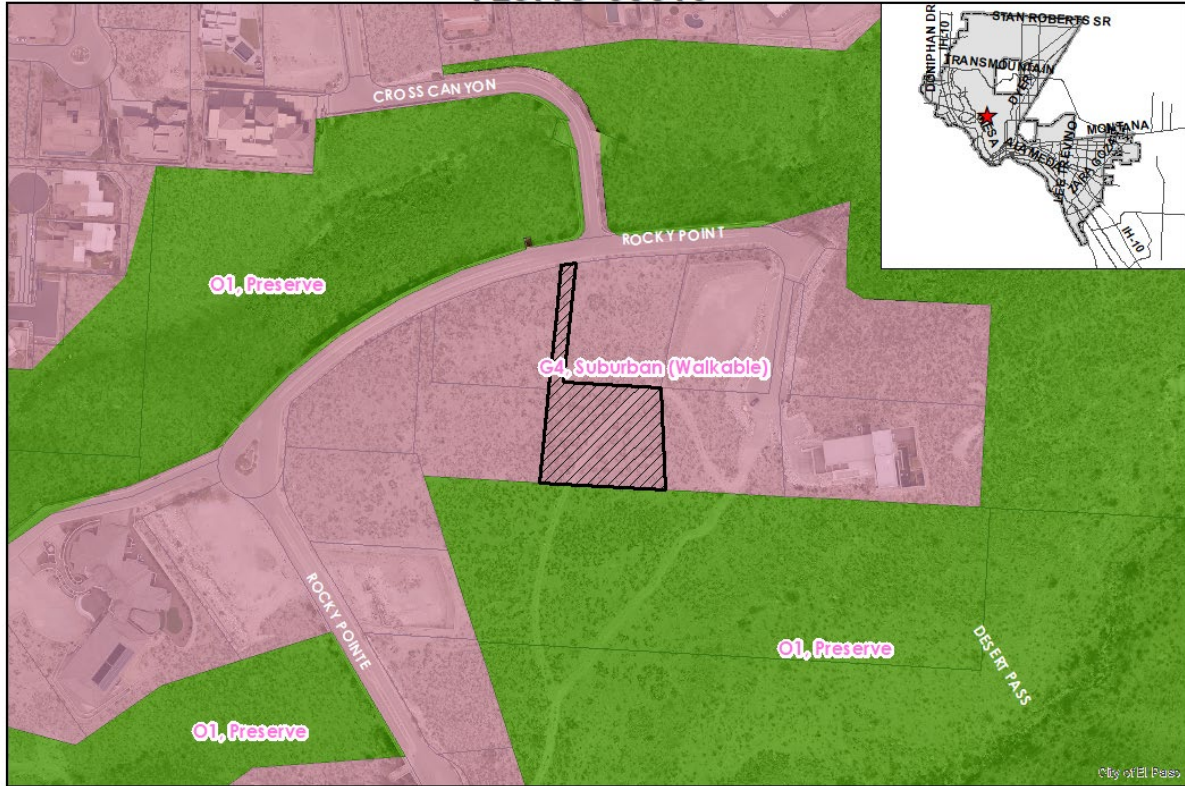




# ATTACHMENT 3


## Future Land Use Map

PZST18-00016



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



 Subject Property

0 50 100 200 300 400 Feet



# **ATTACHMENT 4**

## Department Comments

### **Planning and Inspections Department - Planning Division**

1. On December 11, 2018, the Development Coordinating Committee voted to Approve with Conditions the Special Permit. The conditions are as follows:
  - That the administrative modification requests for the masonry wall and perimeter setback be approved; and,
  - That the proposed development comply with any requirements placed by the zoning administrator on the above requests.
2. Note: the proposed heliport is located in a PMD (Planned Mountain Development) zoning district. Developments in PMD districts are subject to the supplemental use regulations of Section 20.10.370.

### **Planning and Inspections Department – Land Development**

1. Verify site and heliport design prevents excessive erosion by wind or water (Municipal Code Section 18.44.200 - Engineering controls for grading) and (Chapter 19.24 – MDA Standards) in order to prevent falling rocks, soil, or debris in any form to fall, slide, or flow onto adjoining properties.
2. Show existing and proposed storm-water runoff direction arrows and ponding areas on detailed site development plans.
3. Must comply with Chapter 9.40 – Noise.

### **Fire Department**

Recommend approval.

### **Sun Metro**

No objections.

### **El Paso Water**

EPWater does not object to this request:

#### **Water:**

There is an existing 12-inch diameter water main that extends along Rocky Point Dr. located approximately 7 feet north of the right of way centerline. This water main is available for service.

Previous water pressure from fire hydrant #9419 located at 190 feet west of the intersection of Rocky Point and Cross Canyon Pl., has yielded a static pressure of 62 psi, a residual pressure of 60 psi, and a discharge of 949 gallons per minute.

#### **Sanitary Sewer:**

There is an existing 8-inch diameter water main that extends along Rocky Point Dr. located approximately 5 feet north of the property. This sanitary sewer main is available for service.

#### **General:**

EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and

Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

# ATTACHMENT 5

## Administrative Modification Request



### Planning & Inspections Department

**Mayor**  
Dee Margo

**City Council**

*District 1*  
Peter Svarzbein

*District 2*  
Alexandra Annelo

*District 3*  
Cassandra H. Brown

*District 4*  
Sam Morgan

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Claudia Ordaz  
Perez

*District 7*  
Henry Rivera

*District 8*  
Cissy Lizarraga

**City Manager**  
Tommy Gonzalez

### PLANNING & INSPECTIONS

December 13, 2018

Patty & Alan Russell  
452 Rocky Point  
6080 Surety Dr.  
El Paso, TX 79912

**RE: REQUEST TO WAIVE OR AMEND MANDATORY WALL REQUIREMENT FOR 452 ROCKY POINT, BEING PORTION OF LOTS 6, 7, & 9, BLOCK 3, SAN CLEMENTE AMENDING, CITY OF EL PASO, EL PASO COUNTY, TEXAS PURSUANT TO SECTION 20.16.020 REQUEST TO WAIVE OR AMEND MANDATORY WALL REQUIREMENT OF THE EL PASO MUNICIPAL CODE.**

Mr & Mrs. Russell:

We have reviewed your request for waiver of the mandatory wall requirement. Upon review of the plans and specifications you submitted and in accordance with Section 20.16.020.H(1), the request to waive the mandatory wall required by Section 20.10.240 is **approved**. Based on the contour profile submitted, the topographic conditions negate the visual screening effect of the wall.

