

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

DEPARTMENT: Planning and Inspection Department, Planning Division

AGENDA DATE: Introduction – March 3, 2020

PUBLIC HEARING DATE: March 31, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, etiwepf@elpasotexas.gov

Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 3

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

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

SUBJECT:

An Ordinance granting Special Permit No. PZST20-00001, to allow for a 75 ft. Ground-mounted Personal Wireless Service Facility on the property described a portion of Lot 1, Block 1, El Paso Community College Valle Verde Campus, 919 Hunter Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.455 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 919 Hunter Drive. Property Owner: EL Paso Community College. PZST20-00001 (**District 3**)

BACKGROUND / DISCUSSION:

On February 20, 2020, The CPC reviewed and recommended approval of the subject property request.

PRIOR COUNCIL ACTION:

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

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:

Philip F. Etiwe, Director
Planning and Inspection Department

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00001, TO ALLOW FOR A 75' GROUND-MOUNTED PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 1, BLOCK 1, EL PASO COMMUNITY COLLEGE VALLE VERDE CAMPUS, 919 HUNTER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.455 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, SBA Towers IX, LLC in its capacity as authorized agent for El Paso Community College, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a ground-mounted Personal Wireless Service Facility (PWSF) that is 75-foot tall and is required to be camouflaged as a light pole; and,

WHEREAS, the Section 20.10.455 allows for a ground-mounted personal wireless service facility by Special Permit; 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 **R-F (Ranch and Farm)** Zone District: a portion of Lot 1, Block 1, El Paso Community College Valle Verde Campus, 919 Hunter Drive, City of El Paso, El Paso County, Texas; and as more particularly described by metes and bounds on the attached 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 a ground-mounted 75-foot tall personal wireless service facility, which is required to be camouflaged as a light pole, on the property described in Paragraph 1 of this Ordinance; and,
3. That this Special Permit is issued subject to the development standards in **R-F (Ranch and Farm)** District regulations and is subject to the approved Detailed Site Development Plan, attached hereto as Exhibit "B", signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A

ORDINANCE NO. _____

20-1007-2582 | 970796
919 Hunter Drive (PWSF)
LBJ

Special Permit No. PZST20-00001

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. PZST20-00001** shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and the City can avail itself of any and all legal or equitable remedies provided to it under law; 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 _____ of _____, 2020.

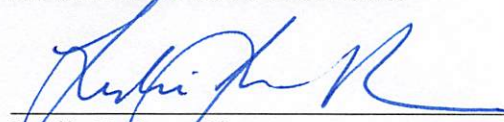
THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

SBA Towers IX, LLC in its capacity as authorized agent for El Paso Community College, (Property Owner) 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 **R-F (Ranch and Farm)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2020.

OWNER:

SBA Towers IX, LLC
Authorized Agent for El Paso Community
College

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2020, by **SBA Towers IX, LLC for El Paso Community College**, property owner.

Notary Public, State of Texas

Printed or Typed Name

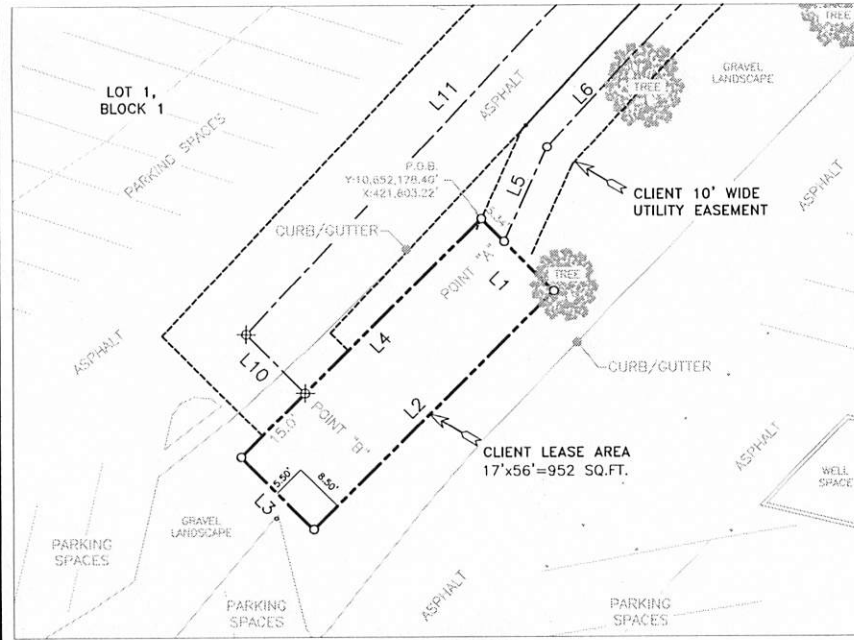
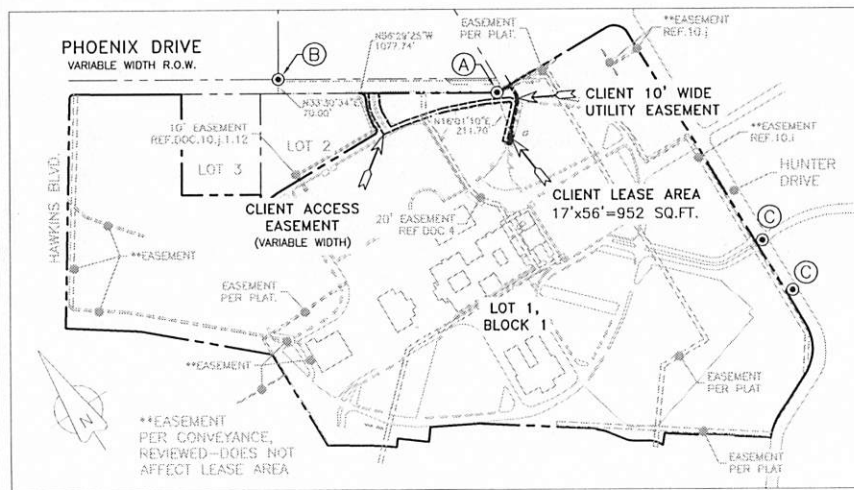
My Commission Expires:

ORDINANCE NO. _____

20-1007-2582 | 970796
919 Hunter Drive (PWSF)
LBJ

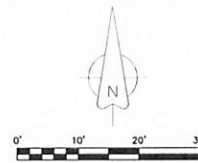
Special Permit No. PZST20-00001

EXHIBIT "A"



BASIS OF BEARING & DATUM DATA:	
1.	ALL DISTANCES ARE SURFACE & BEARINGS ARE GRID BASED UPON THE SPCS OF: TEXAS
2.	ZONE: CENTRAL 4203
3.	PROJECT IS TIED TO NATIONAL CORS VIA THE OPUS UTILITY.
3.	GEODETIC CONTROL VIA GPS FIELD OBSERVATIONS OBSERVED AT THE STATION REFERENCED BELOW:
POINT# 1	
DESCRIPTION	REBAR/ALUM.CAP
NORTHING	10,651,522.55'
EASTING	422,126.43'
ELEVATION	3,728.8'
LATITUDE (DD)	N31.751238°
LONGITUDE (DD)	W106.366583°
CONVERGENCE	N 03°06'27" E
COMBINED SCALE(GND-→GRD)	0.99978886298

LEGEND	
△	BASE=FOUND OR SET MONUMENT (SEE BASIS OF BEARING & DATUM NOTE FOR META DATA)
●	FOUND SURVEY MONUMENT (AS NOTED)
○	POINT TO BE SET (REBAR-SPIKE-NAIL-ETC)
SNF	SEARCHED FOR NOT FOUND
×	CALCULATED POINT (POINT NOT SET)
*	SHOWN FOR REFERENCE (NOT DEFINED BY THIS SURVEY)
()	BEARINGS AND DISTANCES IN PARENTHESIS ARE FROM DOCUMENTS OF RECORD



KEYED NOTES	
(A)	[HELD FOR ORIGIN OF SURVEY] POINT# 532 DESCRIPTION FOUND 1/2" REBAR NO IDENTIFICATION NORTHING 10,652,381.88' EASTING 421,861.65' ELEVATION 3,736.6'
(B)	[HELD FOR ALIGNMENT] POINT# 499 DESCRIPTION FOUND 1/2" REBAR W/CAP TX2995 NORTHING 10,653,035.24' EASTING 421,001.68' ELEVATION 3,730.7'
(C)	FOUND CITY MONUMENT

LEASE AREA SURVEY

A PORTION OF
LOT 1, BLOCK 1, EL PASO
COMMUNITY COLLEGE
VALLE VERDE CAMPUS,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.

ANTENNA COORDINATE REPORT:	
POINT#	40
DESCRIPTION	CENTER OF TOWER
LATITUDE(DMS)	N31°45'10.355"
LONGITUDE(DMS)	W106°22'04.198"
LATITUDE (DD)	N31.752877°
LONGITUDE (DD)	W106.367833°
ELEVATION	3,727.4'

REFERENCE DOCUMENTS:

- SCIP PROVIDED BY VERIZON WIRELESS.
- WARRANTY DEED PRICES TO BOARD OF TRUSTEES EL PASO JUNIOR COLLEGE. BOOK 1177, PAGE 0820.
- PLAT OF EL PASO COMMUNITY COLLEGE VALLE VERDE CAMPUS, INSTRUMENT #20120028325.
- EASEMENT 20' EPCC to PSB BOOK 784, PAGE 1492.
- DOCUMENTS FROM OFFICIAL PUBLIC RECORDS EL PASO COUNTY TEXAS.
- PROJECT TITLE BY: CHICAGO TITLE INSURANCE COMPANY. GF NO.19300171, COMMITMENT NO.21625806, ISSUED JANUARY 29, 2019. SEE SHEET SU3 FOR DETAILS.

PROJECT PREPARED BY:	
GREAT WESTERN LAND SURVEYING & CONSULTING.	
L. DEAN VAN MATRE	
TEXAS R.P.L.S. 5852	
TEXAS FIRM REGISTRATION:10194332	
8512 BASIL COURT,	
EL PASO, TEXAS 79925	
Email: ldvm1930@gmail.com	
Cell: 915-474-2803	

REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY SURVEY	2.7.19	DVM	DVM
O	TITLE REVIEW-FINAL	2.21.19	DVM	DVM
1	AMEND UTIL. EASEMENT ROUTE	8.12.19	DVM	DVM

PROJECT NAME:	
VERIZON WIRELESS ELP DEPORTES	
PROJECT ADDRESS:	
919 HUNTER DRIVE CITY OF EL PASO, EL PASO COUNTY, TEXAS 79915.	
UNDERLYING PARCEL OWNER:	
NAME: EL PASO COMMUNITY COLLEGE ADDRESS: P.O. BOX 20500 EL PASO, TEXAS 79938 PHONE: 915-831-6306/RUBEN GALLARDO EMAIL:	
PUBLIC RECORD PARCEL I.D.:	
L. DEAN VAN MATRE AUGUST 12, 2019 TEXAS R.P.L.S. 5852	
SURVEYOR'S CERTIFICATION:	
THIS LEASE AREA SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY ME, IT CORRECTLY DEPICTS EXISTING, READILY VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES. RIGHT OF WAY AND BOUNDARY CONTROL WAS VERIFIED FROM FIELD AND RECORD INFORMATION. THIS LEASE AREA SURVEY WAS DEVELOPED TO SUPPORT THE COMMUNICATIONS FACILITY NAMED HEREON.	
SHEET DATA:	
PARCEL OVERVIEW	
ENLARGED LEASE AREA	
REFERENCE DOCUMENTS	
SHEET #:	1 OF 3 SU1

