

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

CITY CLERK DEPT.  
2018 OCT 23 PM 3:59

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

**AGENDA DATE:** Introduction: October 30 2018  
Public Hearing: November 27, 2018

**CONTACT PERSON/PHONE:** Philip F. Etiwe, (915) 212-1553, [etiwepf@elpasotexas.gov](mailto:etiwepf@elpasotexas.gov)  
Andrew Salloum, (915) 212-1603, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance granting Special Permit No. PZST17-00036, to allow for a 50 ft. Ground-mounted Personal Wireless Service Facility on the property described as a portion of Lot 3, Block 12, East Glen, 11109 Sam Snead Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.455 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 11109 Sam Snead Drive. Property Owner: Pik Y. Chiu. PZST17-00036 (**District 3**)

**BACKGROUND / DISCUSSION:**

On October 18, 2018, the CPC reviewed and recommended approval of the special permit request.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this special permit application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (8-0).

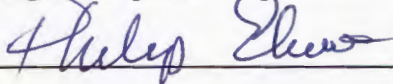
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

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

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

**DEPARTMENT HEAD:**

Philip F. Etiwe, Director  
Planning and Inspection Department

  
\_\_\_\_\_

**APPROVED FOR AGENDA:**

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

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00036, TO ALLOW FOR A 50' GROUND-MOUNTED PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 3, BLOCK 12, EAST GLEN, 11109 SAM SNEAD DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.455 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, Pik Y. Chiu through his/her agent Romano & Associates, LLC, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a ground-mounted Personal Wireless Service Facility (PWSF) that is 50-foot tall and is required to be camouflaged as a stealth tower; and,**

**WHEREAS, the Section 20.10.455 allows for a ground-mounted personal wireless service facility by Special Permit; and,**

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

**WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and**

**WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and**

**WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.**

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

1. That the property described as follows, is in a **C-1 (Commercial)** Zone District:  
A portion of Lot 3, Block 12, East Glen, 11109 Sam Snead, *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 Section 20.04.320 of the El Paso City Code to allow for a ground-mounted 50-foot tall personal wireless service facility, which is required to be camouflaged as a stealth tower, on the property described in Paragraph 1 of this Ordinance; and,
3. That this Special Permit is issued subject to the development standards in **C-1 (Commercial)** District regulations and is subject to the approved Detailed Site Development Plan, attached hereto as Exhibit "B", 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,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. PZST17-00036** shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and the City can avail itself of any and all legal or equitable remedies provided to it under law; and,
5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_\_\_ of \_\_\_\_\_, 2018.

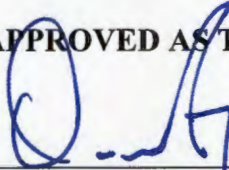
**THE CITY OF EL PASO**

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

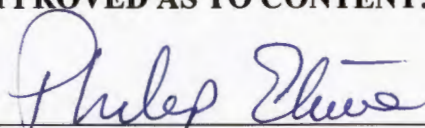
**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department



## AGREEMENT

**Romano & Associates, LLC, in its capacity as authorized agent for Pik Y. Chiu, (Property Owner) referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-1 (Commercial) District regulations, and subject to all other requirements set forth in this Ordinance.**

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**OWNER:**

## Pik Y. Chiu

## ACKNOWLEDGMENT

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

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by **Romano & Associates, LLC for Pik Y. Chiu**, property owner.

**Notary Public, State of Texas**

Printed or Typed Name

**My Commission Expires:**

(Exhibit "A" and Exhibit "B" are on following pages)

**ORDINANCE NO.** \_\_\_\_\_  
18-1007-2308 | 834508  
11109 Sam Snead Drive  
RTA

**PZST17-00036**



# EXHIBIT "A"

## LAND DESCRIPTION - PROPOSED 20'X20' LEASE AREA

A 20 X 20' PARCEL OF LAND FOR A PROPOSED TELECOMMUNICATIONS LEASE AREA ("PROPOSED 20' X 20' LEASE AREA") LYING WITHIN AND BEING A PORTION OF LOT 3, BLOCK 12, ACCORDING TO THE PLAT OF EAST GLEN ADDITION UNIT ONE (PLAT VOLUME 44, PAGES 12A & 12B, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY); SAID LOT 3 BEING HEREINAFTER REFERRED TO AS "UNDERLYING PARCEL" (SEE WARRANTY DEED RECORDED AS INSTRUMENT #20080021754 ON 03-20-2008, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY); SAID PROPOSED 20' X 20' LEASE AREA BEING MORE PARTICULARLY DESCRIBED WITH REFERENCE TO THE NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 AS FOLLOWS:

THE POINT OF COMMENCEMENT ("P.O.C.") BEING A CITY MONUMENT FOUND FOR THE INTERSECTION OF THE CENTERLINES OF SAM SNEAD DRIVE AND EAST GLEN DRIVE; THE SAME HAVING NAD83(2011) TEXAS STATE PLANE COORDINATES (CENTRAL ZONE 4203) OF N(Y): 10,659,557.14', E(X): 439,402.31'; FROM WHICH A CITY MONUMENT FOUND FOR THE INTERSECTION OF SAM SNEAD DRIVE AND RED SAILS DRIVE BEARS NORTH 40° 59' 02" EAST 430.09 FEET; THENCE, WITH THE CENTERLINE OF SAID SAM SNEAD DRIVE (PLATTED 60' WIDE PUBLIC RIGHT-OF-WAY) NORTH 40° 59' 02" EAST 169.97 FEET; THENCE, DEPARTING SAID CENTERLINE, NORTH 49° 00' 58" WEST 30.00 FEET TO THE SOUTHERLY CORNER OF THE PROPOSED 20' X 20' LEASE AREA AND A SET #5 REBAR WITH CAP STAMPED "CLAUSEN TX5511" IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAM SNEAD DRIVE; THE SAME BEING THE POINT OF BEGINNING ("P.O.B. 1") OF THIS LEASE AREA DESCRIPTION AND HAVING COORDINATES OF N(Y): 10,659,705.11', E(X): 439,491.14'; THENCE, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 49° 00' 58" WEST 20.00 FEET TO A #5 REBAR WITH CAP SET FOR THE WESTERLY CORNER OF THE PROPOSED 20' X 20' LEASE AREA;
2. NORTH 40° 59' 02" EAST 20.00 FEET TO A #5 REBAR WITH CAP SET FOR THE NORTHERLY CORNER OF THE PROPOSED 20' X 20' LEASE AREA;
3. SOUTH 49° 00' 58" EAST 20.00 FEET TO A #5 REBAR WITH CAP SET FOR THE NORTHEAST CORNER OF THE PROPOSED 20' X 20' LEASE AREA;
4. SOUTH 40° 59' 02" WEST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 400 SQUARE FEET OF AREA; TOGETHER WITH ANOTHER LEASE AREA AND AN EASEMENT FOR ACCESS & UTILITIES, BOTH DESCRIBED AS FOLLOWS:

**LAND DESCRIPTION - PROPOSED 30'X40' LEASE AREA**

A 30 X 40' PARCEL OF LAND FOR A PROPOSED TELECOMMUNICATIONS LEASE AREA ("PROPOSED 30' X 40' LEASE AREA") LYING WITHIN AND BEING A PORTION OF LOT 3, BLOCK 12, ACCORDING TO THE PLAT OF EAST GLEN ADDITION UNIT ONE (PLAT VOLUME 44, PAGES 12A & 12B, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY); SAID LOT 3 BEING HEREINAFTER REFERRED TO AS "UNDERLYING PARCEL" (SEE WARRANTY DEED RECORDED AS INSTRUMENT #20080021754 ON 03-20-2008, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY); SAID PROPOSED 20' X 20' LEASE AREA BEING MORE PARTICULARLY DESCRIBED WITH REFERENCE TO THE NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 AS FOLLOWS:

THE POINT OF COMMENCEMENT ("P.O.C.") BEING A CITY MONUMENT FOUND FOR THE INTERSECTION OF THE CENTERLINES OF SAM SNEAD DRIVE AND EAST GLEN DRIVE; THE SAME HAVING NAD83(2011) TEXAS STATE PLANE COORDINATES (CENTRAL ZONE 4203) OF N(Y): 10,659,557.14', E(X): 439,402.31'; FROM WHICH A CITY MONUMENT FOUND FOR THE INTERSECTION OF SAM SNEAD DRIVE AND RED SAILS DRIVE BEARS NORTH 40° 59' 02" EAST 430.09 FEET; THENCE, WITH THE CENTERLINE OF SAID SAM SNEAD DRIVE (PLATTED 60' WIDE PUBLIC RIGHT-OF-WAY) NORTH 40° 59' 02" EAST 214.97 FEET; THENCE, DEPARTING SAID CENTERLINE, NORTH 49° 00' 58" WEST 30.00 FEET TO THE SOUTHERLY CORNER OF THE PROPOSED 30' X 40' LEASE AREA AND A SET #5 REBAR WITH CAP STAMPED "CLAUSEN TX5511" IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAM SNEAD DRIVE; THE SAME BEING THE POINT OF BEGINNING ("P.O.B. 2") OF THIS LEASE AREA DESCRIPTION AND HAVING COORDINATES OF N(Y): 10,659,739.08', E(X): 439,520.66'; THENCE, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 49° 00' 58" WEST 40.00 FEET TO A #5 REBAR WITH CAP SET FOR THE WESTERLY CORNER OF THE PROPOSED 30' X 40' LEASE AREA;
2. NORTH 40° 59' 02" EAST 30.00 FEET TO A #5 REBAR WITH CAP SET FOR THE NORTHERLY CORNER OF THE PROPOSED 30' X 40' LEASE AREA AT A POINT IN THE NORTHEASTERLY BOUNDARY LINE OF THE UNDERLYING PARCEL;
3. WITH SAID NORTHEASTERLY BOUNDARY LINE OF THE UNDERLYING PARCEL, SOUTH 49° 00' 58" EAST 40.00 FEET TO A #5 REBAR WITH CAP SET FOR THE NORTHEAST CORNER OF THE PROPOSED 30' X 40' LEASE AREA AND THE EASTERNMOST CORNER OF THE UNDERLYING PARCEL;
4. SOUTH 40° 59' 02" WEST 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,200 SQUARE FEET OF AREA.

**PROPOSED 25' X 40' WIDE ACCESS & UTILITY EASEMENT**

**A 25' X 40' PARCEL OF LAND FOR A PROPOSED ACCESS & UTILITY EASEMENT ("PROPOSED 25' X 40' WIDE ACCESS & UTILITY EASEMENT") TO SERVE THE HEREINBEFORE DESCRIBED PROPOSED LEASE AREAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE EASTERLY CORNER OF THE PROPOSED 25' X 40' WIDE ACCESS & UTILITY EASEMENT BEING IDENTICAL WITH THE SOUTHERLY CORNER OF THE PROPOSED 30' X 40' LEASE AREA HEREINBEFORE DESCRIBED, LYING THE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAM SNEAD DRIVE AND HAVING COORDINATES OF N(Y): 10,659,735.31', E(X): 439,517.38'; SAID PROPOSED 25' X 40' EASEMENT BEING SITUATED BETWEEN AND INTENDED TO CONNECT AND SERVE BOTH PROPOSED LEASE AREAS AND PROVIDE ACCESS AND UTILITY CONNECTIONS DIRECTLY TO SAID SAM SNEAD DRIVE, A PUBLIC RIGHT-OF-WAY.**



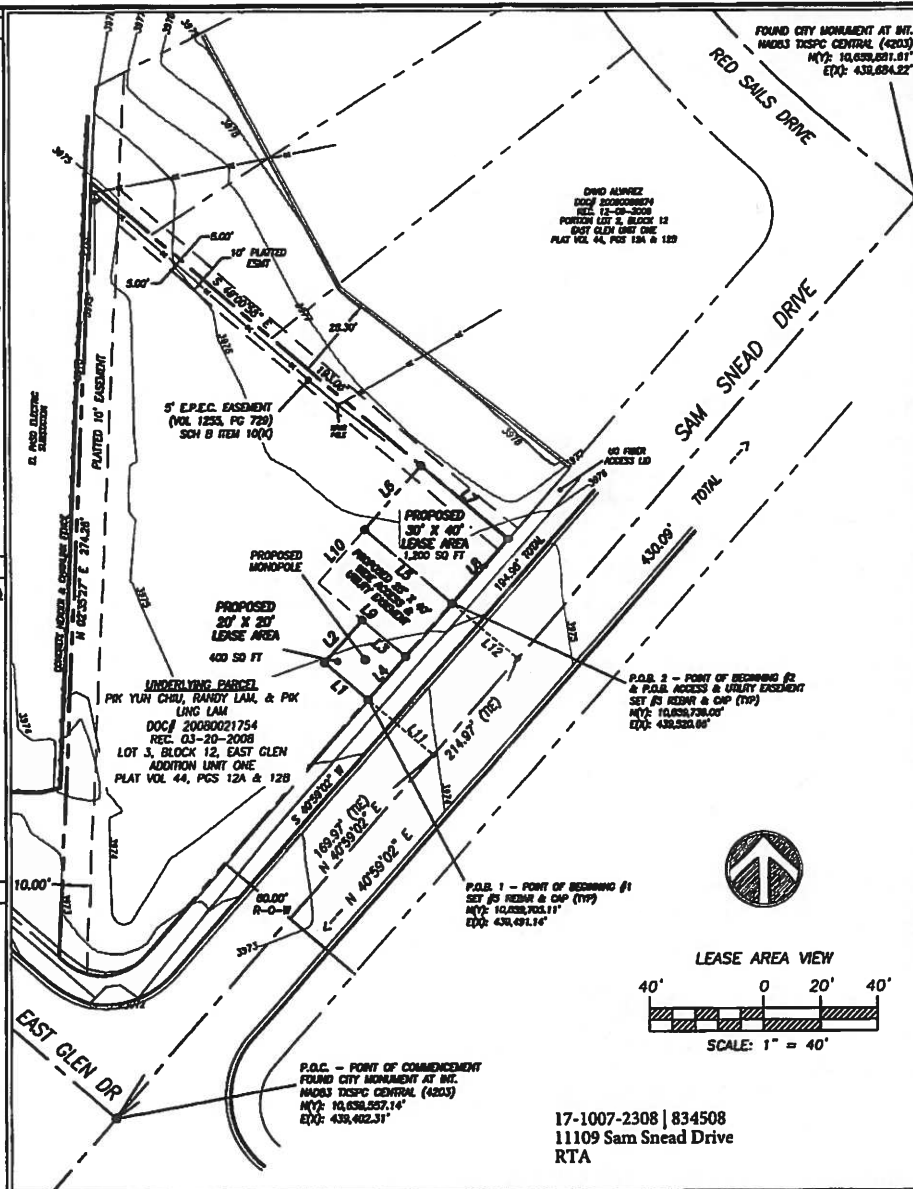
1. REFERENCE WAS MADE TO COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, CF NO.: 17101453, COMMITMENT NO.: 25020185, EFFECTIVE DATE: MAY 2, 2017.