Cordially,

A handwritten signature in blue ink, appearing to read "Raul Garcia".

**Raul Garcia, CNU-A**  
Zoning Administrator  
Planning and Inspections Department | City of El Paso  
City 3 | 801 Texas Avenue  
El Paso, Texas 79901  
Phone: 915.212.1643  
[GarciaRI@elpasotexas.gov](mailto:GarciaRI@elpasotexas.gov)

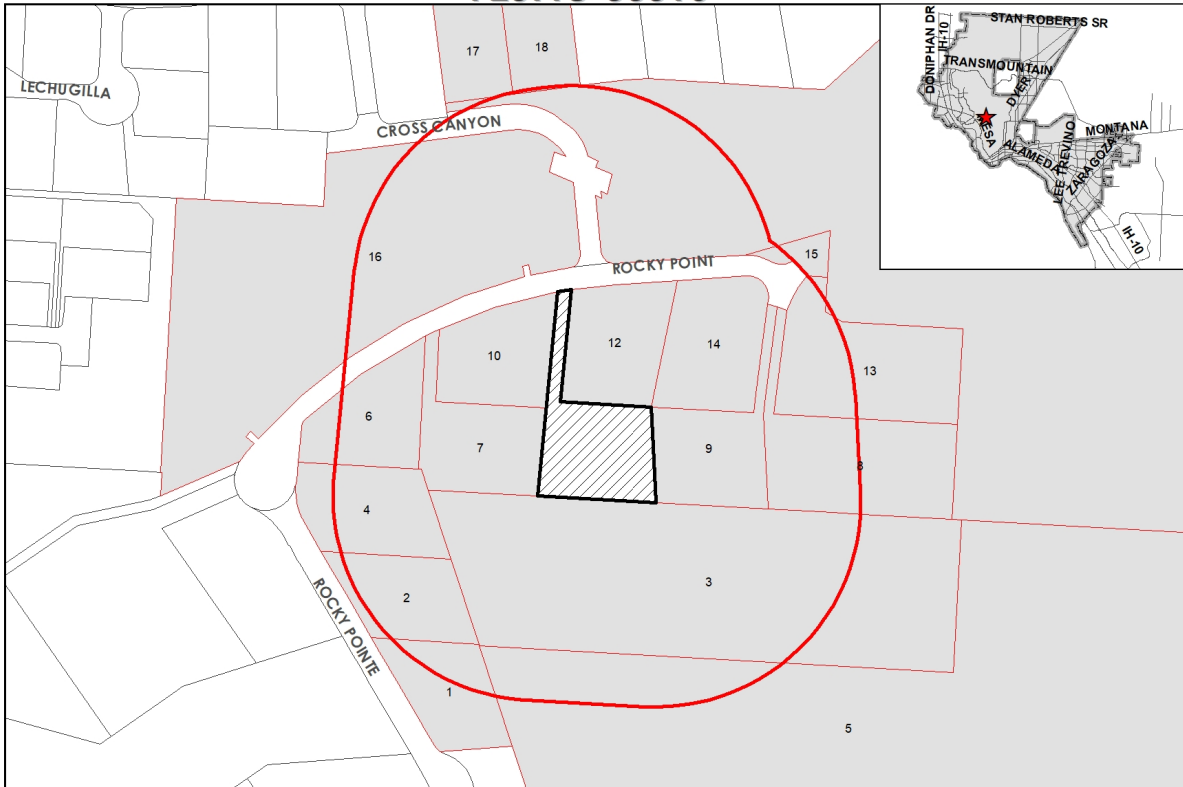
Planning & Inspections  
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0088

*"Delivering Outstanding Services"*

# ATTACHMENT 6



## Neighborhood Notification Boundary Map

PZST18-00016



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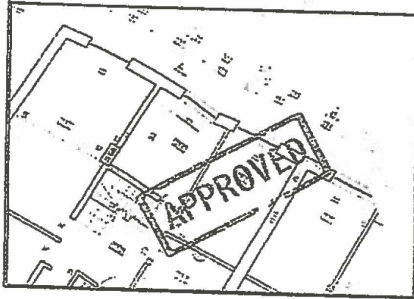
 Subject Property  
 Parcels within 300 feet

0 50 100 200 300 400 Feet



# ATTACHMENT 7

## San Clemente Architectural Review Committee Approval Letter



**San Clemente  
Architectural Review Committee**  
868 Agave Park Ct., El Paso, TX 79932

Patty and Alan Russell  
5401 Silent Sun Lane  
El Paso, Texas 79912

This letter is to memorialize the approval of the San Clemente Architectural Review Committee (ARC) of Patty and Alan Russell's request as follows:

1. Approval to move the driveway access from the bottom of the lot, to the top of the property providing access to both 452 and 456 Rocky Point.
2. Approval for the Heli-Stop landing site to be located on the back (south) side of the Russell's property located at 456 Rocky Point.

This Letter does not constitute approval for the final design, color and position of the Russell residence, but only for the two items noted above.

*On behalf of the San Clemente ARC:*

By:   
David P. Karns

Date approved: October 31, 2018

# **ATTACHMENT 8**

## Letters from the Public

5401 Silent Sun Ln.  
El Paso, Texas 79912  
USA  
915 . 494.2169

October 4, 2018

To Whom It May Concern:

I, Federico Villalobos, am the owner of the property located at 444 and 448 Rocky Point, El Paso, Texas, which is adjacent to the property owned by Patty and Alan Russell located at 452 Rocky Point, El Paso, Texas.



I have no objection to granting my consent for Mr. and Mrs. Russell to build the proposed heli-stop on their property.



Federico Villalobos



Michelle Zaragoza

TECMA2000@GMail.com

5401 Silent Sun Ln.  
El Paso, Texas 79912  
USA  
915 . 494.2169

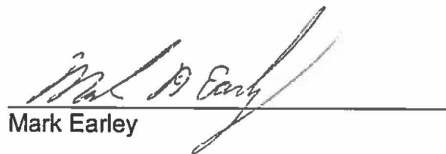
October 4, 2018

To Whom It May Concern:

We, Mark Earley and Bertha Earley, are the owners of the property located at 456 Rocky Point, El Paso, Texas, which is adjacent to the property owned by Patty and Alan Russell located at 452 Rocky Point, El Paso, Texas.

