

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

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

**AGENDA DATE:** Introduction: August 21, 2018  
Public Hearing: September 18, 2018

**CONTACT PERSON/PHONE:** Alex P. Hoffman, (915) 212-1566, [HoffmanAP@elpasotexas.gov](mailto:HoffmanAP@elpasotexas.gov)  
Adriana Martinez, (915) 212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting a Special Permit No. PZST17-00010 to allow for Infill Development with lot width, setback, & 100% parking reduction of the property described as The South 7 feet of Lot 25, all of Lot 26 and the North 10 feet of Lot 27, Block 18, Second Revised Map of Sunset Heights, 1420 Hawthorne St., an addition to the 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. 1420 Hawthorne St. Owner: Edward J. Daffron PZST17-00010 (District 8)

**BACKGROUND / DISCUSSION:**

On June 28, 2018. The City Plan Commission recommended Approval.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this rezoning application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Recommended Approval on a 5-0 vote.

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

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

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

**DEPARTMENT HEAD:** Alex P. Hoffman  
Planning and Inspections Department

**APPROVED FOR AGENDA:**

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

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

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00010 TO ALLOW FOR INFILL DEVELOPMENT WITH LOT WIDTH, SETBACK, & 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS THE SOUTH 7 FEET OF LOT 25, ALL OF LOT 26 AND THE NORTH 10 FEET OF LOT 27, BLOCK 18, SECOND REVISED MAP OF SUNSET HEIGHTS, 1420 HAWTHORNE ST., AN ADDITION TO THE 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, EDWARD J. DAFFRON have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a lot width, setback, & 100% parking reduction; and,

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 Sections 20.04.320 of the El Paso City Code.

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

1. That the property described as follows is in a R-4/H (Residential/Historic) Zone District:

*The South 7 feet of Lot 25, all of Lot 26 and the North 10 feet of Lot 27, Block 18, Second Revised Map of Sunset Heights, 1420 Hawthorne St. an addition to the City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; and,*

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a lot width, setback, & 100% parking reduction; and,
3. That this Special Permit is issued subject to the development standards in the R-4/H (Residential/Historic) District regulations and is subject to the approved

Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00010 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners 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 \_\_\_\_\_, 2018.

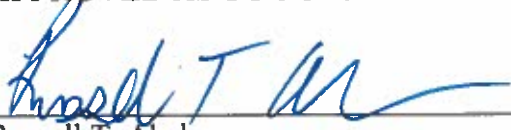
**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Alex P. Hoffman  
Planning & Inspections Development

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

18-1007-2239 | 806743

1420 Hawthorne St.

RTA

**PZST17-00010**

## AGREEMENT

Edward J. Daffron, referred to in the above Ordinance, hereby agree 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-4/H (Residential/Historic) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 26 day of July, 2018.

Edward J. Daffron:

By: Property Owner  
(name/title)  
Edward J. Daffron  
(signature)

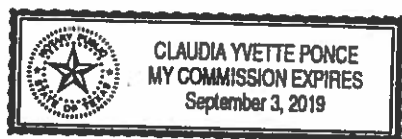
## ACKNOWLEDGMENT

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 26 day of July, 2018, by Claudia Y. Ponce for Edward J. Daffron, as Owner.

My Commission Expires:

Shirley El Paso, TX  
Notary Public, State of Texas



Notary's Printed or Typed Name:

Claudia Y. Ponce

(Exhibits on the following pages)

## EXHIBIT "A"



### *Land - Mark Professional Surveying Inc.*

*"Serving Texas, New Mexico and Arizona"*

#### **METES AND BOUNDS DESCRIPTION**

A 0.116 acre parcel of land, being the South 7 feet of Lot 25, all of Lot 26 and the North 10 feet of Lot 27, Block 18, Second Revised Map of Sunset Heights, recorded in Volume 10, Page 47, as recorded in Plat Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows;

**COMMENCING**, for reference, at an existing City Monument located at the centerline intersection of West River Avenue and Hawthorne Street; **THENCE**, South 00°00'00" East, a distance of 193.00 feet; **THENCE**, South 90°00'00" East, a distance of 30.00 feet to an existing nail lying at the **POINT OF BEGINNING** of this parcel description;

**THENCE**, South 90°00'00" East, with the southerly boundary line of a parcel of land conveyed to Cheryl Ann Howard, as recorded in Volume 2623, Page 788, Official Records of El Paso County, Texas, a distance of 120.00 feet to a mag nail, set in the westerly boundary line of a 20 feet wide alley, for a corner of this parcel;

**THENCE**, South 00°00'00" East, with said westerly boundary line, a distance of 42.00 feet to a mag nail, set in the northerly boundary line of a parcel of land conveyed to Robert Storch, as recorded in Volume 3066, Page 2322, Official Records of El Paso County, Texas, for a corner of this parcel;

**THENCE**, North 90°00'00" West, with said northerly boundary line, a distance of 120.00 feet to a PK Nail set in the easterly right-of-way line of Hawthorne Street, for a corner of this parcel;

**THENCE**, North 00°00'00" East, with said easterly right-of-way line, a distance of 42.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.116 Acres (5,040 Square feet) of land more or less.