-K. EASEMENT TO EL PASO ELECTRIC COMPANY AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 1255, PAGE 729, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, WITH MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S INTEREST THEREIN GRANTED, SOLD AND QUIT CLAIMED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 1231, PAGE 648, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (PLOTTED HEREON)

## TOWER COORDINATE REPORT

**CENTER PROPOSED MONOPOLE NAD83(2011)**  
**LAT: 31° 46' 34.728" N**  
**LONG: 106° 18' 43.991" W**  
**BASE ELEV: 3975' (NAVD88)**

= Clock Face = Clock center = Rot. cent. = Station Center = Benchmark = UGE = US Gauge = UGT = US Telegraph = UGTV = US Telephone = UGFO = US Fiber Optic = UGL = US Gas Line = OM = Ordnance Milling = C = Cable Life Plant = E = Electric Wire Plant = W = Wood Plant = UGSS = US Sealing Station = USSD = US Storm Drain = AC = Air Conditioning Unit	= Double Valve = Double Insulated Vent = Double Protected/Cutback = Fire Alarm = Water Mains = Water Supply Valve = Gas Mains = Gas Mains Valve = Gas Stop = Light Pole = Post = Power Pole = Power Pole with Transit = Manhole Mains = W Potable = W Mains = Valve
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LAND DESCRIPTION - PROPOSED WIRELESS LEASE AREA  
A 20 X 30' PARCEL OF LAND FOR A PROPOSED TELECOMMUNICATIONS LEASE AREA  
("PROPOSED 20 X 30' LEASE AREA") WITHIN LOT 3, BLOCK 12, ACCORDING TO THE PLAT  
OF EAST GLEN ADDITION UNIT ONE (PLAT VOLUME 44, PAGES 18A & 18B, OFFICIAL  
PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, 2000), WHICH HEREINAFTER REFERRED TO  
AS "UNDERLYING PARCEL." (SEE WARRANTY DEED RECORDED AS INSTRUMENT  
#200000021754 ON 03-30-2000, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY); SAID  
PROPOSED 20 X 30' LEASE AREA BEING MORE PARTICULARLY DESCRIBED WITH  
REFERENCE TO THE 2008 (2011) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL  
ZONE 10N, AS FOLLOWS:

[illegible]

1. NORTH 40° 00' WEST 20.00 FEET TO A 45° BEAR WITH CAP SET FOR THE  
WESTERLY CORNER OF THE PROPOSED 20' X 20' LEASE AREA;  
2. NORTH 40° 00' 02" EAST 20.00 FEET TO A 60° BEAR WITH CAP SET FOR THE  
NORTHERLY CORNER OF THE PROPOSED 20' X 20' LEASE AREA;  
3. SOUTH 48° 00' 58" EAST 20.00 FEET TO A 65° BEAR WITH CAP SET FOR THE  
NORTHEAST CORNER OF THE PROPOSED 20' X 20' LEASE AREA;  
4. SOUTH 40° 00' 02" WEST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 400  
FEET OF ACCESS TO THE ROAD WITH ANOTHER LEASE AREA AND AN EASEMENT FOR  
ACCESS & UTILITIES, BOTH DESCRIBED AS FOLLOWS:

A 30 X 40' PARCEL OF LAND FOR A PROPOSED TELECOMMUNICATIONS LEASE AREA (PROPOSED 30' X 40' LEASE AREA) WITHIN LOT 3, BLOCK 12, ACCORDING TO THE PLAT OF EAST GLDIA ADDITION UNIT ONE (PLAT VOLUME 44, PAGES 184 & 125, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, SAID LOT 3 BEING HEREINAFTER REFERRED TO AS "UNDERLYING PARCEL," SEE HATCHERY DEED RECORDED AS INSTRUMENT #200600211754 ON PAGE 5508, OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY; SAID LOT 3 BEING HEREINAFTER REFERRED TO AS "SUBJECT PARCEL," SEE INSTRUMENT #200600211754 RECORDED TO THE MAPS(2011) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 5003 AS 01/24/2006.

[illegible]

1. NORTH 49° 00' WEST 40.00 FEET TO A 65 REBAR WITH CAP SET FOR THE WESTERLY CORNER OF THE PROPOSED 30' X 40' LEASE AREA;  
2. NORTH 49° 08' 02" EAST 30.00 FEET TO A 65 REBAR WITH CAP SET FOR THE WESTERLY CORNER OF THE PROPOSED 30' X 40' LEASE AREA AT A POINT IN THE NORTHEAST-EASTERN BOUNDARY LINE OF THE UNDERLYING PARCEL;  
3. WITH SAID SURVEYED BOUNDARY LINE OF THE UNDERLYING PARCEL, SOUTH 49° 00' EAST 40.00 FEET TO THE POINT OF BEGINNING, SET FOR THE NORTHEAST CORNER OF THE PROPOSED 30' X 40' LEASE AREA AND THE EASTMOST CORNER OF THE UNDERLYING PARCEL;  
4. SOUTH 49° 00' WEST 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 1.00 ACRES OF LAND.

PROPOSED 25' X 40' WIDE ACCESS & UTILITY EASEMENT  
A 25' X 40' PARCEL OF LAND FOR A PROPOSED ACCESS & UTILITY EASEMENT ("PROPOSED 25' X 40' WIDE ACCESS & UTILITY EASEMENT") TO SERVE THE REFERENCE DESCRIBED PROPOSED LEASE AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY CORNER OF THE PROPOSED 25' X 40' WIDE ACCESS & UTILITY EASEMENT BEING ADJACENT WITH THE SOUTHERLY CORNER OF THE PROPOSED 30' X 40' LEASE AREA HEREINAFORE DESCRIBED, LYING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAN SHENO DRIVE AND HAVING COORDINATES OF NWT: 10,808,733.31', EDP: 438,517.30'; SAID PROPOSED 25' X 40' EASEMENT BEING SITUATED BETWEEN AND INTENDED TO CONNECT AND SERVE BOTH PROPOSED LEASE AREAS.

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY DEPICTING A PROPOSED LEASE AREA WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION PRESENTED HEREON IS TRUE AND CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN TEXAS. THIS IS NOT A BOUNDARY SURVEY OF THE UNDERLYING PARCELS—THIS IS NOT A LAND SUBDIVISION. 00-31-2017 (FIELD: 06-11-2016)

CHRISTIAN A. CLAUSEN, P.L.S. (TX 0311-04 10467-02 36621)  
CLAUSEN LAND SURVEYING LLC - TRIPLE FIRM 10113400  
6330 COUNTRY OAKS DRIVE, EL PASO, TX 79932  
915-333-0402 - csurvey@aol.com

LINE	BEARING	DISTANCE
L1	N 49°00'58" W	20.00
L2	N 40°59'02" E	20.00
L3	S 49°00'58" E	20.00
L4	S 40°59'02" W	20.00
L5	N 49°00'58" W	40.00
L6	N 40°59'02" E	30.00
L7	S 49°00'58" E	40.00
L8	S 40°59'02" W	30.00
L9	N 49°00'58" W	40.00
L10	N 40°59'02" E	25.00
L11	N 49°00'58" W	30.00
L12	N 49°00'58" W	30.00

PROPOSED  
VERTICAL BRIDGE  
LEASE AREA

The information contained in this set of documents is proprietary by nature. Any use or disclosure other than that which relates to the client name is strictly prohibited.