The logo for K. Alan Russell features a red swoosh above the text "K. Alan Russell" in a bold, black, sans-serif font.

We have no objection to granting our consent for Mr. and Mrs. Russell to build the proposed heli-stop on their property.

A handwritten signature in black ink, appearing to read "Mark D. Earley", is written over a horizontal line. Below the line, the name "Mark Earley" is printed in a standard black font.A handwritten signature in black ink, appearing to read "Bertha Earley", is written over a horizontal line. Below the line, the name "Bertha Earley" is printed in a standard black font.

TECMA2000@GMail.com



**Brasgalla, Karina**

---

**From:** Dipak Patel <drshamen@yahoo.com>  
**Sent:** Monday, December 10, 2018 8:48 AM  
**To:** Brasgalla, Karina  
**Subject:** Case PZST18-00016

Dear Karina,

I am responding to the notice for a special permit for a Helistop on 452 Rocky Point Drive. As a property owner, I have grave concerns of the environmental impact a helicopter would have in this mountainous area. Most of the residents chose to live here for the tranquility afforded to us. A helicopter would shatter that. What are the impacts on the wildlife from the noise and pollution? Additionally, I oppose helicopter services as we already have an airport that is easily accessible from ALL over El Paso. As a previous resident of Dallas, Houston, traffic in El Paso, TX is minimal.

Sincerely,  
D.T. Patel

**Brasgalla, Karina**

---

**From:** Hector Mendoza <hmendoza@itstrucks.com>  
**Sent:** Wednesday, December 19, 2018 3:06 PM  
**To:** Brasgalla, Karina  
**Cc:** rosario747@elp.rr.com; Hector Mendoza  
**Subject:** Case No. PZST18-00016

Ms. Karina X Brasgalla,

Ref: Case No. PZST18-00016

We receive notice that the El Paso City Plan Commission is considering issuing a special permit to allow the construction and operation of an helistop in our neighborhood.

Considering all the restrictions that exist in our neighborhood including but not limited to the color of the residences, the type and intensity of the outdoor lighting, landscaping, etc. it makes no sense to us that the City would even consider issuing the aforementioned permit.

Our main concerns are the noise level and the safety of operating an aircraft in the vicinity of our home at 436 San Clemente Dr. El Paso, TX 79912.

Sincerely,

Hector and Rosario Mendoza  
(915) 497-9447

January 23, 2019

Case # PZST18-00016

Dear Ms Brasgalla,

My husband and I live at 375 Rocky Pointe in San Clemente. We have recently become aware of the proposed helistop for a residence in our subdivision and wanted to reach out to you to offer our support for this project. We do not believe that there will be a negative effect to San Clemente with this helistop, and it is our belief that these types of projects can actually enhance a neighborhood and property values. It is important to understand that this proposed helistop is for a private use helicopter, and the intrusion and noise will be minimal. Furthermore, we believe that it is important for the growth of El Paso and our community to be able to consider these types of special permits for residents and potential residents as they allow our city to attract a highly skilled and diverse population.

As San Clemente continues to be developed, it is our belief that building a home with a helistop will offer something exciting and unique to our neighborhood.

Best Regards,

Karen and Robert Foster

915-309-3525

**From:** [Diane Albert](#)  
**To:** [Brasgalla, Karina](#)  
**Subject:** Regarding: Case No. PZST18-00016  
**Date:** Thursday, January 24, 2019 8:36:42 AM

---

To Whom It May Concern:

Regarding: Case No. PZST18-00016

As current residents of the San Clemente neighborhood, we have received notice of a special permit being considered for construction and operation of a helipad in the neighborhood.

We have known the Russell's for several years and know them to be outstanding individuals and on-going supporters for the community of El Paso. We do not believe the build and use of a helicopter pad would be an inconvenience to our community nor cause any undo concern for the neighborhood. The proposed location and helicopter would be for occasional use only which should not disrupt nor cause any issue to the area. Accordingly, we would be in support of their proposed helipad location.

Sincerely,

**Diane and Rob Anderson**  
[382 Rocky Point Dr.](#)  
[El Paso TX 79912](#)

**Brasgalla, Karina**

---

**Subject:** FW: Helistop - ok?

**From:** Larry Stockton <[lstockton@lb-cpa.com](mailto:lstockton@lb-cpa.com)>  
**Sent:** Wednesday, January 30, 2019 3:45 PM  
**To:** Patty Russell <[patty@tecma.com](mailto:patty@tecma.com)>  
**Subject:** Helistop - ok?

**\*\*\* CAUTION \*\*\* External Email \*\*\***

Dear Ms. Brasgalla,

Re: Case #PZST18-00016

My name is Larry Stockton. I live at 413 San Clemente.  
I understand that Alan Russell is soon starting construction of a single family residence at 424 Rocky Point, which is in the same residential development as my house.  
I also am aware that he has requested permission to occasionally land his personal helicopter at his residence at 452 Rocky Point.  
I have no objection to the helistop and do not believe it will cause any negative impact to our neighborhood in San Clemente.  
I am in favor of allowing Alan Russell's request to land his personal helicopter at his residence.

Thank you,

Larry Stockton

**Larry Stockton**

Partner  
Room 1

[lstockton@lb-cpa.com](mailto:lstockton@lb-cpa.com)

Main: (915) 544-6950

Direct: (915) 747-3380

Fax: (915) 544-1303

4130 Rio Bravo Street El Paso, Texas 79902

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# SPECIAL PERMIT





# Recommendation | Public Input

2

## Planning Division recommendation:

Approval

## CPC Vote:

Approval Recommendation (7-0)

## Public Input:

- The Planning Division received four letters in support of and two in opposition to the special permit request.