LEGAL DESCRIPTION

OF A 952 SQUARE FOOT LEASE AREA, A 10 FOOT WIDE UTILITY EASEMENT AND A VARIABLE WIDTH (20 AND 50 FOOT WIDE) ACCESS EASEMENT WITHIN AND ACROSS A PORTION OF LOT 1, BLOCK 1, EL PASO COMMUNITY COLLEGE VALLE VERDE CAMPUS SUBDIVISION AS THAT SUBDIVISION IS RECORDED IN EL PASO COUNTY PLAT RECORDS AS INSTRUMENT #20120028325 AND HEREIN AFTER REFERENCED AS THE UNDERLYING PARCEL AND BEING FURTHER DESCRIBED AS FOLLOWS:

LEASE AREA

BEGINNING AT THE NORTH LEASE CORNER, HAVING A NAD1983 TEXAS STATE PLANE COORDINATE, ZONE 4203 (SPC83) OF Y:10,652,178.40' AND X:421,803.22' FROM WHICH CORNER THE FOLLOWING TWO SURVEY MONUMENTS WERE USED FOR THIS DESCRIPTION:

1. AN ANGLE POINT OF THE UNDERLYING PARCEL AT THE SOUTHERLY RIGHT OF WAY OF PHOENIX DRIVE (VARIABLE WIDTH R.O.W.) FOUND MARKED BY A 1/2 INCH REBAR WITHOUT IDENTIFICATION HAVING AN SPC83 COORDINATE OF Y:10,652,381.88' AND X:421,861.65' BEARS NORTH 16°01'10" EAST A DISTANCE OF 211.70 FEET
2. THE WESTERLY CORNER OF VALLE VERDE HEIGHTS SUBDIVISION (BK.67, PG.41) MARKED BY A FOUND 1/2 INCH REBAR WITH CAP TX2995 AND HAVING SPC83 COORDINATES OF Y:10,653,035.24' AND X:421,001.68' BEARS NORTH 16°01'10" EAST A DISTANCE OF 211.70 FEET; THENCE, NORTH 56°29'25" WEST 1,077.74 FEET; THENCE, NORTH 33°30'34" EAST A DISTANCE OF 70.00 FEET;

THENCE FROM THE POINT OF BEGINNING, THE FOLLOWING FOUR COURSES:

1. SOUTH 41°16'15"EAST PASSING AT 5.34 FEET POINT "A" AND CONTINUING 11.66 FEET FOR A TOTAL DISTANCE OF 17.00 FEET;
2. THENCE, SOUTH 48°43'45"WEST A DISTANCE OF 56.00 FEET;
3. THENCE, NORTH 41°16'15"WEST A DISTANCE OF 17.00 FEET;
4. THENCE, NORTH 48°43'45"EAST PASSING AT 15.00 FEET POINT "B" AND CONTINUING 41.00 FEET FOR A TOTAL DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING OF THIS LEASE AREA CONTAINING AN AREA OF 952.00 SQUARE FEET OR 0.022 ACRES

10 FOOT WIDE UTILITY EASEMENT (CENTERLINE DESCRIPTION):

BEGINNING AT THE AFOREMENTIONED POINT "A" ON THE CENTERLINE OF THIS DESCRIPTION, THENCE, THE FOLLOWING FIVE COURSES:

1. NORTH 28°06'20"EAST A DISTANCE OF 17.22 FEET;
2. THENCE, NORTH 46°47'26"EAST A DISTANCE OF 138.92 FEET;
3. THENCE, NORTH 29°01'35"EAST A DISTANCE OF 35.28 FEET;
4. THENCE, NORTH 02°43'20"EAST A DISTANCE OF 57.87 FEET (POINT BEING 5 FEET SOUTH OF PHOENIX DRIVE R.O.W. LINE);
5. THENCE, PARALLEL WITH AND OFFSET 5.00 FEET FROM THE SOUTHERN R.O.W. OF PHOENIX DRIVE, NORTH 87°16'40" WEST A DISTANCE OF 70.00 FEET TO THE TERMINUS OF THIS EASEMENT DESCRIPTION.

ACCESS EASEMENT VARIABLE WIDTH (20 & 50 FOOT) (CENTERLINE DESCRIPTION):

20 FOOT WIDE SEGMENT:

BEGINNING AT THE AFOREMENTIONED POINT "B" ON THE CENTERLINE OF THIS DESCRIPTION, THENCE, THE FOLLOWING 7 COURSES:

1. NORTH 41°16'15"WEST A DISTANCE OF 13.80 FEET;
2. THENCE, NORTH 46°47'26"EAST A DISTANCE OF 181.44 FEET;
3. THENCE WITH A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING AN ARC LENGTH OF 37.84 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 108°25'03", A CHORD LENGTH OF 32.45 FEET AND A CHORD THAT BEARS NORTH 07°25'06"WEST TO THE POINT OF TANGENCY;
4. THENCE, NORTH 61°37'38"WEST A DISTANCE OF 124.54 FEET;
5. THENCE, NORTH 67°28'47"WEST A DISTANCE OF 207.76 FEET;
6. THENCE, NORTH 74°59'47"WEST A DISTANCE OF 191.65 FEET;
7. THENCE, NORTH 80°51'19"WEST A DISTANCE OF 102.18 FEET TO POINT "C";

50 FOOT WIDE SEGMENT:

8. THENCE FROM POINT "C" THE BEGINNING OF THE 50 FOOT WIDE SEGMENT CENTERLINE DESCRIPTION, NORTH 04°47'12"EAST A DISTANCE OF 100.24 FEET;
9. THENCE, NORTH 15°51'02"EAST A DISTANCE OF 43.54 FEET;
10. THENCE, NORTH 29°21'06"EAST A DISTANCE OF 61.26 FEET TO THE SOUTHERLY RIGHT OF WAY OF PHOENIX DRIVE AND THE TERMINUS OF THIS EASEMENT DESCRIPTION.

- DISTANCES ARE SURFACE AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 4203-NAD83.
- EASEMENT OFFSETS ARE FIVE FEET, 10 FEET AND 25 FEET FROM THE ABOVE DESCRIBED EASEMENT CENTERLINES AND ARE TO BE ON EACH SIDE OF THE DESCRIBED CENTERLINES AND ARE TO BE SHORTENED OR EXTENDED TO CLOSE ON ORIGIN OR TERMINAL LINES.
- A LAND SURVEY PLAT ACCOMPANIES THIS LEGAL DESCRIPTION.

TITLE REVIEW & NO EASEMENT CONFLICT STATEMENT:

PROJECT TITLE BY: CHICAGO TITLE INSURANCE COMPANY
G.F. No.19300171
COMMITMENT FOR TITLE INSURANCE,
COMMITMENT NO. 21625806,
ISSUED JANUARY 29, 2019

THIS IS TO VERIFY THAT THE TITLE REFERENCED WITH THE EXHIBITS LISTED THEREIN HAVE BEEN REVIEWED AND WHERE APPLICABLE HAVE BEEN PLOTTED ON THIS SURVEY. TITLE EXCEPTIONS IN EXCESS OF 200 FEET DISTANT FROM THE PROPOSED LEASE AREA MAY NOT BE SHOWN DUE TO SCALE AND SIZE OF AVAILABLE SPACE ON THIS SURVEY. WHERE TITLE EXCEPTIONS ARE FOUND NEAR THE AREA OF INTEREST, THE LEASE AREA HAS BEEN PLACED TO NOT INTERFERE WITH EXISTING EASEMENTS.
SEE SURVEY FOR LEASE AREA DETAILS.

SCHEDULE B

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - a. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED UNDER CLERK'S FILE NO. 20120028325, OF THE REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS:

EASEMENTS FOR EL PASO WATER UTILITIES, EL PASO ELECTRIC COMPANY, WESTERN GAS SERVICE, DRAINAGES ALONG THE EAST, WEST, NORTH AND SOUTH PROPERTY LINE(S) FOR USE OF PUBLIC UTILITIES.

- b. ALL TERMS, CONDITIONS AND PROVISIONS EXPRESSLY NOTED AND SET OUT ON PLAT OF THIS SUBDIVISION, AS FILED UNDER CLERK'S FILE NO. 20120028325, PLAT PROPERTY RECORDS, EL PASO COUNTY, TEXAS. PLOTTED--DOES NOT AFFECT LEASE AREA.
- g. EASEMENT(S) TO CITY OF EL PASO RECORDED IN VOLUME 1994, PAGE 1389, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. DOES NOT AFFECT LEASE AREA.
- i. EASEMENT(S) TO CITY OF EL PASO FOR THE USE AND BENEFIT OF ITS PUBLIC SERVICE BOARD (EL PASO WATER UTILITIES) RECORDED IN VOLUME 1263, PAGE 1462, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. PLOTTED--DOES NOT AFFECT LEASE AREA.
- j. EASEMENT(S) TO EL PASO ELECTRIC COMPANY, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS
 - 1.1. VOLUME 1621, PAGE 1907 DOES NOT AFFECT LEASE AREA
 - 1.2. VOLUME 3262, PAGE 1008 DOES NOT AFFECT LEASE AREA
 - 1.3. VOLUME 2030, PAGE 74 DOES NOT AFFECT LEASE AREA
 - 1.4. VOLUME 2927, PAGE 776 DOES NOT AFFECT LEASE AREA
 - 1.5. VOLUME 2935, PAGE 31 DOES NOT AFFECT LEASE AREA
 - 1.6. VOLUME 4124, PAGE 1637 DOES NOT AFFECT LEASE AREA
 - 1.7. CLERK'S FILE NO. 20070019166 DOES NOT AFFECT LEASE AREA
 - 1.8. CLERK'S FILE NO. 20070103338 DOES NOT AFFECT LEASE AREA
 - 1.9. CLERK'S FILE NO. 20080068531 DOES NOT AFFECT LEASE AREA
 - 1.10. CLERK'S FILE NO. 20120016703 DOES NOT AFFECT LEASE AREA
 - 1.11. CLERK'S FILE NO. 20120048618 DOES NOT AFFECT LEASE AREA
 - 1.12. CLERK'S FILE NO. 20120048620 DOES NOT AFFECT LEASE AREA
 - 1.13. CLERK'S FILE NO. 20140070620 DOES NOT AFFECT LEASE AREA
 - 1.14. CLERK'S FILE NO. 20180044944 DOES NOT AFFECT LEASE AREA
 - 1.15. CLERK'S FILE NO. 20180044945 DOES NOT AFFECT LEASE AREA
 - 1.16. CLERK'S FILE NO. 20180044967 DOES NOT AFFECT LEASE AREA

- k. EASEMENT(S) TO EL PASO ELECTRIC COMPANY AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S INTEREST THEREIN GRANTED, SOLD AND QUIT CLAIMED TO SOUTHWESTERN BELL TELEPHONE COMPANY, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS
 - 1.1. VOLUME 1167, PAGE 240 DOES NOT AFFECT LEASE AREA
 - 1.2. VOLUME 863, PAGE 747 DOES NOT AFFECT LEASE AREA
 - 1.3. VOLUME 393, PAGE 2099 DOES NOT AFFECT LEASE AREA
 - 1.4. VOLUME 293, PAGE 1860 DOES NOT AFFECT LEASE AREA
 - 1.5. VOLUME 280, PAGE 922 DOES NOT AFFECT LEASE AREA
 - 1.6. VOLUME 1359, PAGE 171 DOES NOT AFFECT LEASE AREA
 - 1.7. VOLUME 1217, PAGE 143 DOES NOT AFFECT LEASE AREA
 - 1.8. VOLUME 804, PAGE 344 DOES NOT AFFECT LEASE AREA
 - 1.9. VOLUME 1231, PAGE 646 DOES NOT APPLY
- l. EASEMENT(S) TO CITY OF EL PASO RECORDED IN VOLUME 241, PAGE 1003, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. DOES NOT AFFECT LEASE AREA.

