

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

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

**AGENDA DATE:** Regular Consent; Public Hearing: May 1, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915)212-1553, [morrison-vegavx@elpasotexas.gov](mailto:morrison-vegavx@elpasotexas.gov)  
Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

A Resolution approving a detailed site development plan for portion of Lots 14 and 16 and a portion of a 40 foot wide abandoned road and Lot 15, Steven's Subdivision No. 1, City of El Paso, El Paso County, Texas Pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Americas and West of Alameda Property Owner: Alameda Palms, LTD. PZDS17-00048 (District 6)

**BACKGROUND / DISCUSSION:**

Detailed Site Development Plan approval by the CPC and City Council required by special contract attached to Ordinance No. 8699, dated June 10, 1986

On March 22, 2018, CPC reviewed and recommended approval of the detailed site development plan.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval recommendation (6-1)

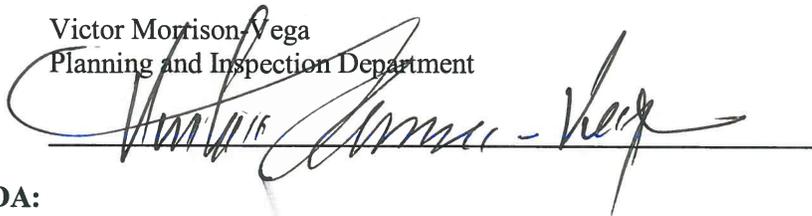
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

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

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

**DEPARTMENT HEAD:**

Victor Morrison-Vega  
Planning and Inspection Department



**APPROVED FOR AGENDA:**

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

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

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOTS 14 AND 16 AND A PORTION OF A 40 FOOT WIDE ABANDONED ROAD AND LOT 15, STEVEN'S SUBDIVISION NO. 1, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

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

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

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

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, in the C-3/SC (Commercial/Special Contract) District on the following described as:

A PORTION OF LOTS 14 AND 16 AND A PORTION OF A 40 FOOT WIDE ABANDONED ROAD AND LOT 15, STEVEN'S SUBDIVISION NO. 1, City of El Paso, El Paso County, Texas, and as more particularly described on the attached **Exhibit "A"**.

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "B"** and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-3/SC (COMMERICAL/SPECIAL CONTRACT) District regulations.
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-3/SC (COMMERICAL/SPECIAL CONTRACT) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.
5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

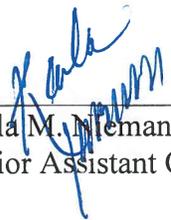
**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nieman  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department

(Agreement on following page)

**DEVELOPMENT AGREEMENT**

By execution hereof, ALAMEDA PALMS, LTD., ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-3/SC (COMMERCIAL/SPECIAL CONTRACT) District located within the City of El Paso.

EXECUTED this 17 day of April, 2018.

ALAMEDA PALMS, LTD.

By: R. J. ID, Manager of G.P.

**ACKNOWLEDGMENT**

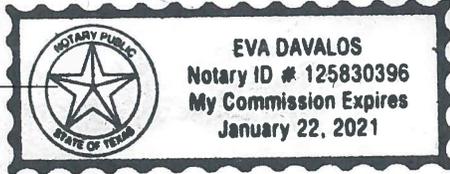
THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 17 day of April, 2018, by R.L. Bowling, IV, in his legal capacity on behalf of \_\_\_\_\_.

[Signature]  
Notary Public, State of Texas

My Commission Expires:

1/22/2021



**EXHIBIT "A"**  
**Metes and Bounds**

**Barragan And Associates Inc.**

**10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706**

**DESCRIPTION**

**Description** of a parcel of land being a portion of Lots 14 and 16, and a portion of a 40' wide abandoned road, as set out in instrument recorded in Volume 688, Page 338, Real Property Records of El Paso County, Texas, and Lot 15, save and except a lease premise area as set out in instrument filed in Volume 3829, Page 1192, and Volume 3739, Page 0345, Real Property Records of El Paso County, Texas, Steven's Subdivision No. 1, a Subdivision in El Paso County, Texas, according to the plat thereof recorded in Volume 10, Page 33, Plat Records of El Paso County, Texas; and being more particularly described as follows:

**COMMENCING** for reference at an original iron marker on the intersection of the monument line of Alameda Avenue (US Hwy-80) and the centerline of Inglewood Drive; **THENCE**, N 33°54'21" W, along the monument line of Alameda Avenue (US HWY-80), a distance of 1,599.74 feet to a point on the southerly right-of-way line of Americas Avenue (Hwy Loop 375); **THENCE**, S 62°53'39" W, along the southerly right-of-way line of Americas Avenue (Hwy Loop 375), a distance of 234.46 feet the **POINT OF BEGINNING** of this description:

**THENCE**, S 34°01'16" E, leaving said right-of-way line of Americas Avenue (Hwy Loop 375) and along the westerly line of said property described in Instrument No. 20150082132, a distance of 218.67 feet to a set 1/2" rebar with cap stamped "B&A, Inc." for the southwesterly corner of said property, described in Instrument No. 20150082132;

**THENCE**, N 62°46'35" E, along the southerly line of said property described in Instrument No. 20150082132, a distance of 123.21 feet to a set "v" mark for the southeasterly corner of said property, and also being on the westerly right-of-way line of Franklin Canal;

**THENCE**, S 33°54'21" E, along the westerly right-of-way line of Franklin Canal, a distance of 361.53 feet to a set 1/2" rebar with cap stamped "B&A, Inc." on the northerly right-of-way line of Middle Drain Lateral;

**THENCE**, S 55°29'15" W, along the northerly right-of-way line of Middle Drain Lateral, a distance of 120.00 feet to a set 1/2" rebar with cap stamped "B&A, Inc.";

**THENCE**, S 33°54'21" E, continuing along the northerly right-of-way line of Middle Drain Lateral, a distance of 234.53 feet to a set 1/2" rebar with cap stamped "B&A, Inc.";

**THENCE**, S 56°47'39" W, continuing along the northerly right-of-way line of Middle Drain Lateral, a distance of 535.12 feet to a set 1/2" rebar with cap stamped "B&A, Inc.";

**THENCE**, S 77°47'39" W, continuing along the northerly right-of-way line of Middle Drain Lateral a distance of 42.87 feet to a set "v" mark for a corner on the common line of Lots 10 and 14, of said Steven's Subdivision No. 1;

**THENCE**, N 29°51'16" W, along the common line of Lots 8, 9, 10, 14, 15, and 16, Steven's Subdivision No. 1, a Subdivision in El Paso County, Texas, a distance of 621.25 feet to a set 1/2" rebar with cap stamped "B&A, Inc." for the southwesterly corner of a property described in Volume 1883, Page 1762, Real Property Records of El Paso County, Texas;

**THENCE**, N 62°48'41" E, along the southerly line of said property described in Volume 1883, Page 1762, a distance of 160.00 feet to a found 1/2" rebar for the southeasterly corner of said property described in Volume 1883, Page 1762;

**THENCE**, N 29°48'19" W, along the easterly line of said property described in in Volume 1883, Page 1762, a distance of 34.87 feet to a point;

**THENCE**, N 63°21'48" E, a distance of 269.77 feet to a point;

## Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

**THENCE**, N 33°12'15" W, a distance of 217.84 feet to a point on the southerly right-of-way line of Americas Avenue (Hwy Loop 375);

**THENCE**, N 62°53'39" E, along the southerly right-of-way line of Americas Avenue (Hwy Loop 375), a distance of 97.22 feet to the **POINT OF BEGINNING** of this description, and containing in all 9.39 acres more or less.