### **Strategic Goal #3 Promote the Visual Image of El Paso**

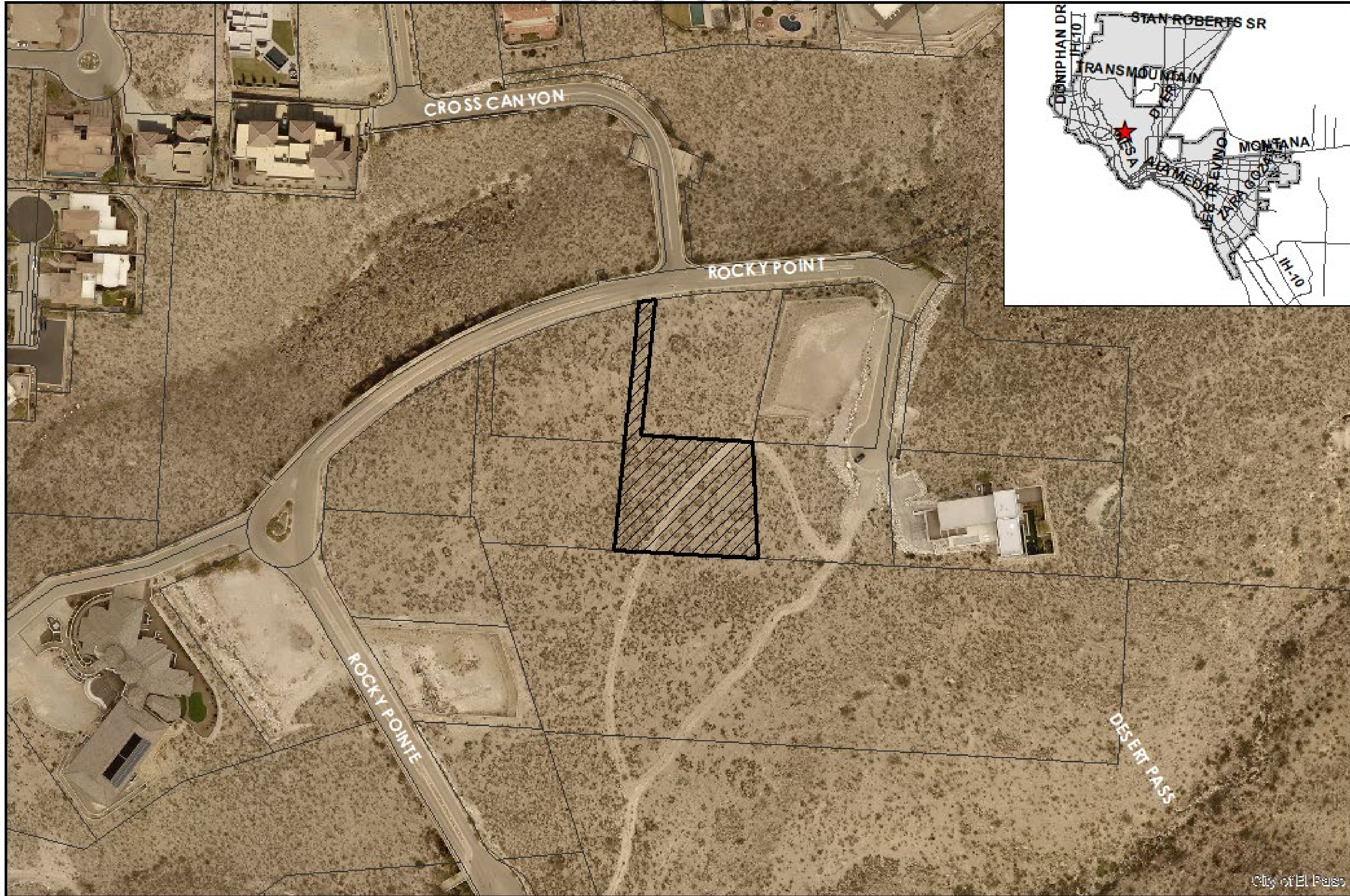
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

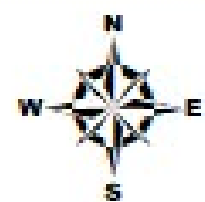




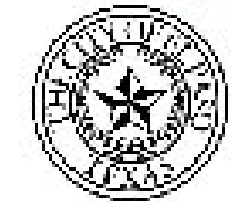
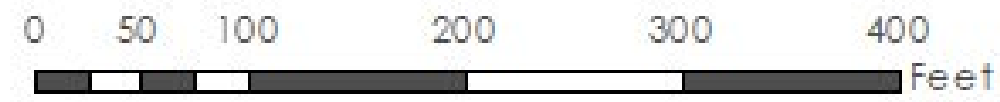
# PZST18-00016