TITLE REFERENCE:

THIS SURVEY WAS DONE WITH SUFFICIENT RESEARCH AND FIELD GATHERED DATA TO VERIFY THE PARENT PARCEL OF THE SUBJECT PROPERTY, HOWEVER, THIS SURVEYOR HAS RELIED UPON THE TITLE PROVIDER REFERENCED HEREIN FOR DOCUMENTS OF RECORD. THIS SURVEYOR MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED AS TO THE QUALITY OF THE TITLE REPORT/ABSTRACT AND REFERENCE DOCUMENTS PROVIDED AND THE DOCUMENTS PROVIDED AFFECTING THE LEASE AND IMMEDIATE AREA HAVE BEEN PLOTTED.

SHEET DATA:

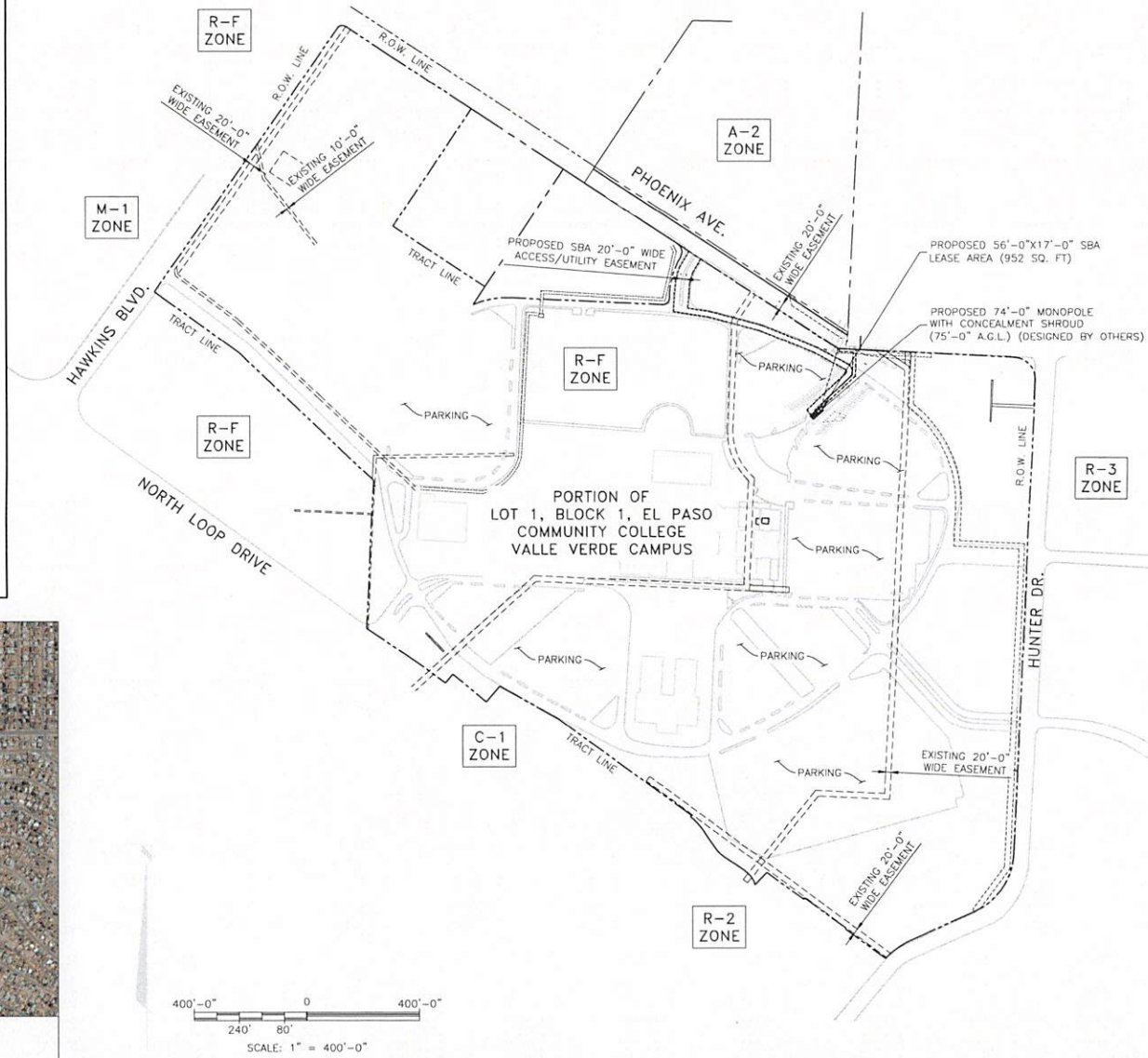
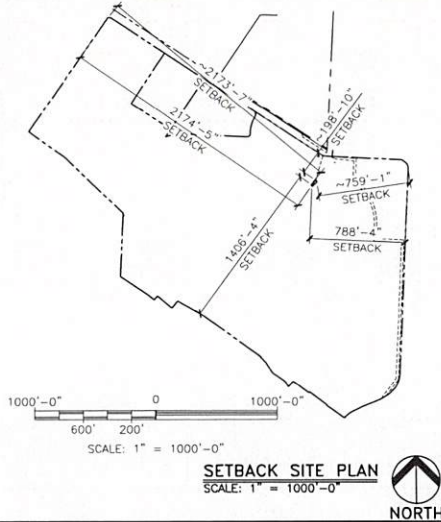
TITLE REVIEW
LEGAL DESCRIPTION

SHEET #: 3 OF 3 SU3

EXHIBIT "B"

SETBACK TABLE:

	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~260'	~199'
NORTHEAST	~805'	~759'
EAST	~769'	~788'
SOUTHWEST	~1416'	~1406'
NORTHWEST	~2174'	~2174'



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

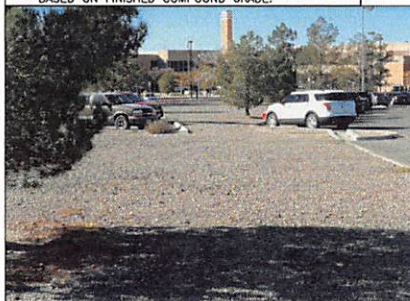
ASE PROJECT #:	
DRAWN BY:	DWW
CHECKED BY:	

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/15/19	REVISED PER CLIENT COMMENTS
2	10/23/19	CONSTRUCTION DRAWINGS

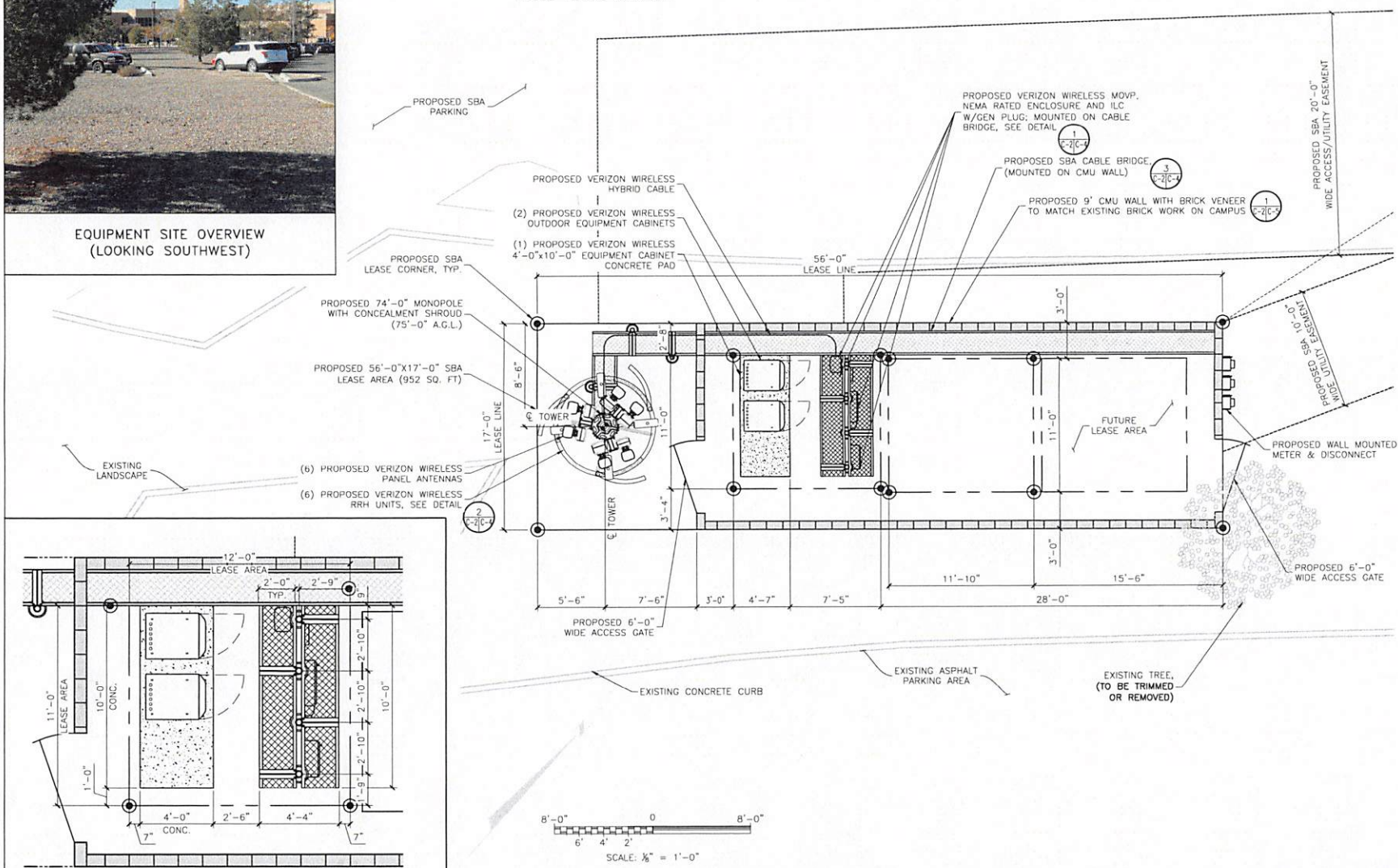


PROJECT No.	
SITE NAME:	ELP DEPORTES
SITE NUMBER:	TX17742-B-01-1
SITE ADDRESS:	919 HUNTER DR. EL PASO, TX 79915
DESIGN TYPE:	RAW LAND
SHEET TITLE:	SITE PLAN
DRAWING NO.	C-1
REVISION:	1

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. CONTRACTOR TO PLACE MONOPOLE FOUNDATION BASED ON FINISHED COMPOUND GRADE.