### NOTES:

1. A This description is based on a survey performed on the field on dated 02-22-17
2. This property may be subject to easements whether of record or not, (Not Shown). No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect subject parcel.
3. Bearings shown are grid and derived from RTK observations of the Texas RTK Cooperative Network application, Referred to the Texas State Plane Coordinate System NAD 83, Central Zone (4203) with values in U.S. Survey Foot, unless otherwise noted. All distances are ground distances and may be converted to grid by multiplying by 1.000231.
4. This Description does not intend to be part of a subdivision process which may be required by The City/County of El Paso ordinance, and it is the client's /owner's responsibility to comply with this ordinance if required.

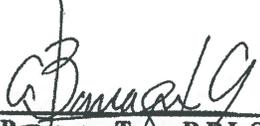
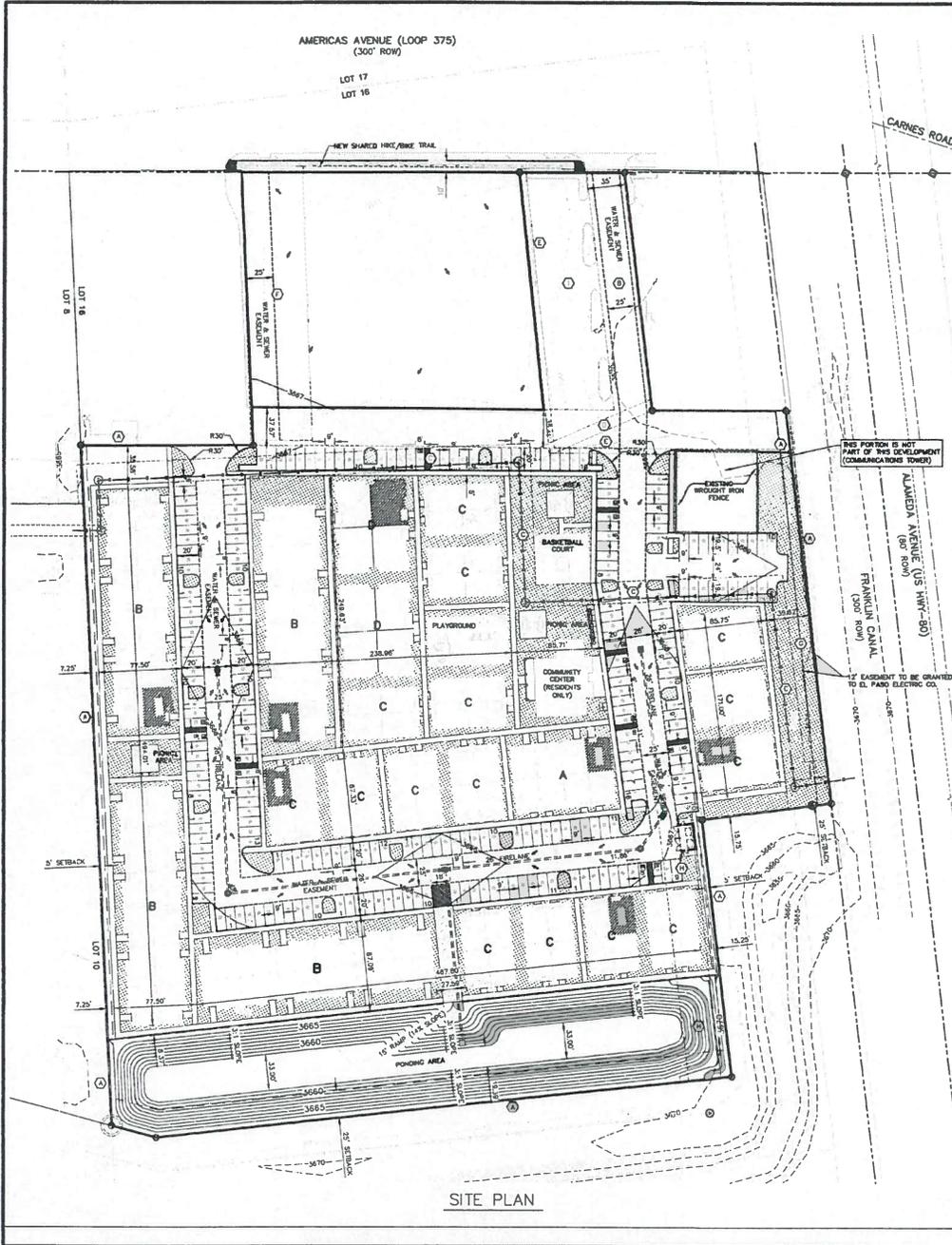
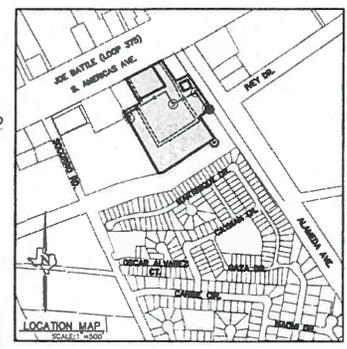
  
Benito Barragan, Texas R.P.L.S. No. 5615  
Barragan and Associates Inc.  
TBPLS Firm # 10151200  
Alameda Palms Parcel 2  
October 27, 2017



EXHIBIT "B"



SITE PLAN



LOCATION MAP  
SCALE: 1"=500'

**Legend**

- NEW SHARED HIKE/BIKE TRAIL
- NEW LANDSCAPED AREA
- NEW CONCRETE PATH TO RETENTION POND
- NO PARKING
- NEW 6" ROOFWALL
- DRIVEWAY EASEMENT
- PSE WATER & SEWER EASEMENT
- SEWER EASEMENT
- UTILITY EASEMENT
- NO BUILDING AREA EASEMENT
- OVERHEAD POWER LINE APPARENT EASEMENT
- CONSTRUCTION EASEMENT
- EXCESS PARKING AREA EASEMENT
- WHEELCHAIR RAMP SYMBOL
- BICYCLE RACK
- NEW 18" OPENING GATE
- EASEMENT BOUNDARY
- SETBACK BOUNDARY



**ALAMEDA PALMS APARTMENTS**

**Legal Description**

**STEVEN'S SUBDIVISION NO. 1 REPLAT A**

A PORTION OF LOTS 14 AND 16, AND A PORTION OF A 40' WIDE ABANDONED ROAD, AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 585, PAGE 338, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, AND LOT 15, SAVE AND EXCEPT A LEASE PREMISE AREA AREA 10.69 ACRES

**Building Tabulation**

BLDG. A (1-Bedroom)	8 units (1 bldg)
BLDG. B (2-Bedroom)	48 units (4 bldgs)
BLDG. C (3-Bedroom two levels)	60 units (15 bldgs)
BLDG. D (4-Bedroom)	8 units (2 bldg)
<b>TOTAL = 124 units</b>	
BLDG. A	667 Sq. Ft x 8 Units = 5,336 Sq. Ft.
BLDG. B	892 Sq. Ft. x 48 Units = 42,816 Sq. Ft.
BLDG. C	1,052 Sq. Ft. x 60 Units = 63,120 Sq. Ft.
BLDG. D	1,281 Sq. Ft. x 8 Units = 10,248 Sq. Ft.
<b>TOTAL NET RENTABLE</b>	<b>Sq. Ft. = 121,520 Sq. Ft.</b>
<b>COMMUNITY CENTER</b>	<b>Sq. Ft. = 3,245 Sq. Ft.</b>

