

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

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Consent Agenda; Public Hearing: October 27, 2015

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

DISTRICT(S) AFFECTED: 5

SUBJECT:

A Resolution approving a detailed site development plan PZDS15-00017 for a portion of Lot 18, Block 2, Montwood Heights Unit 4, 12430 Montwood Drive, 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: 12430 Montwood Drive. Property Owner: Marcella Frausto. PZDS15-00017 (**District 5**)

BACKGROUND / DISCUSSION:

On September 24, 2015, the CPC reviewed and recommended approval of the detailed site development plan.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this detailed site development plan application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning & Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN PZDS15-00017 FOR A PORTION OF LOT 18, BLOCK 2, MONTWOOD HEIGHTS UNIT 4, 12430 MONTWOOD DRIVE, 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, on June 22, 1993, City Council rezoned the property described as a portion of Lot 18, Block 2, Montwood Heights Unit 4, 12430 Montwood Drive, City of El Paso, El Paso County, Texas, from **R-3 (Residential)** to **C-1/c (Commercial/conditions)** and as part of the rezoning imposed a condition that a detailed site development plan be submitted for review and approval by the City Plan Commission and City Council prior to issuance of a building permit; and,

WHEREAS, the property owner, **Marcella Frausto** (the "Owner") is ready to proceed with development and has submitted a detailed site development plan for review; and,

WHEREAS, the detailed site development plan is subject to the development standards in the **C-1/c (Commercial/conditions)** 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; and,

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

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 imposed on the property described as a portion of Lot 18, Block 2, Montwood Heights Unit 4, 12430 Montwood Drive, City of El Paso, El Paso County, Texas, and the City Council hereby approves the detailed site development plan. The detailed site development plan is subject to the development standards in the C-1/c (Commercial/conditions) District:*

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 "A" 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-1/c (Commercial/conditions)** 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-1/c (Commercial/conditions)** 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 _____, 2015.

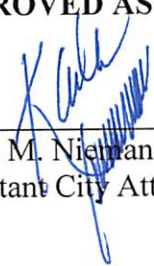
THE CITY OF EL PASO

Oscar Leaser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

AGREEMENT

Marcella Frausto (Property Owner), referred to in the above Resolution, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Resolution, and in accordance with the standards identified in the **C-1/c (Commercial/conditions)** District regulations, and subject to all other requirements set forth in this Resolution.

EXECUTED this _____ day of _____, 2015.

By: Marcella Frausto

(Title)

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

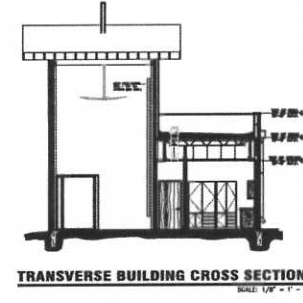
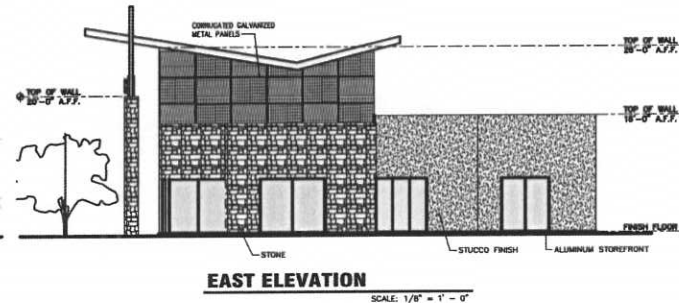
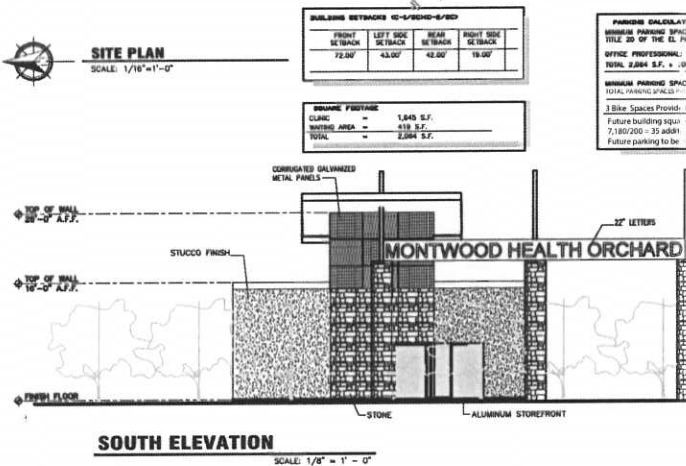
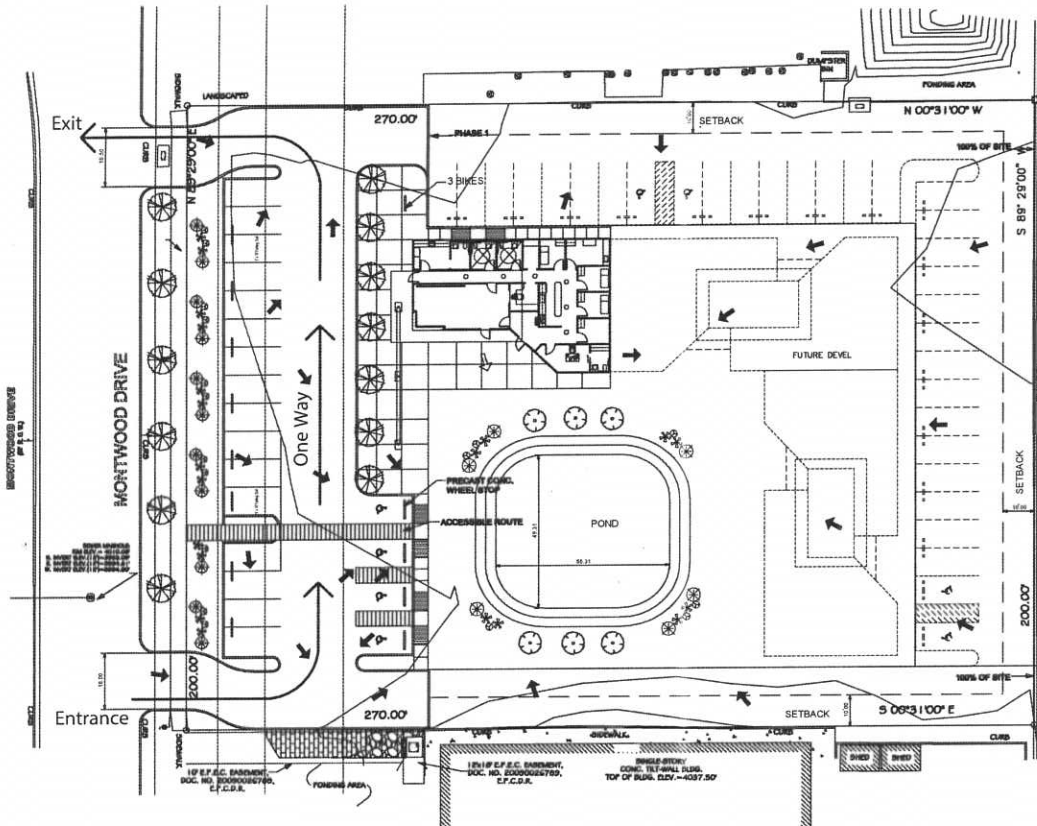
This instrument is acknowledged before me on this ____ day of _____, 2015, by
Marcella Frausto, as Property Owner.

My Commission Expires:

Notary Public, State of Texas

Notary's Printed or Typed Name

EXHIBIT "A"



LANDSCAPE REQUIREMENTS

LANDSCAPE AREA REQUIRED: 54,000-12,770-41,230 ÷ 15% = 8,10550. FT

LANDSCAPE AREA PROPOSED PHASE 1: 3,402 SQ. FT.

LANDSCAPE AREA PROPOSED PHASE 2: 4,820 SQ. FT.

PLANT QUANTITIES	REQUIRED	PHASE 1	BALANCE
QTY. OF FRUIT TREES	7	3	4
QTY. OF CANOPY TREES	3	3	0
QTY. OF PERENNIALS	0	0	0
QTY. OF BUFFER TREES	0	0	0
QTY. OF 5 GAL. SHRUBS	270	170	100
QTY. OF 15 GAL. SHRUBS	0	0	0

3/4 PINE CANYON ROCK, APPROXIMATELY 3,402 SQ. FT.

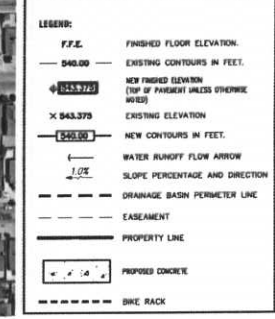
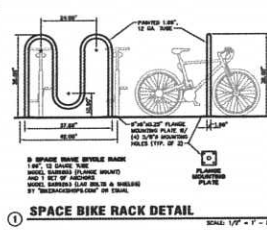
FUTURE 3/4 PINE CANYON ROCK, APPROXIMATELY 4,820 SQ. FT.

UTM DESIGN STORM DRAINAGE CALCULATION TABLE
100 YEAR DESIGN FREQUENCY

WATER AREA (SQ)	C	I	AREA (SQ)	T (MIN)	DESIGN RATE (GPM)
10.1	0.5	2.5	100	10.0	2.5
10.1	0.5	0.5	1,000	10.0	2.5

GENERAL NOTES:

All storm water runoff shall be addressed within the lot limits and shall comply with all provisions of (DSC, 19.19.010A) and (DDA, 11.1).



DETAILED SITE DEVELOPMENT PLAN

IDEA
an invention think team

310 N. MYRA ST., SUITE 211
EL PASO, TEXAS 79901
(915) 588-0121
WWW.IDEADISIGN.COM



PROJECT:

PROJECT NAME: DOCTOR MARCELLA FRAUSTO

PROJECT ADDRESS: 12430 MONTWOOD

PROJECT CITY: EL PASO, TEXAS

PROJECT STATE: TEXAS

PROJECT ZIP: 79901

LEGAL DESCRIPTION - 12430 MONTWOOD

A PORTION OF LOT 18, BLOCK 2, MONTWOOD HEIGHTS UNIT 4, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.

ZONE C-1

FLOOD ZONE DESIGNATION

ZONE 1, COMMUNITY NO. 40020 010 & 010/04/0101.