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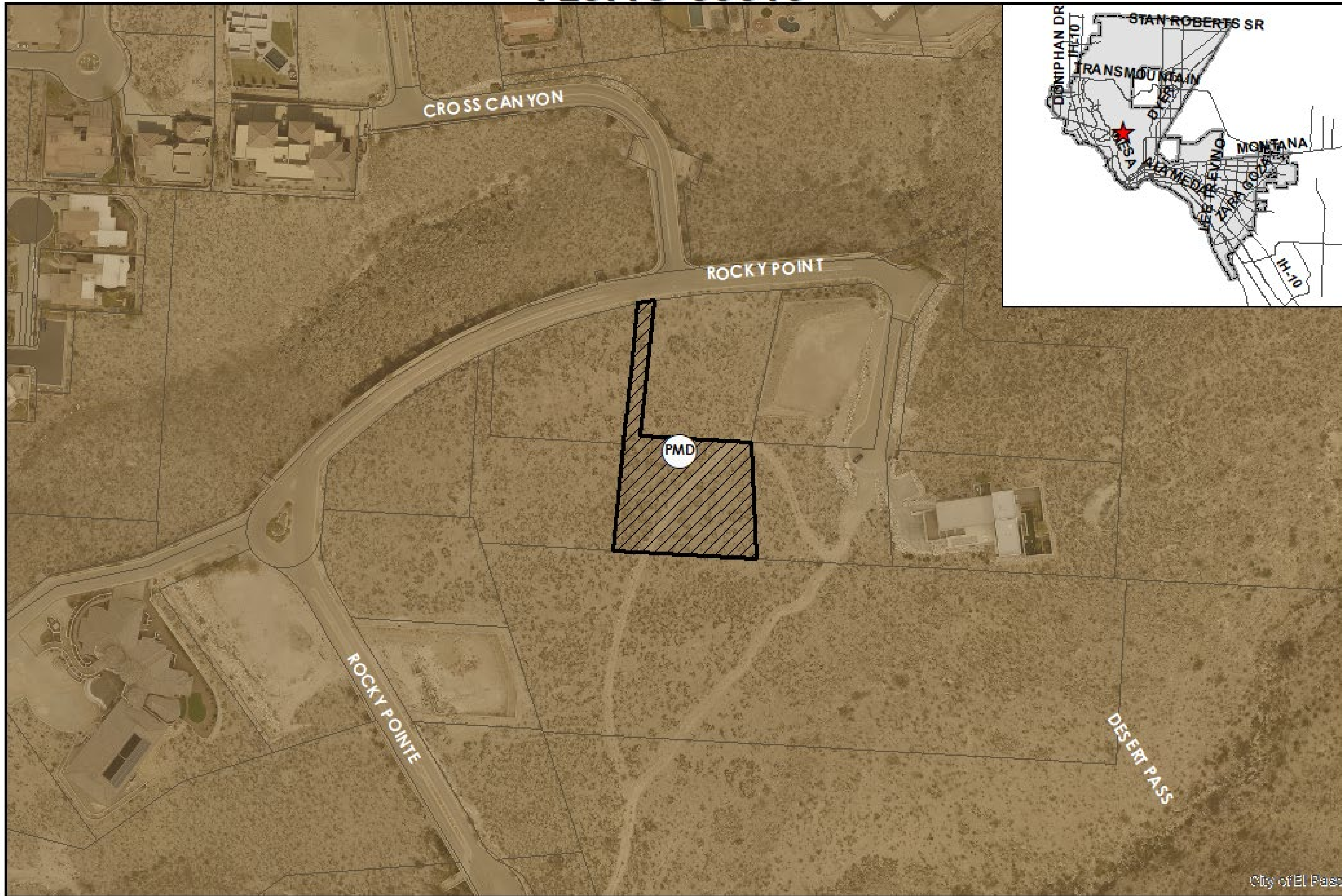


 Subject Property

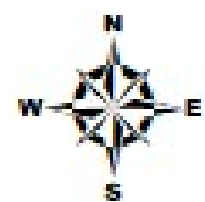




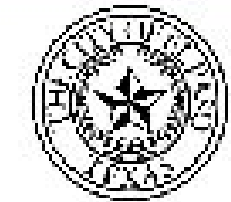
# PZST18-00016



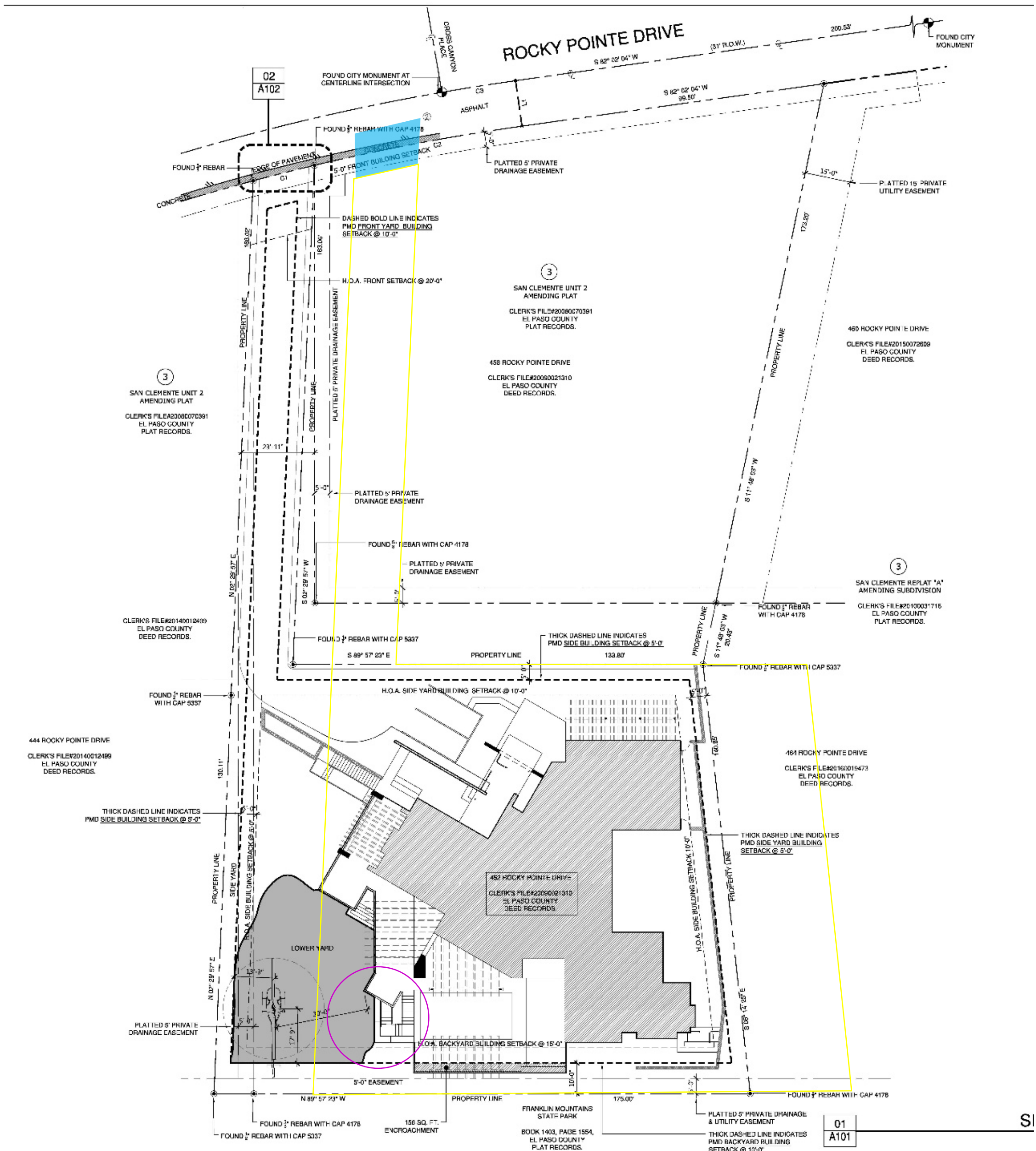
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 Subject Property