**Parking Tabulation**

BLDG. A (1-Bedroom)	8 units (12 parking spaces)
BLDG. B (2-Bedroom)	48 units (96 parking spaces)
BLDG. C (3-Bedroom)	60 units (120 parking spaces)
BLDG. D (4-Bedroom)	8 units (16 parking spaces)
<b>COMMUNITY CENTER</b>	<b>(6 parking spaces)</b>

<b>TOTAL PARKING SPACES REQUIRED</b>	<b>250</b>
<b>TOTAL ACCESSIBLE SPACES REQUIRED</b>	<b>7</b>
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>250</b>
<b>TOTAL ACCESSIBLE SPACES PROVIDED</b>	<b>10</b>
<b>BICYCLE SPACES REQUIRED</b>	<b>6</b>

**Landscape Tabulation**

LANDSCAPEABLE AREA REQUIRED: 300,460 \* .15 = 45,069 SQ.FT.  
 TOTAL LANDSCAPE AREA PROPOSED IN LANDSCAPEABLE AREA: 74,297 SQ.FT.  
 LANDSCAPE UNITS REQUIRED: 45,069 SQ.FT./1000 = 45.07 ~ 46 UNIT  
 PARKING CANOPY TREES: 247 SPACES/10 = 25 ~ 25 PARKING CANOPY TREES (CT) REQUIRED  
 FRONTAGE TREES: 67/30 = 2.23 ~ 2 FRONTAGE TREES (FT) REQUIRED  
 STREET TREES: 67/30 FT. SPACING = 2 STREET TREES (ST) REQUIRED

	REQUIRED
PROJECT TREES	46
FRONTAGE TREES	2
PARKING CANOPY TREES	2
STREET TREES	25
5 GALLON PLANTS	2070
1 GALLON PLANTS	0

A TEN-FOOT LANDSCAPE BUFFER IS REQUIRED ALONG THE FRONTAGE OF THE PROPERTY.

<p>NO. DATE REVISION REMAINS BY</p>	<p>ENGINEER'S SEAL</p>	<p>ENGINEER'S NOTE</p> <p>THE SEAL AND SIGNATURE OF THE ENGINEER ARE REQUIRED FOR THIS DOCUMENT TO BE AUTHORIZED BY THE STATE OF TEXAS. THE ENGINEER'S NOTE IS A PART OF THE CONTRACT DOCUMENTS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS AND THE TEXAS PROFESSIONAL ENGINEERING ACT.</p>	<p>SCALE</p> <p>DATE: APRIL 18, 2011</p> <p>Drawn by: M. J. Moreno</p> <p>Checked by: M. J. Moreno</p> <p>Project No.: 100814</p>	<p>PROJECT NAME</p> <p>ALAMEDA PALMS DEVELOPMENT</p>	<p>PROJECT NO.</p> <p>300 MAIN ST., STE. 740, EL PASO, TX 79901</p>
SHEET TITLE		SHEET		1 OF 2	
DSDP					



## MEMORANDUM

**DATE:** April 23, 2018

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

**FROM:** Armida Martinez, Planner

**SUBJECT:** PZDS17-00048

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The City Plan Commission (CPC), on March 22, 2018, voted 6 to 1 to recommend **approval** of a detailed site development plan to permit the construction of a new multi-family development.

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

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

**Property Owner:** Alameda Palms, LTD.  
**Applicant:** Moreno Cardenas Inc.  
**Representative:** Gustavo Sosa – Moreno Cardenas Inc.

**Attachments:**  
Staff Report

# Americas Ave. & Alameda Ave.

City of El Paso — City Plan Commission — 3/22/2018 **(REVISED)**



**PZDS17-00048**

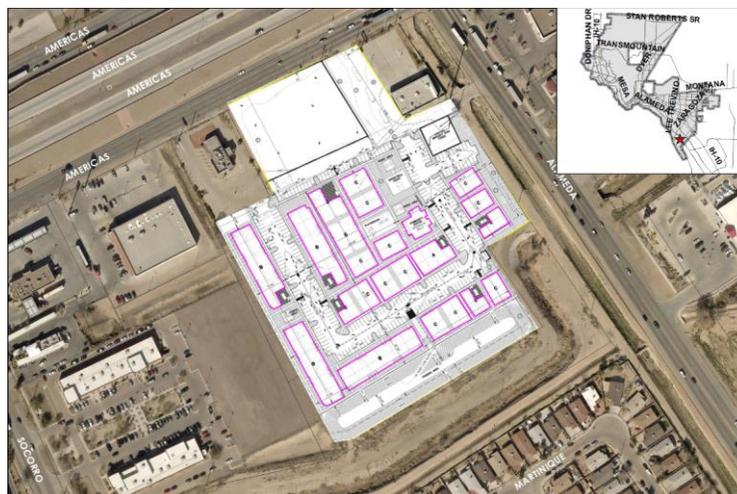
**Detailed Site Plan**

<b>STAFF CONTACT:</b>	Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov
<b>OWNER:</b>	Alameda Palms, Ltd.
<b>REPRESENTATIVE:</b>	Moreno Cardenas Inc.; Gustavo Sosa
<b>LOCATION:</b>	South of Americas and West of Alameda
<b>LEGAL DESCRIPTION:</b>	A Portion of Lots 14 and 16 and a portion of 40' wide abandoned road, and Lot 15, Steven's Subdivision No. 1, City of El Paso, El Paso County, Texas
<b>EXISTING ZONING:</b>	C-3/sc (Commercial/special contract)
<b>REQUEST:</b>	Special Contract: Ordinance No. 8699 dated June 10, 1986 Detailed Site Development Plan Ordinance No. 8699
<b>RELATED APPLICATIONS:</b>	SUSU17-00095, Stevens Subdivision No. 1 Replat A
<b>PUBLIC INPUT</b>	None received; Notices are not required.

**STAFF RECOMMENDATION:** Approval (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The request is for a detailed site development plan review as required by Ordinance No. 8699 dated June 10, 1986 (see Attachment 7) condition #2 *Prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan Commission and the City Council.* The detailed site development plan proposes multi-family development on 124,765 sq. ft. The property is currently vacant. Access to the subject property will be from Alameda Avenue and **Americas**.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan. The proposed development is consistent with the surrounding commercial and single-family residential development. The addition of multi-family apartments will make this a true mixed-use area. The proposed development is compliant with the G-7 Industrial and/or railyards land use designation of Plan El Paso, the City's Comprehensive Plan, in the Central Planning Area



## DESCRIPTION OF REQUEST

The applicant has submitted a Detailed Site Development Plan application for the property located South of Americas and West of Alameda through the Zoning Section of the Planning and Inspections Department. The plan proposes multi-family development on 124,765 sf. This development consists of 124 units, a community center, a playground, basketball court and picnic areas. The development requires a minimum of 186 parking spaces and a maximum of 248 parking spaces. The applicant is providing 250 parking spaces and 6 bicycle spaces. The development complies with the minimum landscape area requirements of the Title 18.46.