VERTICAL REFERENCE BENCHMARK

BENCHMARK: CITY MONTWOOD AT THE CORNER INTERSECTION OF MONTWOOD DRIVE AND RICHARD ALAN STREET. THE 17.00' ELEVATION FOR 540 MONTWOOD IS 100.00'

DOCTOR MARCELLA FRAUSTO

12430 MONTWOOD

EL PASO, TEXAS 79901

ISSUED FOR CONSTRUCTION
04/29/18

DSD1.1

1 of 1

1

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MEMORANDUM

DATE: October 15, 2015

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

FROM: Andrew Salloum, Planner

SUBJECT: PZDS15-00017

The City Plan Commission (CPC), on September 24, 2015, voted 5-0 to recommend **approval** of a detailed site development plan to permit the construction of medical office.

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.

Attachment:
Staff Report

Property Owner: Marcella Frausto
Representative: Guillermo Barajas



City of El Paso – City Plan Commission Staff Report

Case No: PZDS15-00017
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: September 24, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 12430 Montwood Drive
Legal Description: A portion of Lot 18, Block 2, Montwood Heights Unit 4, City of El Paso, El Paso County, Texas
Acreage: 1.239
Rep District: 5
Existing Zoning: C-1/c (Commercial/conditions)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Condition: Ordinance No. 11446 dated June 22, 1993
Request: Detailed Site Development Plan Review per Ordinance No. 11446
Proposed Use: Medical office

Property Owner: Marcella Frausto
Representative: Guillermo Barajas

SURROUNDING ZONING AND LAND USE

North: R-3A/sc (Residential/special contract) / Single-family dwellings and ponding area
South: R-3A (Residential) / Single-family dwellings
East: C-1/c (Commercial/conditions) / Convenience store with gas pump
West: C-1/c (Commercial/conditions) / Dance studio

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)

NEAREST PARK: Frank T. Hourigan Park (2,465 feet)

NEAREST SCHOOL: Lujan Chavez Elementary (4,781 feet)

NEIGHBORHOOD ASSOCIATION

Eastside Civic Association

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso City Code.

CASE HISTORY

On June 22, 1993, the subject property (Parcel 3) was rezoned from R-3 (Residential) to C-1 (Commercial) with the following condition imposed by Ordinance No. 11446 (Attachment 5):

Parcels 1 & 2

- 1. Prior to issuance of building permits, the applicants must submit for review and approval by the City Plan Commission and the Mayor and City Council a detailed site development plan of the property. Such site plans should also include a landscaping plan, to show how the area adjacent to the residential use can be buffered.*
- 2. Provide a 15' strip of landscaping adjacent to Joe Battle Blvd. (Loop 375) and Montwood Drive.*

The conditions above are not applicable.

Parcels 2, 3, & 4

1. Prior to issuance of any building permits the applicants must submit for review and approval by the City Plan Commission and the Mayor and City Council, a detailed site development plan of the property.

The condition will be satisfied by this detailed site development plan application.

2. Limiting the height of any structure to not more than 2 ½ stories or 35' whichever is greater.

This condition is satisfied.

3. Provide a 10' wide strip of landscaping along Montwood Drive.

This condition is already part of the current code requirements.

APPLICATION DESCRIPTION

The request is for a detailed site development plan review as required by Ordinance No. 11446 dated June 22, 1993. The detailed site development plan shows a new 2,064 sq. ft. medical office (Phase I) and future 7,180 sq. ft. building addition (Phase II), 26 feet in height. The development requires a maximum of 45 parking spaces and the applicant is providing 58 parking spaces and 3 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Montwood Drive.

PLANNING DIVISION 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.

ANALYSIS

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.

Note: Detailed Site Development Plan review is required due to a condition imposed on the subject property.

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and
3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping

in excess of what is required under the city code or any zoning condition.

If the zoning administrator does not approve an applicant's detailed sited development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

Note: the detailed site development plan review is not eligible for administrative approval, due to a condition imposed on the subject property which requires review by City Plan Commission and City Council.

- 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 stormwater 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 20.04.150, Detailed Site Development Plan, and the recommendation is pending.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

No objections to the detailed site development plan.

Note:

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

Planning and Inspections Department – Plan Review

No objections to proposed DSDP. At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, TAS and local municipal Code.

Planning and Inspections Department – Landscaping Division

As per the calculations submitted the project meets code requirements. However, at the time of submittal for building permits, the frontage trees will be required to be placed in the parkway.

Planning and Inspections Department – Land Development

No objections.

Note: The retention of all developed storm-water runoff flow within subdivision lot is required.

As per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision shall be constructed as part of the initial phase of the development.

Fire Department

Detailed Site Plan does not adversely affect the Fire Department.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to nearby bus stops. Route 53 provides services to a bus stop just west of the subject site along Montwood Drive.

El Paso Water Utilities

1. EPWU-PSB does not object to this request

EPWU-PSB Comments

Water:

2. There is an existing 24-inch (24") diameter water main extending along Montwood Dr., the water main is located approximately 90 feet (90') north from the northern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules & Regulations.

3. An 8-inch (8") water main extension will be required in order to provide water service to the subject property. The extension will connect from the existing 8" water main located along 12410 Montwood Dr. and will be required to be looped into the existing water system.

4. Previous water pressure tests from fire hydrant # 10184 located on 12410 Montwood Dr. yielded a static pressure of 56 (psi) pounds per square inch, a residual pressure of 52 (psi), and a discharge of 750 (gpm) gallons per minute.

Sewer:

5. There is an existing 8-inch (8") diameter sanitary sewer extending along Montwood Dr. that is available for service, the sewer main is located approximately 30 feet (30') north from the northern property line. The depth of the existing sewer main is approximately 13 ½ feet (13 ½') deep.

General:

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

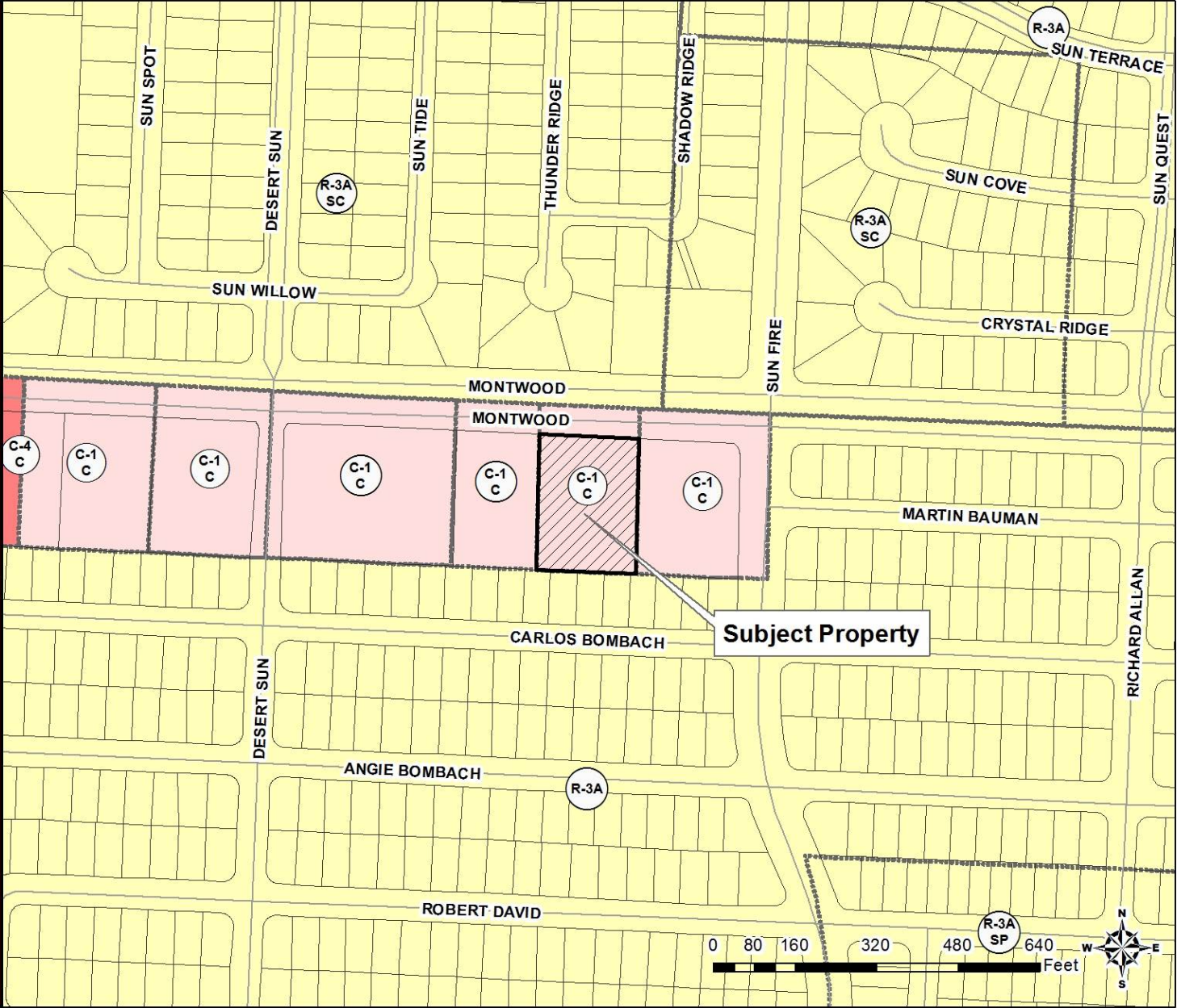
EPWU - Stormwater Division

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.
2. Not required but recommended: Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

