

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

DEPARTMENT: Planning and Inspection Department, Planning Division

AGENDA DATE: Introduction – April 14, 2020

PUBLIC HEARING DATE: May 12, 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: 4

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 approving a detailed site development plan for a portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: South of Sean Haggerty Drive and East of McCombs Street. Property Owner: Northtowne Village Joint Venture. PZDS19-00037 (**District 4**)

BACKGROUND / DISCUSSION:

On March 19, 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 APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF TRACT 1A, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, 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, Northtowne Village Joint Venture, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to **allow for the reduction of lot area and lot width** as required under the **P-R I (Planned-Residential I)** District as per Section 20.10.360. The detailed site development plan is subject to the development standards in the **P-R I (Planned-Residential I)** 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, to **allow for the reduction of lot area and lot width** as required under the **P-R I (Planned-Residential I)** District as per Section 20.10.360, on the following described property which is located in a **P-R I (Planned-Residential I)** District:

A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by the metes and bounds 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 **P-R I (Planned-Residential I)** 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 **P-R I (Planned-Residential I)** 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.

ADOPTED this ____ day of _____, 2020.

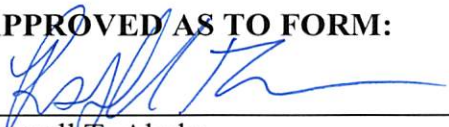
THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



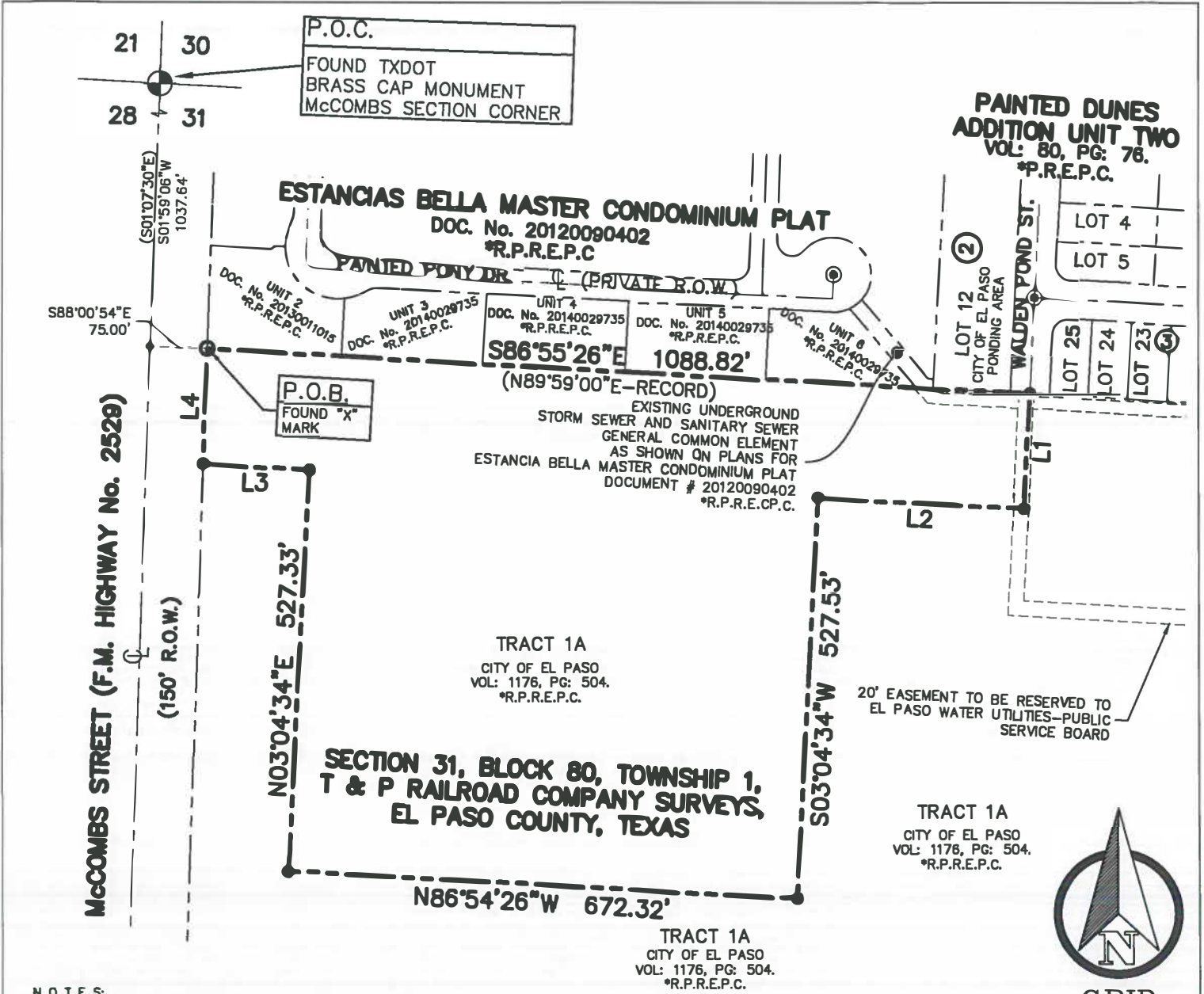
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

(Development Agreement and Acknowledgement on the following page)

EXHIBIT "A"



NOTES:

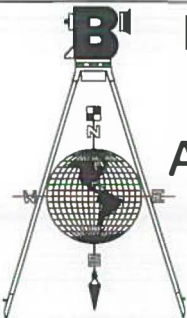
- BEARINGS SHOWN ARE GRID DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS SURVEY.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°04'16"W	151.00'
L2	N86°55'26"W	272.90'
L3	N86°55'26"W	140.73'
L4	N01°59'06"E	151.03'

(N01°07'30"W-RECORD)

LEGEND

- FOUND ORIGINAL CITY MONUMENT
- SET 1/2" REBAR W/CAP "B&A INC"



Barragan & Associates Inc.

LAND PLANNING & SURVEYING

TBPLS FIRM # 10151200

10950 Pellucano Dr. Building-F,

El Paso, Tx 79935

Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A PORTION OF TRACT 1A,
SECTION 31, BLOCK 80, TOWNSHIP 1,
T & P R.R. CO. SURVEYS,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS,
AREA 11.91 ACRES

Plat Reference Vol/Bk N/A Pages N/A

Scale: 1"=200' Date: 09-27-19 Drawn By: IB

PREPARED BY AND UNDER THE SUPERVISION OF:



BENITO BARRAGAN TX, R.P.L.S. NO. 5615

Job No. 190426-01

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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 Tract 1A, Section 31, Block 80, Township 1, Texas & Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, (Volume 1176, Page 504, Real Property Records of El Paso County, Texas), and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found TxDot Brass Cap Monument a McCombs Section Corner, at the intersection of McCombs Street and (FM Highway 2529) and Sean Haggerty Drive, marking the northwest corner of Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, Texas; **THENCE**, S01°59'06"W (S01°07'30"E-Record), along the westerly line of said Section 31, also along the centerline of McCombs Street (FM Highway 2529), a distance of 1037.64 feet to a point; **THENCE**, S88°00'54"E, a distance of 75.00 to a found "X" mark on the easterly right-of-way of the McCombs Street (FM Hwy No. 2529), on the southwesterly corner of Estancias Bella Master Condominium Plat, filed for record in Clerk's File No. 20120090402, Real Property Records of El Paso County, Texas, said point also being the **POINT OF BEGINNING** of this description;

THENCE, S86°55'26"E (N89°59'00"E-Record), along said southerly line, a distance of 1088.82 feet to a set 1/2" rebar with cap stamped "B&A Inc";

THENCE, N 03°04'16" W, a distance of 151.00 feet to a set 1/2" rebar with cap stamped "B&A Inc";

THENCE, N 86°55'26" W, a distance of 272.90 feet to a set 1/2" rebar with cap stamped "B&A Inc";

THENCE, S 03°04'34" W, a distance of 527.53 feet to a set 1/2" rebar with cap stamped "B&A Inc";

THENCE, N 86°54'26" W, a distance of 672.32 feet to a set 1/2" rebar with cap stamped "B&A Inc";

THENCE, N 03°04'34" E, a distance of 527.33 feet to a set 1/2" rebar with cap stamped "B&A Inc";

THENCE, N 86°55'26" W, a distance of 140.73 feet to a set 1/2" rebar with cap stamped "B&A Inc" on the easterly right-of-way of McCombs Street (FM Hwy No. 2529);

THENCE, N 01°59'06" E (N01°07'30"W-Record), along said easterly right-of-way, a distance of 151.03 feet to the **POINT OF BEGINNING** of this description, and containing in all of 11.91 acres of land more or less.