ISSUED FOR:	DATE
99% PRELIMINARY (OLD TITLE)	06-12-20
SHIFT EVERYTHING 5' NELY	06-26-20
NEW TITLE	06-27-20
RESSUE FINAL	06-31-20

**SITE NAME:**  
**US-TX-5289**  
**GLEN COVE**

**SITE ADDRESS:**  
**SAM SNEAD DRIVE &**  
**EAST GLEN DRIVE**  
**EL PASO, TX 79936**

SHEET TITLE  
SURVEY SHEET

**SHEET NUMBER**  
**SUR-1**

# T-Mobile

## VERTICAL BRIDGE

### EXHIBIT "B"

T-MOBILE PROJECT TYPE:  
T-MOBILE SITE ID:  
VERTICAL BRIDGE SITE ID:  
SITE ADDRESS:

CELL SPLIT  
NM02458C CHIU-BTS  
US-TX-5289 GLEN COVE  
11109 SAM SNEAD DRIVE  
EL PASO, TEXAS 79936  
EL PASO COUNTY

NEW GROUND MOUNTED PERSONAL  
WIRELESS SERVICE FACILITY

PLANS PREPARED FOR:  
**T-Mobile**  
T-Mobile World LLC, a Limited Liability Company  
4830 PAN AMERICAN FREEWAY, N.E.  
SUITE A  
ALBUQUERQUE, NM 87110

PLA PARTNER  
**VERTICAL BRIDGE**  
750 Park of Commerce Drive  
Suite 200  
Pecos, NM 87651  
Office: (505) 844-4367

PLANS PREPARED BY:  
**CLEAR WATER COMMUNICATIONS, INC.**  
CLEARWATER@YAHOO.COM  
PH: (760) 348-8600  
FIRM REGISTRATION NUMBER:  
T-4080

ENGINEERING LICENCE:  
**MIKKO P. AHOLA**  
80990  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
08/12/18

DRAWING NOTICE:  
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF T-MOBILE AND MAY NOT BE REPRODUCED, DISSEMINATED OR RE-DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF T-MOBILE.

