

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

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

**AGENDA DATE:** Introduction: April 4, 2017  
Public Hearing: May 2, 2017

**CONTACT PERSON/PHONE:** Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov  
Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. PZST17-00005, to allow for Infill Development with reduced front yard setback and cumulative front & rear yard setbacks on the property described as Lot 10, Block 3, Amen Corner Amending Subdivision, 5008 Amen Corner Drive, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 5008 Amen Corner Drive. Property Owner: Aber Investments, LLC. PZST17-00005 (District 8)

**BACKGROUND / DISCUSSION:**

On March 9, 2017, 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:**

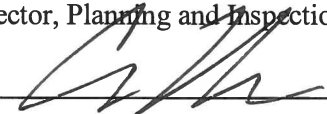
City Plan Commission (CPC) – Approval Recommendation (7-0).

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

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

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

**DEPARTMENT HEAD:**  Larry F. Nichols  
Director, Planning and Inspections Department

  
\_\_\_\_\_

**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00005, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED FRONT YARD SETBACK AND CUMULATIVE FRONT & REAR YARD SETBACKS ON THE PROPERTY DESCRIBED AS LOT 10, BLOCK 3, AMEN CORNER AMENDING SUBDIVISION, 5008 AMEN CORNER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Aber Investments, LLC, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for reduced front yard setback and cumulative front & rear yard setbacks.

WHEREAS, a report was made to 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 an **R-1 (Residential)** Zone District:

*Lot 10, Block 3, Amen Corner Amending Subdivision, 5008 Amen Corner Drive, City of El Paso, El Paso County, Texas; and,*

2. That the City Council hereby grants a Special Permit for an infill development under Section 20.10.280 of the El Paso City Code to allow a reduction in the front yard setback and cumulative front & rear yard setbacks; and,
3. That this Special Permit is issued subject to the development standards in the **R-1 (Residential)** 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 "A" and incorporated herein by reference for all purposes; and,

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

17-1007-1927 / 646516  
5008 Amen Corner Drive  
KMN

PZST17-00005

4. That, if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00005 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owner 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 of the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Niepman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

 *FOR:*  
\_\_\_\_\_  
Larry F. Nichols, Director  
Planning and Inspections Department

## AGREEMENT

Aber Investments, LLC, 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-1 (Residential)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 23rd day of March, 2017.

Aber Investments, LLC:

By: Dummer  
(name/title)  
[Signature]  
(signature)

## ACKNOWLEDGMENT

THE STATE OF TEXAS )  
)  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 23rd day of March, 2017, by Aber Investments, LLC, as Owner.

My Commission Expires:



Nancy M. Spencer  
Notary Public, State of Texas

Notary's Printed or Typed Name:

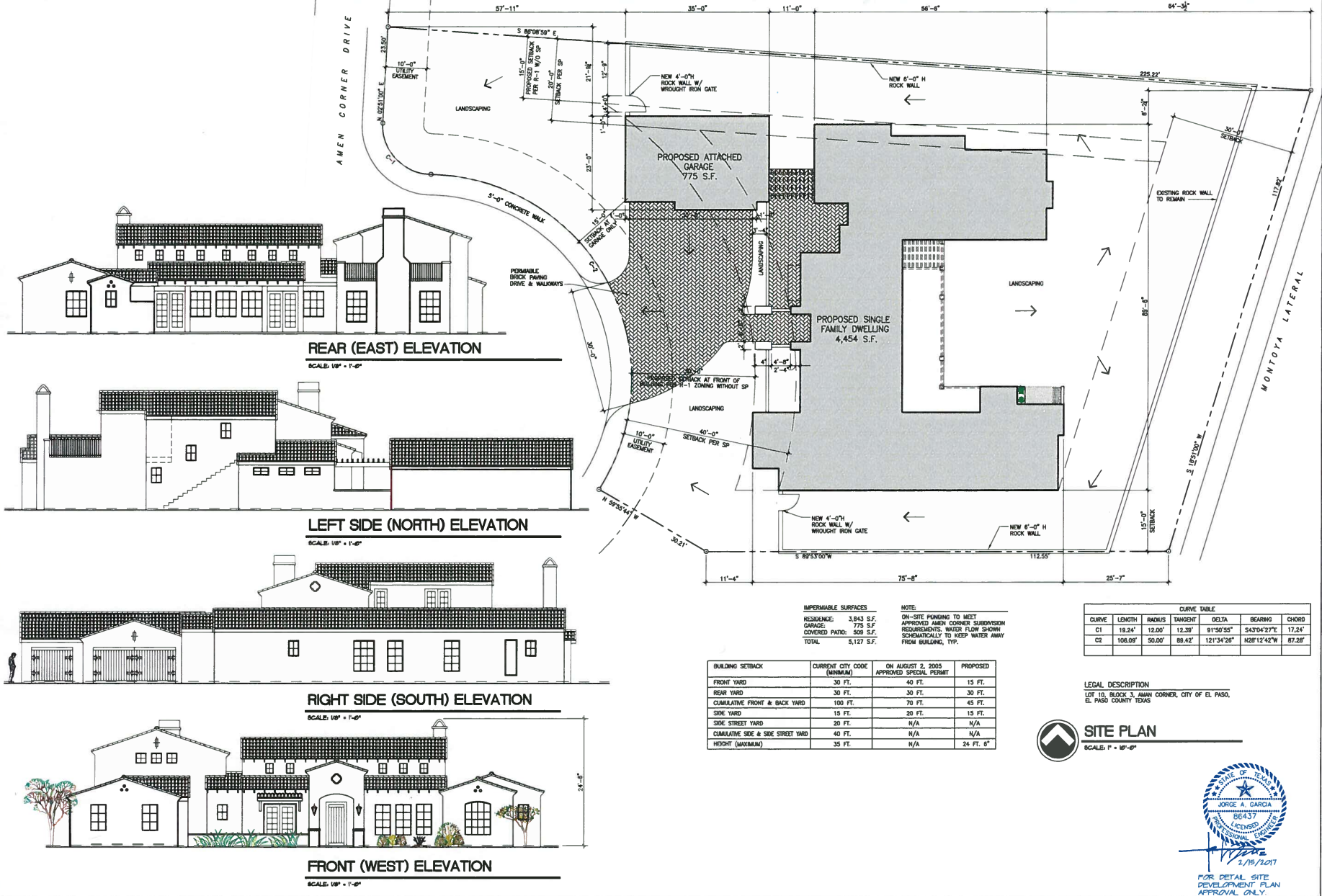
Nancy M. Spencer

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

17-1007-1927 / 646516  
5008 Amen Corner Drive  
KMN

PZST17-00005

EXHIBIT "A"



REVISIONS

A New Residence for:  
**MR. & MRS. TOM ABER**  
El Paso, Texas

PROJECT:

DATE: 12/15/14  
FILE NAME: Detailed Site Plan

SHEET NUMBER

SP-1

## MEMORANDUM

**DATE:** March 23, 2017

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** PZST17-00005

---

The City Plan Commission (CPC), on March 9, 2017, voted 7-0 to recommend **approval** of the special permit for infill development and detailed site development plan review to reduce front yard setback and cumulative front & rear yard setbacks for a new single-family dwelling.

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 effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

**Property Owner:** Aber Investments, LLC  
**Representative:** Tom Aber

**Attachments:**  
Staff Report



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZST17-00005  
**Application Type:** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date:** March 9, 2017  
**Staff Planner:** Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

**Location:** 5008 Amen Corner Drive  
**Legal Description:** Lot 10, Block 3, Amen Corner Amending Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 0.46-acre  
**Rep District:** 8  
**Existing Zoning:** R-1/sp (Residential/special permit)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** Special Permit: Ordinance No. 16112 dated August 2, 2005  
**Request:** Infill Development - to allow for front yard setback and cumulative front & rear yard setbacks  
**Proposed Use:** Single-family dwelling

**Property Owner:** Aber Investments, LLC  
**Representative:** Tom Aber

### **SURROUNDING ZONING AND LAND USE**

North: R-1/sp (Residential/special permit) / Single-family dwelling  
South: R-1/sp (Residential/special permit) / Single-family dwelling  
East: R-1/sp (Residential/special permit) / Single-family dwelling  
West: R-1/sp (Residential/special permit) / El Paso Country Club

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Northwest Planning Area)

**NEAREST PARK:** White Spur (5,326 feet)

**NEAREST SCHOOL:** Bond Elementary School (3,756 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Neighborhood Association  
Upper Valley Improvement Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 22, 2017. The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

### **CASE HISTORY**

On August 2, 2005, City Council approved Ordinance No. 16112 granting special permit to allow for a planned residential development for 14 single family dwellings on the Amen Corner subdivision, see attachment 5. This special permit request will repeal Ordinance No. 16112 for the subject property.

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit for infill development and detailed site development plan review to reduce front yard setback and cumulative front & rear yard setbacks for a new single-family dwelling. The detailed site development plan shows a new 4,454 sq. ft., 2-story, single-family dwelling. The applicant is requesting the following reduction: from the required 30 feet front yard setback to 15 feet and from the required 100 feet cumulative front & rear yard setbacks to 45 feet (see the table on page 3).



*The applicant is requesting the following reduction in dimensional standards:*

DIMENSION	REQUIRED	PROPOSED
Front yard setback	30 ft.	15 ft.
Cumulative front & rear yard setback	100 ft.	45 ft.

*The applicant is requesting a front yard setback and cumulative front & rear yard setback reductions; the request complies with all other setback requirements.*

- E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

*The proposed development is compatible with existing development.*

- H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

*The applicant is only requesting setback reductions and complies with all other density and dimensional standards.*

#### 20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
  2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
  3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
  4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
  5. The design of the proposed development mitigates substantial environmental problems;



6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
  7. The proposed development is compatible with adjacent structures and uses;
  8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

*The application meets the requirements for special permit.*

#### 20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

*Detailed Site Development Plan review is required as part of the special permit application.*

#### 20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
  2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
  3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
  4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
  5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

*Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.*

### **Plan El Paso - Goals & Policies**

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes,

townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

*The Planning Division recommendation is based on the proposed residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.*

### **COMMENTS:**

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

No objections to the detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **TXDOT**

This is not on a state roadway.