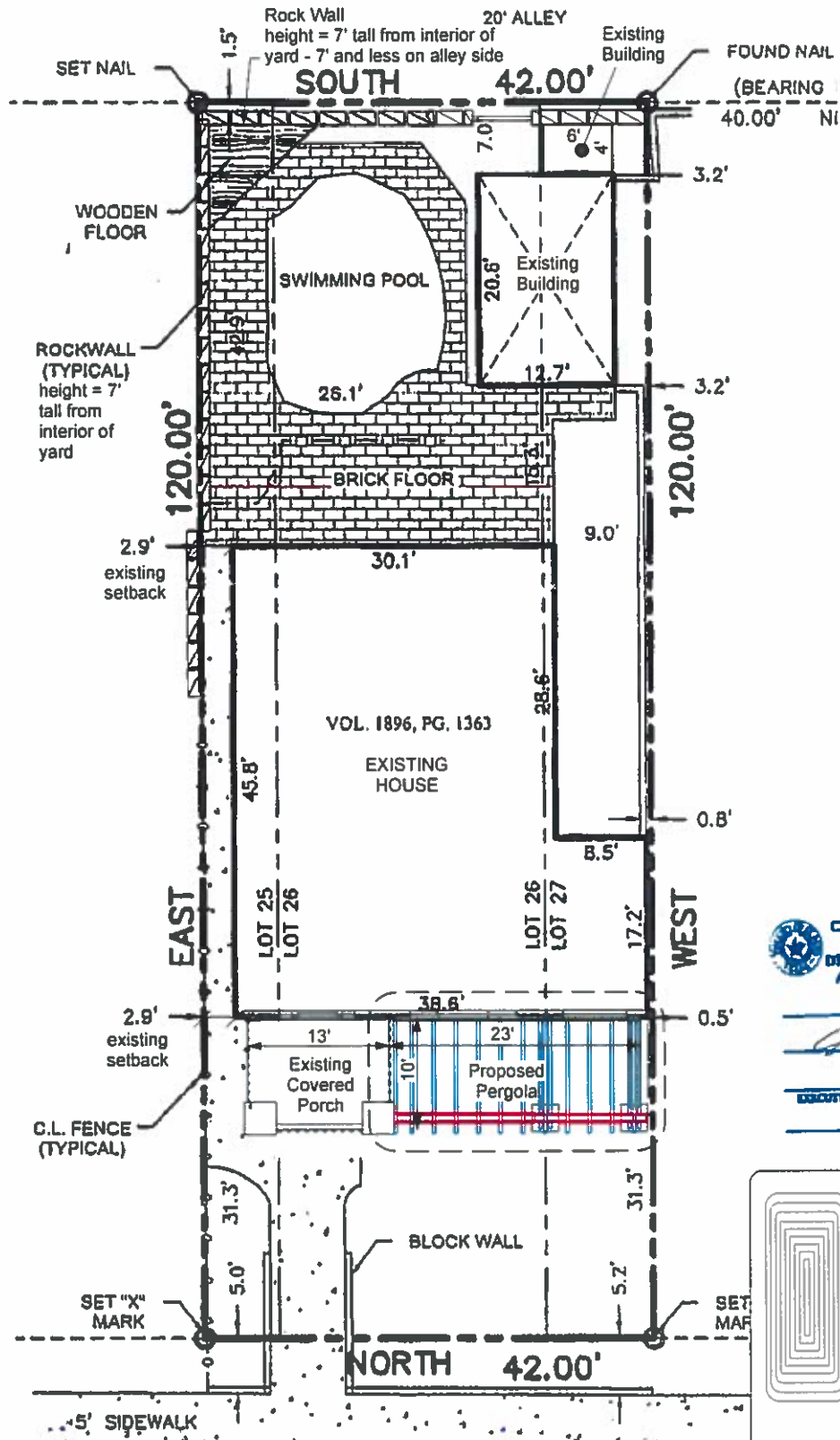
Larry L. Drewes, R.P.L.S.  
Texas License No. 4869  
Job Number 30882  
March 13, 2018



1420 Bessemer • El Paso, Texas 79936

Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: [Larry@Land-Marksurvey.com](mailto:Larry@Land-Marksurvey.com)

18-1007-2239 | 806745 | RTA



Site Plan  
Scale: 1" = 10 ft

Legal Description: Block 18 of Sunset Heights, S 7 ft of Lot 25, Lot 26, N 10 ft of Lot 27

Property ID: S97999901806600



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

7/30/18  
APPLICANT

EXECUTIVE SECRETARY CITY PLAN COMMISSION

CITY MANAGER



DAFFRON PERGOLA  
1420 Hawthorne St  
El Paso, TX 79902

archilabworks  
100 E. 6th Street  
Tucson, AZ 85705  
(520) 390-5141  
kelsi@archilabworks.com



*Kelsi J. Montemayor*

Date:  
6/7/2018

Special Permit  
Site Plan

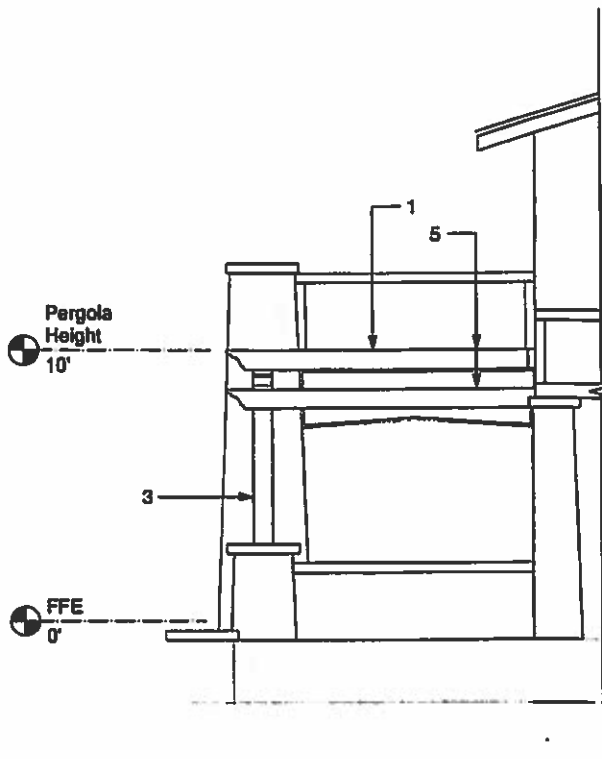
# EXHIBIT "B"



3 West (Front) Elevation  
Scale: 1/4" = 1'-0"

## Notes

1. Pergola (shaded gray) - rough sawn wood members per plan with dark brown stain with sealer incorporated, or separate clear coat
2. Ledger per plan, beyond - option to stain as other members or paint to match existing off-white wall adjacent
3. 8x8 rough sawn post
4. 8x8 rough sawn beam
5. 4x8 rough sawn rafter, typical