EQUIPMENT SITE OVERVIEW
(LOOKING SOUTHWEST)

PARENT PARCEL
LOT 1, BLOCK 1, EL PASO
COMMUNITY COLLEGE
VALLE VERDE CAMPUS

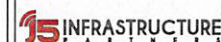
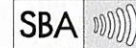


EQUIPMENT LAYOUT

SCALE: $3/16" = 1'-0"$

ENLARGED SITE PLAN

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



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED

A&E PROJECT #

DRAWN BY:

CHECKED BY:

REVISIONS

[illegible]

11/26/19



PROJECT No. _____

SITE NAME:

ELP DEPORTES

SITE NUMBER:

TX17742-B-01-1

SITE ADDRESS:

919 HUNTER DR.
EL PASO, TX 79915

DESIGN TYPE:

RAW LAND

SHEET TITLE:

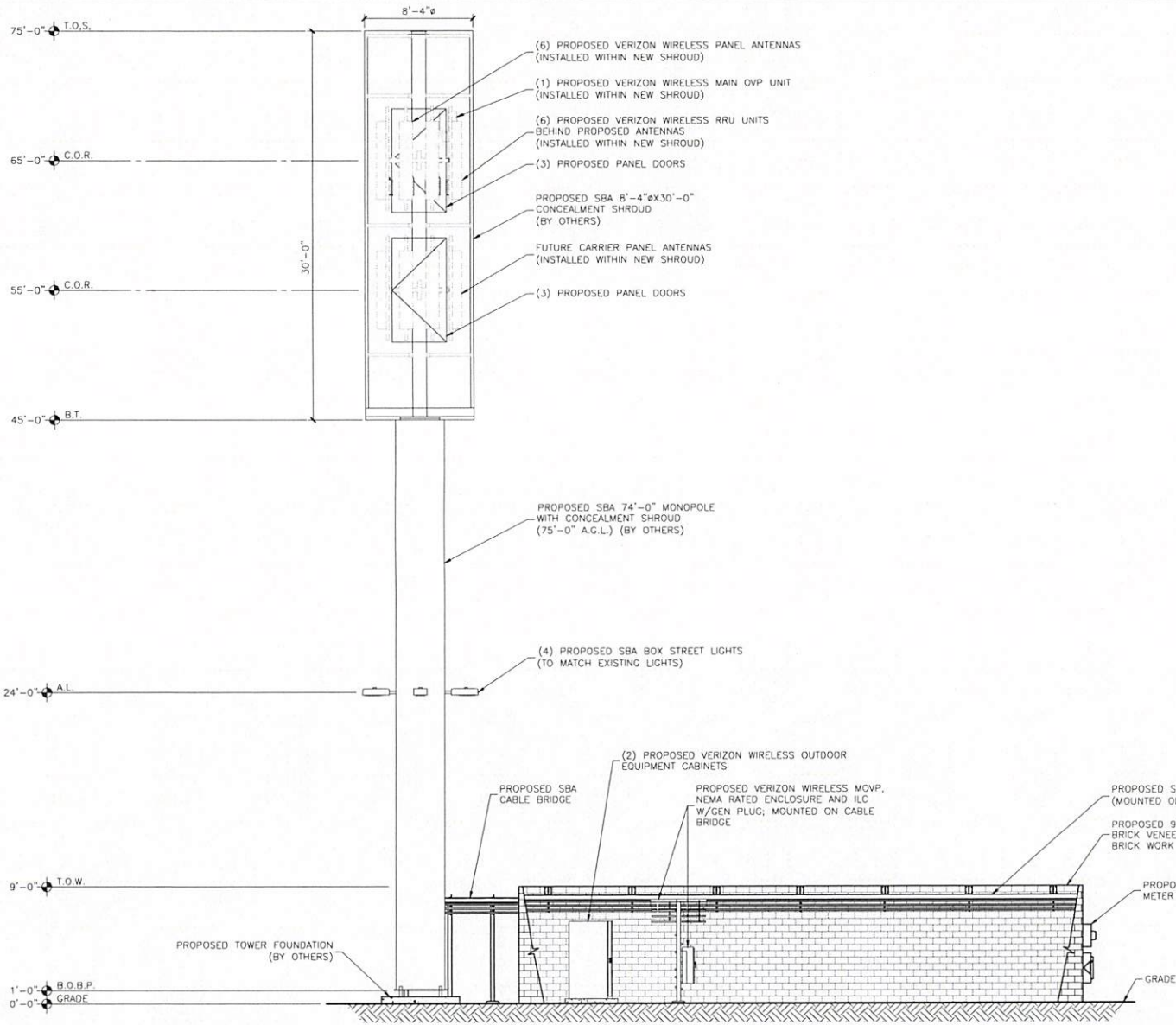
ENLARGED SITE PLAN

DRAWING NO.

C-2

REVISION

1




KEY


C.O.R. =	CENTER OF RADIATION
A.G.L. =	ABOVE GRADE LEVEL
T.O.W. =	TOP OF WALL
T.O.S. =	TOP OF STRUCTURE
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP
B.O.B.P. =	BOTTOM OF BASE PLATE

DISCLAIMER:

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. A STRUCTURAL ANALYSIS, UNDER NO EXCEPTION, MUST BE PERFORMED PRIOR TO THE INSTALLATION OF ANY NEW EQUIPMENT.



SBA




verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

AAE PROJECT #	-
DRAWN BY	DWW
CHECKED BY	-

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/15/19	REVISED PER CLIENT COMMENTS
2	10/23/19	CONSTRUCTION DRAWINGS



11/26/19

DANIEL F. RECKERT
126748
PROFESSIONAL ENGINEER

PROJECT NO.:	
SITE NAME:	
TX17742-B-01-1	
SITE ADDRESS:	
919 HUNTER DR. EL PASO, TX 79915	
DESIGN TYPE:	
RAW LAND	
SHEET TITLE:	
ELEVATIONS	
DRAWING NO.	REVISION
C-3	1

MEMORANDUM

DATE: February 24, 2020

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

FROM: Andrew Salloum, Senior Planner

SUBJECT: PZST20-00001

The City Plan Commission (CPC), on February 20, 2020, voted 7-0 to recommend approval of the special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on the proposed site in R-F (Ranch and Farm) zone district.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protect 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 did not receive any communication in support or opposition to the special permit request.

Property Owner: El Paso Community College
Representative: Romano & Associates, LLC.

Attachments:
Staff report

919 Hunter Drive

City Plan Commission — February 20, 2020



CASE NUMBER: PZST20-00001
CASE MANAGER: Andrew Salloum, 915-212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: El Paso Community College
REPRESENTATIVE: Romano & Associates, LLC
LOCATION: 919 Hunter Drive (District 3)
PROPERTY AREA: 0.02-acres
EXISTING ZONING: R-F (Ranch and Farm)
REQUEST: Special Permit to allow a Personal Wireless Service Facility (PWSF) in R-F (Ranch and Farm) zone district
RELATED APPLICATIONS: None
PUBLIC INPUT: No support or opposition received

SUMMARY OF REQUEST: The applicant is requesting a special permit as required by El Paso City Code Section 20.10.455.D. to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on the proposed site in R-F (Ranch and Farm) zone district.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee (DCC) recommend approval of the special permit for a Personal Wireless Service Facility (PWSF) in R-F (Ranch and Farm) zone district. The proposal meets all the requirements of 20.10.455 PWSF, 20.04.320 Special Permit, and 20.04.150, Detailed Site Development Plan.

PZST20-00001

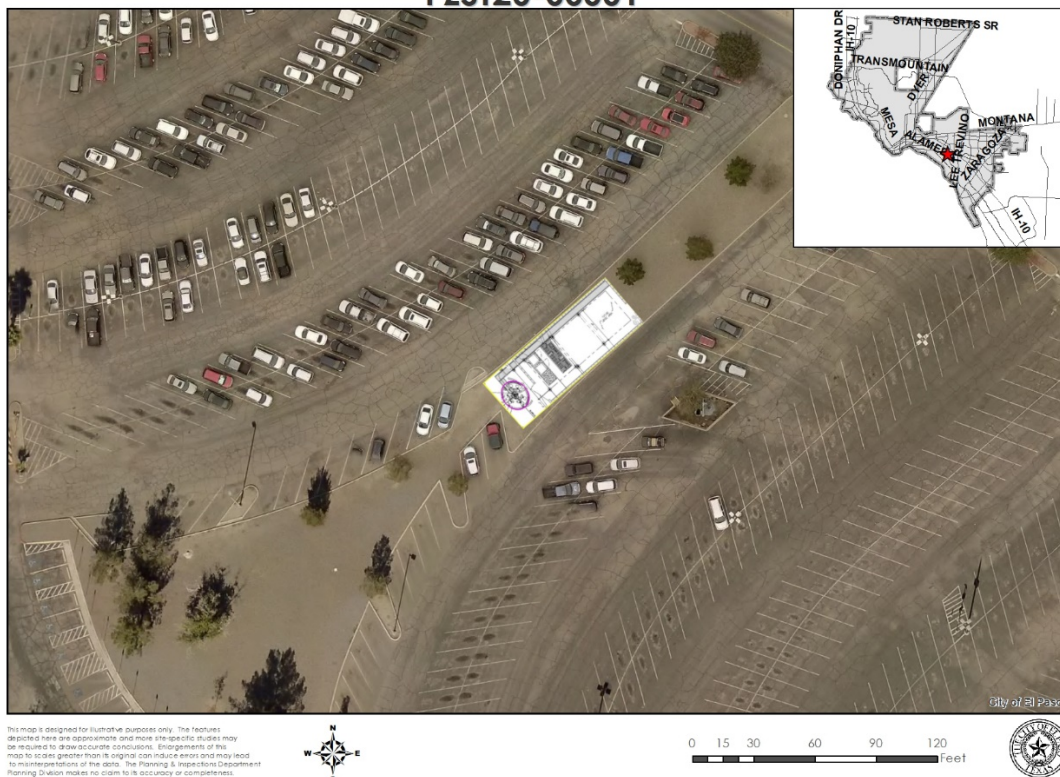


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST:

The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the R-F (Ranch and Farm) zone district as required by El Paso City Code Section 20.10.455.D. The site plan shows a 952 sq. ft. lease area for a 75 ft. high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a light pole, while the equipment will be screened with a concrete masonry unit (CMU) wall. The new tower is also providing space for collocation in the future. The proposed PWSF meets all setback and height requirements for location in an R-F (Ranch and Farm) district. The applicant opted to request a landscape buyout as permitted by the landscaping ordinance for PWSF facilities. There are no other PWSF facilities within one-half mile of the subject property. A maintenance access easement off a private driveway within the subject property proposed from Phoenix Avenue and Hunter Drive. This application was submitted prior to the adoption of the new PWSF Standards on January 7, 2020 and is being considered against the standards in effect at the time of its submittal on January 6, 2020.

COMPLIANCE WITH PERSONAL WIRELESS SERVICE FACILITY REQUIREMENTS (20.10.455.F)	
Criteria	Does the Request Comply?
Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions: a. Setbacks. i. A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than one foot for each foot of height, measured from the PWSF antenna support structure base.	Yes. The proposed PWSF meets the setback requirement includes right-of-way and easement of the R-F zone district.
c. Separation Between PWSF Antenna Support Structures. The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile.	There are no other ground-mounted PWSF within one-half mile buffer of the subject property.
G. All ground-mounted PWSF located in residential and apartment zoning districts shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.	The PWSF is proposed 75 ft. pole lights included concealment shroud.
i. Screening Fence. A six-foot high screening wall or fence of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security	The PWSF is proposed 9 ft. concrete masonry unit wall with brick veneer to match existing brickwork on campus.

j. Access Driveway. The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the building official.	A maintenance access easement off a private driveway within the subject property proposed from Phoenix Avenue and Hunter Drive.
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COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed PWSF is compatible with the Future Land Use designation for the property: <u>G-4 Suburban (Walkable)</u></p> <p>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>Yes. The subject property, and the proposed development for it, meet the intent of the G-4, Suburban (Walkable) Future Land Use Map designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>R-F (Ranch and Farm) District:</u> The purpose of this district is to provide for primarily fallow or agricultural areas within the city and to protect and conserve these areas within and adjacent to urban development. It is intended that this district afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. The regulations of this district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.</p>	<p>Yes. PWSF is permitted in the R-F District with special permit approval and the proposal meets all dimensional requirements.</p>
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>The subject property is not within an Historic or other overlay district, and there are no study area plans which govern this area.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse impacts are anticipated from the proposed off-site parking use on the subject property. The proposed layout is consistent with all applicable codes and is not expected to cause adverse impacts to surrounding properties. Its neighboring parcels to the north, south, east, and west are also surface parking lots.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property is within an area designated in <i>Plan El Paso</i> as an area where development is encouraged, and it is not within an area identified in as</p>

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:	
	open space to be preserved. It is not within an arroyo or either the Mountainside or Hillside Development areas, or any other area identified as environmentally sensitive.
Stability: Whether the area is stable or in transition.	The subject property is within a stable neighborhood that has within an area that has seen significant commercial uses, manufacturing uses, apartments, and community college.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	No changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

PUBLIC COMMENT: The subject property falls within the boundary of the Rosedale Neighborhood Association, Mission Valley Civic Association, and Corridor 20 Civic Association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 6, 2020. The Planning Division did not receive any communication in support or opposition to the Special Permit request.