#### **Planning and Inspections Department – Plan Review and Landscaping Division**

No objections to proposed DSDP.

However, based on the improvement plans of the subdivision the original ponding design for this site allowed for a maximum impermeable area of 6,790 square feet. The impermeable area includes the residence, garage, covered patios and impermeable driveways and walkways. If the total area of impermeable surfaces exceeds 6,790 square a new design will be engineered design will be required for the ponding areas.

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

1. No objections.
2. 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.

#### **Fire Department**

Recommend approval.

#### **Police Department**

PD has no issue with this application.

#### **Sun Metro**

Sun Metro does not oppose this request.

#### **El Paso Water Utilities**

1. EPWater does not object to this request.

Water:

2. There is an existing 8-inch diameter water main located along Amen Corner Drive that extends for approximately 930 feet south of Country Club Road. The water main is reduced to a 6-inch diameter main and extends for approximately 195 feet. This water main is available for service.
3. Previous water pressure readings from fire hydrant #9605 located at Amen Corner Drive and 860' of Country Club Road, has yielded a static pressure of 78 psi, a residual pressure of 64 psi, and a discharge flow of 1,061 gallons per minute.
4. EPWater records indicate there is one (1) ¾" vacant service meter, on the property with 5008 Amen Corner Drive as the address associated to these service.

**Sanitary Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main located along Amen Corner Drive. This main is available for service.

**General:**

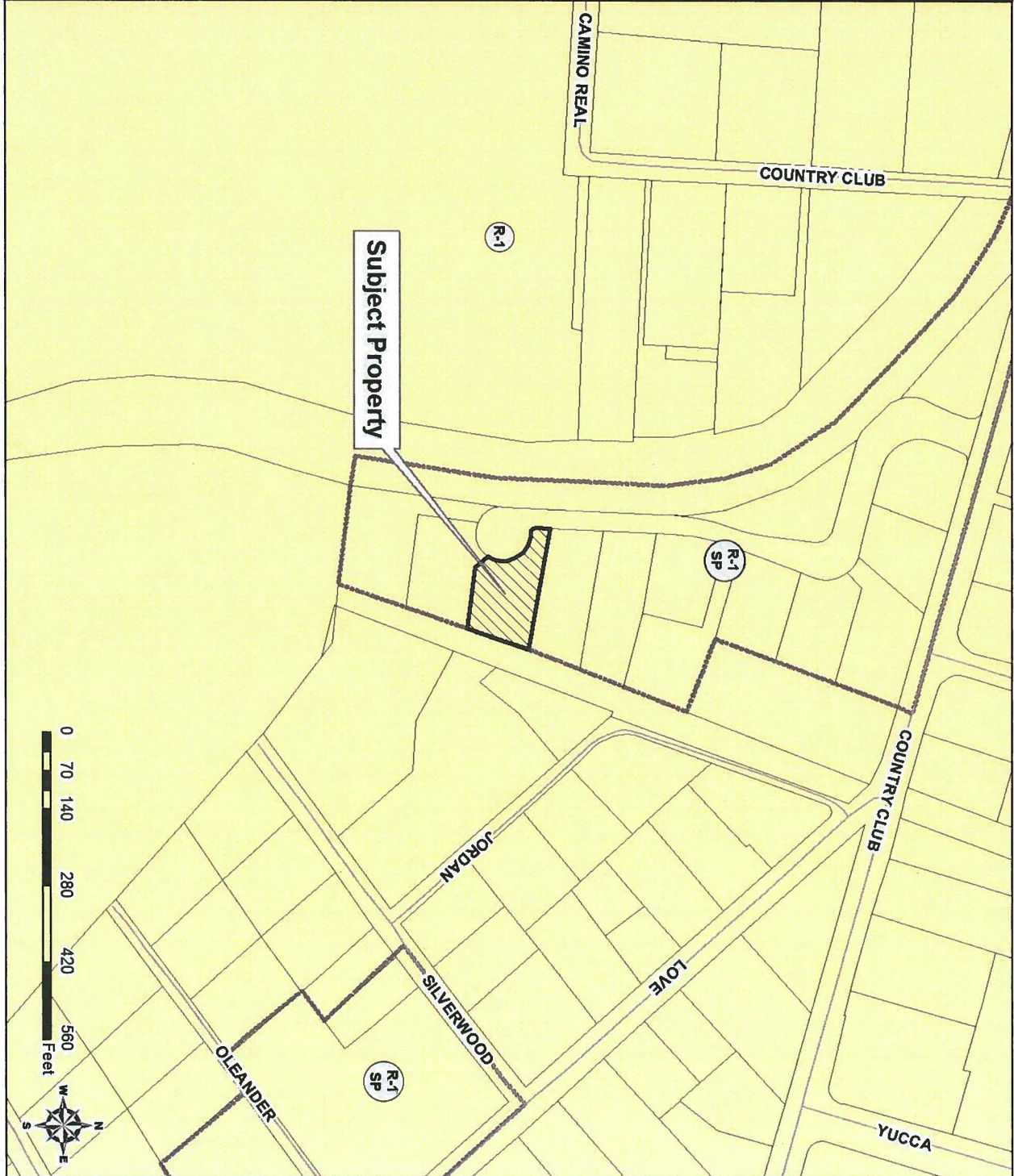
6. EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans,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