NOTES:

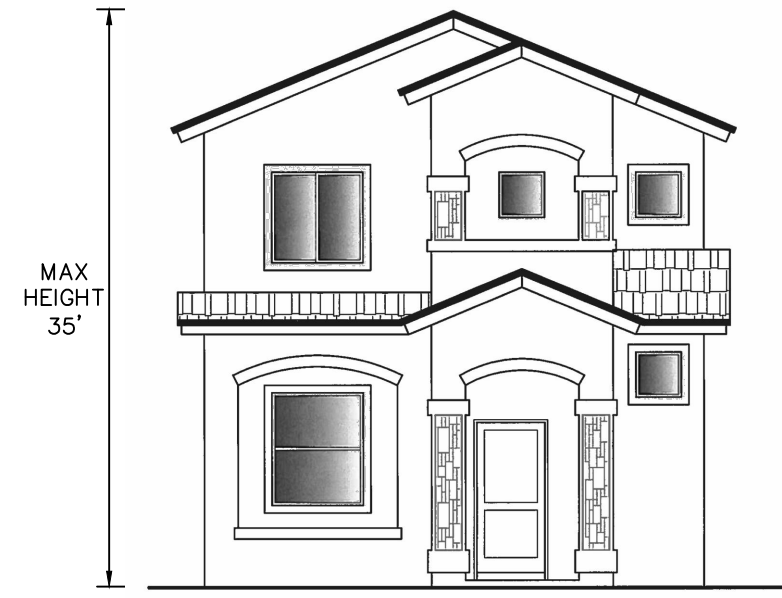
1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and may be converted to grid by dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.
4. A Plat of Survey of even date accompanies this description.



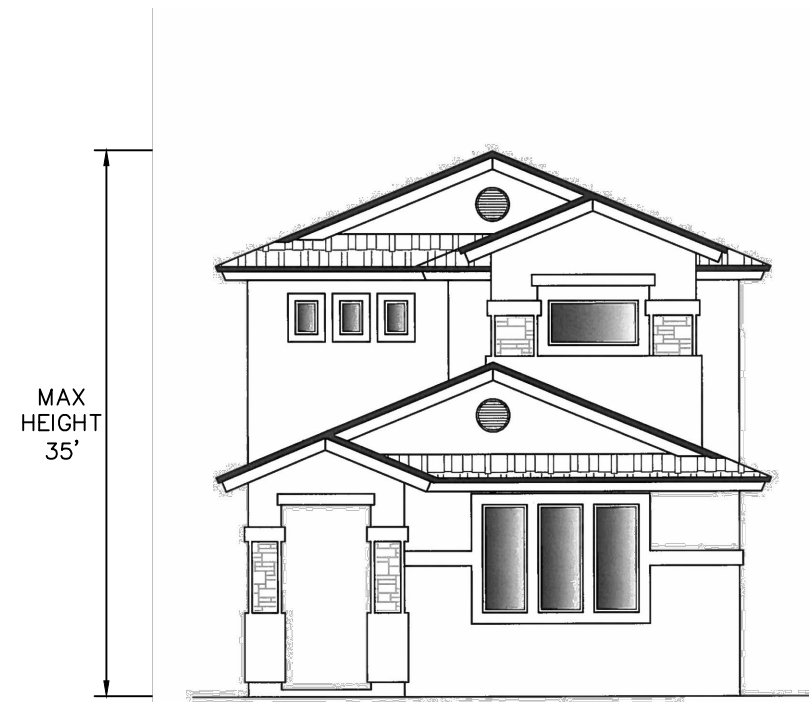
Benito Barragan, Texas, R.P.L.S. 5615
Barragan and Associates Inc.
September 27, 2019
11.91 Acre parcel



EXHIBIT "B"

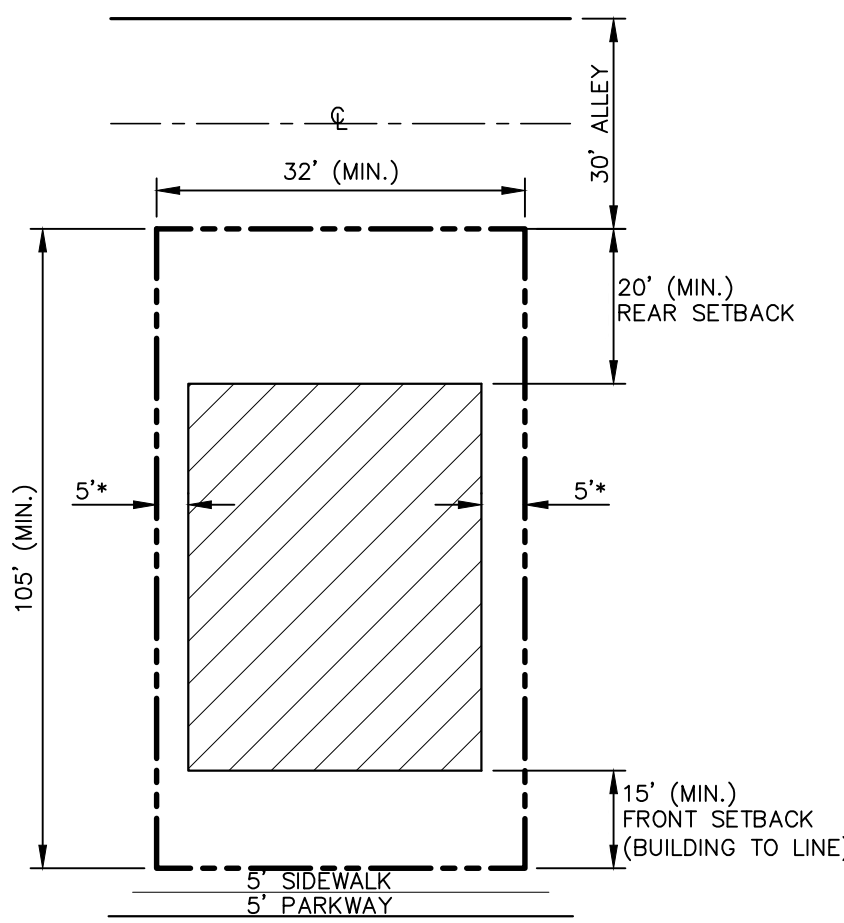


TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)
SCALE: N.T.S.