Access to the subject property is from Americas and Alameda Avenue.

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

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b>G-7-Industrial and/or Railyards</b> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial uses becomes obsolete, here can be potential for mixed-use communities if the rail yards were moved out of town</p>	<p>Yes, through the proposed redevelopment of a vacant site and increased housing opportunities for residents in the area.</p>
<p><b>ZONING DISTRICT</b> <b>C-3/sc (Commercial-special contract) District</b> The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p><b>DOES IT COMPLY?</b> Yes, the proposed development is offering opportunities for flexibility in design options for new multi-family apartments and commercial use.</p>
<p><b>POLICY</b> <b>1.9.5:</b> "Obsolete industrial sites and railyards pose technical challenges to redevelopment but are often ideally located within the City to offer new choices and opportunities for El Paso residents. The City should take affirmative steps to maximize this potential. These sites are generally in the G-7 "Industrial" growth sector on the Future Land Use Map.</p>	<p><b>DOES IT COMPLY?</b> Yes, the applicant is the proposing redevelopment of a vacant site and increased housing opportunities for residents in the area.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The lot is 476,110.8 (10.93 acres), the C-3 (Commercial) district requires a 10 ft. rear setback and street-side setback when abutting residential development. Apartments are a permitted in a C-3 zone.

**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 C-3 District is to accommodate establishments providing goods or rendering services which are used in support of the

community's trade and service establishments and serving multi-neighborhoods within a planning area of the city.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There are existing water and sewer mains available for service. The applicant will need to coordinate with EPWater to provide services to the property.

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

**COMMENT FROM THE PUBLIC:** Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso code.

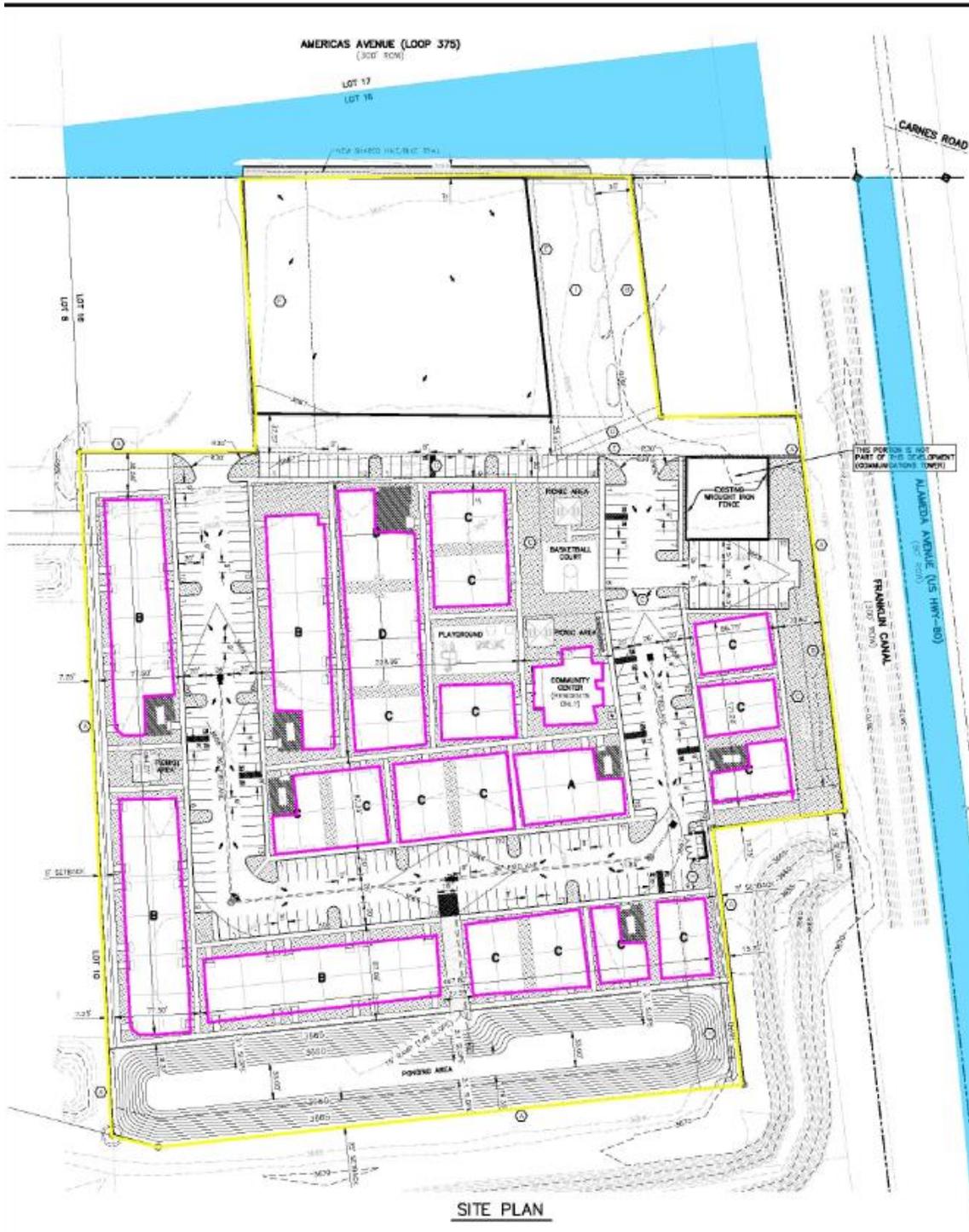
**STAFF COMMENTS:** No objections to proposed DSP. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