**Attachments**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Ordinance No. 16112 dated August 2, 2005
6. Subdivision Plat

ATTACHMENT 1: ZONING MAP

PZDS16-00028





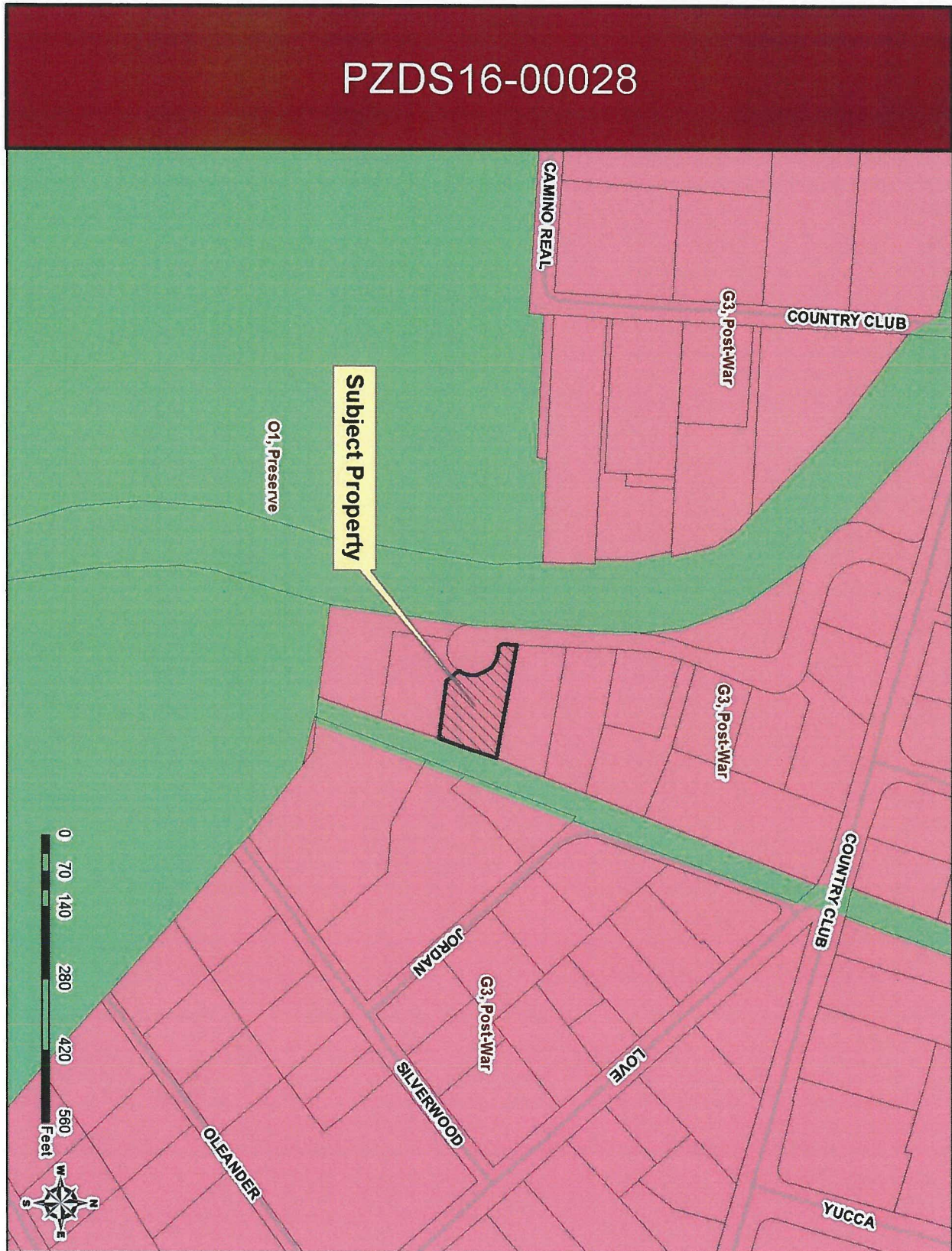
ATTACHMENT 2: AERIAL MAP

PZDS16-00028



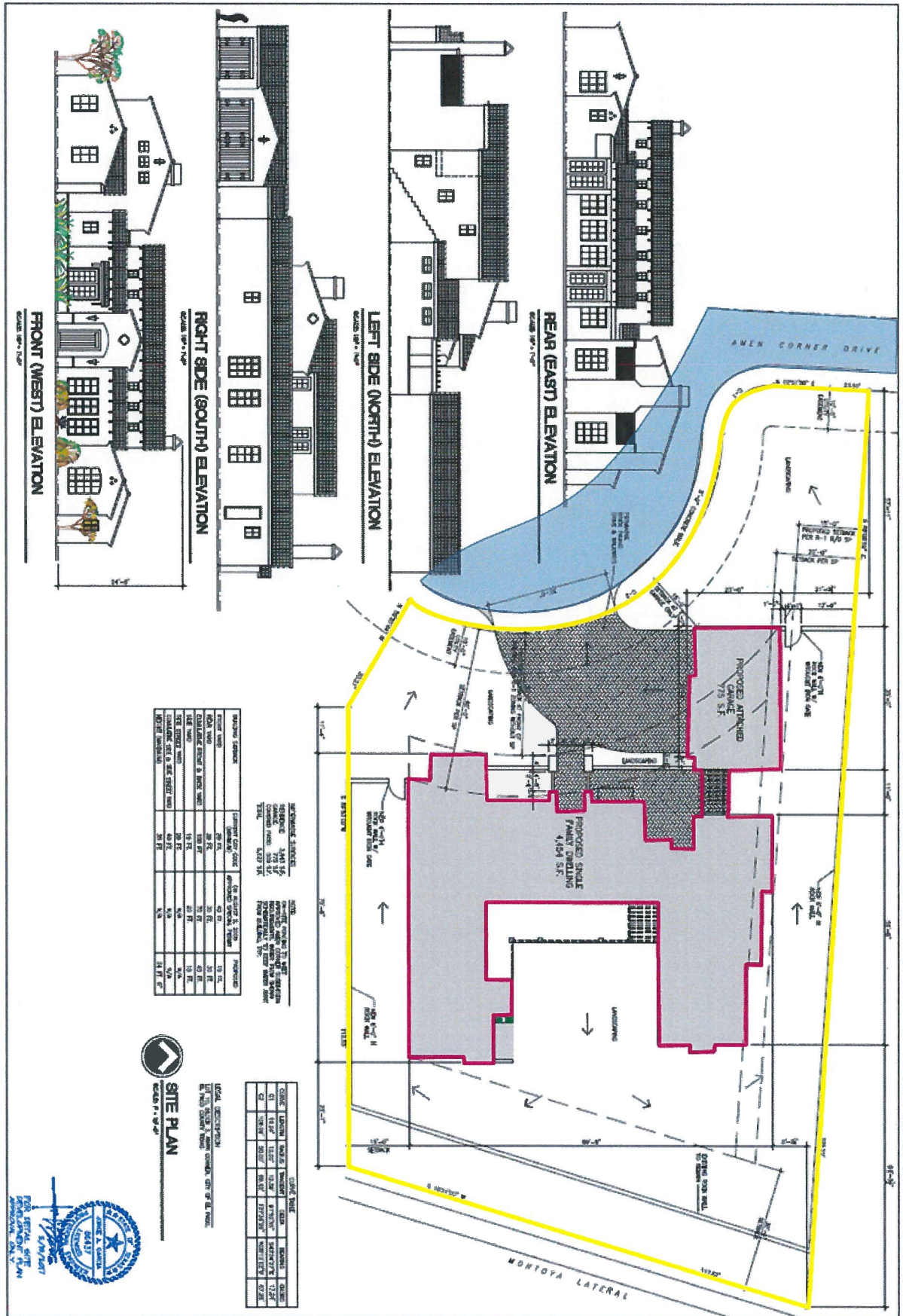


ATTACHMENT 3: FUTURE LAND USE MAP





# ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN





ORDINANCE NO. 16112

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00046, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON TRACT 6-C-1, BLOCK 4, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.12.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS, Mountain Vista Builders, Inc. has applied for a Special Permit under Section 20.12.040 of the El Paso Municipal Code, to allow for a Planned Residential Development;**

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

**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;**

**WHEREAS, the City Council of the City of El Paso finds that, except to the extent waived by City Council, the application conforms to all requirements of Section 20.04.320.D of the El Paso Municipal Code;**

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

1. That the property described as follows and more completely described in Exhibit "A" is in an **R-1 (Residential)** District:

*Tract 6-C-1, Block 4, Upper Valley Surveys, El Paso, El Paso County, Texas*

2. That a Planned Residential Development is authorized by Special Permit in **R-1 (Residential)** districts under Section 20.12.040 of the El Paso Municipal Code; and

3. That the requirements for a Planned Residential Development under Section 20.12.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.12.040 of the El Paso Municipal Code, to allow a Planned Residential Development on the above-described property; and

Doc #13994/PLANNING/ZON05-00046/MWAT

ORDINANCE NO. 16112

1

Special Permit No. ZON05-00046


5. That this Special Permit is issued subject to the development standards in the R-1 (Residential) district regulations and subject to the approved 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 incorporated herein by reference for all purposes; and

6. 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 of the City Plan Commission before building permits are issued; and

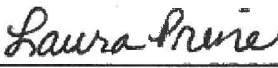
7. That if the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. ZON05-00046 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 2nd day of August, 2005.