4 South (Side) Elevation  
Scale: 1/4" = 1'-0"



**DAFFRON PERGOLA**  
1420 Hawthorne St  
El Paso, TX 79902

**archilabworks**  
100 E. 6th Street,  
Tucson, AZ 85705  
(520) 390-5141  
kelsi@archilabworks.com



Date:  
6/7/2018

Special Permit  
Elevations

## MEMORANDUM

**DATE:** July 25, 2018

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

**FROM:** Adriana Martinez, Planner

**SUBJECT:** PZST17-00010

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The City Plan Commission (CPC), on June 28, 2018 voted 5-0 to recommend **Approval** to the special permit request to allow for Infill Development with lot width, setback, & 100% parking reduction for the property described as The South 7 feet of Lot 25, all of Lot 26 and the North 10 feet of Lot 27, Block18, Second Revised Map of Sunset Heights, 1420 Hawthorne St., an addition to the City of El Paso, El Paso County, Texas.

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 not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on June 13, 2018.

**Property Owner:** Edward J. Daffron  
**Applicant:** Edward J. Daffron  
**Representative:** Edward J. Daffron

**Attachments:**  
Staff Report





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

**REVISED**

**Case No:** PZST17-00010  
**Application Type:** Special Permit  
**CPC Hearing Date:** June 28, 2018  
**Staff Planner:** Adriana Martinez, 915-212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)  
**Location:** 1420 Hawthorne St.  
**Legal Description:** The South 7 feet of Lot 25, all of Lot 26 and the North 10 feet of Lot 27, Block 18, Second Revised Map of Sunset Heights, an addition to the City of El Paso, El Paso County, Texas  
**Acreage:** 0.116  
**Rep District:** 8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Existing Use:** Single-family dwelling  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Infill Special Permit to allow for lot width, side yard setback, & 100% parking reduction  
**Proposed Use:** Single-family dwelling  
**Property Owner:** Edward J. Daffron  
**Representative:** Edward J. Daffron

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

**North:** R-4/H (Residential/Historic) / Single-family dwellings  
**South:** R-4/H (Residential/Historic) / Single-family dwellings  
**East:** R-4/H (Residential/Historic) / Single-family dwellings  
**West:** R-4/H (Residential/Historic) / Single-family dwellings

**PLAN EL PASO DESIGNATION:** G-2, Traditional Neighborhood (Central Planning Area)

**NEAREST PARK:** Mundy Park (745 feet)

**NEAREST SCHOOL:** Vilas Elementary School (1,447 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

Sunset Height Neighborhood Improvement Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 13, 2018. The Planning Division did not receive any phone calls or letters in support or in opposition of this special permit request.

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit and detailed site development plan review to allow for a side-yard setback reduction from the required 5ft to 0.5 ft. The proposed setback reduction is to accommodate a 230 sq. ft. covered porch. The applicant is also requesting a lot width reduction from the required 50 ft. to 42 ft. and a 100% parking reduction. The existing landscaping for the proposed development is to remain. Access to the property is proposed from Hawthorne St. Please note this application was submitted on May 1, 2017, prior to the adoption of the new infill standards on May 30, 2017. This item has been issued a Certificate of Appropriateness from the Historic Landmark Commission on June 18, 2018 with the following condition:

*Certificate of Appropriateness for the construction of a pergola at the main façade with the modifications that the pergola be stained to accent the color of the brick and have the metal connections hidden from view.*

**Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **Approval** of the special permit request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding single-family residential development. Additionally, the proposed development is compliant with the G-2, Traditional Neighborhood (Central Planning Area) and use designation in the Plan El Paso East Planning Area. Further, the property meets the requirements of Sections 20.10.280 Infill Development, 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan.

**Plan El Paso-Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

**G-2 – Traditional Neighborhood:** This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-4 (Residential): Low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

*The proposal includes redevelopment of an existing single-family property, which utilizes the current configuration of the existing lot.*

**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.

This application addresses policy 2.2.5. “The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

*The Planning Division recommendation is based on redevelopment of an existing single-family property, which utilizes the current configuration of the existing lot.*

**ANALYSIS**

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be

waived by any provision of this section.

*The property is located within the empowerment zone and is part of the Second Revised map Of Sunset Heights recorded back in 1903 (attachment #6).*

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located.

However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

*Single-family dwellings are a permissible use in the R-4/H (Residential/Historic) zone district.*

C. Setback Provisions. The setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Side	5'	0.5'

*The applicant is requesting a lot width and side-yard setback reduction.*

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

*The proposed development is requesting a 100% parking reduction. The parking on Hawthorne St. is resident only and blue tags have been issued. The applicant has been assigned two parking spaces and two visitors' passes.*

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 consistent with the G-2, Traditional Neighborhood (Central Planning Area).*

F. Landscaping. The landscape standards contained within Title 18 of this Code shall apply to an infill development.

*The proposed development meets the landscaping standards in Title 18 (the existing landscaping is to remain).*

G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty percent for an infill development as approved by city council.

*The existing density of one (1) single-family home will remain.*

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.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Width	50'	42'

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 Detailed Site Development / 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.*

**COMMENTS:**

**Planning and Inspections Department – Planning Division**

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**Planning and Inspections Department – Land Development**

No objections to special permit setback reduction.

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

Recommends approval

Note: Structural plans must submitted at time of building permit

**Texas Department of Transportation (TxDOT)**

Not required.

Note: Development is not abutting TxDOT Right of Way

**Sun Metro**

Sun Metro has no objections.

**El Paso Fire Department**

Recommends approval.

**El Paso Police Department**

No comments submitted.

**El Paso Water Utilities**

EPWater does not object to this request.