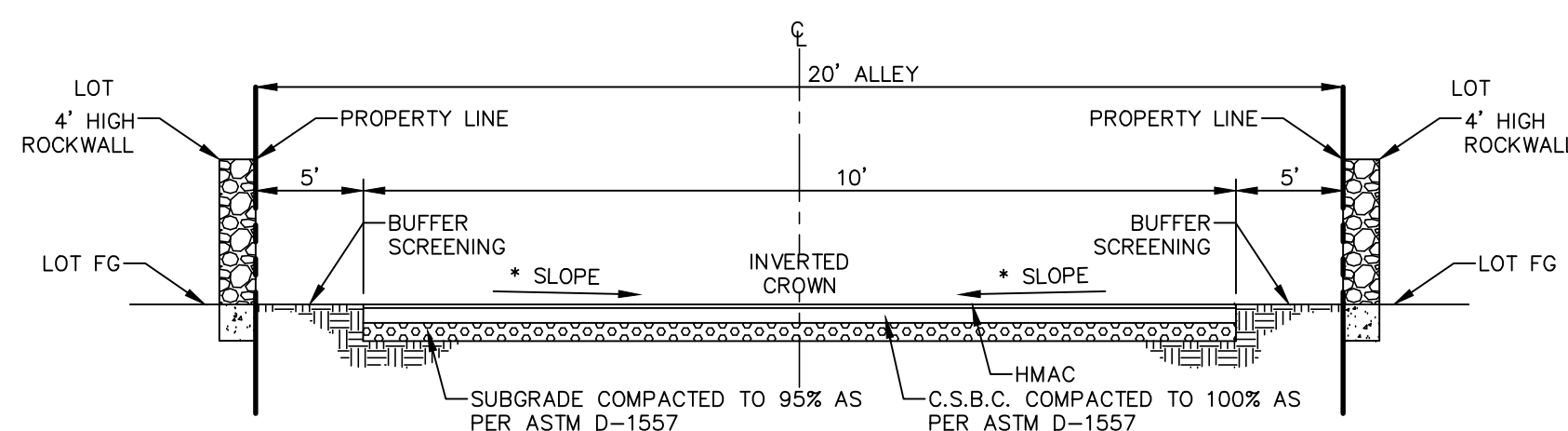
TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)
SCALE: N.T.S.

NOTE:
ARCHITECTURAL FEATURES MAY VARY FROM THOSE SHOWN ABOVE. THESE ARCHITECTURAL ELEVATIONS ARE FOR MAXIMUM HEIGHT DEMONSTRATION ONLY.

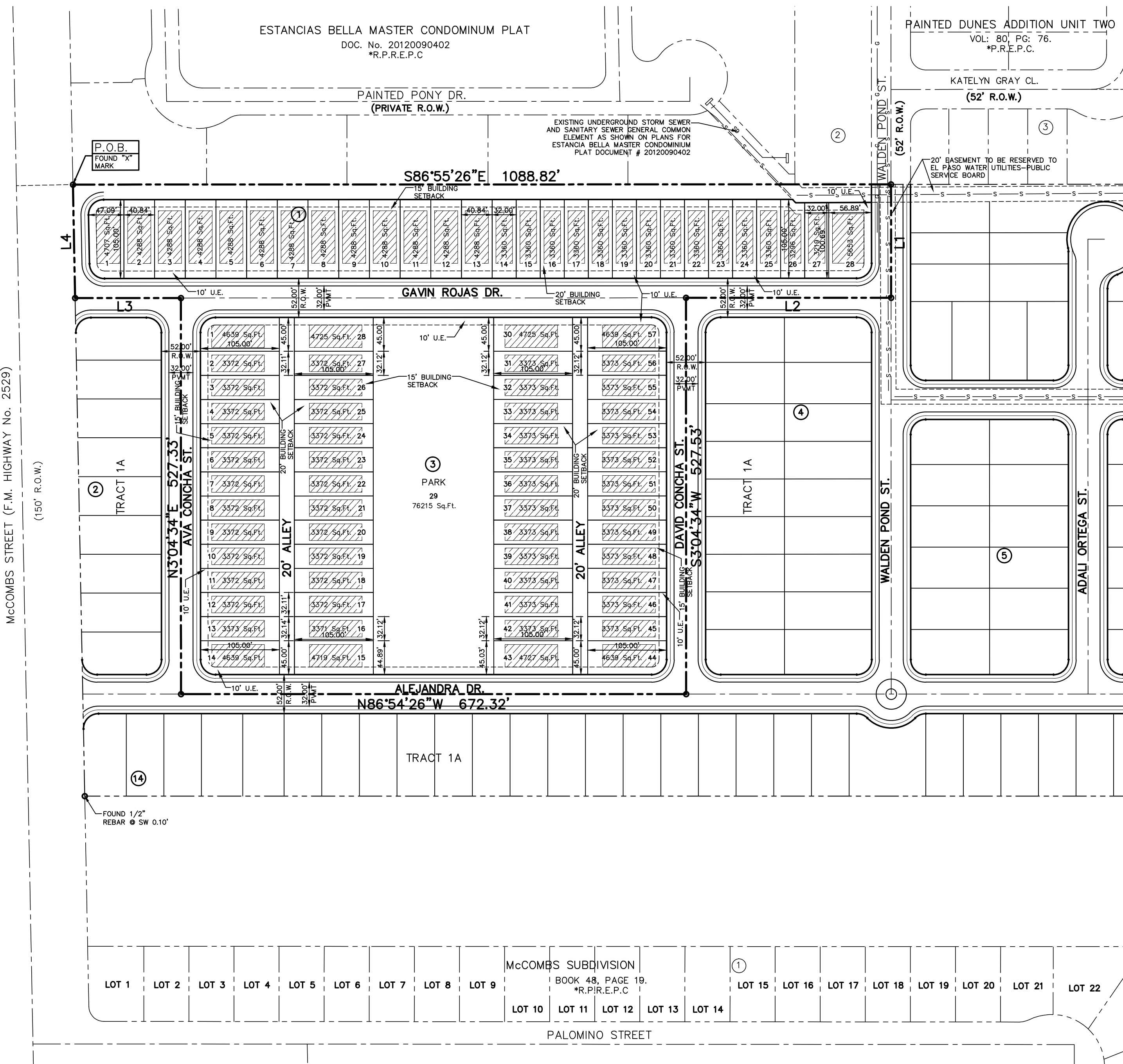


TYPICAL BUNGALOW-STYLE RESIDENTIAL SETBACK PLAN
SCALE: N.T.S.

* SIDE SETBACK ABUTTING AT STREET IS 10-FEET



20' ALLEY SECTION DETAIL
SCALE: N.T.S.



73 ACRE SUBDIVISION

A PORTION OF TRACT 1A,
SECTION 31, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS.
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 11.91 ACRES ±

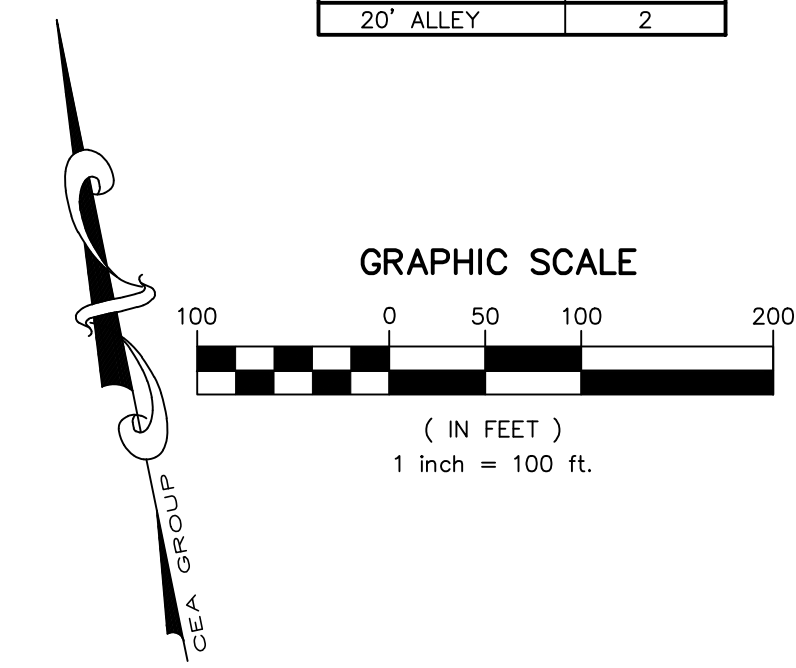
SHEET 1 OF 1

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- - - 10' UTILITY EASEMENT
- - - 5' IRRIGATION EASEMENT
- ① ③ LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- PROPOSED MONUMENT
- △ EXISTING MONUMENT
- ▨ BUNGALOW-STYLE RESIDENTIAL LOTS