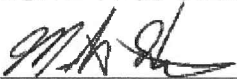
THE CITY OF EL PASO

  
John Cook, Mayor

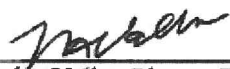
ATTEST:

  
for Richarda Duffy Momsen  
City Clerk

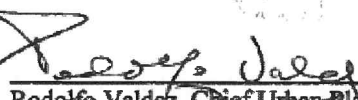
APPROVED AS TO FORM:

  
Matt Watson  
Assistant City Attorney  
Doc No. 13994

APPROVED AS TO CONTENT:

  
Christina Valles, Planner II  
Planning, Research & Development  
Department

APPROVED AS TO CONTENT:

  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

Doc #13994/PLANNING/ZON05-00046/MWAT

ORDINANCE NO. 16112

2

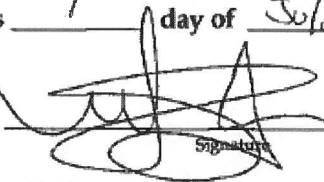
Special Permit No. ZON05-00046

AGREEMENT

Mountain Vista Builders, Inc., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with standards identified in the R-1 (Residential) District Regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 7 day of July 2005

By:



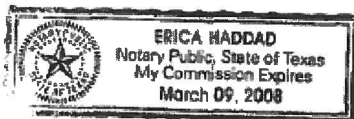
Mike Santamaria  
Name/Title

ACKNOWLEDGEMENT

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 7 day of July, 2005 by Mike Santamaria as Applicant.

My Commission Expires:



By:



Notary Public, State of Texas

Erica Haddad

Typed or printed name of Notary

ORDINANCE NO. 16112

3

Special Permit No. ZON05-00046

Property description: All of Tract 6C1, Block 4, Upper Valley Surveys, El Paso, El Paso County, Texas

**METES AND BOUNDS DESCRIPTION**

The parcel of land herein described is all of Tract 6C1, Block 4, Upper Valley Surveys, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

**COMMENCING** at a 1" iron pipe found at the intersection of the centerline of Love Road (60-foot right-of-way) and Country Club Road (60-foot right-of-way); Thence, North 77°17'00" West, along the centerline of Country Club Road, a distance of 107.84 feet, from which a County monument on the centerline of Country Club Place bears North 77°17'00" West, a distance of 1106.87 feet; Thence, South 12°43'00" West, a distance of 30.00 feet to a 1-1/2" pinched iron pipe found at the intersection of the common boundary between Tracts 6C1 and 6C2 (April 10, 1962, Book 1664, Page 107, Deed Records, El Paso County, Texas) and the southerly right-of-way of Country Club Road for the **POINT OF BEGINNING** of this description;

**THENCE**, South 15°53'00" West, along said common boundary, a distance of 349.98 feet to a set 5/8" rebar with cap marked "RPLS 4178";

**THENCE**, South 73°20'00" East, continuing along said common boundary, a distance of 133.47 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the westerly right-of-way of Montoya Lateral "B" (40-foot right-of-way);

**THENCE**, South 16°51'00" West, along said right-of-way, a distance of 689.20 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the common boundary between Tracts 6C1 and 18;

**THENCE**, South 89°53'00" West, along said boundary, a distance of 172.40 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the easterly right-of-way of the Montoya Drain (140-foot right-of-way);

**THENCE**, along said right-of-way, the following courses:

North 02°51'00" East, a distance of 424.70 feet to a found 5/8" rebar;

North 02°41'00" West, a distance of 193.10 feet to a found 5/8" rebar;

North 14°02'00" West, a distance of 150.00 feet to a found 5/8" rebar;

North 34°04'00" West, a distance of 200.00 feet to a found 5/8" rebar;

North 49°30'00" West, a distance of 300.00 feet to a found 5/8" rebar;