REVISIONS	DESCRIPTION	DATE	BY	REV
1	CHART SET	08/21/17	ED	0
2	REVIEW SET	09/14/17	CD	0

VERTICAL BRIDGE SITE ID:  
**UX-TX-5289 GLEN COVE**

T-MOBILE SITE ID:  
**NM02458C CHIU-BTS**

SITE ADDRESS:  
**11109 SAM SNEAD DRIVE  
EL PASO, TX 79936  
EL PASO COUNTY**

SHEET DESCRIPTION:  
**TITLE SHEET & PROJECT DATA**

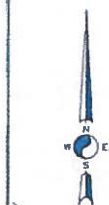
SHEET NUMBER:  
**T-1**

<b>SITE INFORMATION</b> <b>APPLICANT:</b> T-MOBILE WORLD LLC SUBSIDIARY OF T-MOBILE USA, INC. 4830 PAN AMERICAN FREEWAY N.E. STE A ALBUQUERQUE, NM 87110 CONTACT: RICK HARRIS PHONE: (505) 676-4363 <b>CONTACT:</b> AEE FIRM: CLEARWATER COMMUNICATIONS, INC. 5327 THUNDER TRAIL SAN ANTONIO, TX 78228 ENGINEER: MIKKO P. AHOLA PE PHONE: (210) 718-4635-2400 <b>TOWER OWNER:</b> VERTICAL BRIDGE DEVELOPMENT LLC 750 PARK OF COMMERCE DRIVE, STE 200 BOCA RATON, FL 33478 CONTACT: ARLEN GARCIA PHONE: (754) 483-8604 <b>LEASING/ZONING:</b> ROMANO & ASSOCIATES 8100 HYDRAVIEW BLVD. #140, #14A-1E ALBUQUERQUE, NM 87113 CONTACT: NICK ROMANO PHONE: (505) 750-0725 <b>LATITUDE (NAVD88):</b> 31° 46' 34.72" N <b>LONGITUDE (NAVD88):</b> 106° 18' 43.94" W <b>COUNTY:</b> EL PASO <b>ZONING JURISDICTION:</b> CITY OF EL PASO <b>POWER COMPANY:</b> EL PASO ELECTRIC <b>TELCO PROVIDER:</b> TDC	<b>AREA MAP</b> 	<b>PROJECT DESCRIPTION</b> THESE PLANS HAVE BEEN DEVELOPED FOR THE PLACEMENT OF THE TELECOMMUNICATION AND PUBLIC UTILITY FACILITY, CONSISTING OF A 50' STEALTH TOWER, SPACE FOR CARRIER EQUIPMENT AND A UTILITY MOUNT WITH A FENCED COMPOUND (NO WATER OR SEWER REQUIRED), IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY VERTICAL BRIDGE & T-MOBILE. CLEARWATER COMMUNICATIONS, INC. HAS INCORPORATED THIS SCOPE OF WORK IN THESE PLANS. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY A LICENSED STRUCTURAL ENGINEER. STRUCTURAL ANALYSIS MUST INCLUDE BOTH TOWER AND MOUNT. <b>T-MOBILE SCOPE OF WORK:</b> <b>INSTALL:</b> (1) ERIKSSON RRS 8102 CABINET ON NEW 10'X10' STEEL PLATFORM (2) ERIKSSON AIR32 82A308A PANEL ANTENNAS (1 PER SECTOR, POSITION 1) (3) COMMSCOPE LCK-85140S-A1M PANEL ANTENNAS (1 PER SECTOR, POSITION 2) (4) ERIKSSON RRL111 813 REMOTE RADIO S (1 PER SECTOR, POSITION 3) (5) COMMSCOPE QUAD SECTOR MOUNT PART #5 UIC-RM1030-4 OR SITE PRO 1 PN UCLM (6) VALMOUNT SITE PRO 1 PN 8V107-36 - 36" STANDOFF SUPPORT ARMS (7) COMMSCOPE MP 214-4PS CELL PIPE FRAMES (8) 5'0" O.D. X 6'0" FACE WIDTH (9) M1-310 ANTENNA PIPE MOUNTS (10) 2'0" O.D. X 6'0" LONG ANTENNA PIPE S (11) H-FRAME WITH PPC, TELCO BOX, 400 AMP METER & DISCONNECT (12) 6'0" ROCK WALL FENCE WITH 12'0" GATE IN 30'X40' LEASE AREA (13) 10'0" HCS (14) APU (AUXILIARY POWER UNIT) (15) 120 LB PROPANE TANK <b>NOTES:</b> 1. OVERALL STEALTH TOWER HEIGHT IS 50'-0" WITH T-MOBILE RAD CENTER AT 48'-0". 2. (TOWER BY OTHERS)	<b>DRAWING INDEX</b> <table border="1"> <thead> <tr> <th>SHEET NO</th> <th>SHEET TITLE</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>TITLE SHEET &amp; PROJECT DATA</td> <td>0</td> </tr> <tr> <td>SP-1</td> <td>T-MOBILE SPECIFICATIONS</td> <td>0</td> </tr> <tr> <td>A-1</td> <td>OVERALL SITE PLAN</td> <td>0</td> </tr> <tr> <td>A-2</td> <td>DETAILED SITE PLAN</td> <td>0</td> </tr> <tr> <td>A-2.1</td> <td>GRADING PLAN PLAN</td> <td>0</td> </tr> <tr> <td>A-3</td> <td>PROPOSED TOWER ELEVATION</td> <td>0</td> </tr> <tr> <td>A-4</td> <td>ANTENNA LAYOUT &amp; LOADING CHART</td> <td>0</td> </tr> <tr> <td>A-5</td> <td>EQUIPMENT &amp; MOUNTINGS OF TAILS</td> <td>0</td> </tr> <tr> <td>A-6</td> <td>EQUIPMENT &amp; INSTALLATION DETAILS</td> <td>0</td> </tr> <tr> <td>A-7</td> <td>ROCK WALL AND GATE DETAILS</td> <td>0</td> </tr> <tr> <td>A-8</td> <td>CIVIL OF TAILS</td> <td>0</td> </tr> <tr> <td>E-1</td> <td>CLEARING CONDUIT LAYOUT</td> <td>0</td> </tr> <tr> <td>E-2</td> <td>EQUIPMENT CONDUIT LAYOUT</td> <td>0</td> </tr> <tr> <td>E-3</td> <td>ELECTRICAL OF TAILS</td> <td>0</td> </tr> <tr> <td>E-4</td> <td>WOOD SERVICE POLE DETAIL</td> <td>0</td> </tr> <tr> <td>G-1</td> <td>COMPOUND GROUNDING PLAN</td> <td>0</td> </tr> <tr> <td>G-2</td> <td>GROUNDING DETAILS</td> <td>0</td> </tr> <tr> <td>G-3</td> <td>GROUNDING DETAILS</td> <td>0</td> </tr> <tr> <td>G-4</td> <td>GROUNDING DETAILS</td> <td>0</td> </tr> </tbody> </table>	SHEET NO	SHEET TITLE	REV	T-1	TITLE SHEET & PROJECT DATA	0	SP-1	T-MOBILE SPECIFICATIONS	0	A-1	OVERALL SITE PLAN	0	A-2	DETAILED SITE PLAN	0	A-2.1	GRADING PLAN PLAN	0	A-3	PROPOSED TOWER ELEVATION	0	A-4	ANTENNA LAYOUT & LOADING CHART	0	A-5	EQUIPMENT & MOUNTINGS OF TAILS	0	A-6	EQUIPMENT & INSTALLATION DETAILS	0	A-7	ROCK WALL AND GATE DETAILS	0	A-8	CIVIL OF TAILS	0	E-1	CLEARING CONDUIT LAYOUT	0	E-2	EQUIPMENT CONDUIT LAYOUT	0	E-3	ELECTRICAL OF TAILS	0	E-4	WOOD SERVICE POLE DETAIL	0	G-1	COMPOUND GROUNDING PLAN	0	G-2	GROUNDING DETAILS	0	G-3	GROUNDING DETAILS	0	G-4	GROUNDING DETAILS	0
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<b>LOCATION MAP</b> 	<b>APPLICABLE CODES</b> ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. INTERNATIONAL BUILDING CODE (2015 IBC) 2. TIA-EIA 222-D OR LATEST EDITION 3. NFPA 700 - LIGHTING PROTECTION CODE 4. 2014 NATIONAL ELECTRICAL CODE OR LATEST EDITION 5. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES, MOST RECENT EDITIONS 6. LOCAL BUILDING CODE 7. CITY/COUNTY ORDINANCES <b>DRIVING DIRECTIONS:</b> FROM EL PASO INTERNATIONAL AIRPORT, GO WEST AND TAKE MONTANA AVE TO LEE FERNANDO DR AND TURN SOUTH. CONTINUE ON LEE FERNANDO TO 11109 SAM SNEAD DRIVE AND GO LEFT (WEST) TO SITE LOCATED AT INTERSECTION OF LEE FERNANDO, SAM SNEAD DR & RED SNEAD DRIVE ON THE LEFT OPEN LOT NEAR ELECTRIC STATION FENCED COMPOUND.																																																														