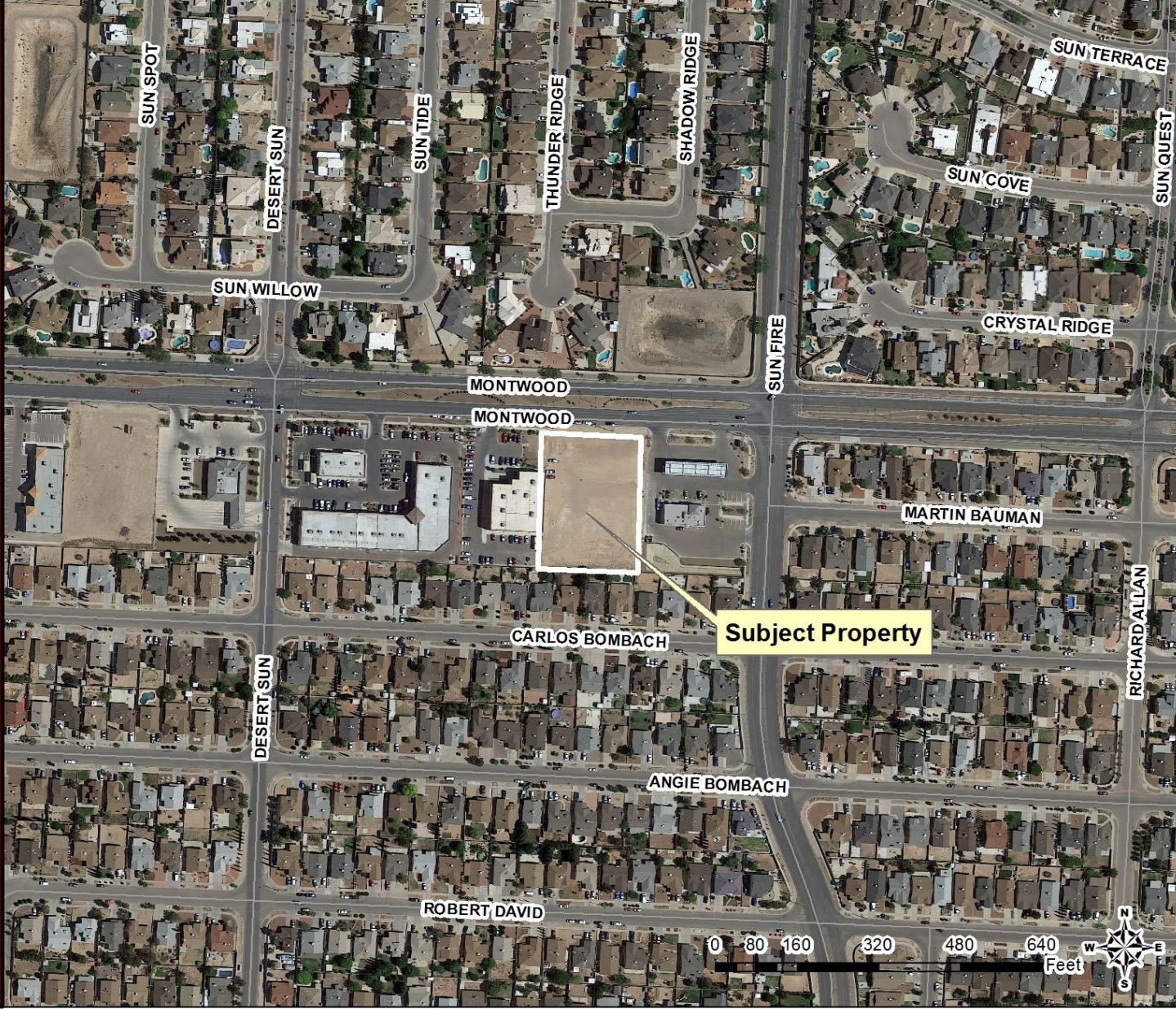
Attachments

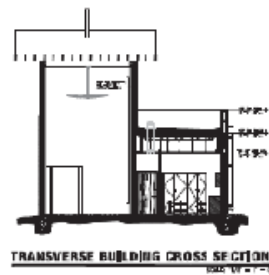
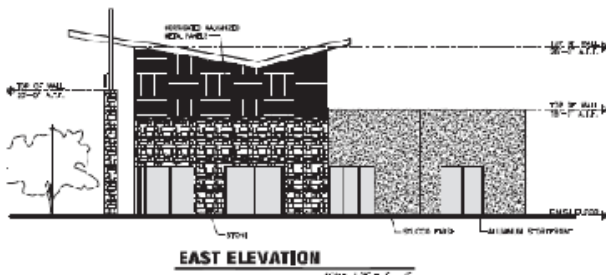
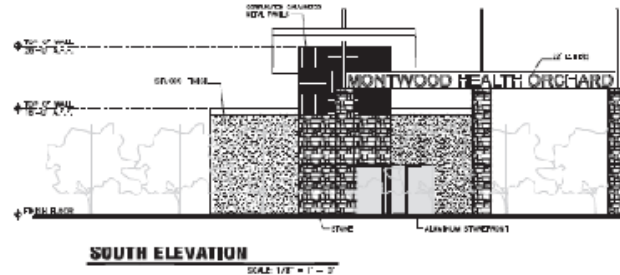
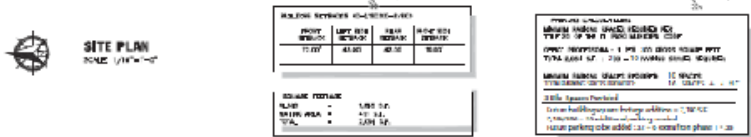
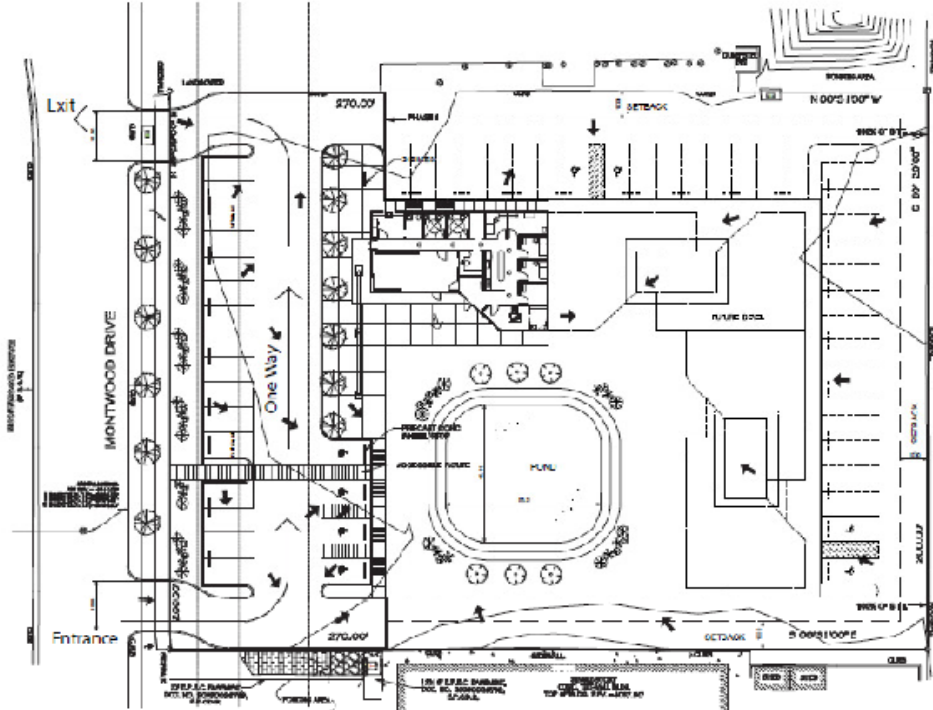
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Detailed Site Development Plan (Enlarged)
5. Elevations
6. Ordinance No. 11446 dated June 22, 1993

PZDS15-00017



PZDS15-00017





MONTWOOD HEIGHTS UNIT 4



LOCATION PLAN
NOT TO SCALE

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA REQUIRED: 10,000 SQ. FT. (100' x 100')
LANDSCAPE AREA PROVIDED: 10,000 SQ. FT. (100' x 100')

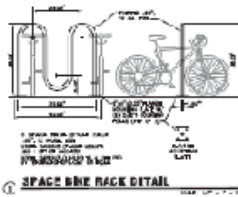
PLANT QUANTITIES	REQUIRED	PHASE 1	BALANCE
1. 10' x 10' TREES	10	10	0
2. 10' x 10' TREES	10	10	0
3. 10' x 10' TREES	10	10	0
4. 10' x 10' TREES	10	10	0
5. 10' x 10' TREES	10	10	0
6. 10' x 10' TREES	10	10	0
7. 10' x 10' TREES	10	10	0
8. 10' x 10' TREES	10	10	0
9. 10' x 10' TREES	10	10	0
10. 10' x 10' TREES	10	10	0

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF EL PASO, TEXAS, STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION.

2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EL PASO, TEXAS, AND THE TEXAS DEPARTMENT OF TRANSPORTATION.

3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EL PASO, TEXAS, AND THE TEXAS DEPARTMENT OF TRANSPORTATION.



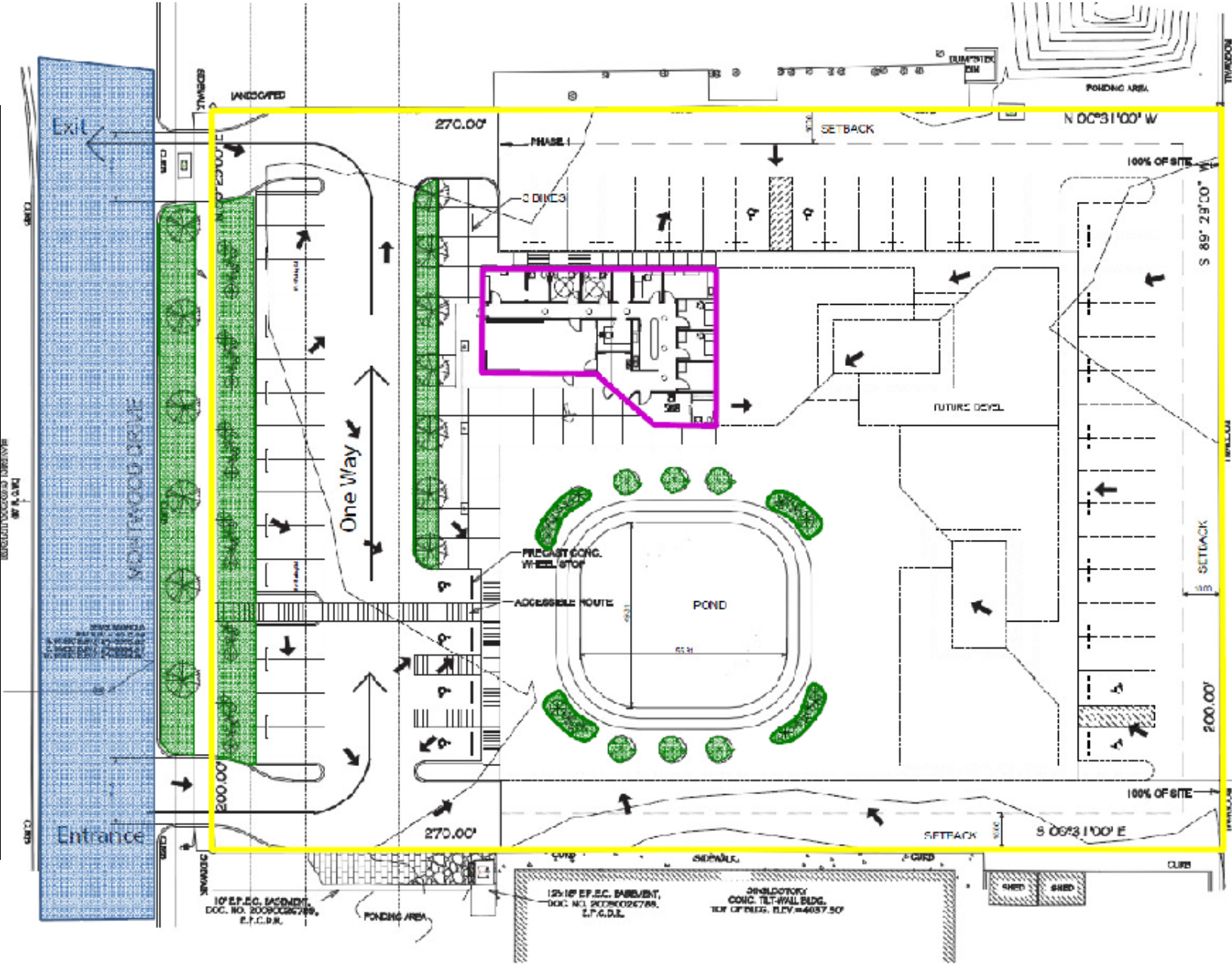
IDEA
an inven team

DOCTOR MARCELLA FRAUSTO
EL PASO, TEXAS 79903
12430 MONTWOOD

DETAILED SITE DEVELOPMENT PLAN

100% PREPARED FOR CONSTRUCTION
DATE: 10/1/15
DRAWN BY: DSD1.1
CHECKED BY: [Signature]
APPROVED BY: [Signature]

ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN (ENLARGED)

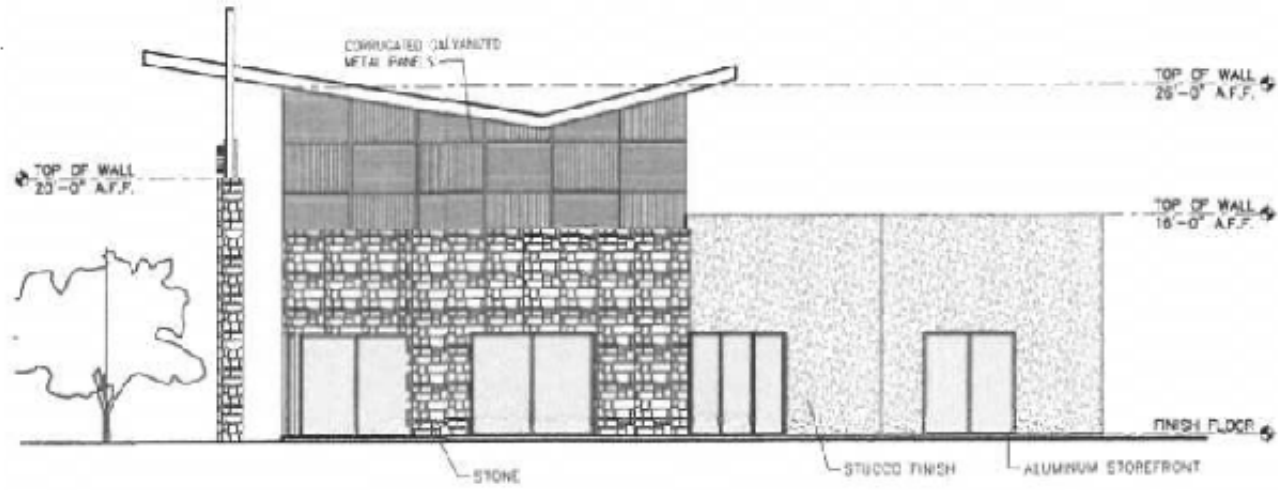


MONTWOOD HEIGHTS UNIT 4



SOUTH ELEVATION

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



EAST ELEVATION

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

ORDINANCE NO. 011446

AN ORDINANCE CHANGING THE ZONING OF A
PORTION OF TRACT 3, SECTION 4, BLOCK 79, TSP 3,
T&P RAILWAY CO. SURVEYS, AND IMPOSING
CERTAIN CONDITIONS. THE PENALTY BEING AS
PROVIDED IN SECTION 20.68.010 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 3, SECTION 4, BLOCK 79, TSP 3,
T&P RAILWAY CO. SURVEYS, as more particularly described by metes and bounds in
the attached Exhibit "A", be changed from R-3 (Residential), to R-3A (Residential-Parcel
5), C-4 (Commercial-Parcels 1&2), A-O (Apartment/Office-Parcel 4) and C-1 (Commercial-
Parcel 3) within the meaning of the zoning ordinance, and that the zoning map of the City
of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and
attributable to the increased intensity of use generated by the change of zoning from R-3
(Residential) to R-3A (Residential), C-4 (Commercial), A-O (Apartment/Office) and C-1
(Commercial) in order to protect the health, safety and welfare of adjacent property owners
and the residents of this city:

Parcels 1 & 2

1. Prior to issuance of building permits, the applicants must submit
for review and approval by the City Plan Commission and the
Mayor and City Council a detailed site development plan of the
property. Such site plans should also include a landscaping
plan, to show how the area adjacent to the residential uses can
be buffered.

ORDINANCE NO. 011446 PAGE 1 OF 3

93-5787

2. Provide a 15' strip of landscaping adjacent to Joe Battle Blvd. (Loop 375) and Montwood Dr.

Parcels 2,3&4

1. Prior to issuance of any building permits the applicants must submit for review and approval by the City Plan Commission and the Mayor and City Council, a detailed site development plan of the property.
2. Limiting the height of any structure to not more than 2½ stories or 35' whichever is greater.
3. Provide a 10' wide strip of landscaping along Montwood Dr.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 22nd day of June, 1993.

I certify that the zoning map has been revised to reflect the amendment of ordinance # 011446
By [Signature] Date 8-4-93

THE CITY OF EL PASO

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

ORDINANCE NO. 011446 PAGE 2 OF 3

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: V.P.

8-4-93 COUNTER
8-4-93 ORIGINAL
8-4-93 Bldg. Inspection
8-4-93 CONT'D [Signature]

ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF EL PASO }



This instrument is acknowledged before me on this 15th day of April, 1996,
by LARRY FRANCIS, as Mayor of the City of El Paso, as a municipal corporation.

Gloria T. Alvarado
Notary Public, State of Texas

My Commission Expires:

May 13, 1999

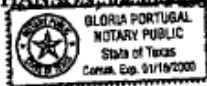
Notary's Printed or Typed Name:

GLORIA T. ALVARADO

ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF EL PASO }

This instrument is acknowledged before me on this 11th day of April, 1996,
by RUSSELL HANSON, for El Paso/Sunridge Limited Partnership.



Gloria Portugal
Notary Public, State of Texas

My Commission Expires:

Notary's Printed or Typed Name:

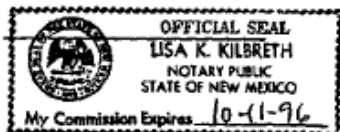
ACKNOWLEDGMENT

THE STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument is acknowledged before me on this 9th day of April, 1996,
by Robert M. Murphy, for Sandia Properties Ltd., Co.

Lisa K. Kilbreth
Notary Public, State of New Mexico

My Commission Expires:



Notary's Printed or Typed Name:

Lisa K. Kilbreth

APPROVED AS TO FORM:


Kimberley Mickelson,
Assistant City Attorney

APPROVED AS TO CONTENT:


Department of Planning

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 1993, by WILLIAM S. TILNEY, as Mayor of the CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

CHENAZIS-OWI.ORD

00|CHENAZIS-OWI.ORD
Rev. January 26, 1993 (g)

ORDINANCE NO. 011446 PAGE 3 OF 3

ATCON ENGINEERING
A 46.2086 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 1 / C-4)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4, 5, 8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 142.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOOP 375, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 569.04 FEET TO A POINT;

THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1372.98 FEET TO A POINT;

THENCE, NORTH 44°33'25" EAST A DISTANCE OF 106.20 FEET TO A POINT;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 927.30 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE TO A POINT;

THENCE, SOUTH 01°23'00" WEST A DISTANCE OF 2026.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES;

THENCE, NORTH 89°57'32" WEST A DISTANCE OF 980.85 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 2,012,847.16 SQUARE FEET OR 46.2086 ACRES OF LAND MORE OR LESS.

*Ord. # 011446
dated 6-22-93*

*Zoning Case # 93-5787
Exhibit "A"
Page - 1 of 5*

ATCON ENGINEERING
A 1.9605 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 2 / C-4)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4, 5, 8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES; THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 01°23'00" EAST A DISTANCE OF 270.15 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 311.82 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE, SOUTH 00°31'00" EAST A DISTANCE OF 270.00 FEET TO A POINT;

THENCE, SOUTH 89°29'00" WEST A DISTANCE OF 320.78 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 85,400.28 FEET OR 1.9605 ACRES OF LAND MORE OR LESS.

*Ord #011446
dated 6-27-93*

*Zoning Case # 93-5187
Exhibit - A
page # 2 of 5*

ATCON ENGINEERING
A 3.5259 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 3 / C-1)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4,5,8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES; THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO A POINT; THENCE, NORTH 89°29'00" EAST A DISTANCE OF 320.78 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 270.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 568.86 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE, SOUTH 00°31'00" EAST A DISTANCE OF 270.00 FEET TO A POINT;

THENCE, SOUTH 89°29'00" WEST A DISTANCE OF 568.86 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 153,592.20 SQUARE FEET OR 3.5259 ACRES OF LAND MORE OR LESS.

*Ord. # 011446
dated 6-22-93*

*Zoning Case #93-5787
Exhibit - a
Page - 3 of 5*

ATCON ENGINEERING
A 6.7957 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 4 / A-O)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4,5,8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES; THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO A POINT; THENCE, NORTH 89°20'00" EAST A DISTANCE OF 889.64 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 270.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 1096.38 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE, SOUTH 00°31'00" EAST A DISTANCE OF 270.00 FEET TO A POINT;

THENCE, SOUTH 89°29'00" WEST A DISTANCE OF 1096.38 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 296,022.60 SQUARE FEET OR 6.7957 ACRES OF LAND MORE OR LESS.

*Ord # 011446
dated 6-22-93*

*zoning case # 93-5187
Exhibit - "A"
Page 4 of 5*

ATCON ENGINEERING
A 168.5294 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 5/R-3A)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4, 5, 8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO A POINT;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 1986.02 FEET TO A POINT;

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 270.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 1840.16 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR AN EL PASO ELECTRIC COMPANY EASEMENT;

THENCE, SOUTH 00°33'43" EAST A DISTANCE OF 2063.42 FEET ALONG SAID EASEMENT LINE TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES;

THENCE, NORTH 89°57'32" WEST A DISTANCE OF 3886.24 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 7,341,142.45 SQUARE FEET OR 168.5294 ACRES OF LAND MORE OR LESS.