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS:

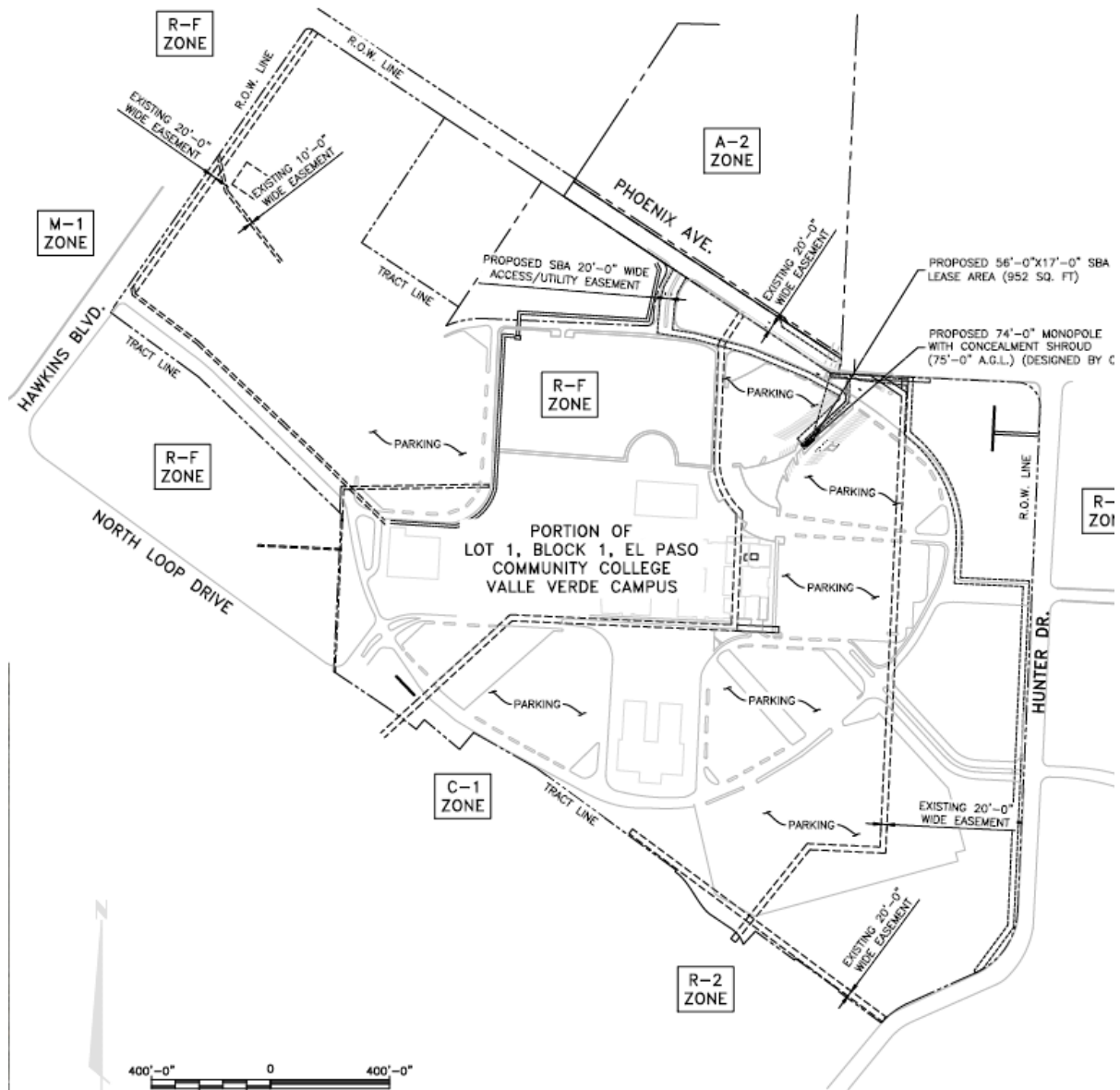
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

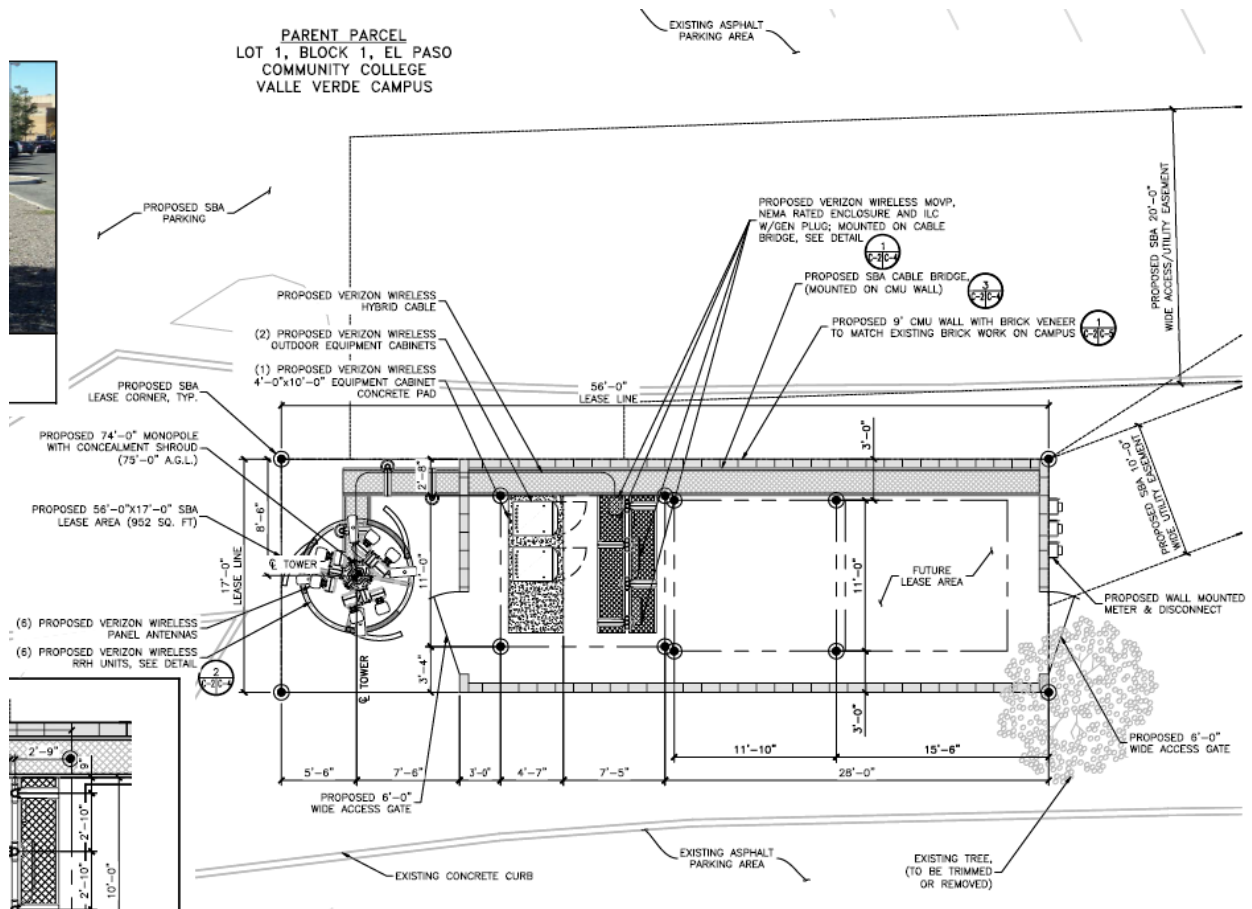
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)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

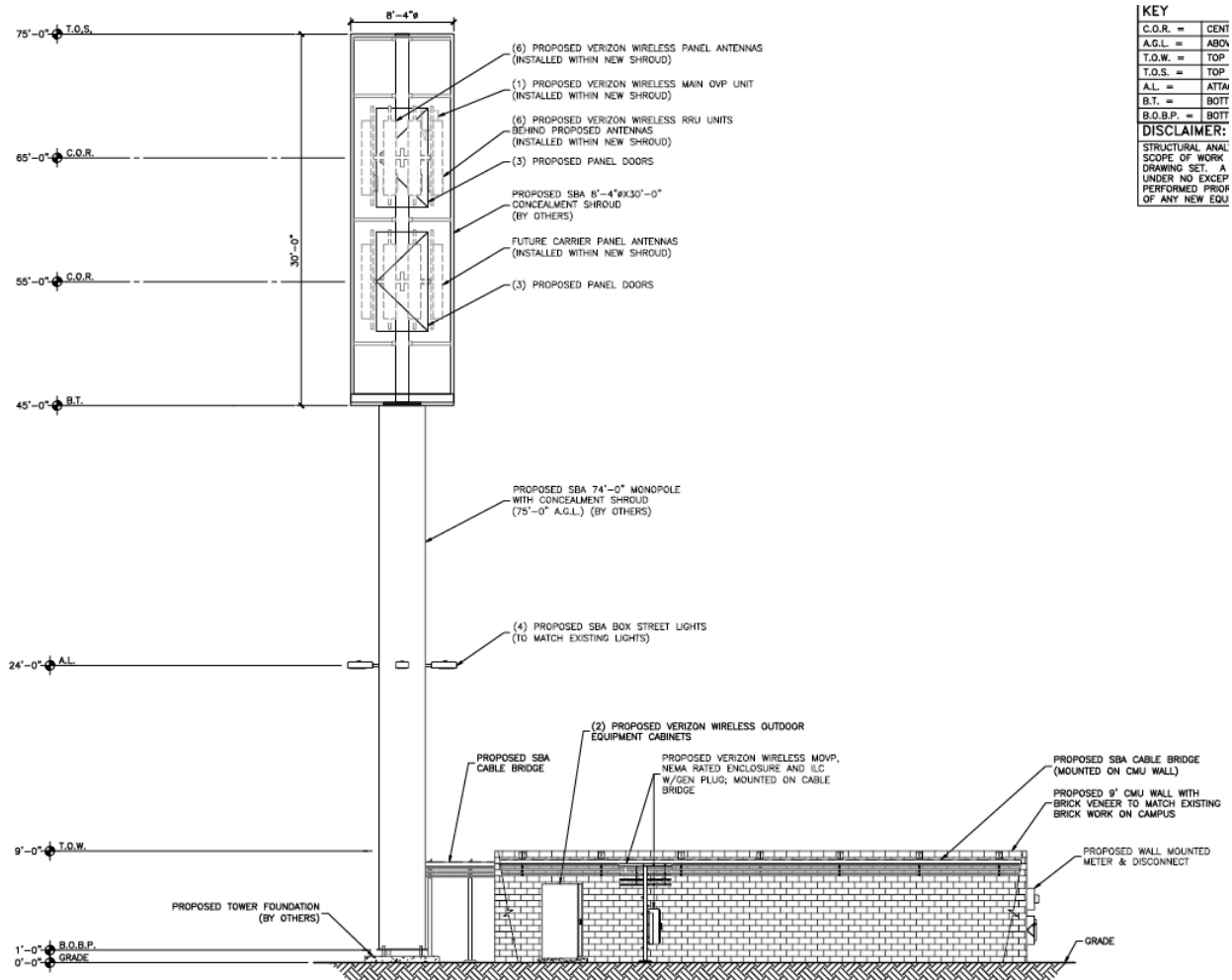
ATTACHMENTS:

1. Detailed Site Plan
2. Simulation Photos
3. Project Purpose Statement
4. Collocation Impossible Statement
5. Landscape buyout request letter
6. Future Land Use Map
7. Department Comments
8. Neighborhood Notification Boundary Map