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

**ATTACHMENTS:**

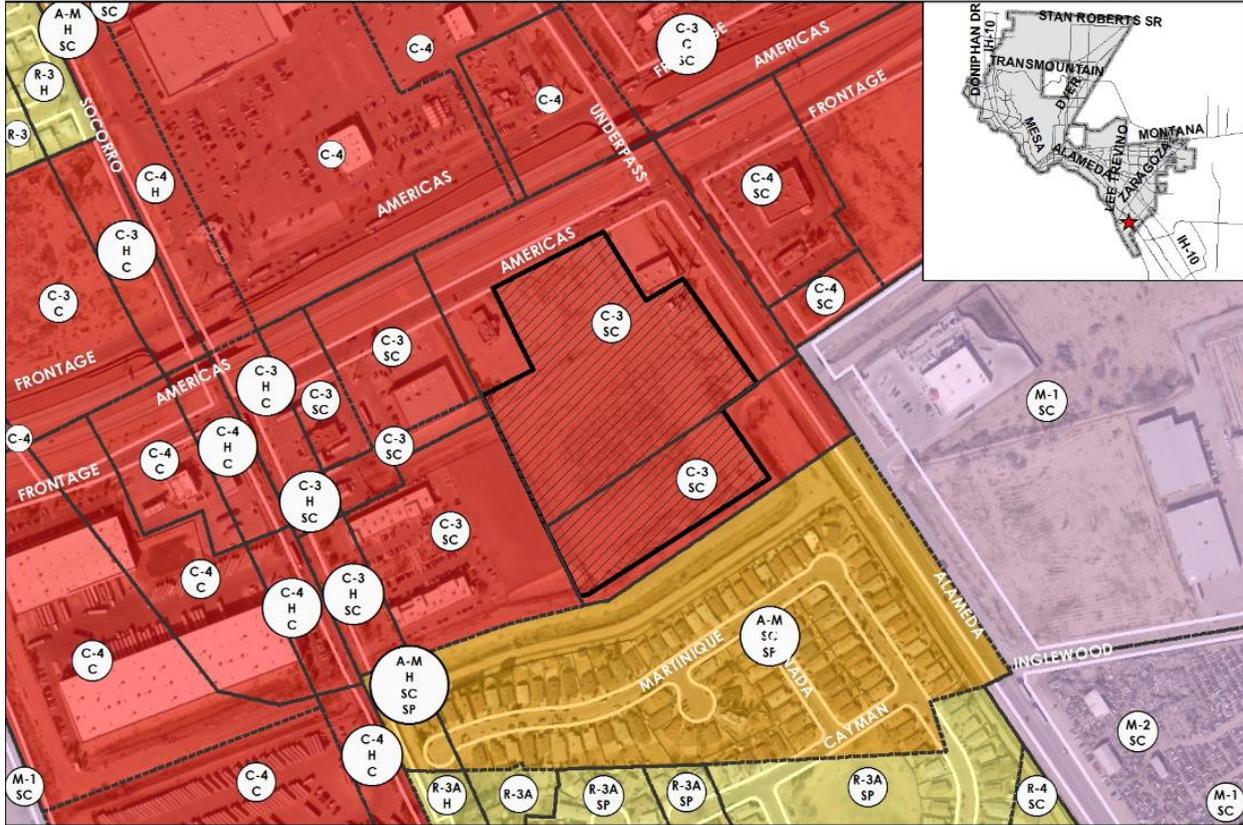
1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Ordinance

# ATTACHMENT 1



# ATTACHMENT 2

## Zoning Map



# ATTACHMENT 3



# **ATTACHMENT 4**

## Department Comments

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

No objections

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

No objections

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

We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. No objections to the detailed site development plan.
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 storm-water 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**

No comments.

### **Sun Metro**

Sun Metro does not oppose this request. Sun Metro Route 60 provides service along Alameda, with a bus stop located near the intersection of Ivey and Alameda.

### **El Paso Water**

1. EPWater does not object to the Detailed Site Plan dated February 23, 2018 as long as a portion of the sewer main along the northwest corner of the property is relocated and no parking stalls are located above existing manholes.
2. Existing PSB Easement shall be clearly shown and labeled on site plan. A portion of the improvements are encroaching on this easement.

### **Water:**

3. From the intersection of Americas Avenue ( Loop 375 ) and Alameda Avenue along the southern portion of Americas Avenue fronting the subject property there is an existing eight ( 8 ) inch diameter water main. This main dead-ends west of the Franklin Canal right-of-way. This main is available for service.
4. Along the eastern portion of Alameda Avenue fronting the subject Property there is an existing eight ( 8 ) inch diameter water main. This main is available for service.
5. As per EPWater Records, along the Middle Drain Right-of-Way there is an existing forty-eight ( 48 ) inch diameter water transmission main. The alignment of this main transects Alameda Avenue and the Franklin Canal right-of-way and ingresses unto the subject Property. The alignment of this main then continues towards the south (parallel to Alameda Avenue); EPWater Records depict a ten ( 10 ) foot wide permanent Easement along this portion of the described main. The alignment of this main then ingresses unto the Middle Drain right-of-way and continues towards

the west within the Middle Drain. This 48-inch diameter main is not available for service; no direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

6. Previous water pressure readings conducted on fire hydrant number 6312 located along the south portion of Americas Avenue situated approximately 260 feet from Alameda Avenue have yielded a static pressure of 102 pounds per square inch (psi), residual pressure of 80 psi, discharge of 1,342 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### **Sanitary Sewer**

7. Within the subject Property there is an existing eight ( 8 ) inch diameter sanitary sewer main within a PSB Easement. The alignment of this main egresses the subject property, transects both the Franklin Canal and Alameda Avenue and continues along Ivey Road right-of-way. This main is available for service.

### **General**

8. The El Paso Water – Public Service Board (EPWATER-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to this property. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the existing forty-eight (48) inch diameter water transmission main, as well as the existing eight ( 8 ) inch diameter sanitary sewer main.
9. Alameda Avenue as well as Americas Avenue are Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue or Americas Avenue right-of-way requires written permission from TxDOT.
10. Franklin Canal is an Irrigation District right-of-way. Permits from the El Paso County Water Improvement District No. 1 (EPCWID No. 1) will be required for proposed water and /or sanitary sewer facilities construction within EPCWID No. 1 right-of-way.
11. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.
12. EPWATER-PSB requires access to the proposed sanitary sewer facilities and appurtenances 24 hours a day, seven (7) days a week.
13. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWATER-PSB easements) without the written consent of EPWATER-PSB.
14. EPWater requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner 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**

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

1. EPW-Stormwater is reviewing this property under a proposed plat: refer to Steven's No. 1, Rplt.
2. Proposed ponding area shown, shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

**TXDOT**

Applicant must submit plan and request access .

# ATTACHMENT 5

## Ordinance

008699

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 8, STEVENS SUBDIVISION NO. 1, AND ALL OF LOTS 1-41, TRACT 1, AND ALL OF LOTS 1-14, TRACT 2, EL RINCON SUBDIVISION, THE PENALTY BEING AS PROVIDED IN SECTION 25-96 OF THE EL PASO CITY CODE

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

That the zoning of a portion of Tract 8, Stevens Subdivision No. 1, and all of Lots 1-41, Tract 1, and all of Lots 1-14, Tract 2, El Rincon Subdivision, as more particularly described by metes and bounds in the attached Exhibit "A," be changed from A-M (Apartment/Mobile Home) and RMH (Residential Mobile Home) to C-3 (Commercial) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 10<sup>th</sup> day of June, 1986.

*Jonathan W. Pique*  
Mayor

ATTEST:  
*Carole Hunter*  
City Clerk

APPROVED AS TO FORM:

*John R. Cook*  
Assistant City Attorney

APPROVED AS TO CONTENT:

*Tom Holman*  
Planning Department

I certify that the zoning map has been revised to reflect the amendment of ordinance ~~008699~~ *008699* ~~7986~~ *7986*

REVISOR THAT THE FOLLOWING...  
REVISOR: *210*  
COUNTER: *7-11-86*  
ORIGINAL: *7-9-86*  
CONTROL: *7-11-86*  
*Blady Inspection*  
*R. Gonzalez*

Deed - *8-27-86*  
Contract *6-10-86*  
008699  
86-5167



PROPERTY DESCRIPTION  
14.949 ACRES

Being a portion of El Rincon Subdivision and a portion of Lot 8, Stevens Subdivision, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the intersection of the northerly right-of-way line of Middle Drain Lateral (120.00 feet wide) and the easterly right-of-way line of the Ysleta-Socorro Road (60.00 feet wide);

THENCE, along said northerly line of the Middle Drain Lateral, North 66°06'00" East, a distance of 30.10 feet to the POINT OF BEGINNING for the herein described tract;

THENCE, leaving said northerly right-of-way line, North 28°31'00" West, a distance of 514.70 feet to a point for corner;