*Ord. # 011446
Dated 6-22-93*

*Zoning Case # 93-5787
exhibit "a"
Page 5 of 5*



Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** The Planning Division has not received any communications in support or opposition to the detailed site development plan.

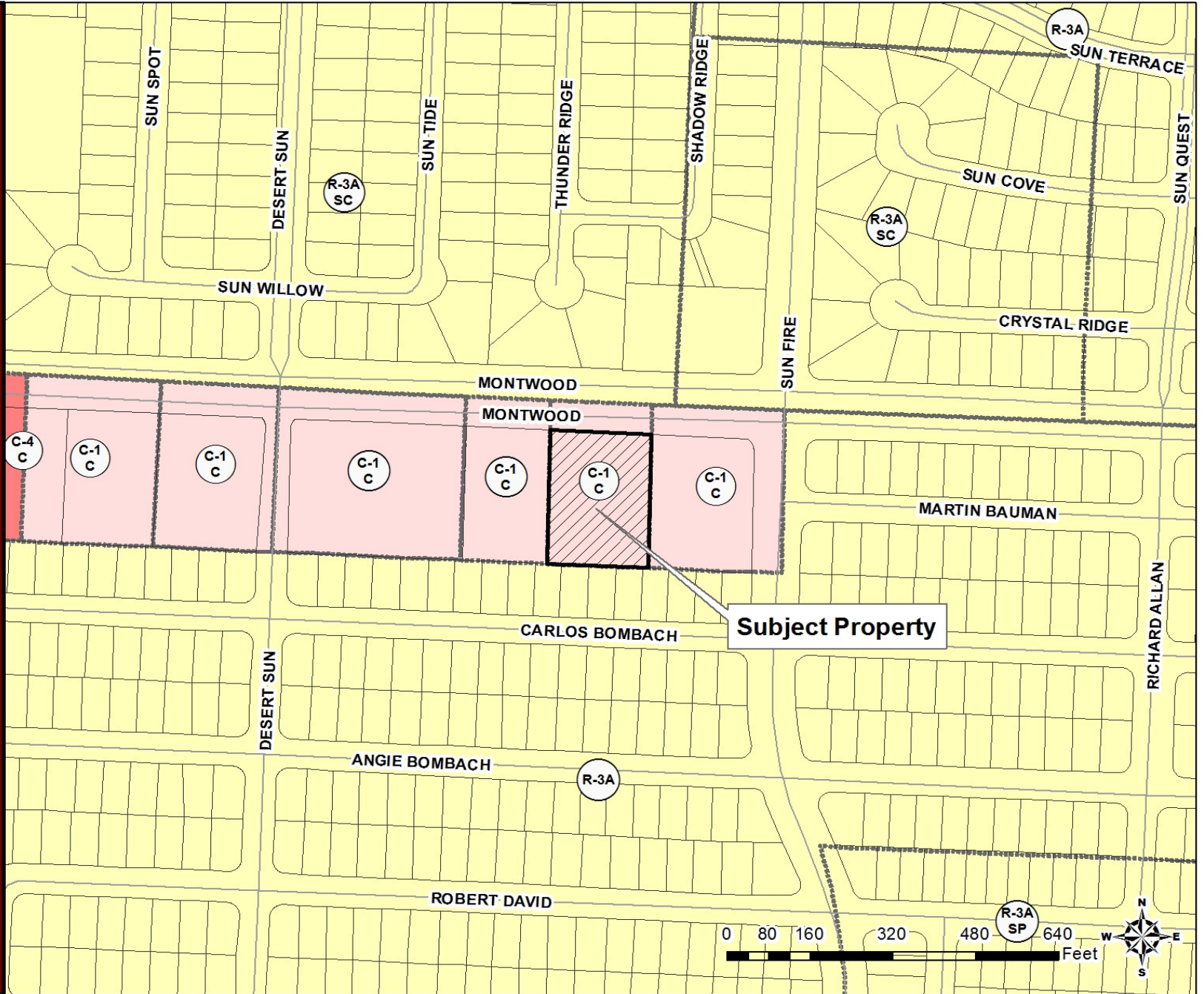
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

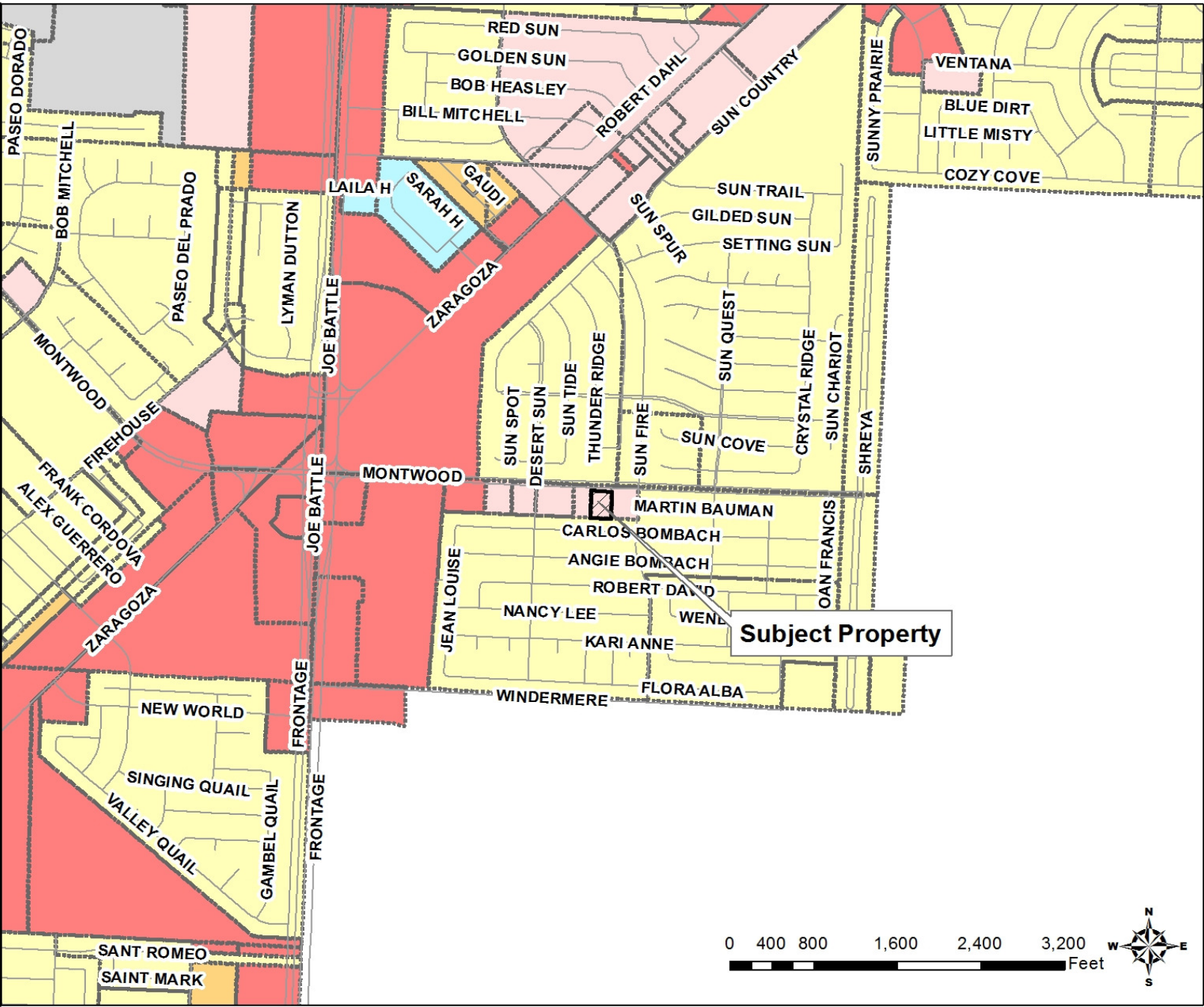
3.2 Improve the visual impression of the community

"Delivering Outstanding Services"

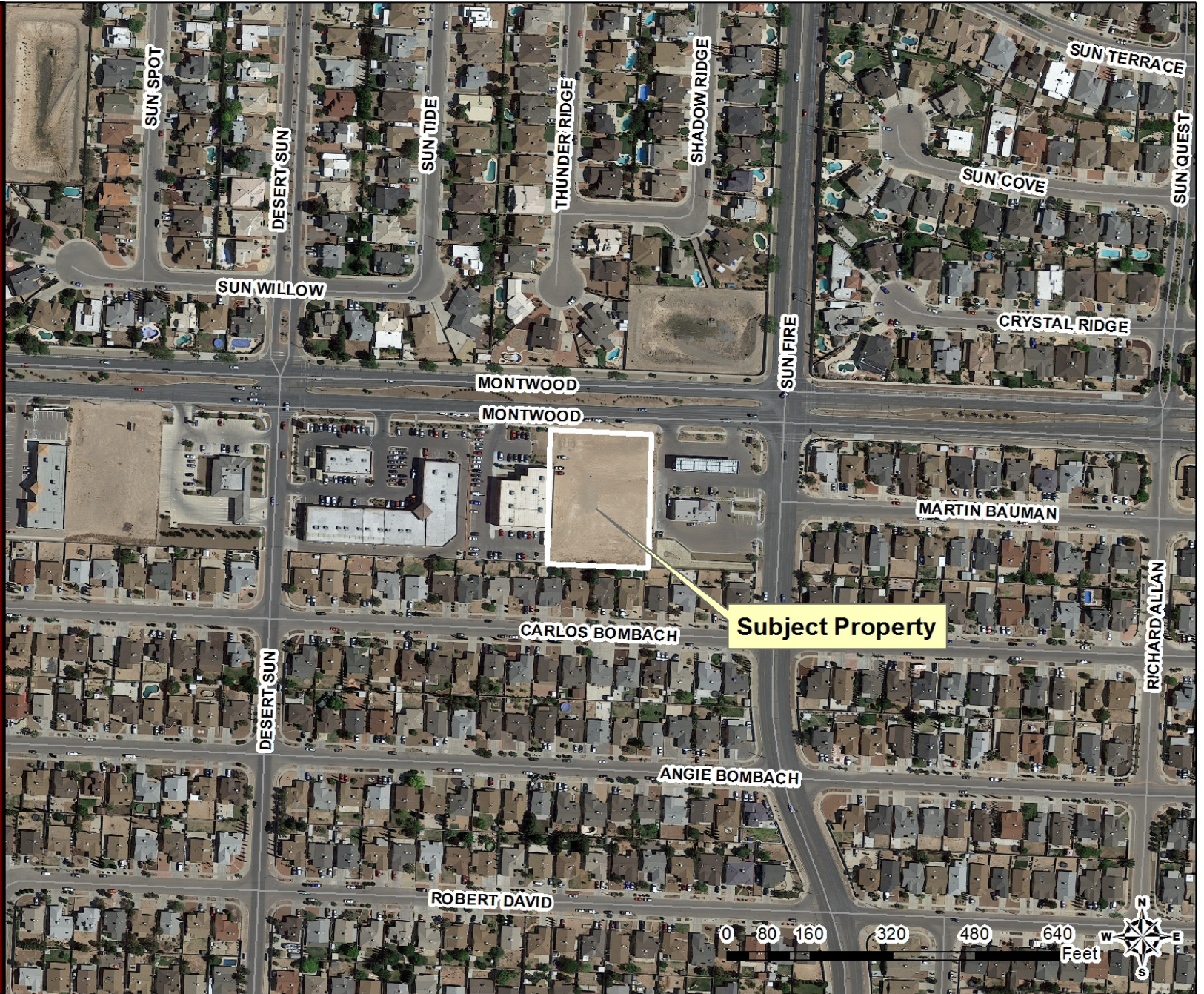
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PZDS15-00017