ALL PHASES	UNITS
BUNGALOW-STYLE RESIDENTIAL LOTS	84
20' ALLEY	2

PR-II YARD SETBACKS	
FRONT	15'-20'
REAR	15'-20'
SIDE	5'
SIDE ABUTTING STREET	10'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°04'16\"/>	
L2	S86°55'26\"/>	
L3	S86°55'26\"/>	
L4	N01°59'06\"/>	

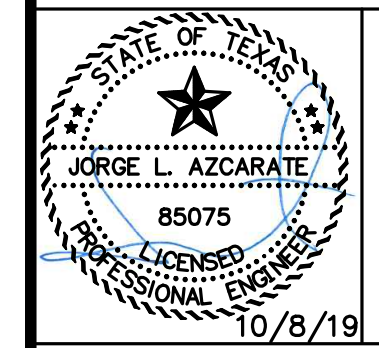
**CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY THE CITY COUNCIL**

DATE _____
APPLICANT _____
EXECUTIVE SECRETARY CITY PLAN COMMISSION _____
CITY MANAGER _____

- NOTES:**
- THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THE SUBDIVISION'S LIMITS (DSC, 19.19.010A AND DDM 11.1)
 - THIS SUBDIVISION LIES WITHIN ZONE C AS DESIGNATED IN PANEL NO. 480214-00150, LOMR EFFECTIVE JUNE 12, 2018 OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE C INDICATES AREAS OF MINIMAL FLOODING.

DETAILED SITE DEVELOPMENT PLAN

73 ACRE SUBDIVISION
A PORTION OF TRACT 1A, SECTION 31, BLOCK 80, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS.
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 11.91 ACRES ±



cea
group
TEXAS REGISTERED ENGINEERING FIRM F-4564
4712 Woodrow Bean, Ste. F El Paso, TX 79924
915.544.5232 | www.ceagroup.net

Contour Interval: N/A DATE: 10/8/19 JOB No. 2000-220
DESIGN BY: R.O. DRAWN BY: K.A.P. CHKD. BY: J.L.A. APPVD. BY: J.L.A.
SCALE: Horizontal: 1"=100' Vertical: N/A SHEET 1 OF 1

MEMORANDUM

DATE: April 1, 2020

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

FROM: Andrew Salloum, Senior Planner

SUBJECT: PZDS19-00037

The City Plan Commission (CPC), on March 19, 2020, voted 5-0 to recommend approval of the detailed site development plan to allow for reductions in density and dimensional standards per Section 20.10.360(C)(4)(c) - Planned Residential.

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 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 detailed site development plan 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 detailed site development plan request.

Property Owner: Northtowne Village Joint Venture
Representative: CEA Group

Attachments:
Staff report

South of Sean Haggerty Drive and East of McCombs Street

City Plan Commission — March 19, 2020



DETAILED SITE PLAN

CASE NUMBER: PZDS19-00037
CASE MANAGER: Andrew Salloum, 915-212-1603, salloumam@elPASOTexas.gov
PROPERTY OWNER: Northtowne Village Joint Venture
REPRESENTATIVE: CEA Group
LOCATION: South of Sean Haggerty Drive and East of McCombs Street (District 4)
LEGAL DESCRIPTION: A portion of Tract 1A, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
PROPERTY AREA: 11.91 acres
REQUEST: Detailed Site Development Plan Review per Planned Residential Development to permit lot area and lot width reductions
EXISTING ZONING: P-R 1 (Planned Residential I)
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The request is for a Detailed Site Development Plan Review to allow for reductions in density and dimensional standards per Section 20.10.360(C)(4)(c) - Planned Residential. The detailed site development plan must be approved by City Plan Commission (CPC) and City Council.

SUMMARY OF DCC RECOMMENDATION: On January 28, 2020, the Development Coordinating Committee recommended **APPROVAL** of the detailed site development plan as it meets all the requirements of El Paso City Code Section 20.04.150, Detailed Site Development Plan and Section 20.10.360(C)(4)(c) - Planned Residential.



Figure A: Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST:

The request is for a Detailed Site Development Plan Review to allow for amended reductions in density and dimensional standards through the submittal of a detailed site development plan to be reviewed by CPC and City Council. The Detailed Site Development Plan shows eighty-four (84) new single-family dwellings. The applicants are requesting the following reductions: 4,000 sq. ft. lot area size reduce to 3,360 sq. ft. and 40 ft. lot width reduce to 32 ft. Access is proposed from McCombs Street and future residential streets via the alley.

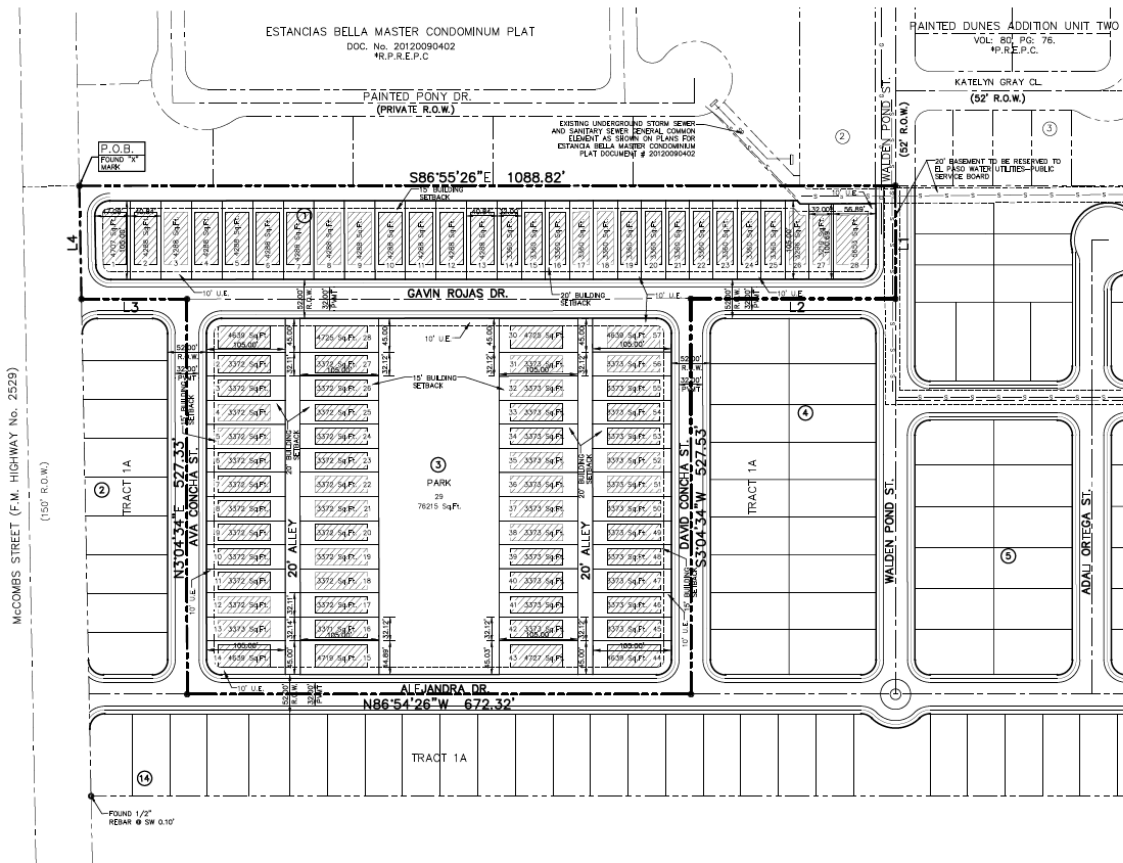
DIMENSION	REQUIRED	PROPOSED
Lot Area	4,000 sq. ft.	3,360 sq. ft.
Lot Width	40 ft.	32 ft.