ATTACHMENT 1







ATTACHMENT 2





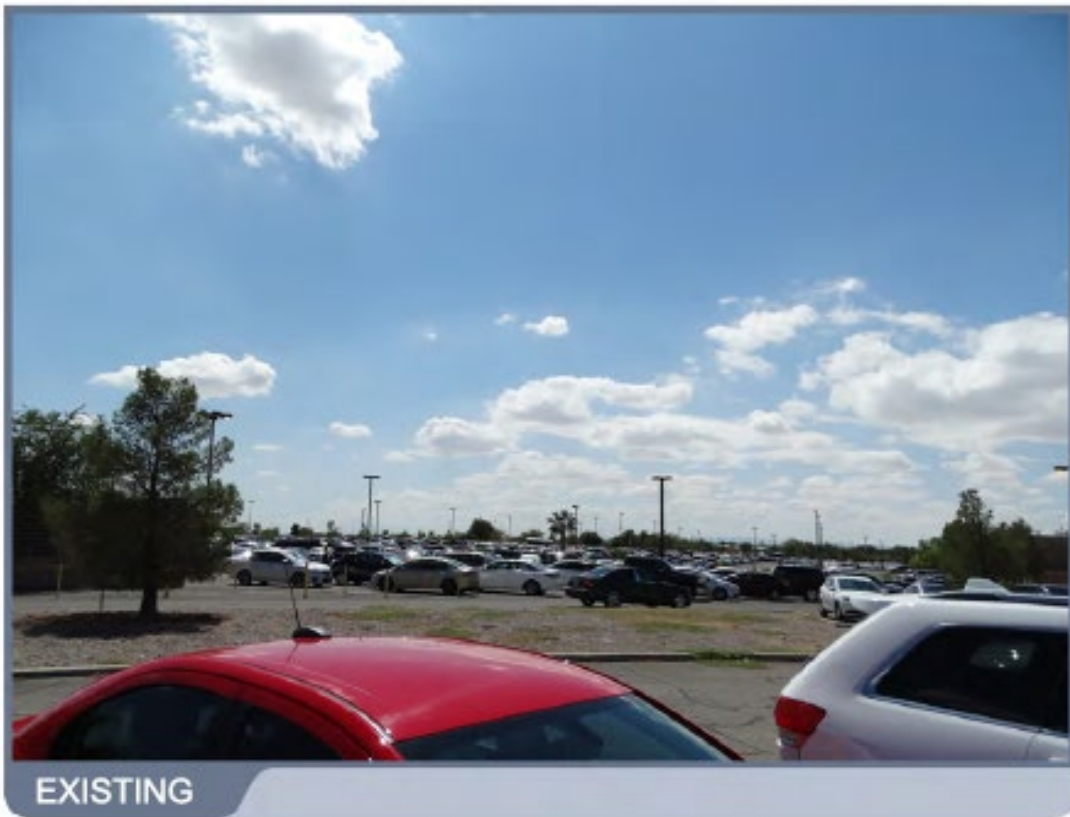


EXISTING



PROPOSED 74'-0" MONOPOLE
WITH CONCEALMENT SHROUD

PROPOSED SOUTHWEST ELEVATION (LOOKING NORTHEAST)



ATTACHMENT 3

November 21, 2019

Andrew Salloum
City of El Paso Planning & Inspections Department
801 Texas Avenue
El Paso, TX 79901

RE: SBA/Verizon Wireless PWSF at 919 Hunter Dr.

Dear Mr. Salloum:

Please accept this letter as an overview of the application submitted by SBA Towers IX, LLC (SBA) and Verizon Wireless to install a Ground-Mounted PWSF at 919 Hunter Ave at the El Paso Community College Valle Verde Campus. SBA proposes to construct a 75' ground-mounted PWSF camouflaged as a light pole with a 43' x 17' block equipment enclosure in an island within the parking lot as depicted in the accompanying engineering drawings and photo simulations. Verizon Wireless antennas would be concealed within a canister at the top of the light pole and Verizon's radio equipment cabinets would be on the ground within SBA's enclosure. T-Mobile is anticipated to install its antennas and equipment at the proposed facility in the near future as well.

The purpose of this facility is to enhance Verizon's network coverage on campus and in the surrounding area. There are no existing Verizon Wireless PWSFs within 1/2 mile of the proposed site. The El Paso Community College Valle Verde Campus is an area of high customer density and traffic. The distance of the nearest existing facilities (approximately ¼ miles away) and the growth of wireless traffic in El Paso has left the existing neighboring network sites with insufficient capacity to adequately service the campus and surrounding neighborhood creating a significant gap in reliable wireless service. This gap impacts students, residents, workers, and commuters this neighborhood. Please refer to the Significant Gap Statement prepared by Verizon Wireless RF Engineer Hamdi Alaaldin for a more detailed explanation of the need for this facility.

SBA, Verizon and the College worked very closely over the course of three years to come to an agreement for the location and design of this facility. While AT&T does have a roof-mounted facility on campus, the College informed Verizon early on that it was no longer permitting such installations. The proposed light pole design meets the City's camouflage requirement and is the least obtrusive design in this vast parking lot where 13 other light poles already exist.

SBA and Verizon Wireless appreciate the City's consideration of this application and look forward to presenting it to the Plan Commission and City Council.

Sincerely,



Nicholas Romano
Romano & Associates, LLC
Authorized Agent

ATTACHMENT 4

Significant Gap Statement Hamdi Alaaldin Verizon Wireless

Pursuant to Section 6.00 of the City of El Paso Personal Wireless Service Facility
Review Application

1. I am a radio frequency (RF) engineer for the Southwest Area of Verizon Wireless. I have specific training, experience and education in the design of advanced digital wireless networks, including Verizon Wireless's 2G, 3G, and 4G network based on, TDMA, CDMA, LTE and AWS technologies. This statement is submitted in response to the requirements of Section 6.00 of the City of El Paso Personal Wireless Service Facility Review Application (the "Application"). The purpose of this report is to explain and demonstrate Verizon Wireless's significant gap in service and the need for the Proposed Site to provide in-vehicle and in-building coverage that support reliable voice and data services in the city. References in this report to the "Proposed Site" refer to 919 Hunter, El Paso, Texas, the proposed location for the personal wireless service facility in this matter.
2. Without this site Verizon Wireless will have a significant gap in reliable wireless service in the area of the Proposed Site due to the fact that existing facilities which are located more than 3/4 mile away in any direction are unable to provide reliable signal coverage or network capacity to the immediate vicinity. Verizon Wireless defers to the courts to define the term "significant gap" but believes that based on the contents of this report, a significant gap in reliable service exists in the City as the gap is bigger than a few blocks and is not a mere dead spot.
3. Without the Proposed Site, Verizon Wireless will have a significant gap in reliable 2G/3G/4G in-vehicle and in-building service in the vicinity of the Proposed Site and extending approximately 0.3 miles north to Wilcox Dr., approximately 0.5 miles south to North Loop, approximately 0.8 miles east to Giles Rd., and 0.5 miles west to Hawkins Blvd., an area comprising approximately 1 square mile. Attached is a street map showing the extent of this gap. As such, Verizon Wireless's gap in service would cover an area that is more than a mere few blocks and larger than a few dead spots.
4. A gap in reliable wireless service, which includes voice and/or data, can occur if there is: (i) a lack of reliable signal, including poor signal quality; and/or (ii) a lack of system capacity. Since Verizon Wireless operates on a limited number of radio frequencies licensed by the

Federal Communications Commission, each wireless facility is capable of handling only a limited number of wireless users at any given time. Providing quality in-vehicle and in-building voice and data services, with sufficient system capacity and high-speed data rates, is critical to Verizon Wireless's customers and is essential to Verizon Wireless's ability to compete effectively with its competitors. Verizon Wireless strives to provide all customers with a positive wireless voice and data experience. Simply put, a positive wireless experience includes the customer connecting to the network on their first try, staying connected throughout the call or data transmission, and the customer ending the call or data session when they are ready. For data connections (e.g., internet browsing) the speed is as fast as the technology allows. A gap in reliable service causes a negative experience: customers cannot place calls when they want to; when they are connected voice call quality does not meet customer expectations; the call simply drops off (disconnects) without notice; data speed is not instantaneous or is much slower than the customer requires. The gap may also affect the ability of customers to complete emergency service (911) calls. This overall customer experience is negative and it is inconsistent with the level of service Verizon Wireless strives to achieve.

5. Without the Proposed Site, Verizon Wireless would have a significant gap in service in the vicinity of the Proposed Site caused by a lack of reliable in-vehicle and in-building residential coverage. I was able to confirm that Verizon Wireless has a significant gap in reliable wireless coverage by reviewing advanced computer propagation modeling. Computer propagation modeling is routinely used by Verizon Wireless, and the wireless industry, to reliably determine whether there is a gap in service that necessitates the installation of a new site. Computer propagation models are maps which predict the radio frequency ("RF") coverage and signal strengths that can be expected over a geographic area based on certain input parameters. These parameters include, without limitation, factors such as: the frequency of the RF signal; the height, gain and orientation of the antennas; the terrain over which the RF signals are being propagated; and the strength of the RF signals. Thus, coverage maps predict the RF signal strength over geographic areas on a map.

6. Verizon Wireless's gap in reliable service will be significant if the Proposed Site is not constructed. Coverage maps confirm that, as described previously, the gap would extend approximately 0.3 miles north, 0.5 miles south, 0.8 miles east, and 0.5 miles west of the Proposed Site, an area comprising approximately 1 square mile. This gap is significant in terms of both geographic size and the number of people who reside, work, study, and travel in and through this area. The gap would impact students and faculty/staff on the El Paso Community College Valle Verde campus, residents in the surrounding neighborhoods, and those who work or commute through the area.
7. It is my opinion that without the construction of the Proposed Site, Verizon Wireless will have a gap in service caused by a lack of reliable coverage in the area surrounding the Proposed Site. It is also my opinion that the gap in service is significant based on the size of the gap area and the number of people living, working, and travelling within the area who would be affected by the gap.

s/Hamdi Alaaldin/s

Name: Hamdi Alaaldin
Title: RF Engineer



ATTACHMENT 5



SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

T + 561.995.7670
F + 561.995.7626

sbasite.com

February 18, 2019

Andrew Salloum, Senior Planner
City of El Paso Planning & Inspections
801 Texas Ave.
El Paso, TX 79901

RE: SBA PWSF Application (TX17742-B Deportes)
919 Hunter Ave.

Dear Mr. Salloum:

Pursuant to Chapter 18.46.140.B.1.a of the El Paso Municipal Code, SBA Towers IX, LLC, shall pay \$5,000.00 in lieu of installing the required (1) unit of landscaping and irrigation for the proposed unmanned Personal Wireless Service Facility at this location. SBA understands that said payment of \$5,000.00 must be submitted prior to the issuance of the building permit for this site.