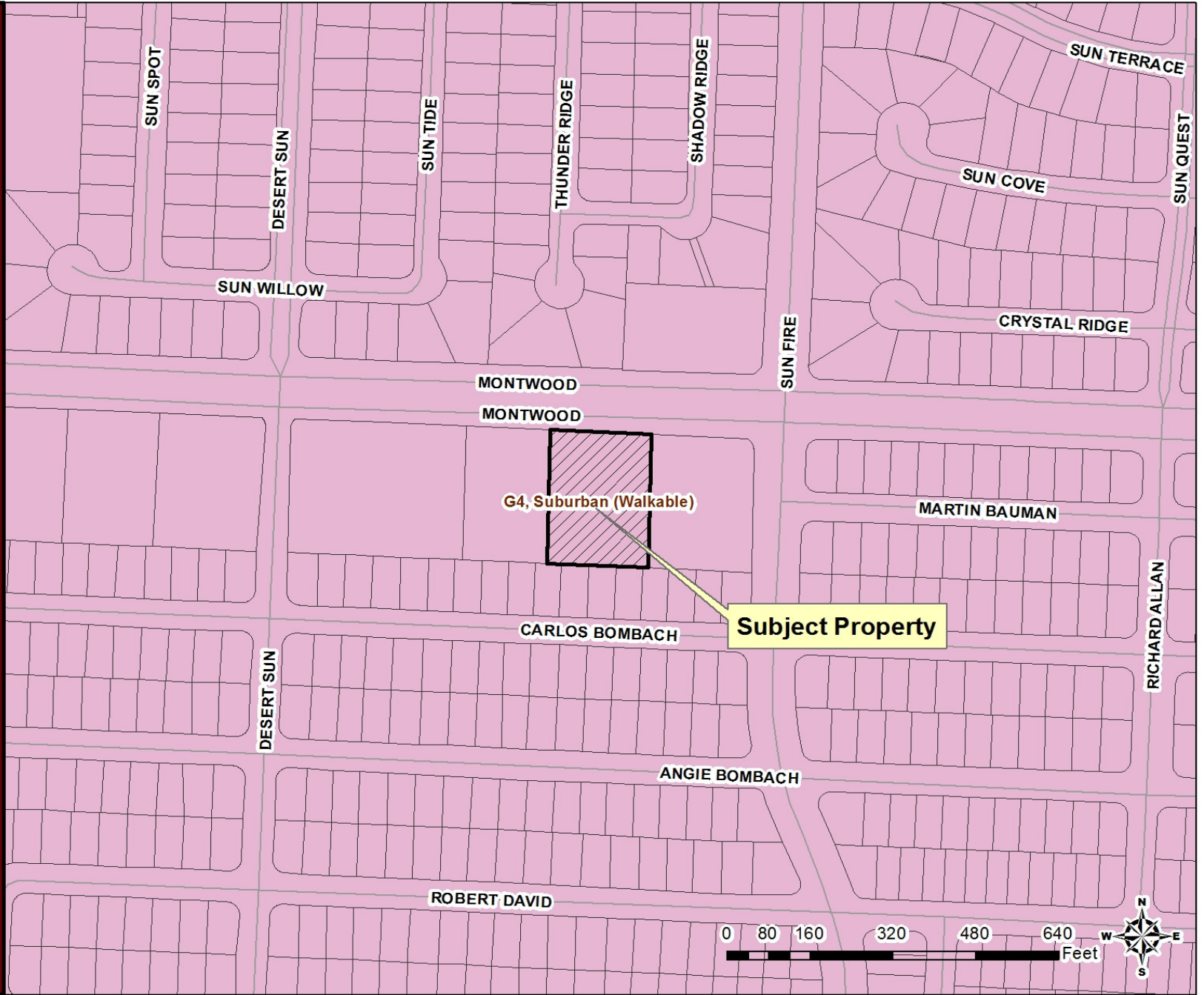
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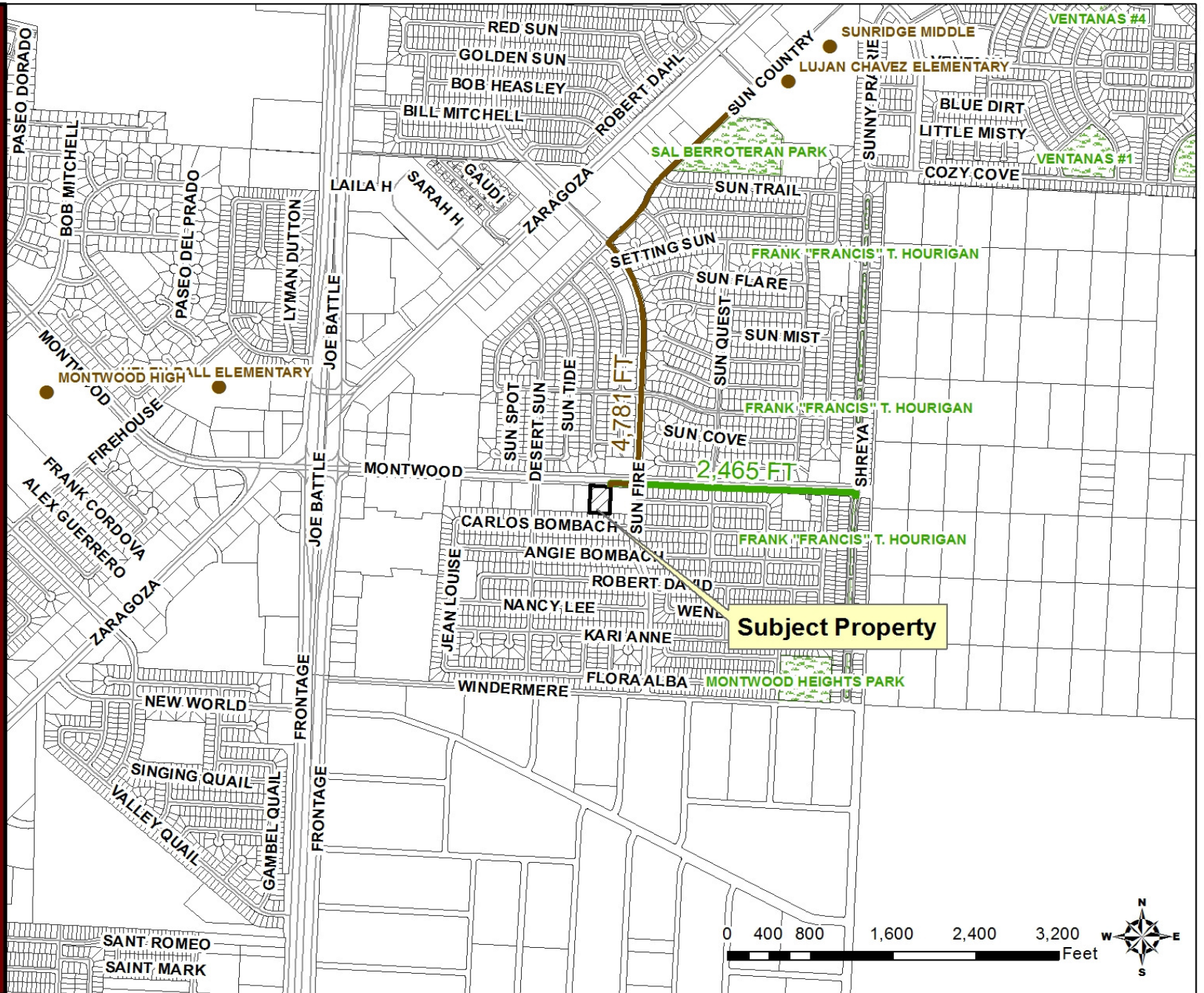
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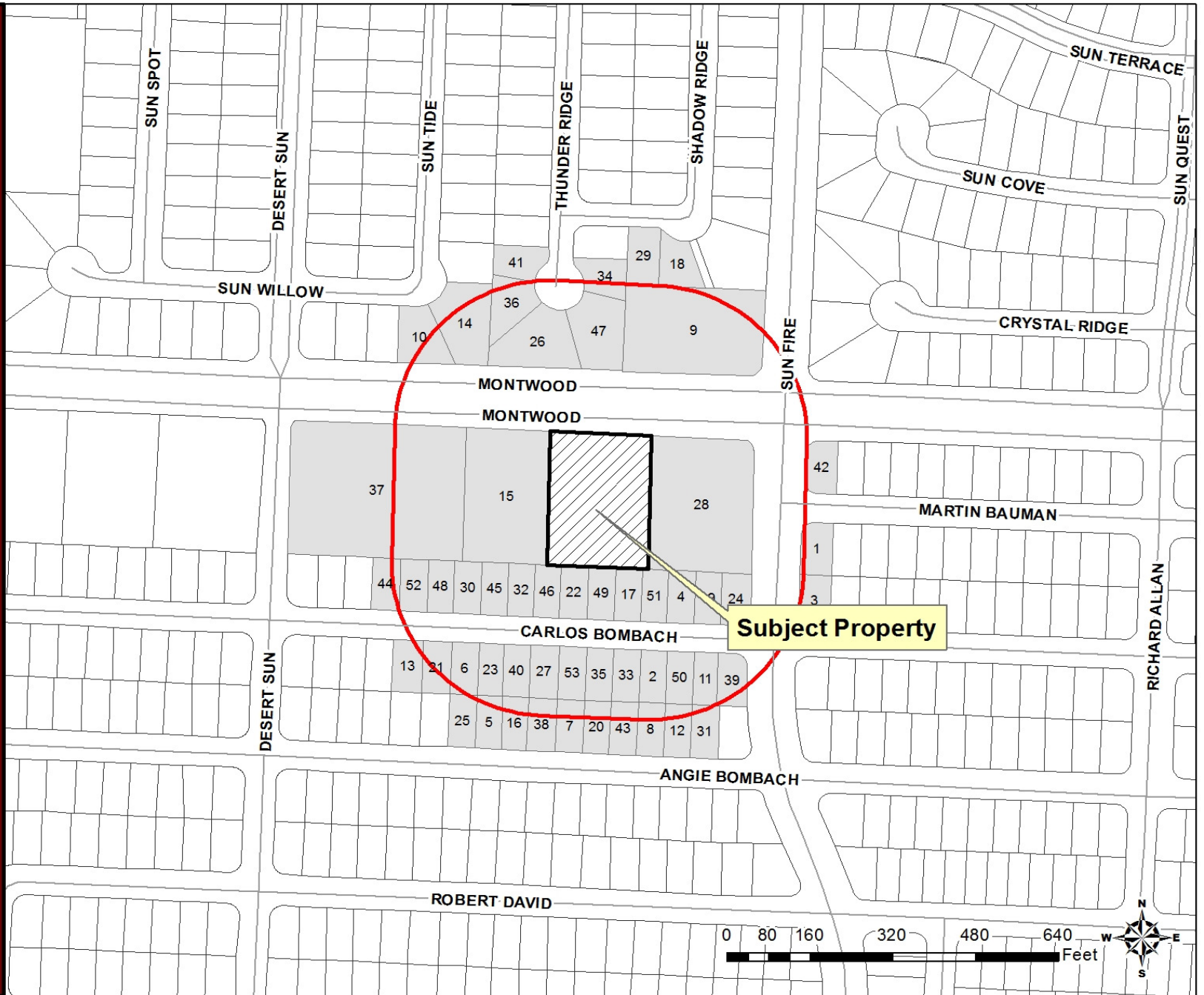
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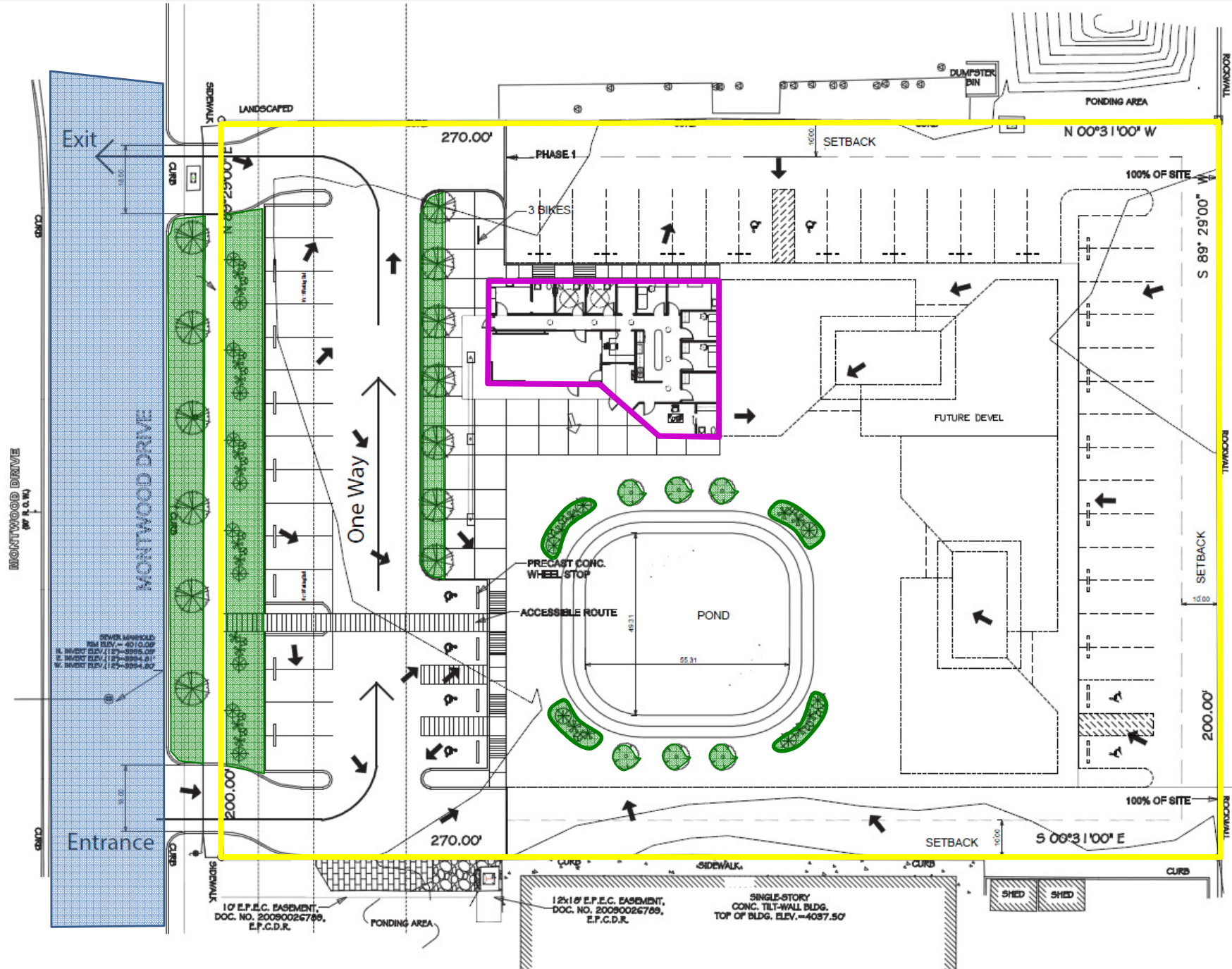