PREVIOUS CASE HISTORY:

On January 28, 2020, the Development Coordinating Committee recommended approval of detailed site development plan.

On December 5, 2019, CPC recommended approval of the rezoning request from R-3 (Residential) to P-R I (Planned Residential I), PZRZ19-00028.

On March 3, 2020, City Council approved of the rezoning request from R-3 (Residential) to P-R I (Planned Residential I).



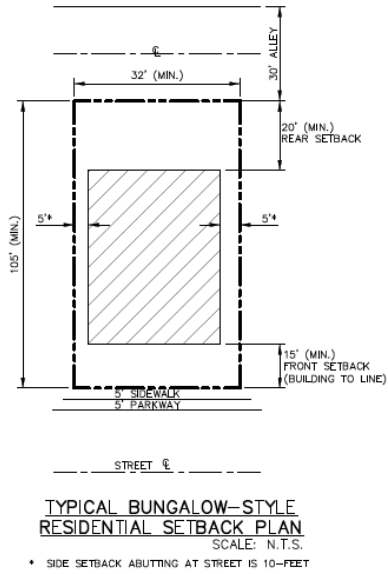


Figure B: Detailed Site Development Plan (detail)

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed use(s)/layout is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 proposed development is in conformance with the G-3, Post-war land designation of <i>Plan El Paso</i>, of the City's Comprehensive Plan and remains consistent with the established neighborhood. The proposed development is adding an additional 84 single family dwellings to an underdeveloped parcel. The surrounding zone districts are R-F (Ranch and Farm), R-3 (Residential), R-3A (Residential), and A-2 (Apartment).</p>
<p>Compatibility with Surroundings: The proposed use(s)/layout is compatible with those surrounding the site:</p> <p>P-R I (Planned Residential I) District: The purpose of this district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the</p>	<p>Yes. The proposed residential development is in conformance with the intent of the P-R I district and the established character of the surrounding residential districts.</p>

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES	
landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.	
THE PROPOSED USE(S)/LAYOUT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
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.	N/A. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.
Natural Environment: Anticipated effects on the natural environment.	Subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area surrounding the subject property is stable.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	No

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from McCombs Street. There is an existing 16-inch diameter water main that extends along the east side of Dyer Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. This water main is available for water main extensions. It is adequate to serve the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: The Development Coordinating Committee recommends **APPROVAL** of the Detailed Site Development Plan. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The proposed development does not lie within any neighborhood association. Public notices were sent to property owners within 300 feet on March 6, 2020. Planning has not received any input from the public.

RELATED APPLICATIONS: N/A

OTHER CONSIDERATIONS: Approval of the site plans by the City Plan Commission (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, landscape requirements, Design Standards for Construction, and the

Drainage Design Manual. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

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 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 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 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.

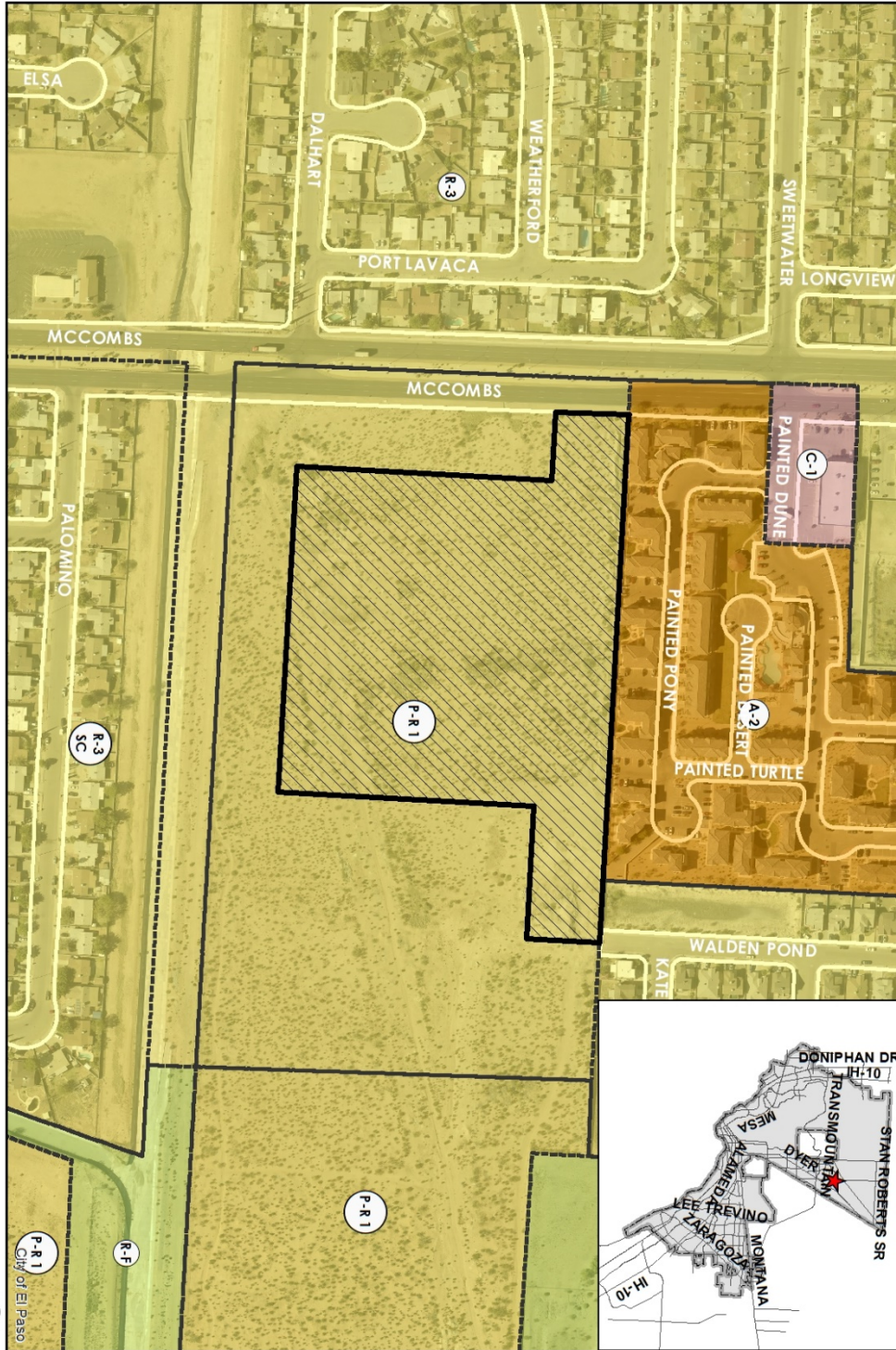
The report of the Commission shall include the relation of the proposed change to the City's comprehensive plan, the effect upon the natural environment, and upon social and economic conditions and property values in the vicinity and in the City as a whole.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 2

PZDS19-00037



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the actual location of the subject property. The map to scales greater than 1:10,000 can indicate errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



ATTACHMENT 4

Planning and Inspections Department - Planning

No objections to detailed site development plan subject to the applicant coordinate with TxDOT for plan review and approval of driveway's access at time of the permitting stage.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommended approval.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Planning and Inspections Department – Land Development

1. EPWater – SW previously reviewed this site as a case distribution # PZRZ19-00028. However, at that time the subdivision showed a storm sewer pond. Where will the present development discharge their developed runoff, since McCombs St. is not designed to take any outside flow?
2. Show proposed drainage flow patterns on the preliminary plat and identify the discharge and/or storage location(s)
for all storm-water runoff within the subdivision limits.
3. Subdivision improvement plans submittal will be required.