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

**Water:**

2. There is an existing 8-inch diameter water main that extends along Hawthorne Street, located approximately 20-feet west of the western property's property line. This main is available for service.
3. EPWater records indicate there is one (1) ¾-inch diameter water service serving the subject property. The addresses for these services is 1420 Hawthorne Street.
4. Previous water pressure from fire hydrant #2877 located at corner on River Avenue and Hawthorne Drive has yielded a static pressure of 102 psi, a residual pressure of 90 psi, and a discharge of 1,501 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main that extends along Hawthorne Street, located approximately 24.5-feet west of the western property's line. This main is available for service.
6. There is an existing 8-inch diameter sanitary sewer main along the alley between Hawthorne Street and Fewel Street, extend approximately 361-feet north of Yandell Drive. This main is available for service.

**General:**

7. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater Division**

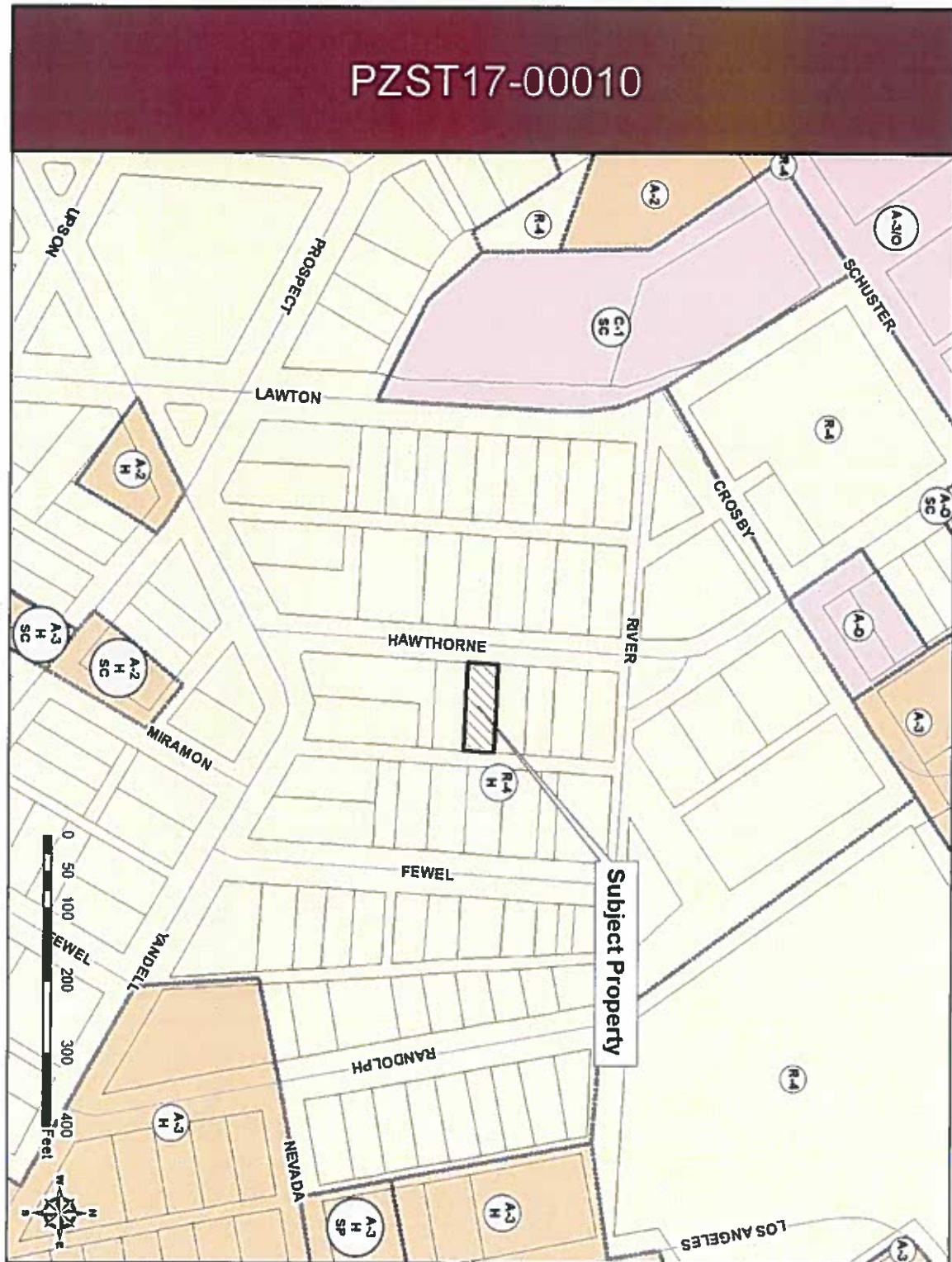
No comments submitted.