Sincerely,

SBA Towers IX, LLC

BY: 

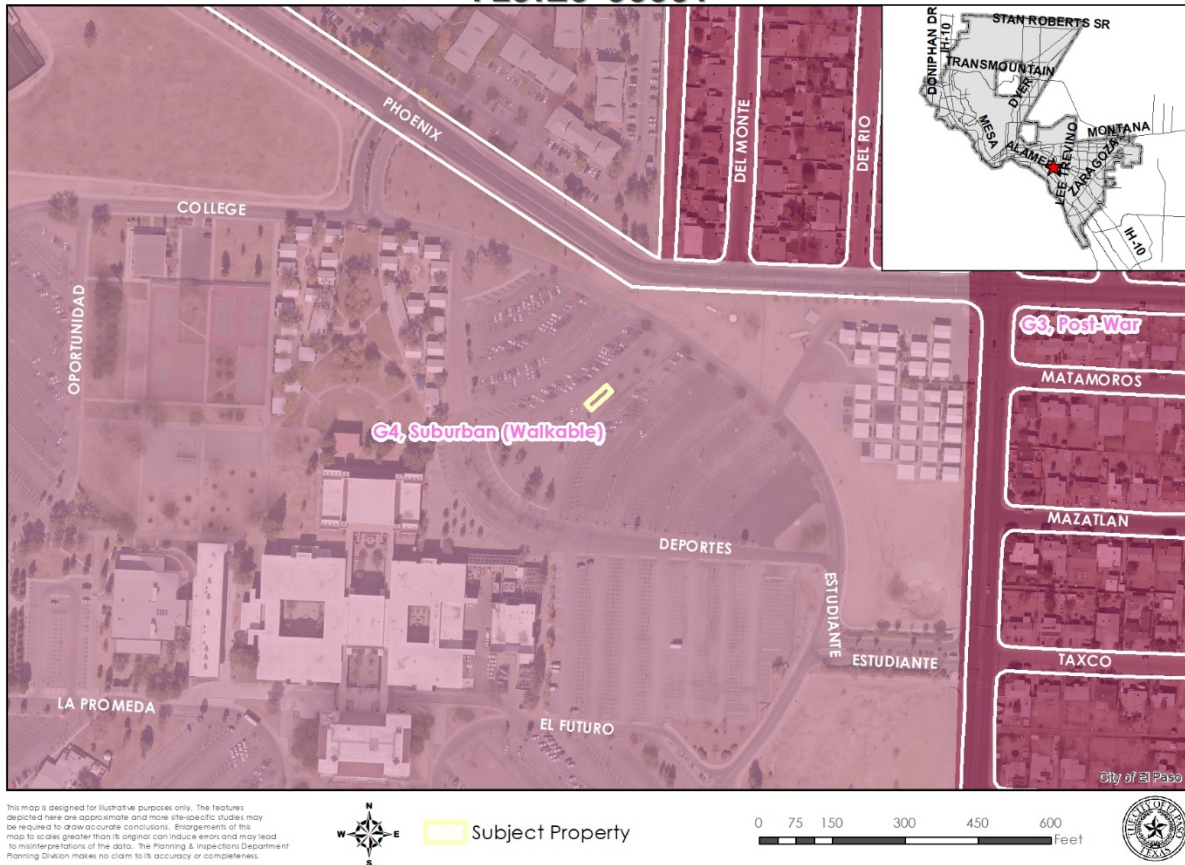
NAME: Patrick O'Donnell

TITLE: VP – Network Operations

DATE: 2/18/2019

ATTACHMENT 6

PZST20-00001



ATTACHMENT 7

Planning and Inspections Department

Recommended approval of the special permit.

Planning and Inspections Department – Land Development

No objections.

TxDOT

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

Fire Department

Recommend approval.

Sun Metro

No objections.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along a 20-foot easement, that follows the alignment of Deportes Road. This water main is available for service.

EPWater records indicate a 4-inch yard meter and 2-inch water meter serving the subject property. The address for those services is 7345 North Loop Drive. Also records indicate a FL with the address 919 Hunter Drive.

Previous water pressure from fire hydrant #4506 located at northwest of El Paso Community College, has yielded a static pressure of 90 psi, a residual pressure of 80 psi, and a discharge of 1,300 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as 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 12-inch diameter sanitary sewer main extending along a 20-foot storm drain easement, located approximately 5-feet east of and parallel to the 20-feet storm drain easement. This sanitary sewer main is available for service.

General:

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the

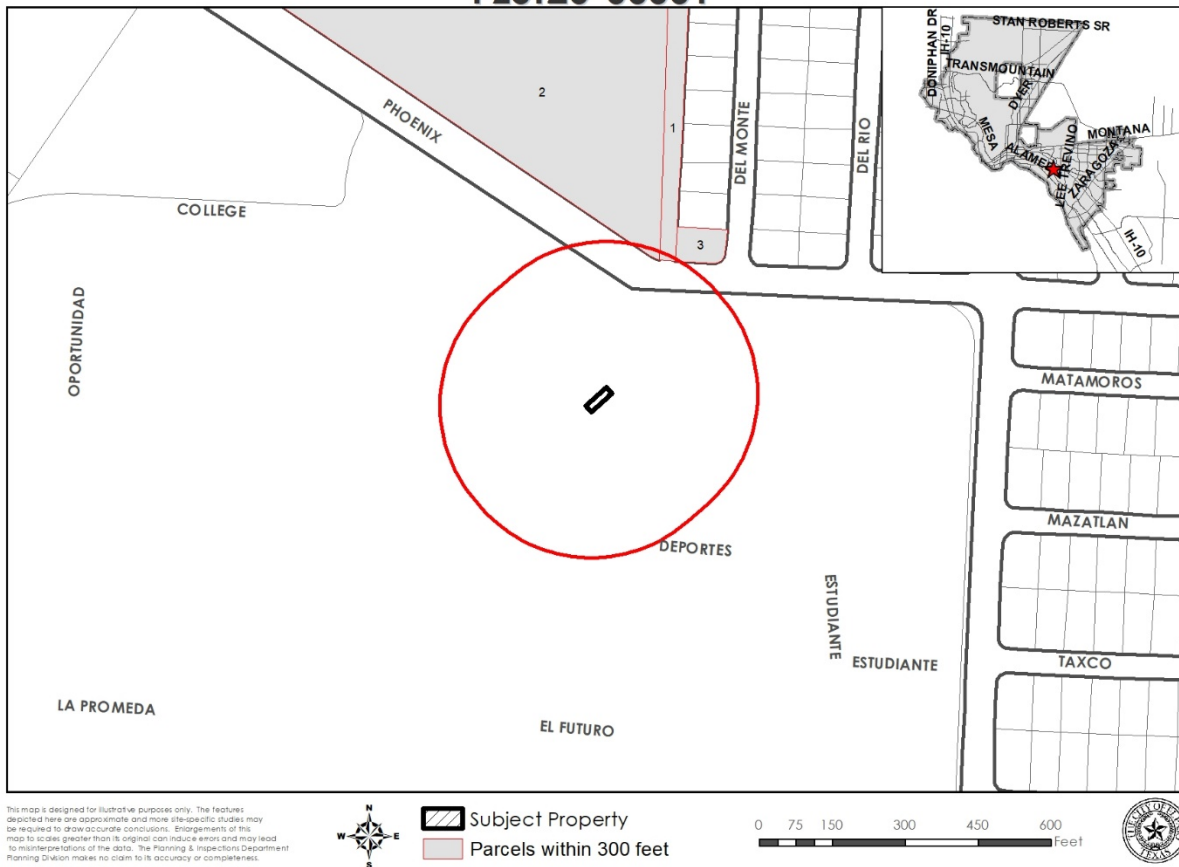
time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water – Stormwater Engineering

EPWater - SW has reviewed the case distribution described above and has no objections to the proposal.

ATTACHMENT 8

PZST20-00001



I T E M

919 Hunter Drive

Special Permit

PZST20-00001





Recommendation | Public Input

2

Planning Division and DCC recommendation:

Approval

CPC Vote:

Approval (7-0)

Public Input:

- The Planning Division has not received communication support or 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

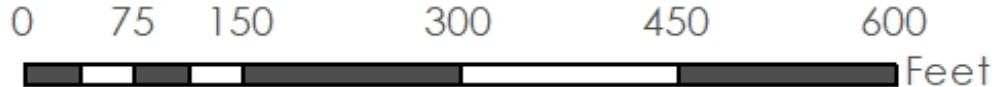
3.2 Improve the visual impression of the community



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





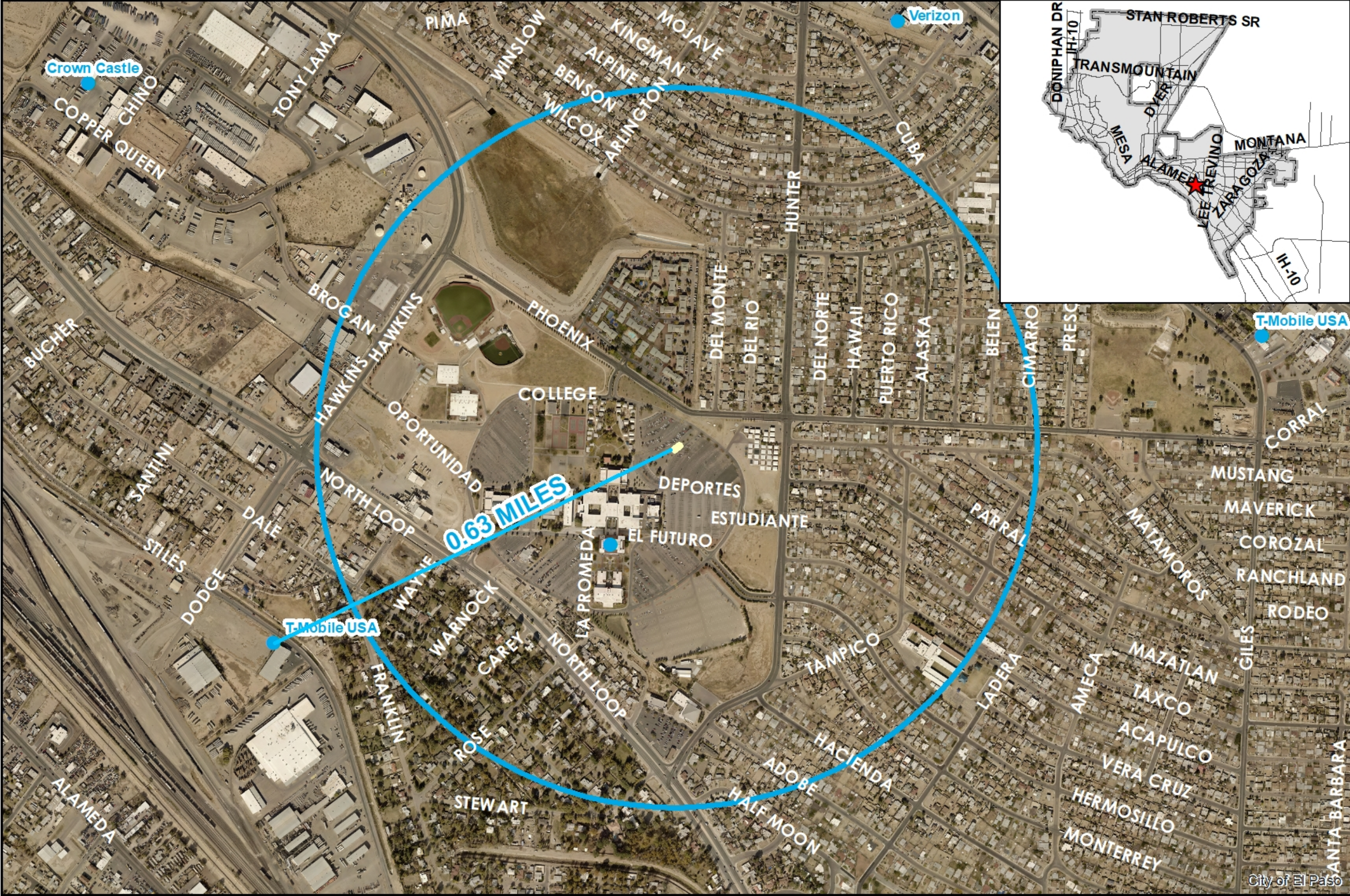
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 Subject Property