*The comments will be addressed at time of the Subdivision stage.

TxDOT

Developer needs to coordinate with TxDOT for grading and drainage plan review and access request to McCombs (FM 2529).

*The comments will be addressed at time of the permitting stage.

Sun Metro

Recommend Approval

Fire Department

Approval subject to alleys being at least 20', be designated fire lane(s) and should be labeled as such on the plans.

EPWater

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

Dyer Street and McCombs Street are Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street and McCombs Street right-of-way require written permission from TxDOT.

Water:

There is an existing 16-inch diameter water main that extends along the east side of Dyer Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. This water main is available for water main extensions.

There is an existing 8-inch diameter water main that extends along a Walden Pond Street and dead-ends at northern property line of the subject property. This water main is available for service and water main extensions.

There is an existing 8-inch diameter water main that extends along Aaron Street and Elise Street.

These water mains dead-end at northern property line of the subject property. These water mains are available for service and water main extensions.

There is an existing 12-inch diameter water main that extends along the western portion of a McCombs Street. This water main is available for service and water main extensions.

There is an existing 30-inch diameter flow line that extends along the east side of McCombs Street. No direct service connections are allowed to this main.

Previous water pressure from fire hydrant #9787 fronting 5832 Painted Pony Drive, has yielded a static pressure of 104 psi, a residual pressure of 82 psi, and a discharge of 1,186 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. Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

The above described available water mains operate on the East High Pressure zone. Service can be provided up to elevation 4010. (PSB Datum)

Proposed water mains shall be extended to create a looped system.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main located along a 20-foot PSB easement within the property between Walden Pond Street and Aaron St. This sanitary sewer main is available for service and main extensions.

There is an existing 15-inch diameter sanitary sewer main that extends along Elise St. This main extends approximately 350 feet along the proposed Elise St. then extends east. A 20-foot PSB easement shall be reserved and shown on the plat for this portion of the sanitary sewer main.

There is an existing 15-inch diameter sanitary sewer main that extends along McCombs Street, approximately 10 feet east of and parallel to the western right of way line of McCombs Street. This main is available for service and main extension.

The owner shall grade the property to allow sanitary sewer by gravity to the above described mains during any development of the site.

General:

All costs associated with the extensions of water and sanitary sewer mains are the responsibility of the Owner/Developer

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. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the 8-inch diameter sanitary sewer main described above.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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

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

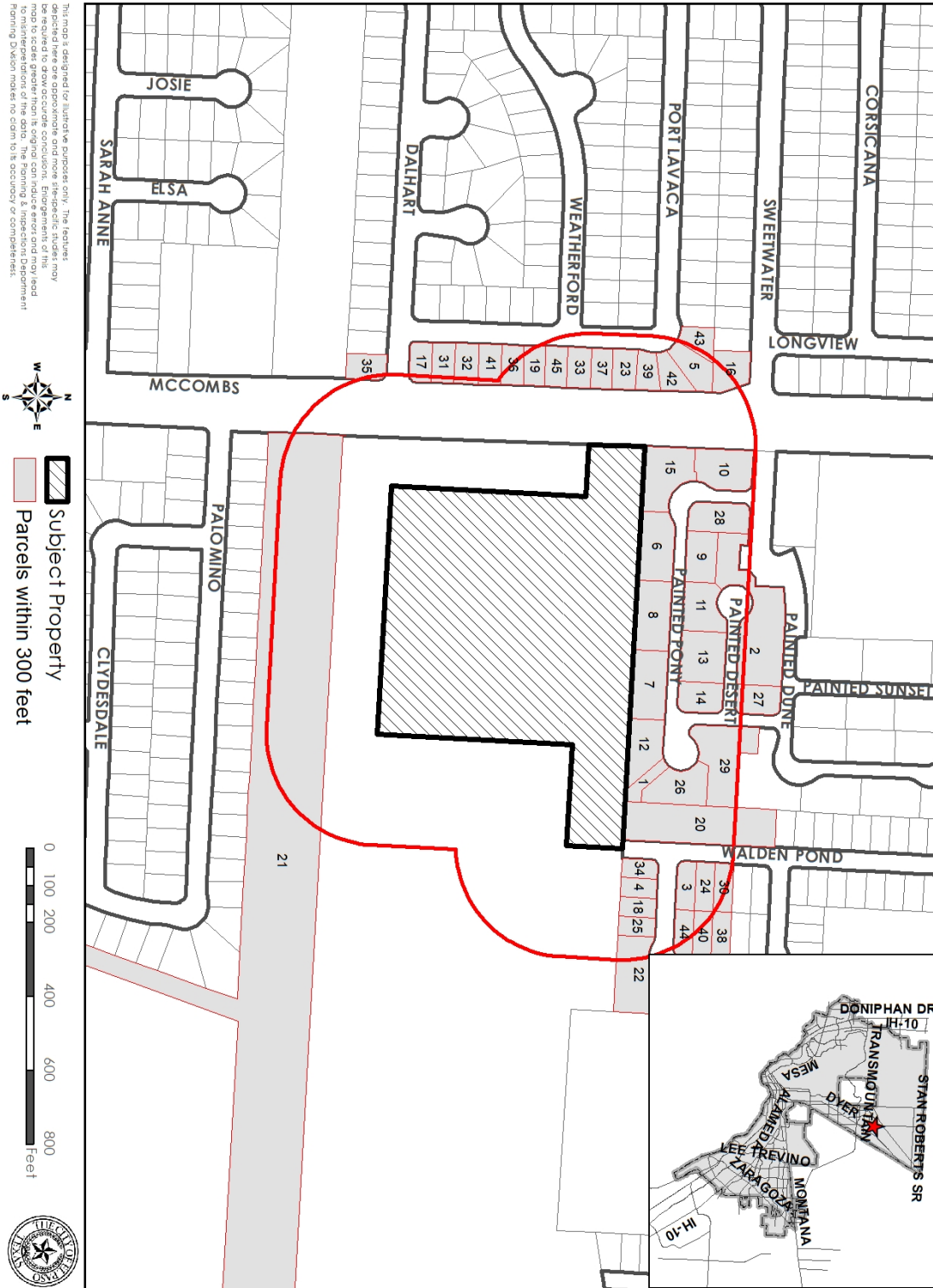
EPWater – Stormwater Engineering

EPWater – SW previously reviewed this site as a case distribution # PZRZ19-00028. (The Proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.) However, at that time the subdivision showed a storm sewer pond. Where will the present development discharge their developed runoff, since McCombs St. is not designed to take any outside flow?

*The comments will be addressed at time of the Subdivision stage.