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Recorded Plat



ATTACHMENT 1: LOCATION MAP





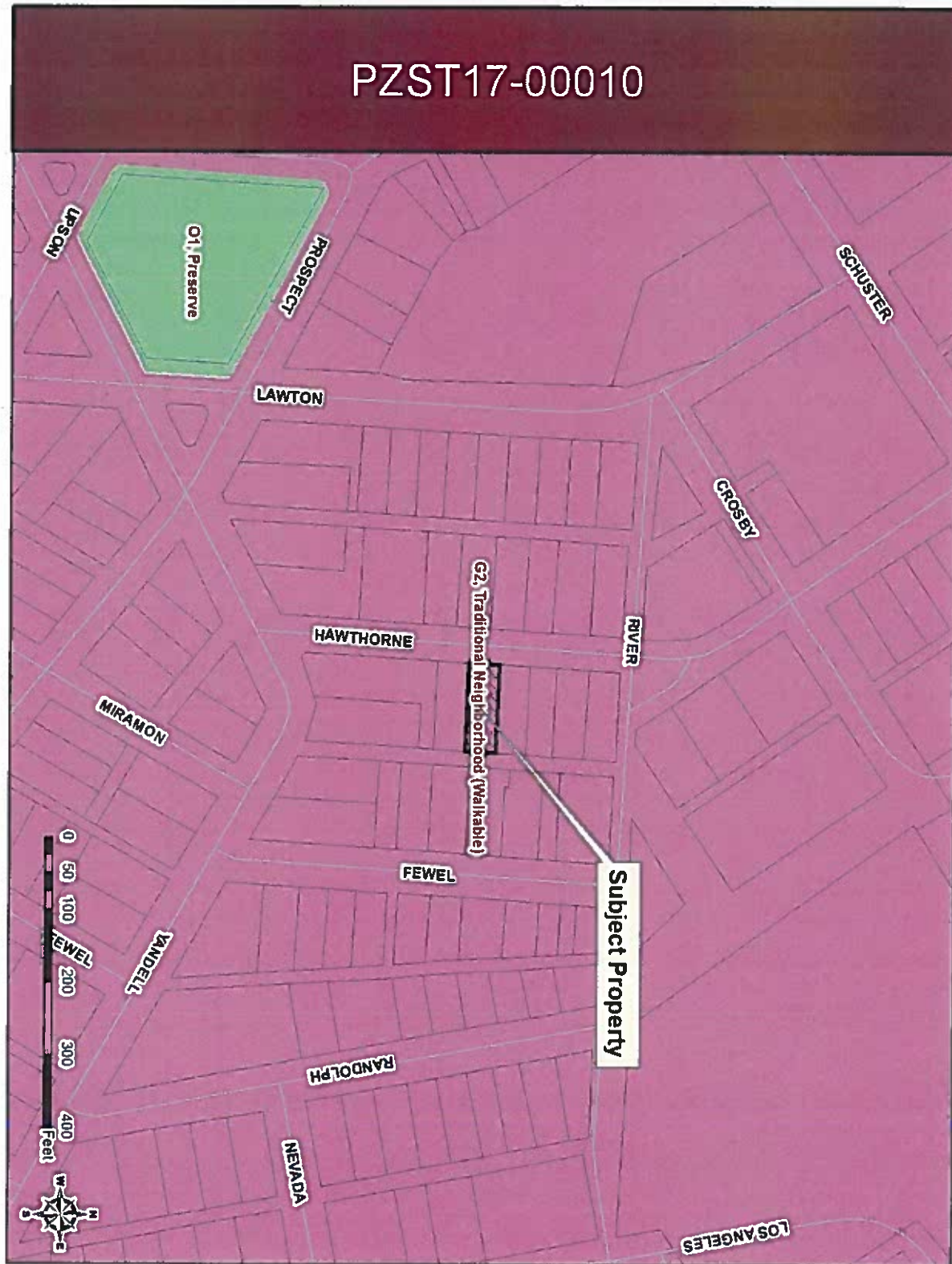
ATTACHMENT 2: AERIAL MAP

PZST17-00010

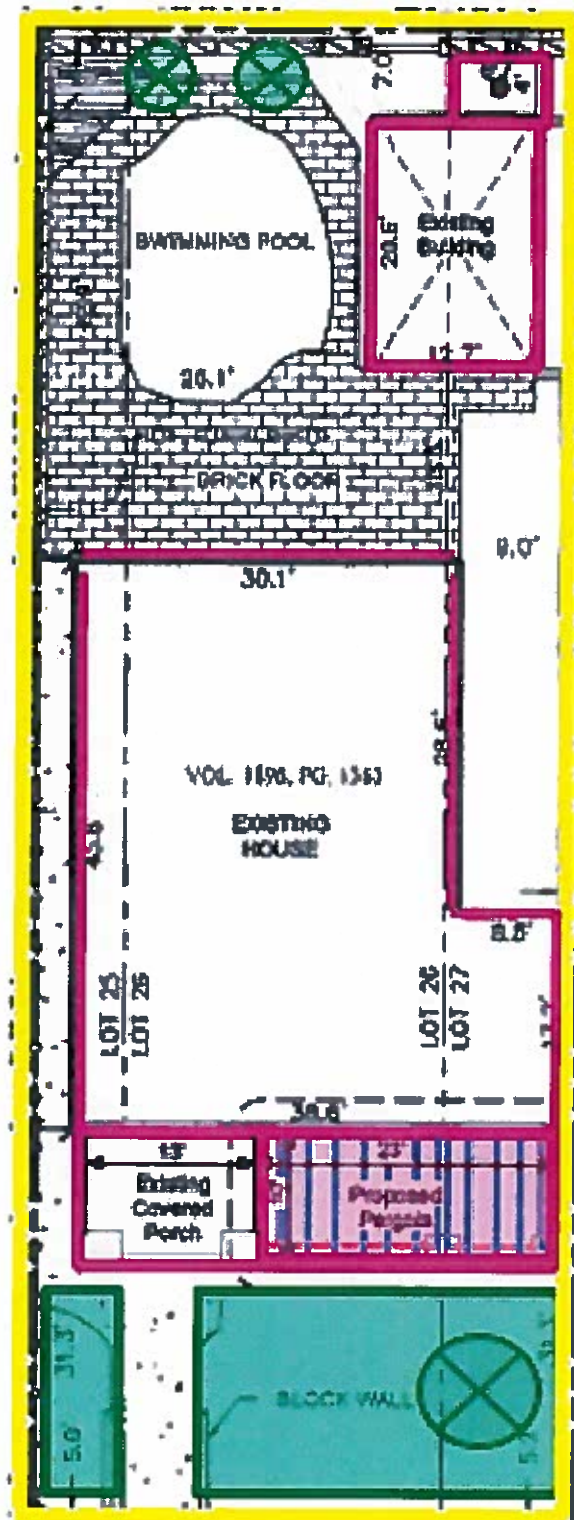




**ATTACHMENT 3: FUTURE LAND USE MAP**



**ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN**



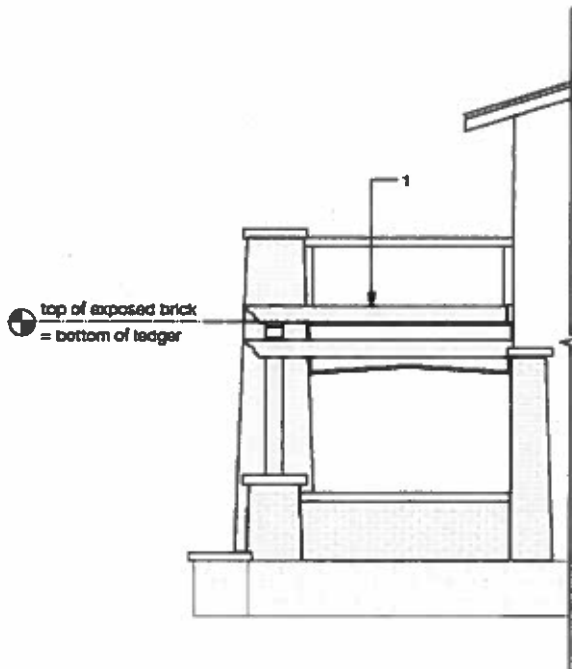
## ATTACHMENT 5: ELEVATIONS



1 West (Front) Elevation  
Scale: 1/4" = 1'-0"

### Notes

1. Pergola (shaded gray) - rough sawn wood members per plan with dark brown stain with sealer incorporated, or separate clear coat