THENCE, South 61°29'00" West, a distance of 5.00 feet to a point for corner;

THENCE, North 28°31'00" West, a distance of 280.90 feet to a point for corner in the southerly right-of-way line of Americas Avenue (Loop 275) 300.00 feet wide;

THENCE, along said southerly right-of-way line, North 59°44'00" East, a distance of 580.84 feet to a point for corner;

THENCE, leaving said right-of-way line, South 32°53'00" East, a distance of 681.78 feet to a point for corner;

THENCE, North 52°56'00" East, a distance of 684.09 feet to a point for corner in the westerly right-of-way line of Franklin Canal;

THENCE, along said right-of-way line, South 37°04'00" East, a distance of 11.85 feet to a point for corner;

THENCE, leaving said right-of-way line, South 52°23'36" West, a distance of 120.00 feet to a point for corner in the westerly right-of-way line of Middle Drain Lateral;

THENCE, along said westerly right-of-way line, South 37°00'00" East, a distance of 234.48 feet to a point for corner in the northerly right-of-way line of Middle Drain Lateral;

THENCE, along said northerly right-of-way line, the following three courses:

South 53°42'00" West, a distance of 535.08 feet to a point for corner;

South 74°42'00" West, a distance of 293.02 feet to a point for corner;

South 66°06'00" West, a distance of 407.74 feet to the POINT OF BEGINNING and containing 14.949 acres of land.

Prepared By:  
FAUGHT & ASSOCIATES INC.  
El Paso, Texas  
March 5, 1986  
Job No. 3249-02

008699

Second Party is the owner and holder of a recorded lien on the property and consents to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

PASO REAL PROPERTIES, INC.  
First Party

By [Signature]  
Title PRESIDENT

ATTEST:  
N/A  
Secretary

TEXAS COMMERCE BANK  
Second Party

By [Signature]  
Title VICE-PRESIDENT

ATTEST:  
[Signature]  
Secretary

THE CITY OF EL PASO  
Third Party

By [Signature]  
Mayor

ATTEST:  
[Signature]  
City Clerk

APPROVED AS TO CONTENT:  
[Signature]  
Planning Department

APPROVED AS TO FORM:  
[Signature]  
Assistant City Attorney

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 23<sup>RD</sup> day of JUNE, 1986, by William F. Kastrin (printed name), President (title) for PASO REAL PROPERTIES, INC.

[Notary Seal: David F. Etzold, Notary Public, State of Texas]

[Signature]  
Notary Public, State of Texas

My Commission Expires:

DAVID F. ETZOLD, Notary Public  
in and for the State of Texas  
My Commission Expires June 1, 1988

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 24<sup>th</sup> day of June, 1986, by DONALD L. GAUBETTE (printed name), Vice President (title) for TEXAS COMMERCE BANK.

[Signature]  
Notary Public, State of Texas

My Commission Expires:

BARBARA A. SPRUILL  
Notary Public For State of Texas  
My Commission Expires 9-29-87





PROPERTY DESCRIPTION  
14.949 ACRES

Being a portion of El Rincon Subdivision and a portion of Lot 8, Stevens Subdivision, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the intersection of the northerly right-of-way line of Middle Drain Lateral (120.00 feet wide) and the easterly right-of-way line of the Ysleta-Socorro Road (60.00 feet wide);

THENCE, along said northerly line of the Middle Drain Lateral, North 66°06'00" East, a distance of 30.10 feet to the POINT OF BEGINNING for the herein described tract;

THENCE, leaving said northerly right-of-way line, North 28°31'00" West, a distance of 514.70 feet to a point for corner;

THENCE, South 61°29'00" West, a distance of 5.00 feet to a point for corner;

THENCE, North 28°31'00" West, a distance of 280.90 feet to a point for corner in the southerly right-of-way line of Americas Avenue (Loop 275) 300.00 feet wide;

THENCE, along said southerly right-of-way line, North 59°44'00" East, a distance of 580.84 feet to a point for corner;

THENCE, leaving said right-of-way line, South 32°53'00" East, a distance of 681.78 feet to a point for corner;

THENCE, North 52°56'00" East, a distance of 684.09 feet to a point for corner in the westerly right-of-way line of Franklin Canal;

THENCE, along said right-of-way line, South 37°04'00" East, a distance of 11.85 feet to a point for corner;

THENCE, leaving said right-of-way line, South 52°23'36" West, a distance of 120.00 feet to a point for corner in the westerly right-of-way line of Middle Drain Lateral;

THENCE, along said westerly right-of-way line, South 37°00'00" East, a distance of 234.48 feet to a point for corner in the northerly right-of-way line of Middle Drain Lateral;

THENCE, along said northerly right-of-way line, the following three courses:

South 53°42'00" West, a distance of 535.08 feet to a point for corner;

South 74°42'00" West, a distance of 293.02 feet to a point for corner;

South 66°06'00" West, a distance of 407.74 feet to the POINT OF BEGINNING and containing 14.949 acres of land.

Prepared By:  
FAUGHT & ASSOCIATES INC.  
El Paso, Texas  
March 5, 1986  
Job No. 3249-02

EXHIBIT "A"

THE STATE OF TEXAS )  
                          )  
COUNTY OF EL PASO )                   DEED

KNOW ALL MEN BY THESE PRESENTS:

That PASO REAL-PROPERTIES, INC. of the County of El Paso, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the rezoning of a portion of Tract 8, Stevens Subdivision No. 1, and all of Lots 1-41, Tract 1, and all of Lots 1-14, Tract 2, El Rincon Subdivision, City and County of El Paso, Texas, which is hereby acknowledged, have granted, sold and conveyed and by these presents do grant and convey unto the City of El Paso, the following parcels of land situated in the County of El Paso, State of Texas, as more particularly described below:

PARCEL 1

Legal description of a parcel of land being a portion of Lot 8, Stevens Subdivision, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the intersection of the northerly right-of-way line of Middle Drain Lateral (120.00 feet wide) and the easterly right-of-way line of the Ysleta-Socorro Road (60.00 feet wide);

THENCE, along said northerly line of the Middle Drain Lateral, North 66°06'00" East, a distance of 30.10 feet to a point;

THENCE, leaving said northerly right-of-way line, North 28°31'00" West, a distance of 514.70 feet to the POINT OF BEGINNING for the herein described tract;

THENCE, South 61°29'00" West, a distance of 5.00 feet to a point for corner;

THENCE, North 28°31'00" West, a distance of 245.89 feet to a point for corner;

THENCE, North 59°44'00" East, a distance of 5.00 feet to a point for corner;

THENCE, South 28°31'00" East, a distance of 246.04 feet to the POINT OF BEGINNING and containing 0.028 acre of land.