0 75 150 300 450 600 Feet

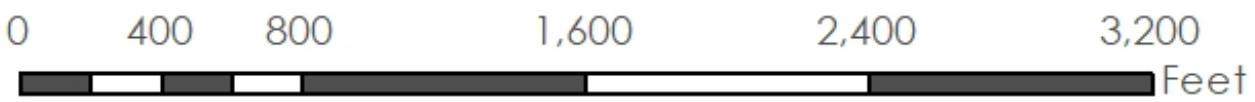


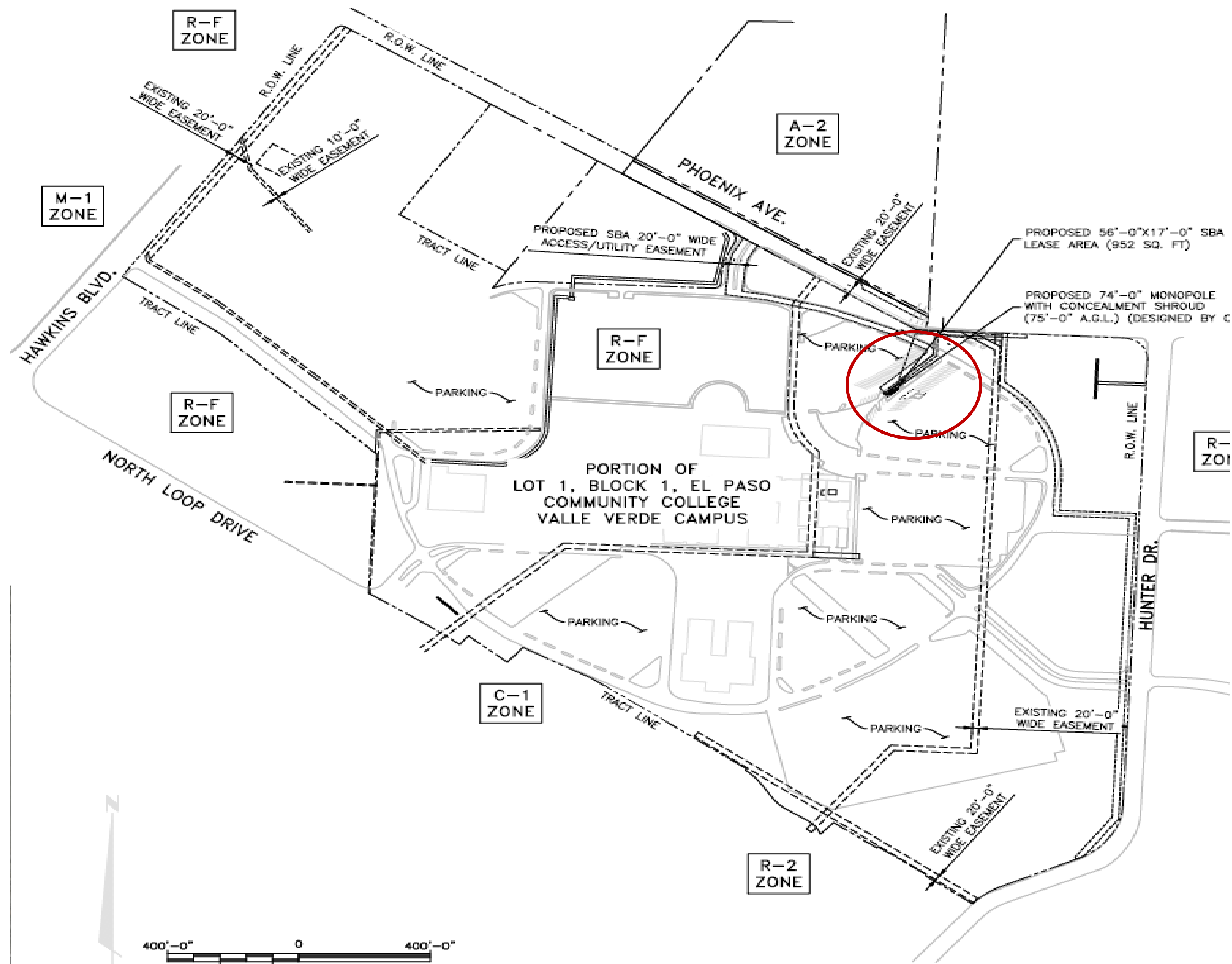


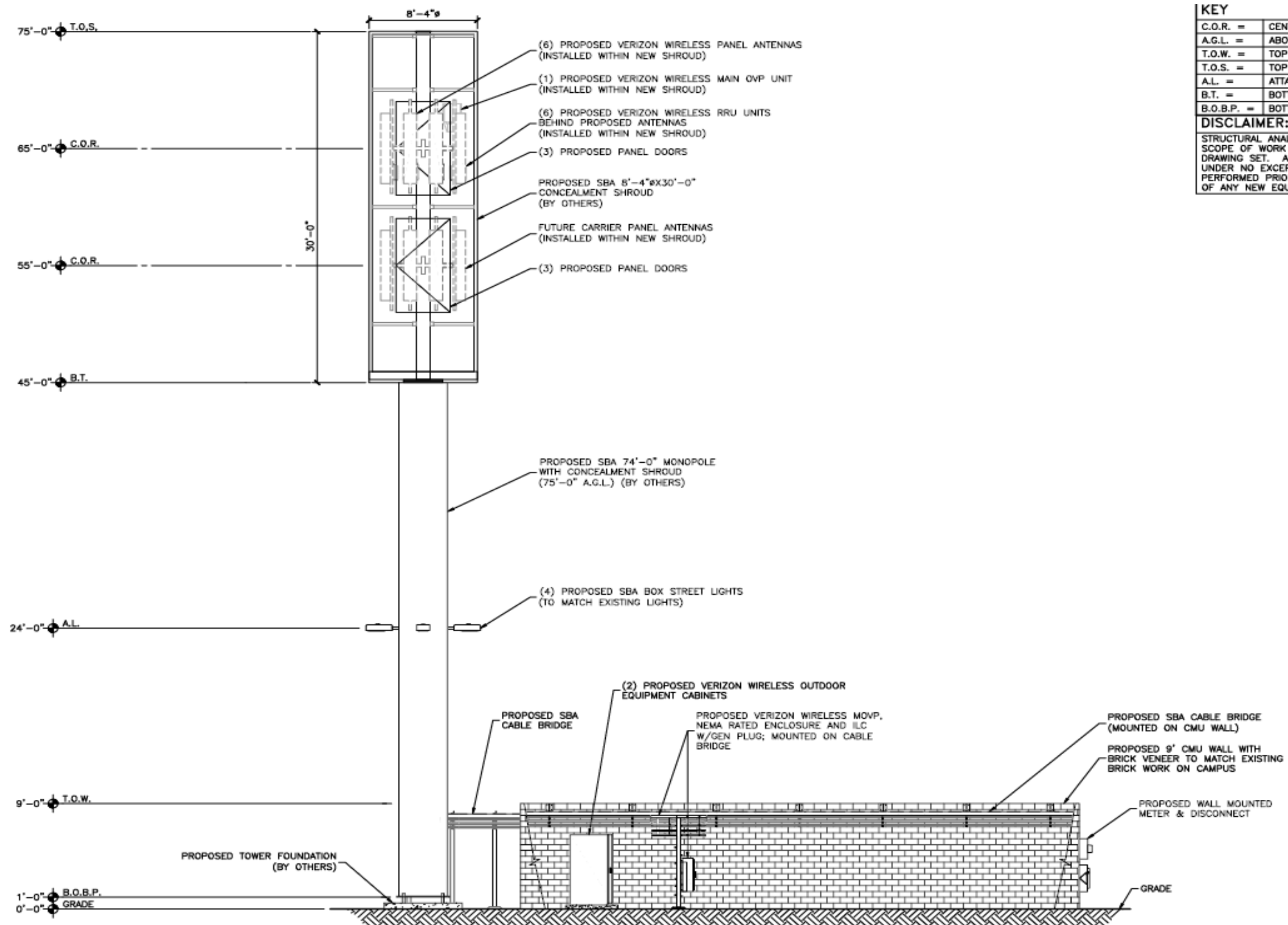
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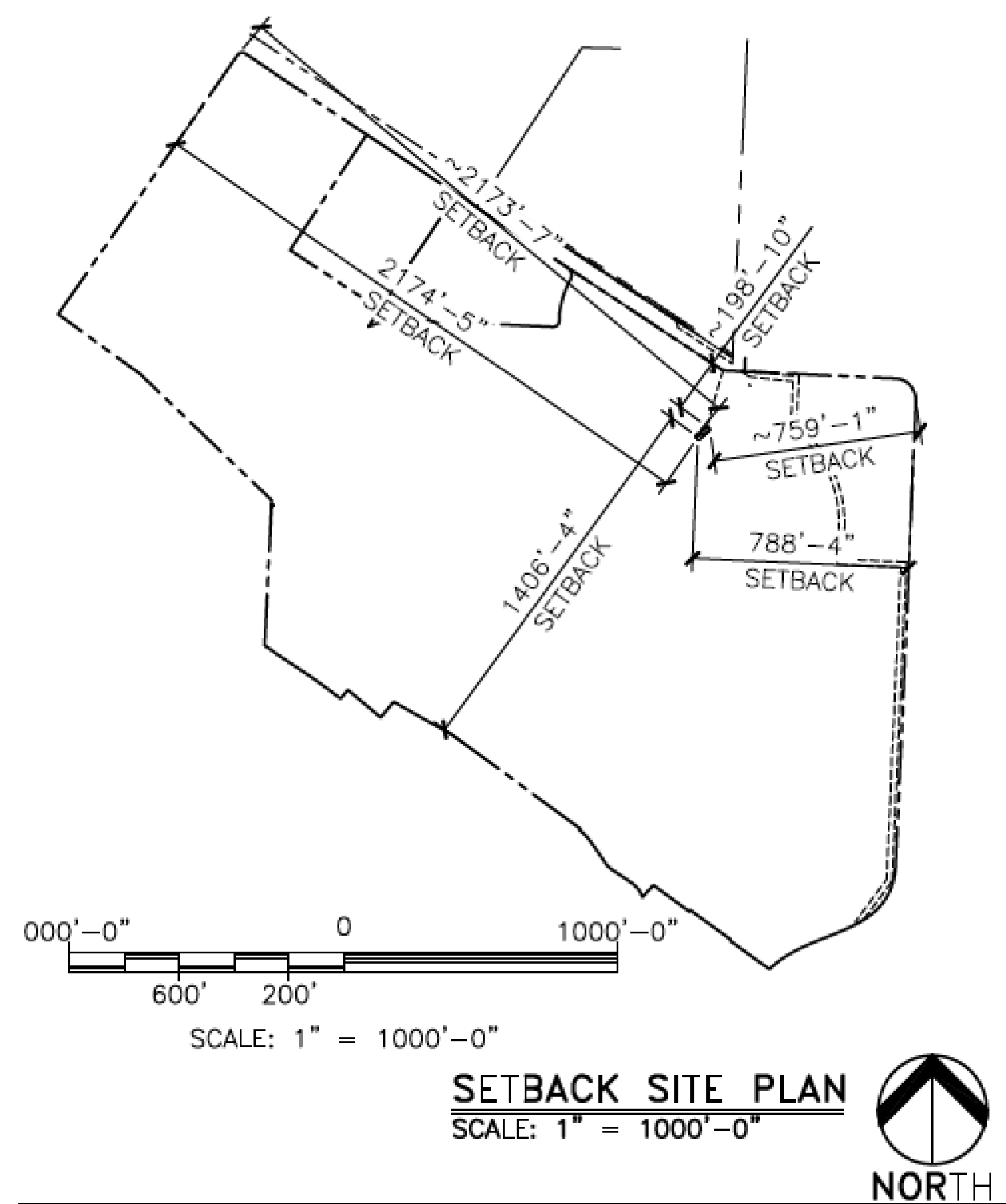
- Cell Towers
- Half Mile Buffer
- Subject Property

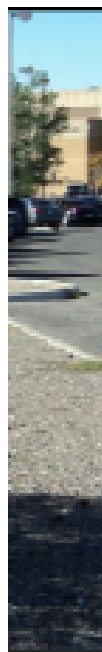






SETBACK TABLE:		
	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~260'	~199
NORTHEAST	~805'	~759'
EAST	~769'	~788'
SOUTHWEST	~1416'	~1406'
NORTHWEST	~2174'	~2174'







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0 15 30 60 90 120 Feet



Simulation Photos





EXISTING



PROPOSED SOUTH ELEVATION (LOOKING NORTH)









N



W

E

S



THANK YOU