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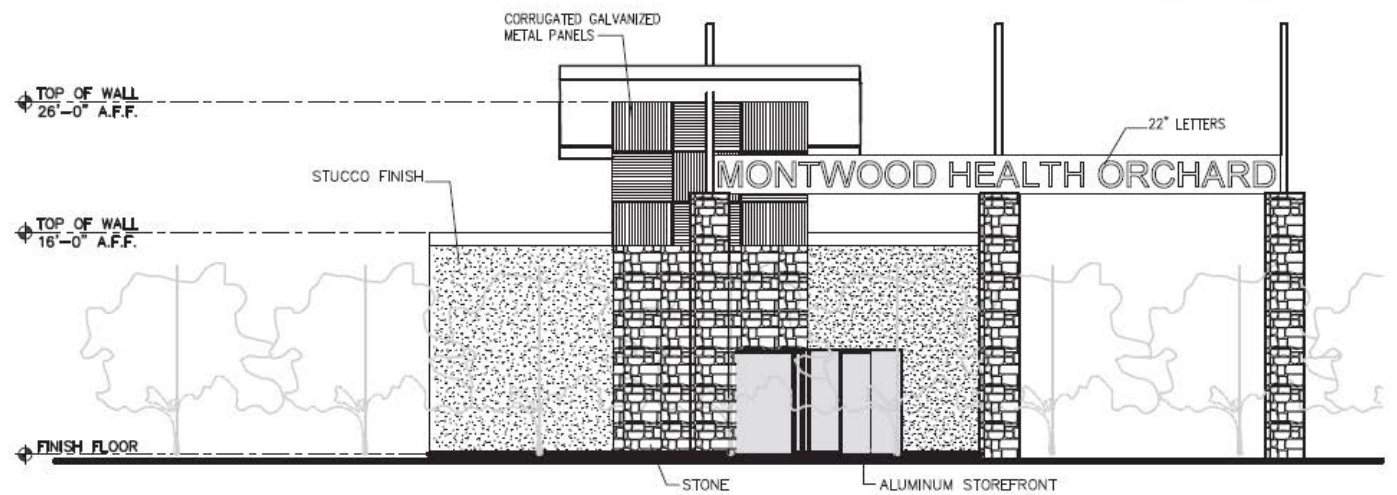


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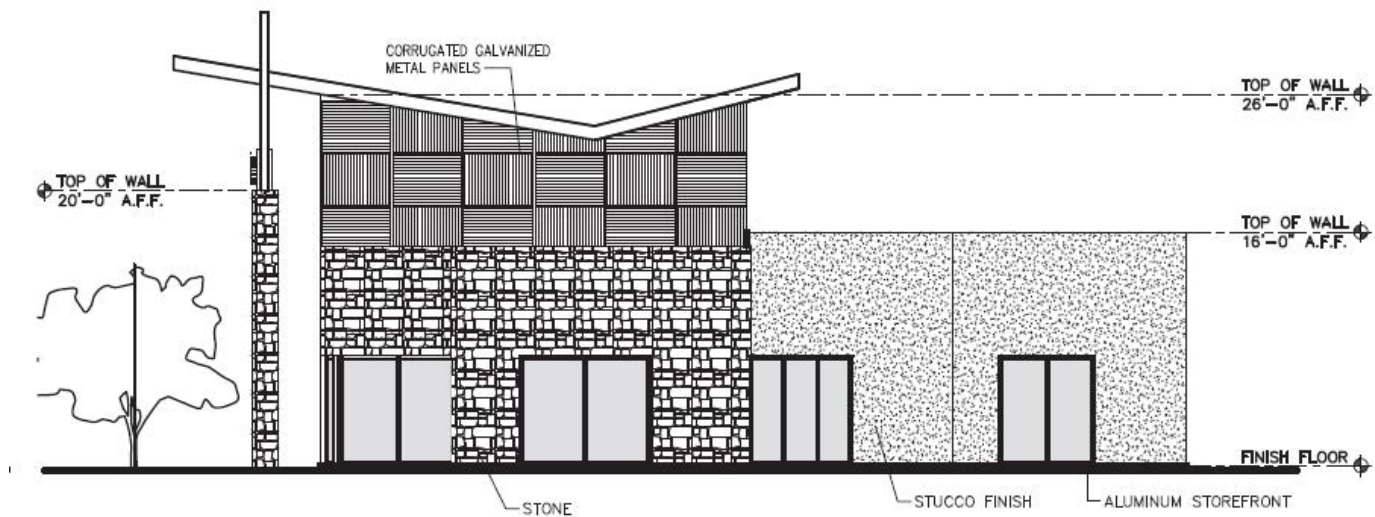


MONTWOOD HEIGHTS UNIT 4



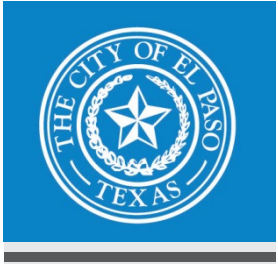
SOUTH ELEVATION

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



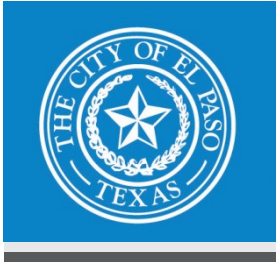
EAST ELEVATION

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



Subject Property

"Delivering Outstanding Services"



North

"Delivering Outstanding Services"



East

"Delivering Outstanding Services"



South

"Delivering Outstanding Services"



West

"Delivering Outstanding Services"

MONTWOOD DRIVE
(per R.A. 14)

Exit

MONTWOOD DRIVE

Entrance

SEWER MAIN HOLD
NEW ELEV. = 4010.00'
N. INVERT ELEV. (187'-3885.00')
S. INVERT ELEV. (187'-3884.50')
W. INVERT ELEV. (187'-3884.50')

10' E.P.C. EASEMENT,
DOC. NO. 20090026789,
E.P.C.D.R.