ATTACHMENT 5

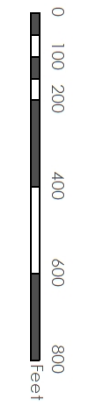
PZDS19-00037



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the exact location of the subject property. The map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property
 Parcels within 300 feet



I T E M

South of Sean Haggerty Drive and East of McCombs Street

Detailed Site Development Plan

PZDS19-00037



Recommendation | Public Input

2

Planning Division and DCC recommendation:

Approval

CPC Vote:

Recommended Approval (5-0)

Public Input:

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

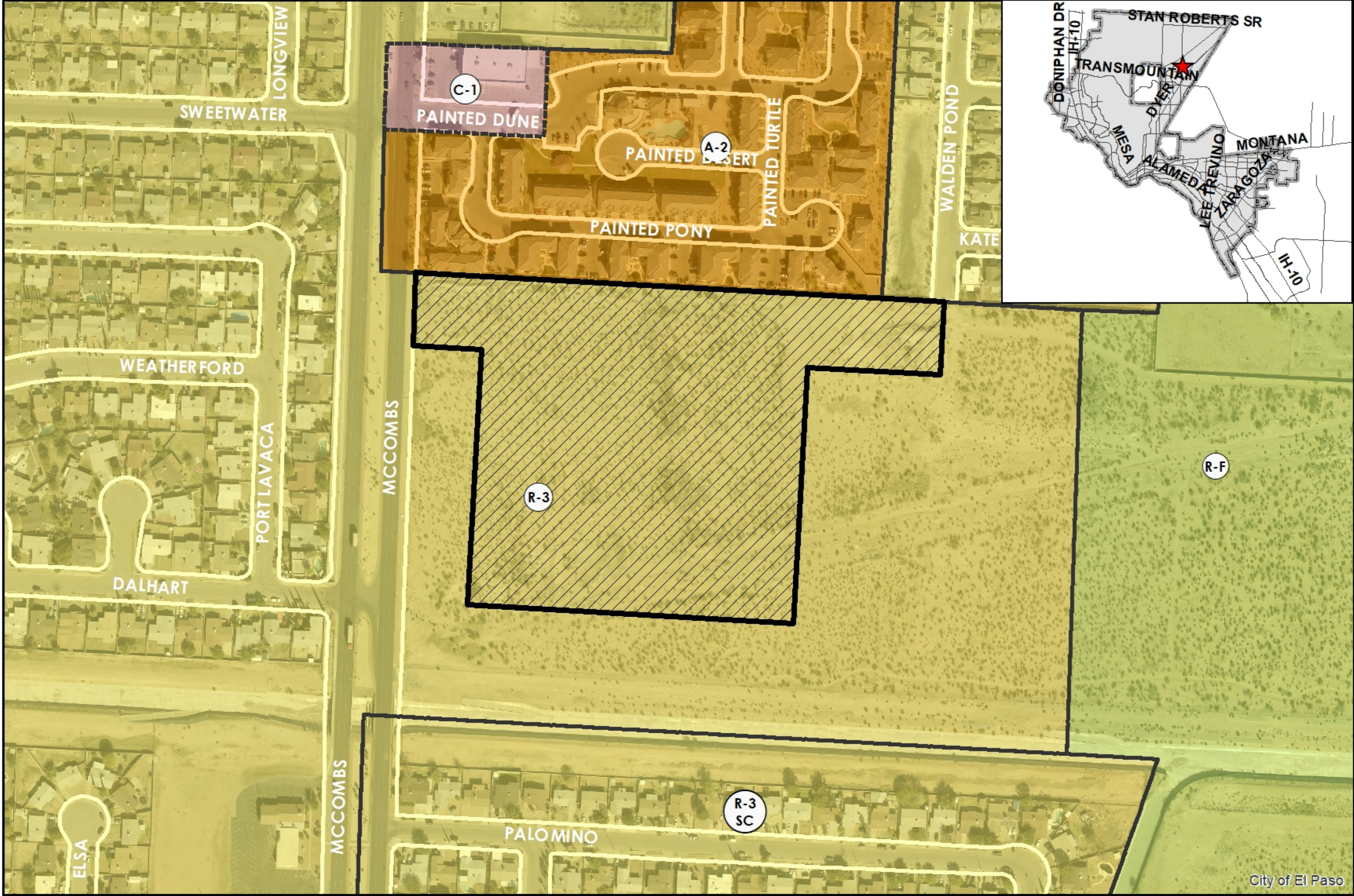
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community




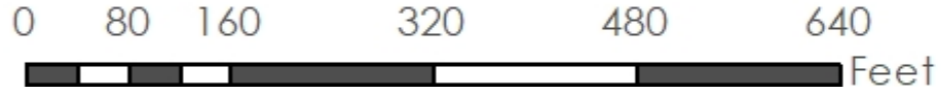
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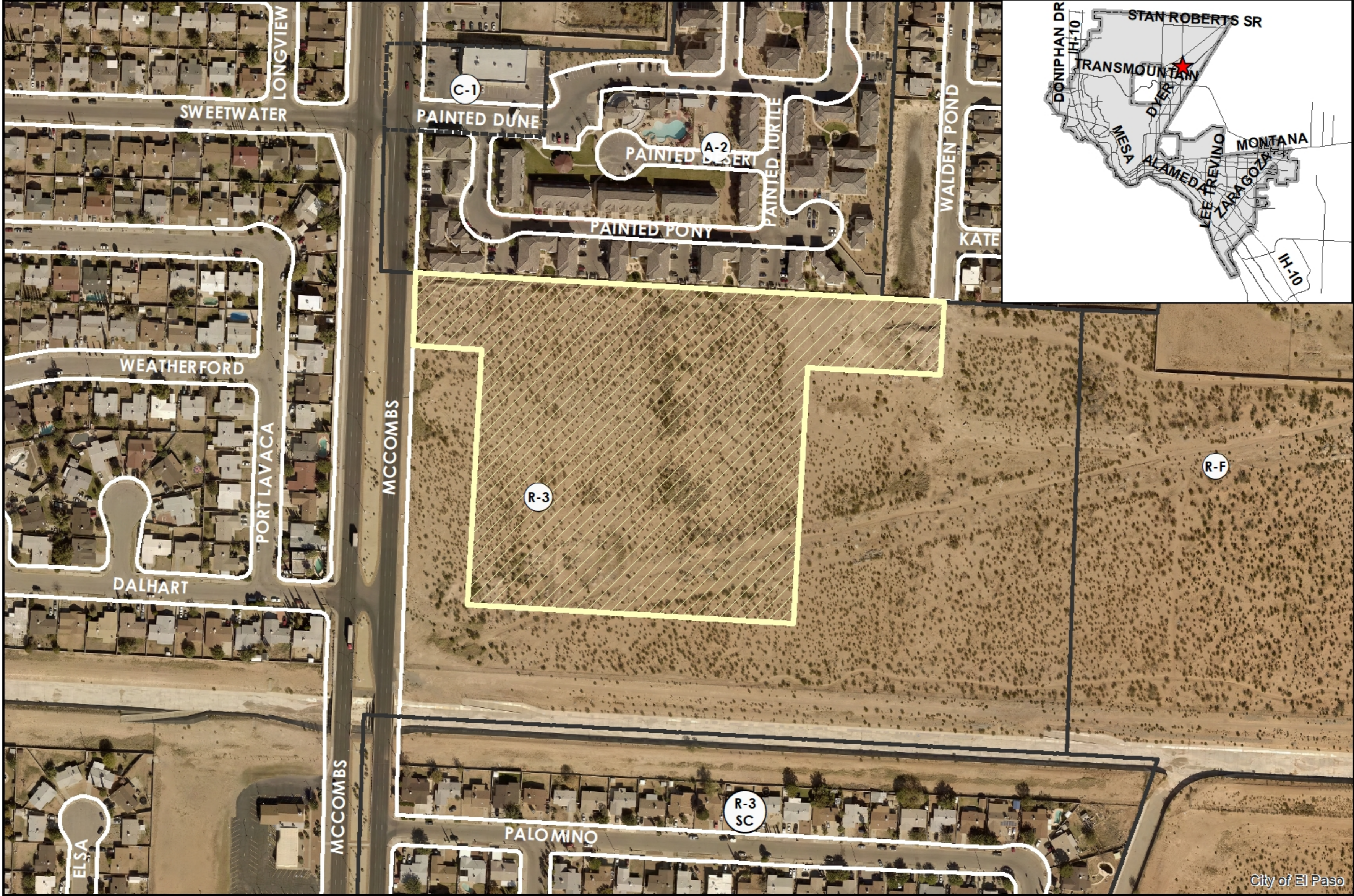
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 Subject Property