PARCEL 2

COMMENCING for reference at the intersection of the northerly right-of-way line of Middle Drain Lateral (120.00 feet wide) and the easterly right-of-way line of the Ysleta-Socorro Road (60.00 feet wide);

THENCE, along said northerly line of the Middle Drain Lateral, North 66°06'00" East, a distance of 25.08 feet to a point;

THENCE, leaving said northerly right-of-way line, North 28°31'00" West, a distance of 795.20 feet to the POINT OF BEGINNING of the herein described tract, (said point being in the southerly right-of-way line of Americas Avenue (Loop 375) 300.00 feet wide at the northeast corner of a tract to the City of El Paso recorded in Book 592, Page 1184, El Paso County deed Records);

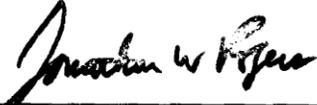


RESOLUTION

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

That the Mayor be authorized to sign a contract with PASO REAL PROPERTIES, INC. and TEXAS COMMERCE BANK placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. ~~008699~~, more particularly described as a portion of Tract 8, Stevens Subdivision No. 1, and all of Lots 1-41, Tract 1, and all of Lots 1-14, Tract 2, El Rincon Subdivision (southeast corner of Americas Avenue and Socorro Road).

ADOPTED this 10<sup>th</sup> day of June, 1986.

  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Assistant City Attorney

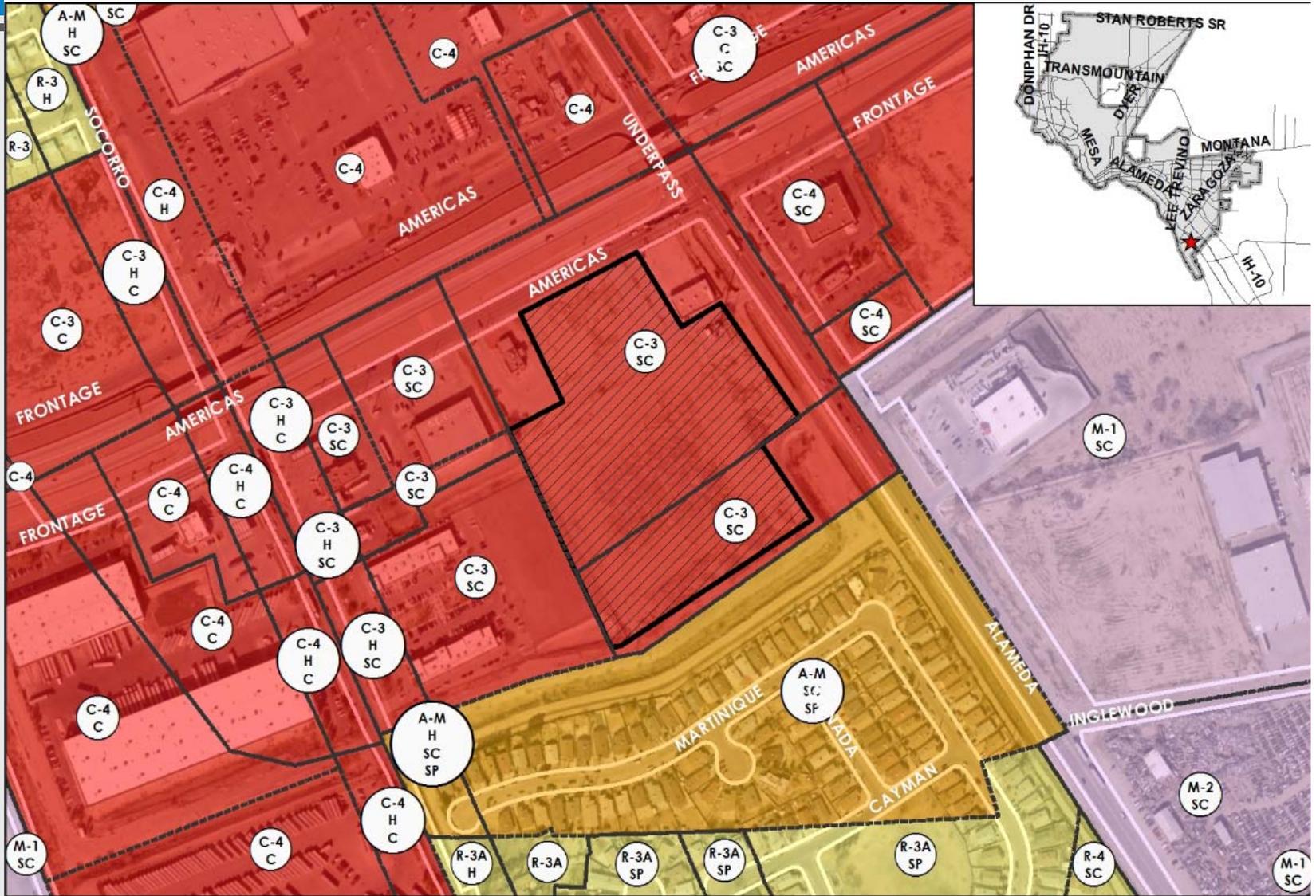


# Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (6-1)
- **Public Input:** No communication in support or opposition to the Detailed Site Development Plan received.