PONDING AREA

12x18' E.P.C. EASEMENT,
DOC. NO. 20090026789,
E.P.C.D.R.

SINGLE-STORY
CONC. TILT-WALL BLDG.
TOP OF BLDG. ELEV. = 4037.50'

SHED SHED

LANDSCAPED

One Way

270.00'

270.00'

PRECAST CONC.
WHEEL STOP

ACCESSIBLE ROUTE

POND

PHASE 1

3 BIKES

SETBACK

FUTURE DEVEL

PONDING AREA

100% OF SITE

200.00'

100% OF SITE

S 00°31'00" E

SETBACK

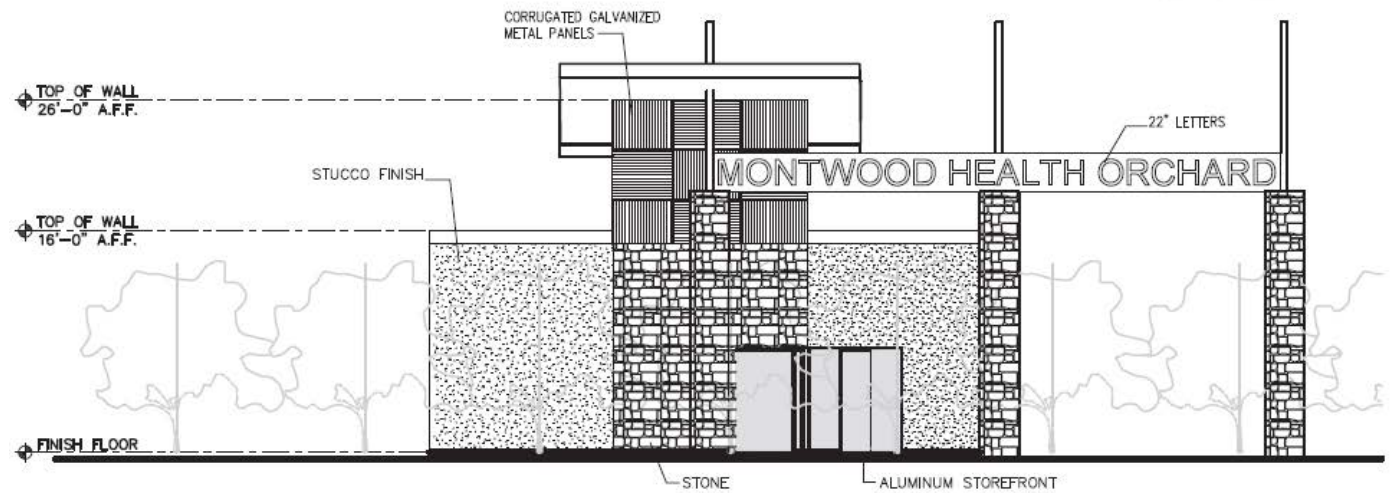
S 89°29'00" W

TWNSHIP

TWNSHIP

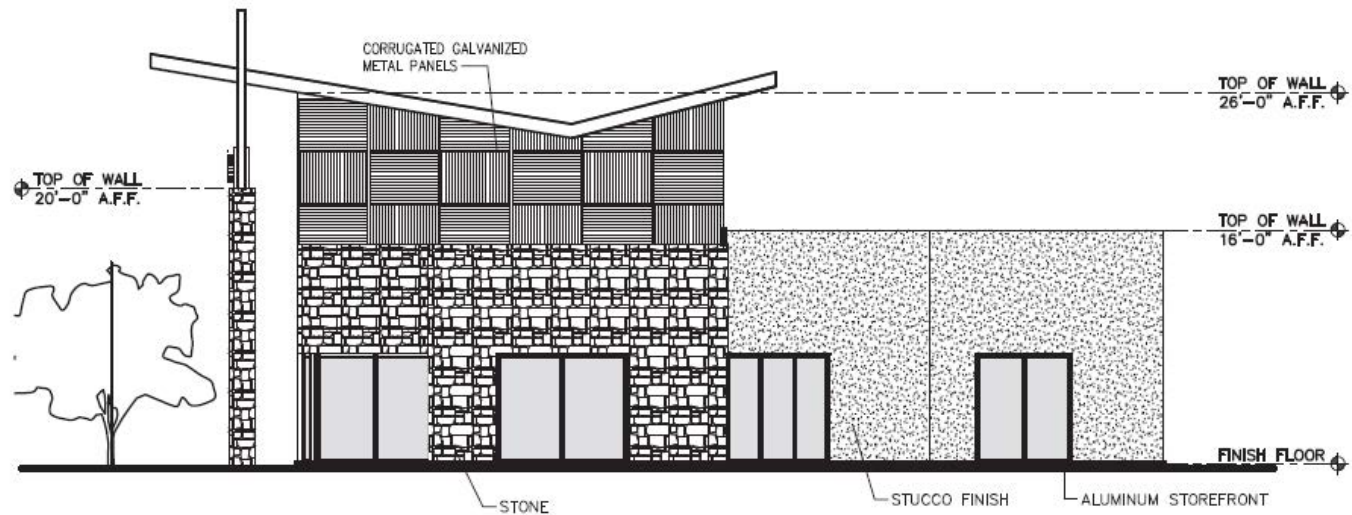
TWNSHIP

MONTWOOD HEIGHTS UNIT 4



SOUTH ELEVATION

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

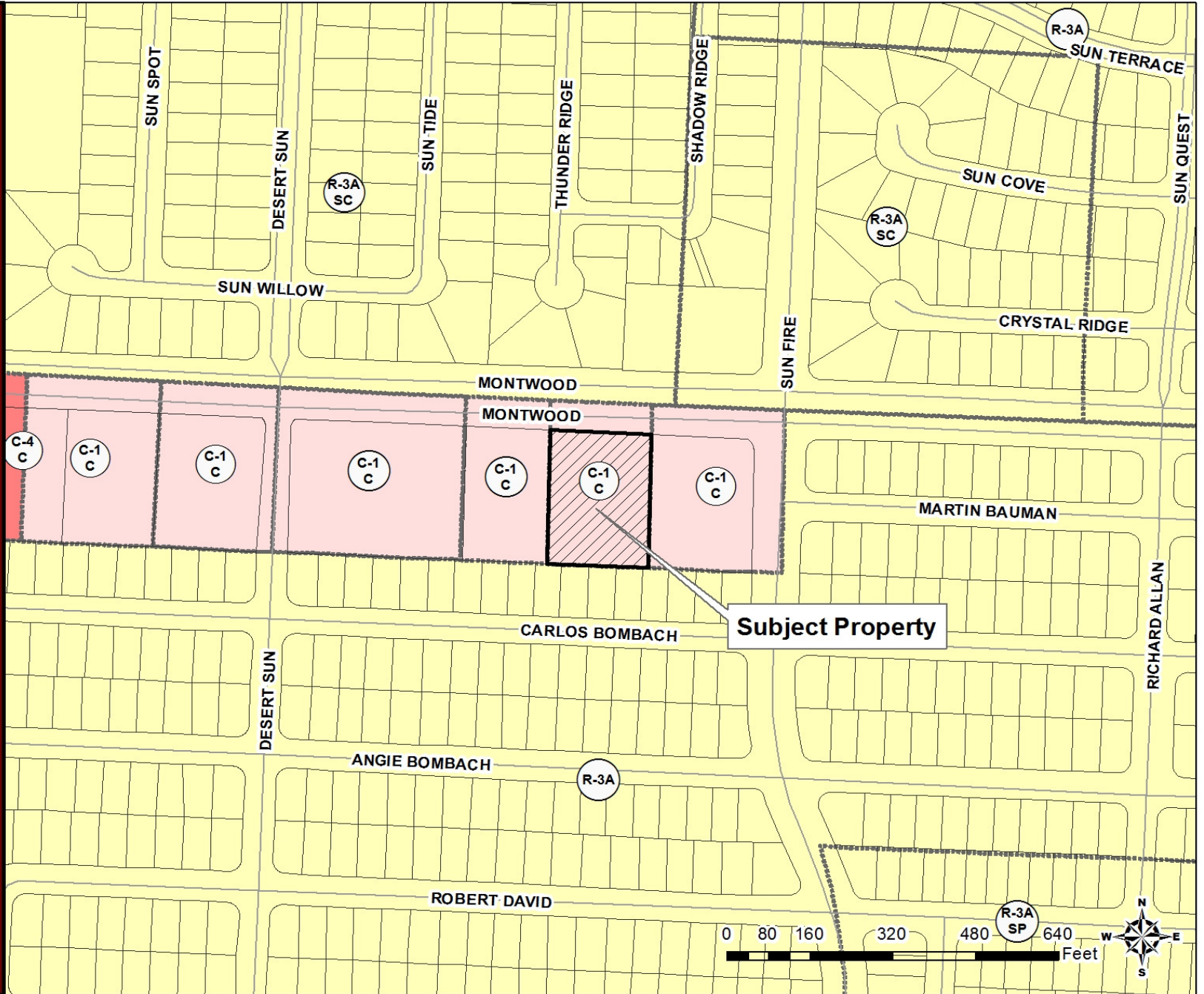


EAST ELEVATION

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

"Delivering Outstanding Services"

PZDS15-00017



PZDS15-00017