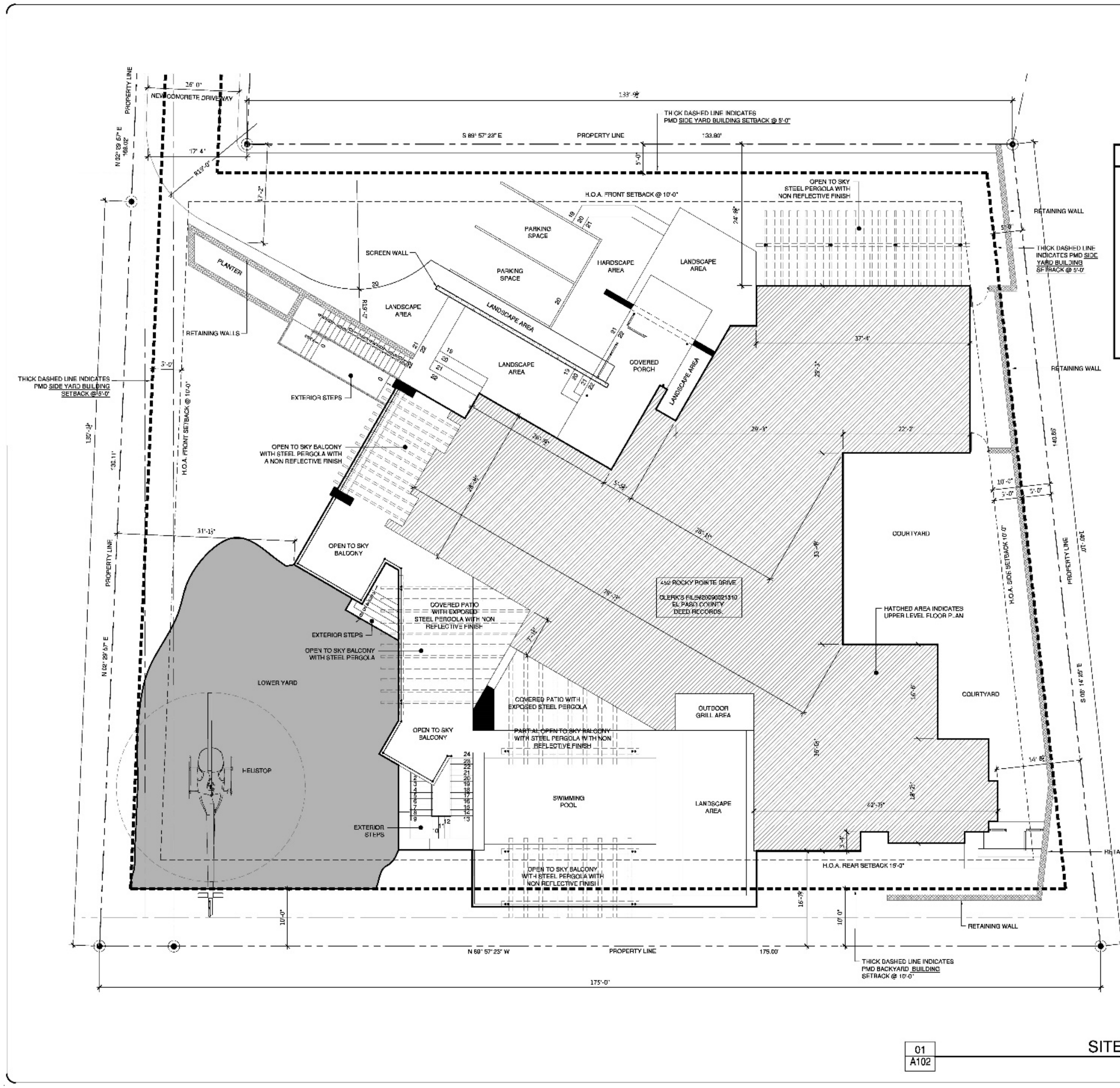
# Site Plan



SI

01  
A101





**GENERAL NOTES**

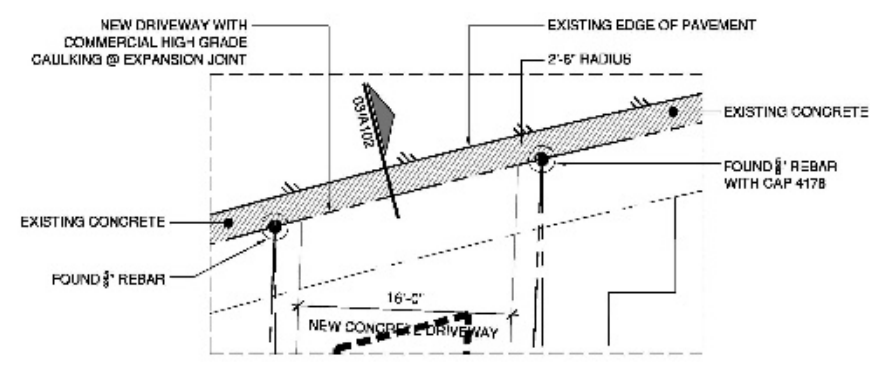
1. CONCRETE SIDEWALKS SHALL BE SCORED WITH 1" EXPANSION JOINTS @ 20' O.C. BETWEEN INTERSECTING CONCRETE SIDEWALKS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY INCIDENTAL WORK REQUIRED, WHETHER OR NOT INDICATED, TO COMPLETE NEW WORK FOR INTENDED USE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR STAGING AREA TO BE LOCATED WITHIN THE PROJECT SITE LIMITS.