## **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

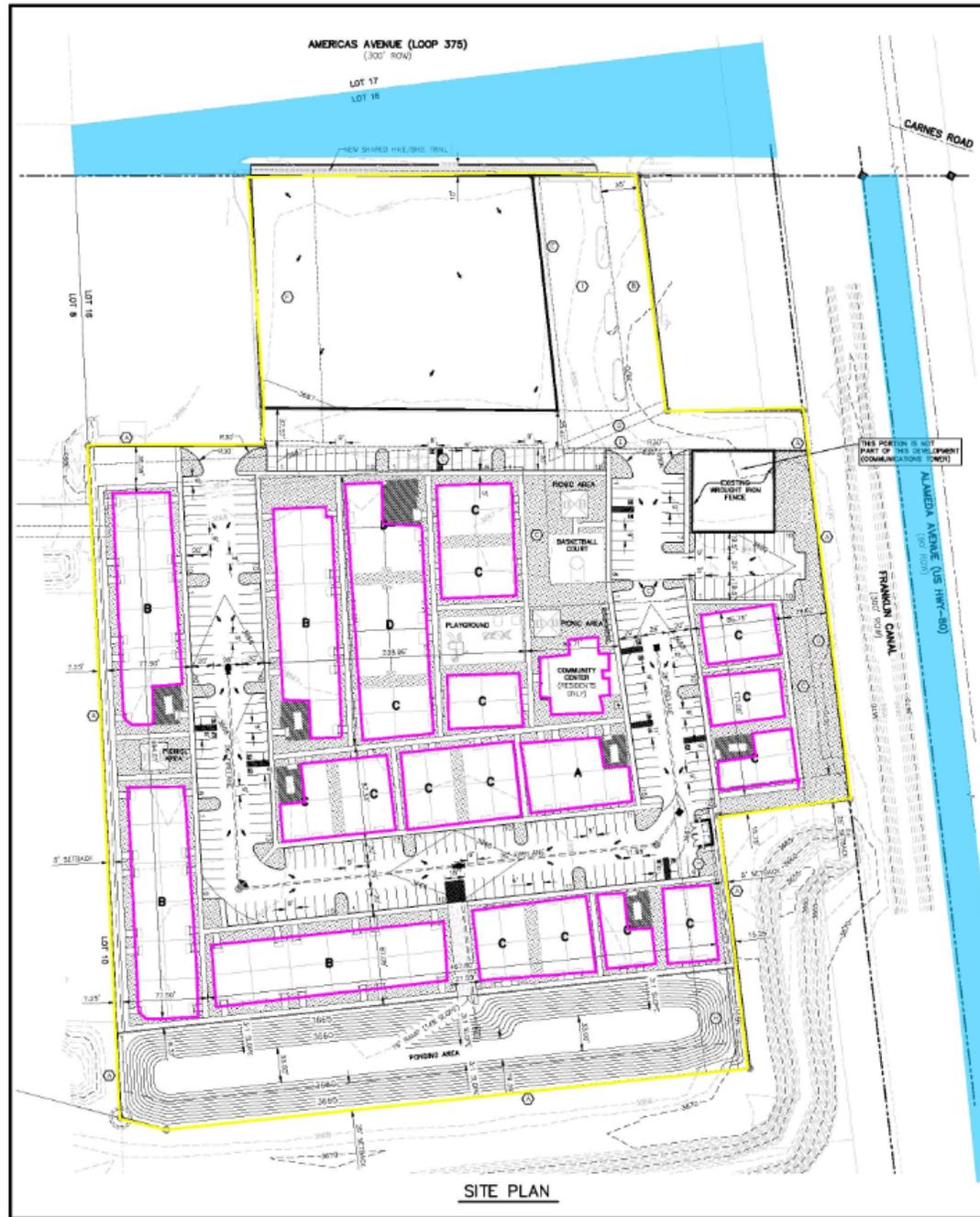


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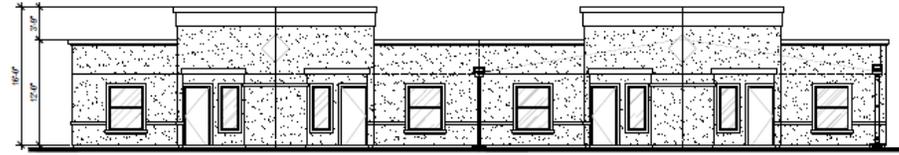
*"Delivering Outstanding Services"*



*"Delivering Outstanding Services"*



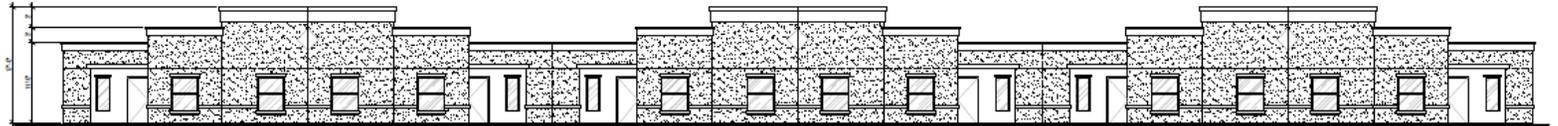
*“Delivering Outstanding Services”*



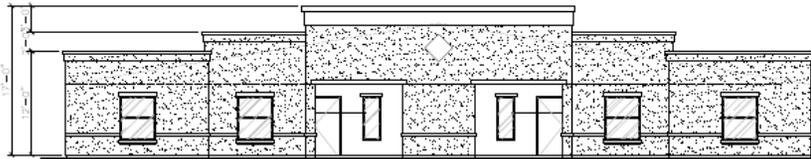
1 BEDROOM SITE PLAN  
SCALE: 1/8" = 1'-0"



3 BEDROOM SITE PLAN  
SCALE: 1/8" = 1'-0"



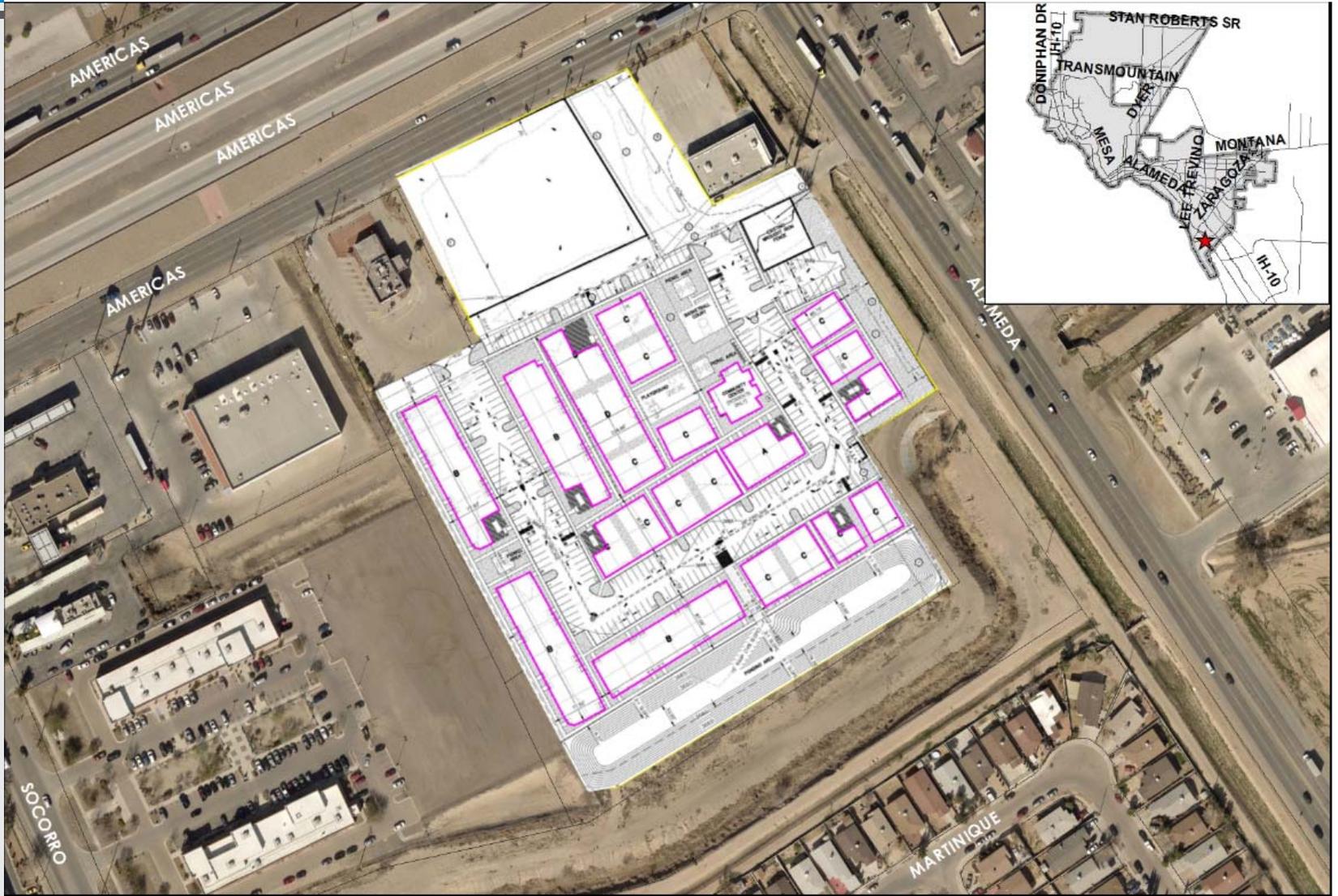
2 BEDROOM SITE PLAN  
SCALE: 1/8" = 1'-0"



4 BEDROOM SITE PLAN  
SCALE: 1/8" = 1'-0"



COMMUNITY BUILDING SITE PLAN  
SCALE: 1/8" = 1'-0"



6

*"Delivering Outstanding Services"*



*"Delivering Outstanding Services"*