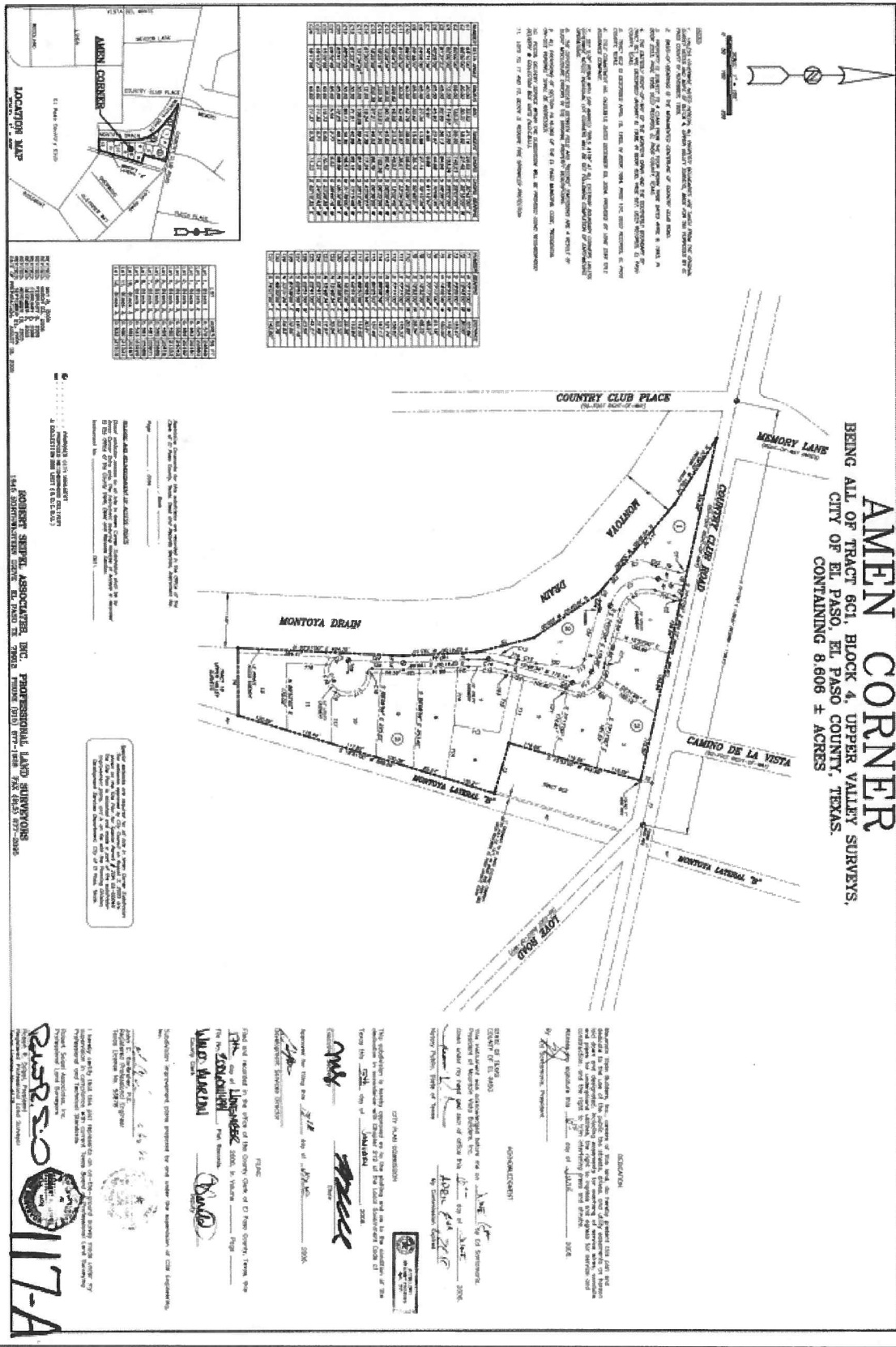
North 57°04'00" West, a distance of 199.74 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the southerly right-of-way of Country Club Road;

**THENCE**, South 77°17'00" East, along said right-of-way, a distance of 894.12 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 8.606 acres (374,879 square feet) of land more or less.



# ATTACHMENT 6: SUBDIVISION PLAT





# Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)
- **Public Input:** The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

Strategic Goal #3 Promote the Visual Image of El Paso

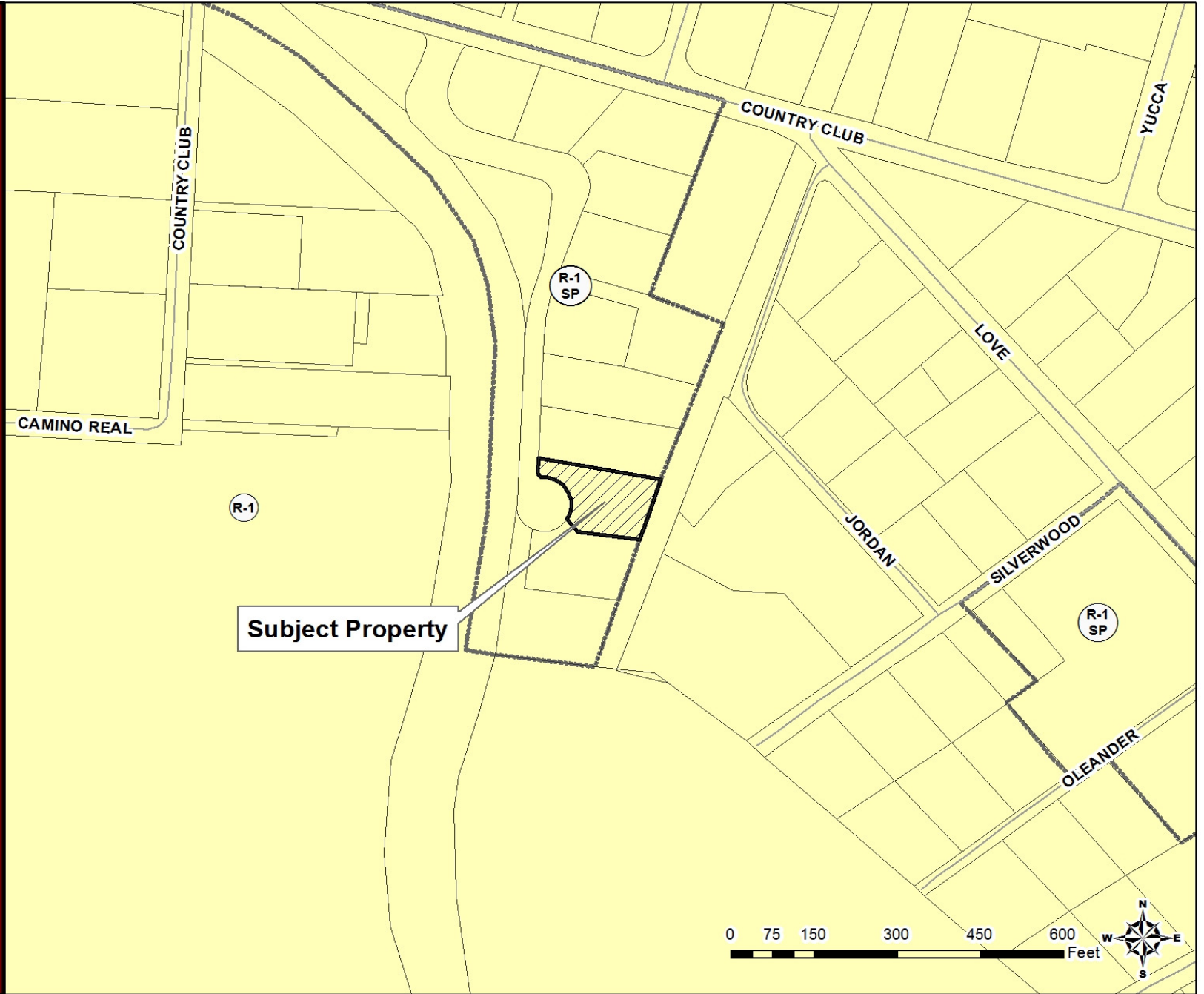
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