2. Ledger per plan, beyond - option to stain as other members or paint to match existing off-white wall adjacent



2 South (Side) Elevation  
Scale: 1/4" = 1'-0"



DAFFRON PERGOLA  
1420 Hawthorne St  
El Paso, TX 79902

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*Kelsi Murphy*

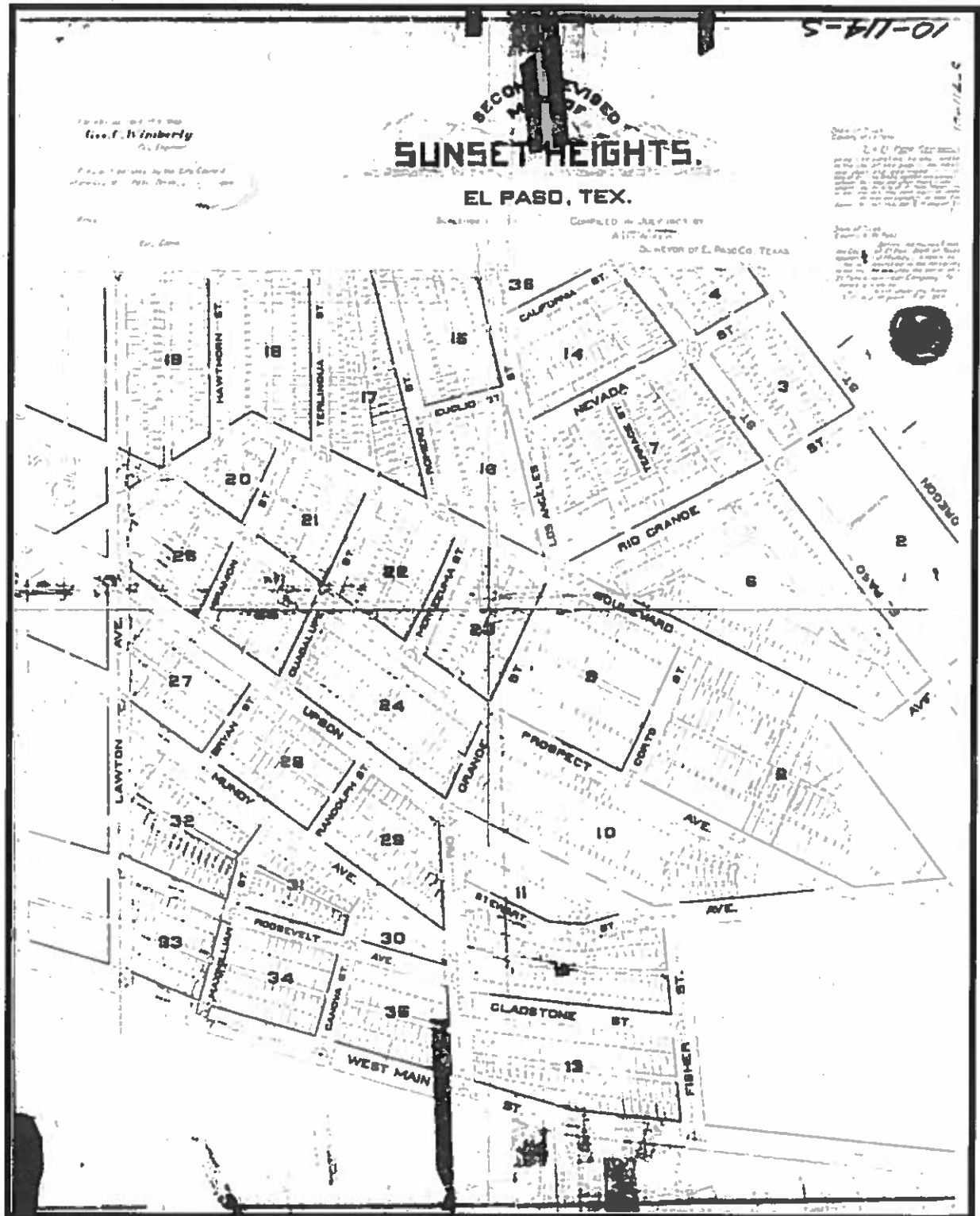
Date:  
12/31/2017

Sheet:

02

Revisions:

**ATTACHMENT 6: RECORDED PLAT**





### **Recommendation/Public Input**

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation 5-0
- **Public Input:** The Planning Division did not receive any calls in support or opposition to the rezoning request.