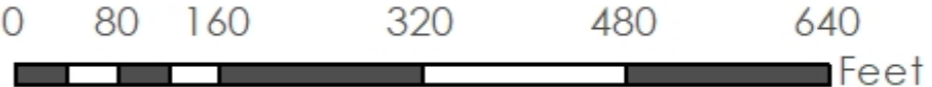
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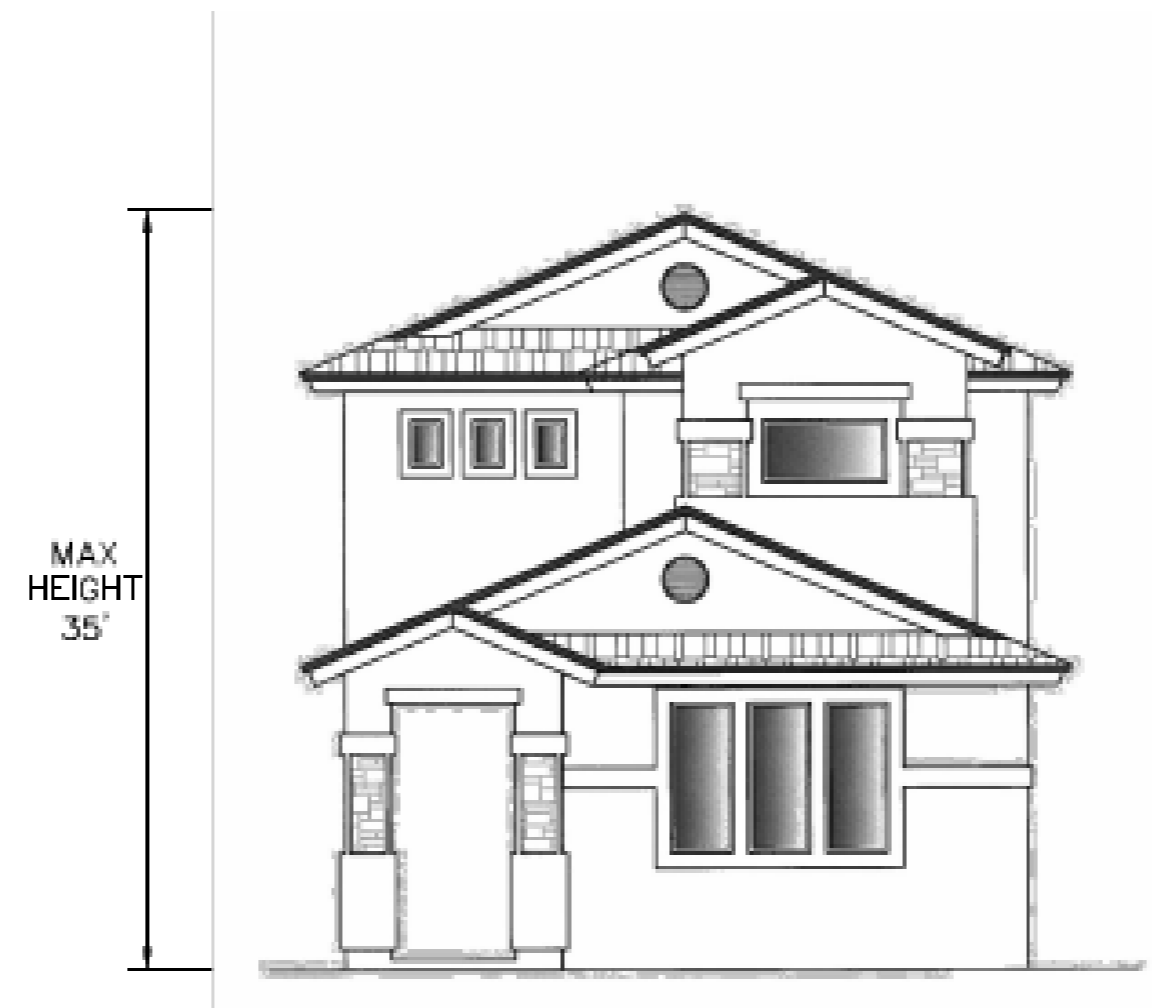


 Subject Property





TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)
SCALE: N.T.S.



TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)
SCALE: N.T.S.

***NOTE:**
ARCHITECTURAL FEATURES MAY VARY
FROM THOSE SHOWN ABOVE. THESE
ARCHITECTURAL ELEVATIONS ARE FOR
MAXIMUM HEIGHT DEMONSTRATION ONLY.

PZDS19-00037



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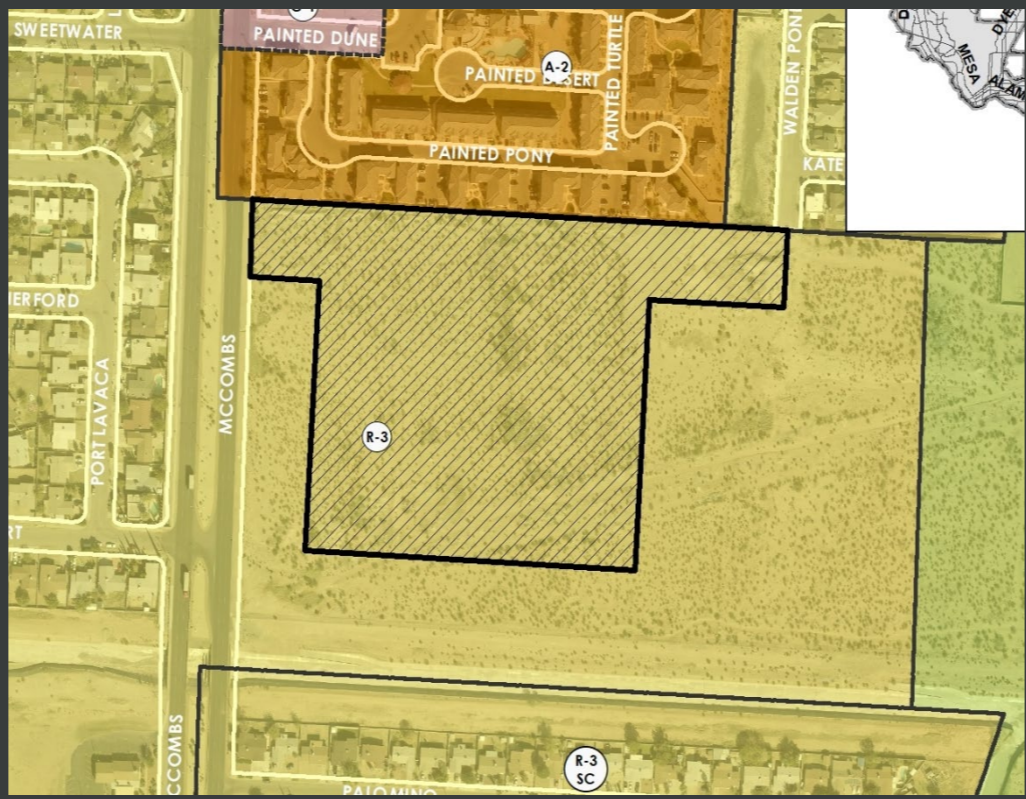




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THANK YOU