**PROJECT DATA**

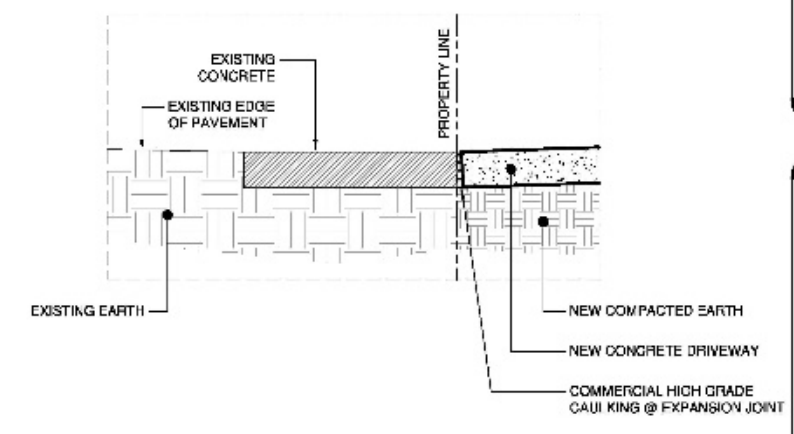
ADDRESS: 452 ROCKY POINTE DRIVE  
 CITY DESCRIPTION: 3 SAN CLEMENTE AVENING PTS 5, 7, 9  
 (REC ON N 143.85' ON E 175.00' ON S 298.13' ON W)  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

SETBACKS (CITY SETBACKS)	FRONT YARD	REAR YARD	FRONT & REAR CUMULATIVE YARD	SIDE YARD	SIDE STREET YARD	SIDE & SIDE STREET CUMULATIVE YARD
	10 FT.	10 FT.	10 FT.	5 FT.	10 FT.	10 FT.

RESIDENCE SQUARE FOOTAGE (LIVING SPACE)  
 UPPER LEVEL FLOOR PLAN: 4,036 S.F.  
 LOWER LEVEL FLOOR PLAN: 2,173 S.F.  
 TOTAL SQUARE FOOTAGE: 6,209 S.F.



02  
A102  
**DRIVEWAY DETAIL**  
SCALE: 1/8" = 1'-0"



03  
A102  
**DRIVEWAY SECTION DETAIL**  
SCALE: 1/8" = 1'-0"



**CHAD GARRETT NORTH DESIGN**

**DETAILED SITE DEVELOPMENT PLAN**  
SCALE: 1/8" = 1'-0"

01  
A102

**FOKUS ON ARCHITECTURE, Inc.**  
 architecture | planning | accessibility | interiors  
 5788 north mesa street | el paso, texas 79912  
 p: 915.584.1716 | f: 915.843.0132 | e: fokusarch@focglobal.net



REVISIONS

DATE

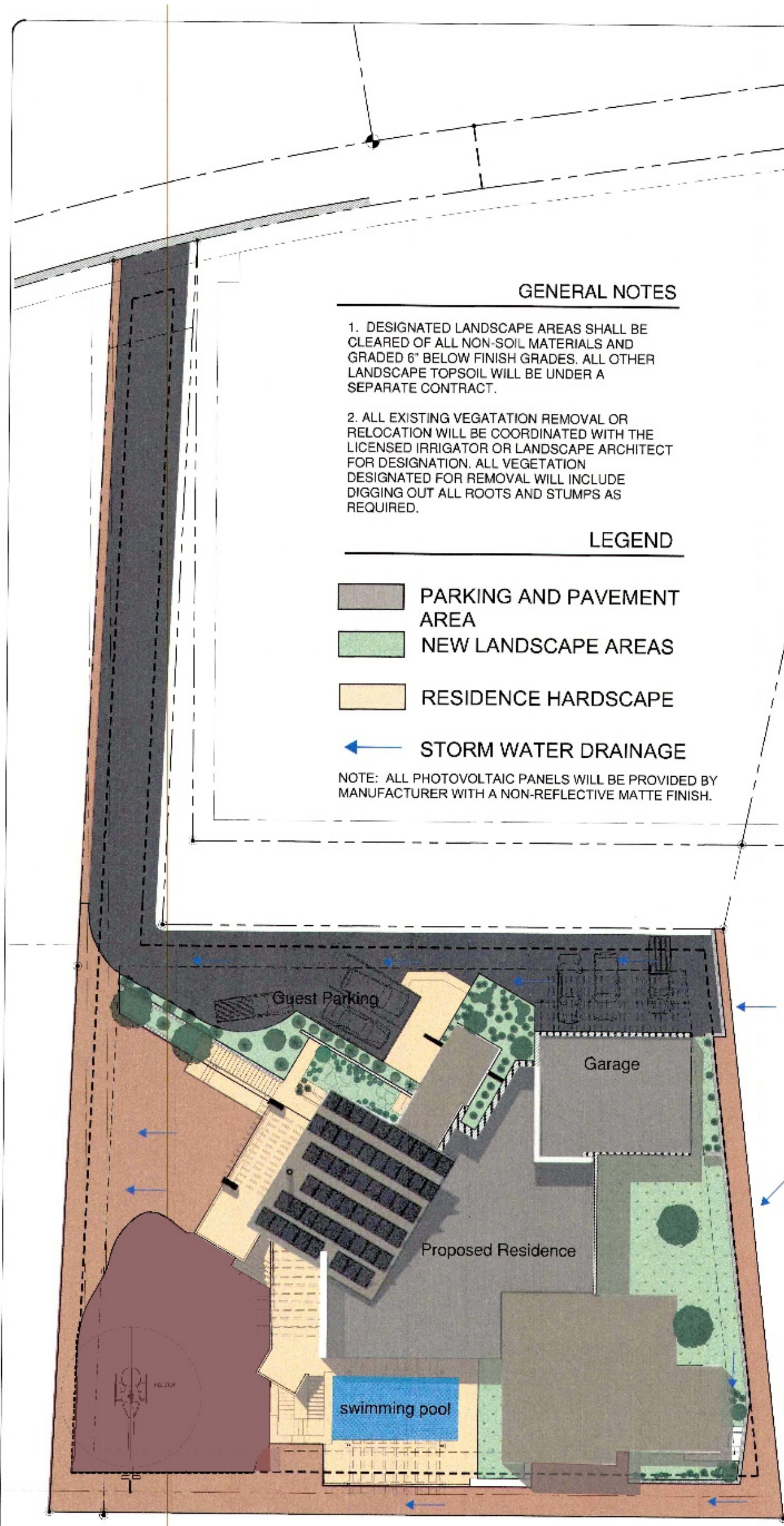
PROJECT NAME:  
NEW RESIDENCE FOR:  
MR. AND MRS. ALAN RUSSELL

SHEET TITLE:  
**DIMENSIONED & ANNOTATED SITE & FLOOR PLAN**

DRAWN BY: CGND/BJP  
 PRESENTATION  
 PROJECT NUMBER: 1804120  
 SHEET NUMBER: **A102**  
 DATE: October 30, 2018



# Elevations



### GENERAL NOTES

1. DESIGNATED LANDSCAPE AREAS SHALL BE CLEARED OF ALL NON-SOIL MATERIALS AND GRADED 6" BELOW FINISH GRADES. ALL OTHER LANDSCAPE TOPSOIL WILL BE UNDER A SEPARATE CONTRACT.
2. ALL EXISTING VEGETATION REMOVAL OR RELOCATION WILL BE COORDINATED WITH THE LICENSED IRRIGATOR OR LANDSCAPE ARCHITECT FOR DESIGNATION. ALL VEGETATION DESIGNATED FOR REMOVAL WILL INCLUDE DIGGING OUT ALL ROOTS AND STUMPS AS REQUIRED.