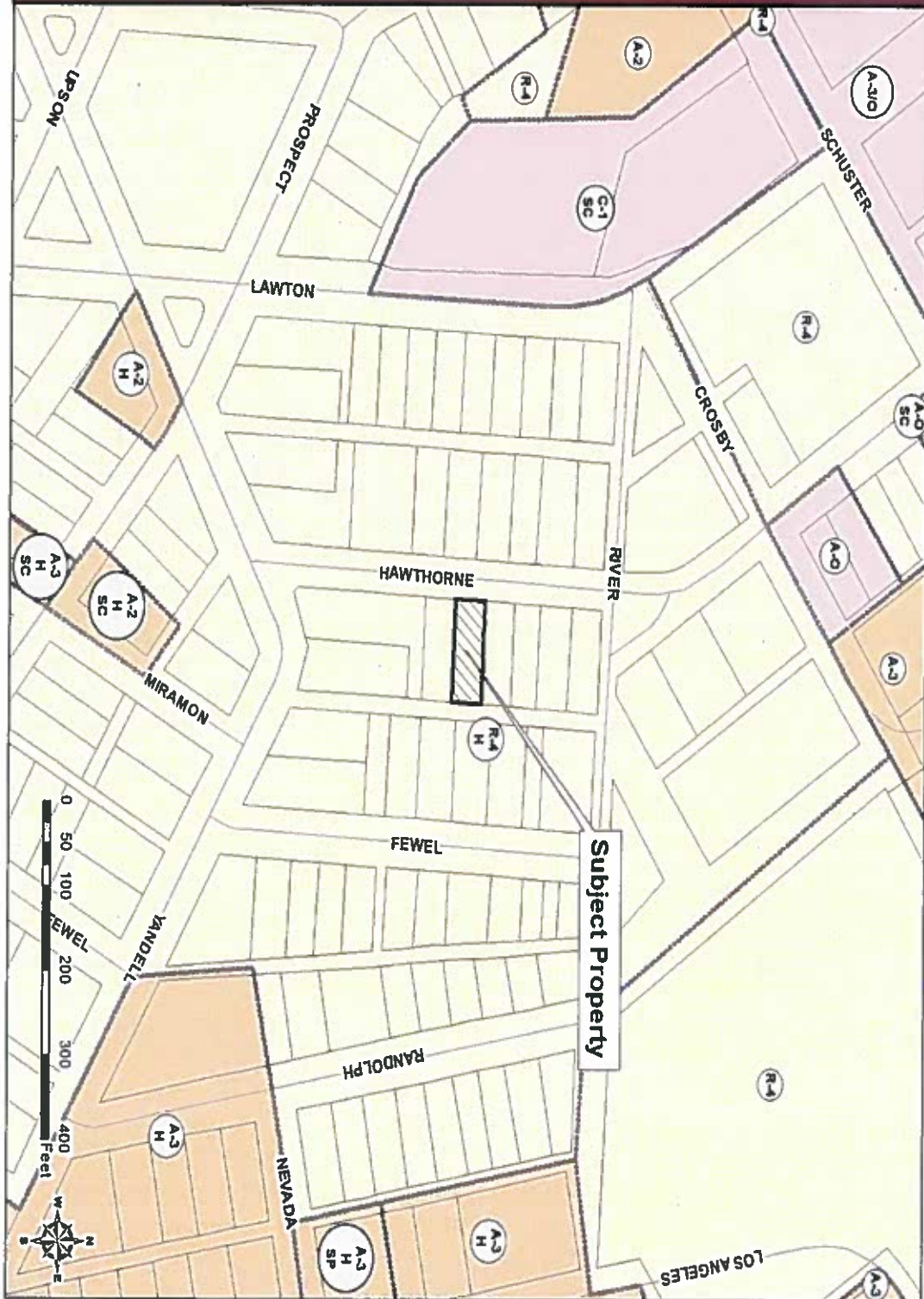
### **Strategic Goal #3 Promote the Visual Image of El Paso**

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





PZST17-00010







PZST17-00010







PZRZ18-00000



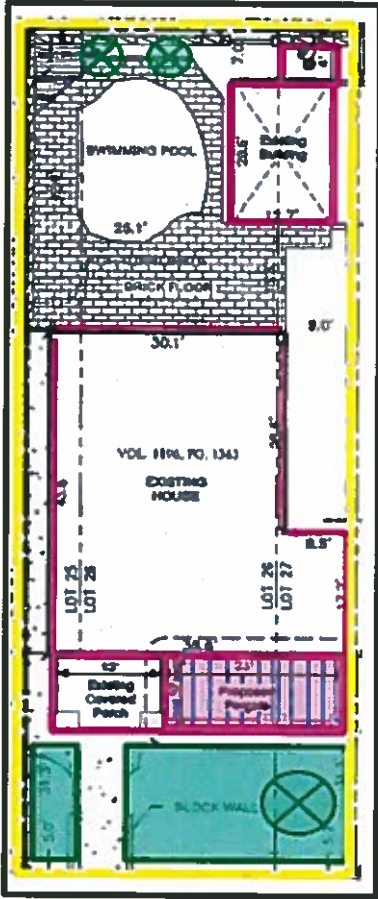
This map is designed for illustrative purposes only. The features depicted herein are approximate and may vary slightly. Studies may be required to draw accurate conclusions. Measurements of this map to scales greater than 1:10,000 may involve error and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