PZST17-00005

2



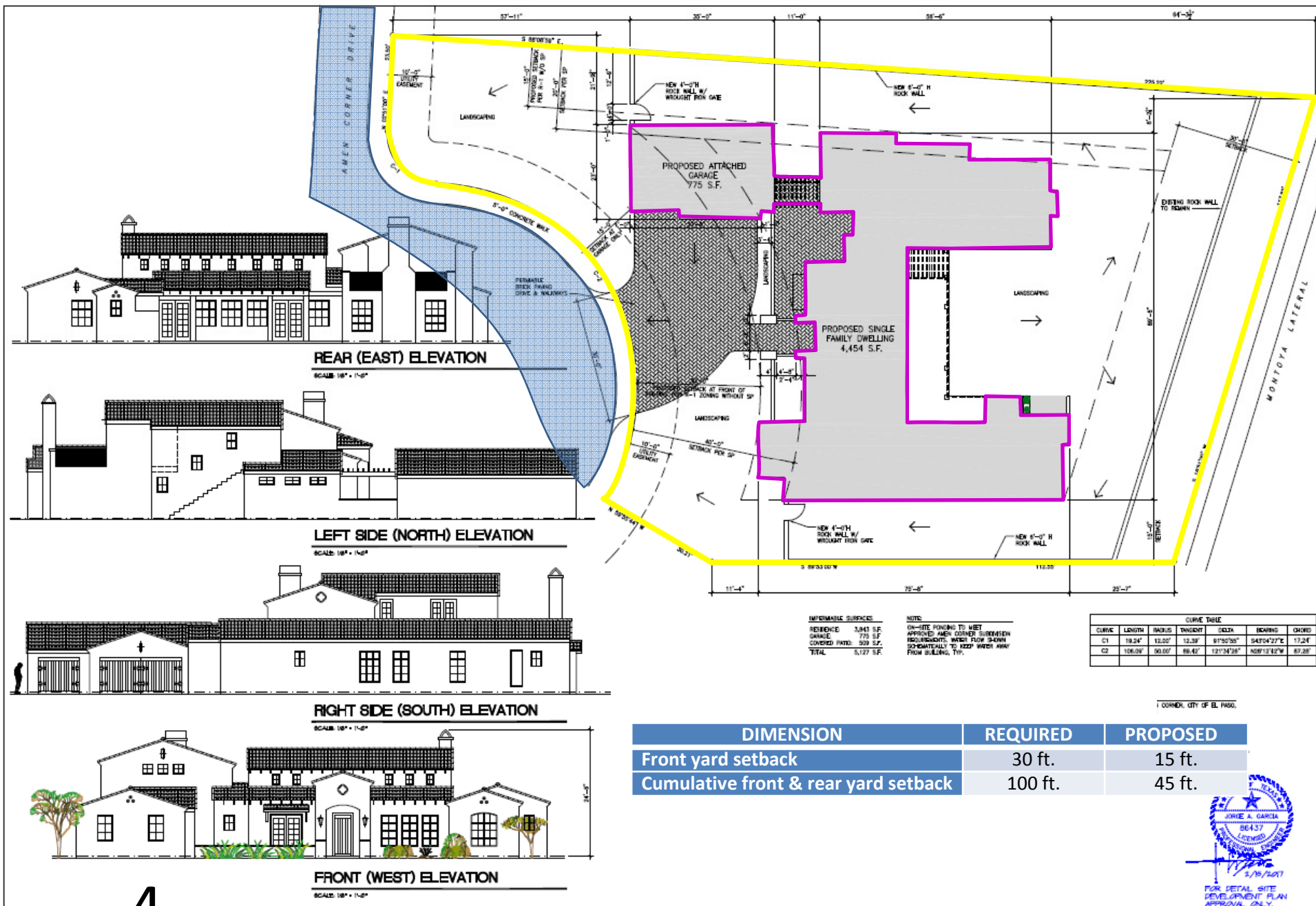


PZST17-00005

3











5

Subject Property



North



West



East



South