### LEGEND

- PARKING AND PAVEMENT AREA
- NEW LANDSCAPE AREAS
- RESIDENCE HARDSCAPE
- STORM WATER DRAINAGE

NOTE: ALL PHOTOVOLTAIC PANELS WILL BE PROVIDED BY MANUFACTURER WITH A NON-REFLECTIVE MATTE FINISH.



02  
A103 ELEVATION



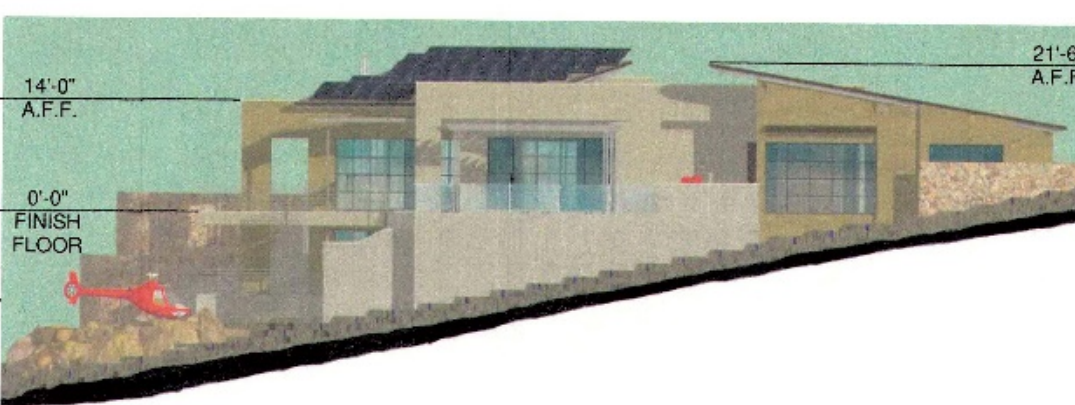
07  
A103 PERSPECTIVES



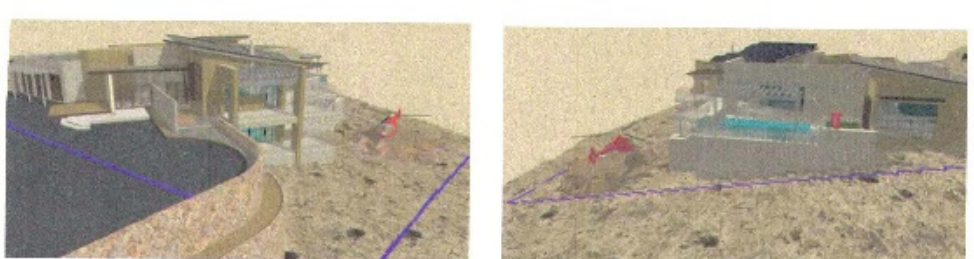
03  
A103 ELEVATION



08  
A103 PERSPECTIVES



04  
A103 ELEVATION



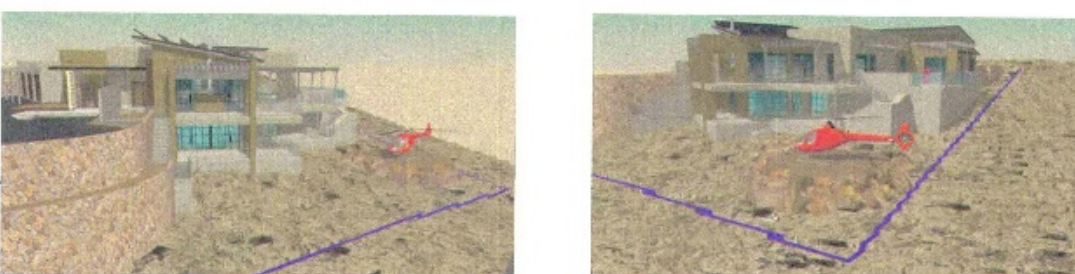
09  
A103 PERSPECTIVES



05  
A103 ELEVATION



10  
A103 PERSPECTIVES



06  
A103 PERSPECTIVES

01  
A000 DETAILED SITE DEVELOPMENT PLAN  
SCALE: 1/8" = 1'-0"

--

--

DATE	
REVISIONS	
PROJECT NAME	NEW RESIDENCE FOR: MR. AND MRS. ALAN RUSSELL

SHEET TITLE	
OVERALL SITE PLAN & ELEVATIONS	
DESIGN BY: CGND STAFF	
DATE	
PRESENTATION	
SCALE	
DATE	
	A103



**CHAD GARRETT NORTH DESIGN**  
 6801 N. Mesa St, Bldg. K, 499 El Paso, TX 75912  
 Office 915.581.5348 WWW.CGND.COM

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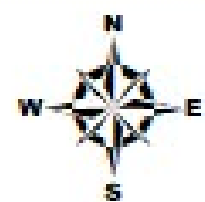




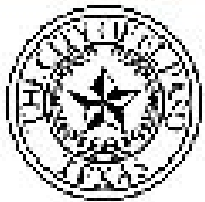
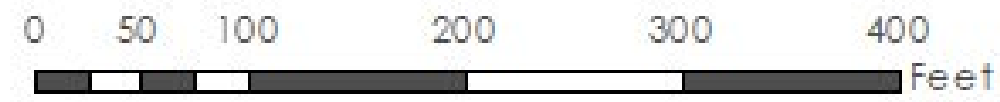
# PZST18-00016



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 Subject Property





THANK YOU