0 25 50 100 150 200 Feet





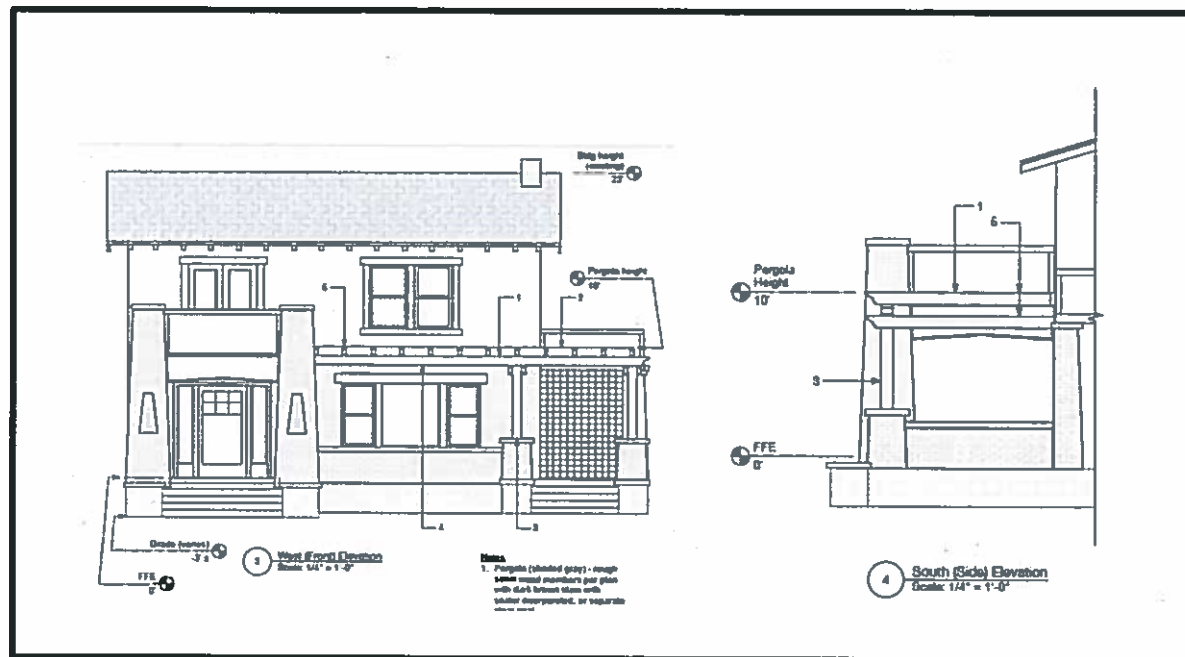
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**"Delivering Outstanding Services"**



## Elevations







## Subject Property



*"Delivering Outstanding Services"*

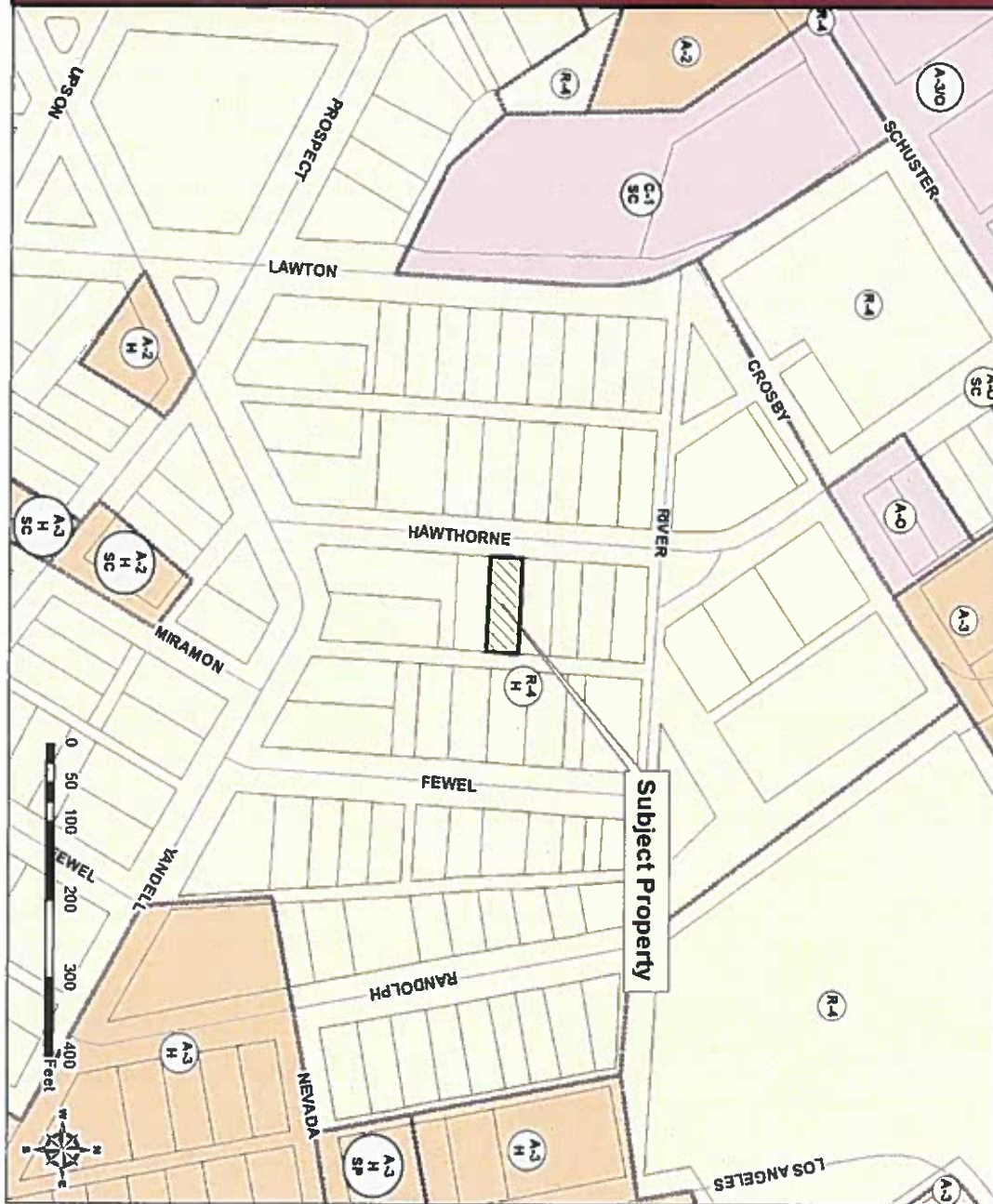


## Surrounding Areas





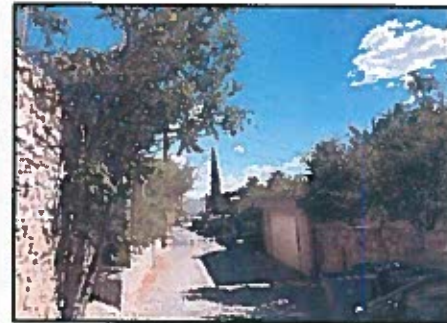
PZST17-00010







## Surrounding Areas



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