	TOWER CENTER TO PARENT PROPERTY LINE	TOWER CENTER TO ADJACENT PROPERTY LINE OR R.O.W.
NORTHEAST	66'-0"	66'
SOUTHEAST	10'-4"	70'
WEST	103'-1"	103'-1"



SCALE: 1" = 100'

### SETBACK SITE PLAN

SCALE: 1" = 100'-0"

NOTE:  
ALL DIMENSIONS  
FROM TOWER CENTER

R-3  
ZONE

C-1  
ZONE

A-2  
ZONE

R-3  
ZONE

LEGAL DESCRIPTION:  
A PORTION OF LOT 3, BLOCK 12,  
EAST GLEN ADDITION UNIT ONE.

EL PASO ELECTRIC  
SUBSTATION

CONCRETE HEADER & CHAINING FENCE

PLATED 10' DISENT

PROPOSED  
30' X 40'  
LEASE AREA  
1,200 SQ FT

PROPOSED 25' X 40'  
WIDE ACCESS &  
UTILITY EASEMENT

PROPOSED  
EVAPORATION POND

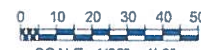
PROPOSED  
50' TOWER  
(BY OTHERS)

PROPOSED  
20' X 20'  
LEASE AREA  
400 SQ FT

PROPOSED T-MOBILE 120  
LB PROPANE TANK ON 3'X3'  
CONC PAD  
W/ CHAIN & COMBO  
PADLOCK

PROPOSED T-MOBILE  
EQUIPMENT PLATFORM  
INSIDE 6' ROCK WALL  
COMPOUND

PROPOSED CURB CUT &  
CONC. APRON



SCALE: 1/32" = 1'-0"

### OVERALL SITE PLAN

17-1007-2308 | 834508  
11109 Sam Sneed Drive  
RTA

PLANS PREPARED FOR  
**T-Mobile**  
T-Mobile Retail LLC, a Limited Liability Company  
4800 PAN AMERICAN FRWY., NE  
SUITE A  
ALBUQUERQUE, NM 87109

PLA PARTNER:  
**VERTICAL BRIDGE**  
710 Park of Commerce Drive  
Suite 200  
Boca Raton, FL 33487  
Office: 561-984-8367

PLANS PREPARED BY:  
**CLEAR WATER COMMUNICATIONS, INC.**  
CLEARWATER ENGINEERING & ARCHITECTS  
P.M. (715) 305-6500  
FIRM REGISTRATION NUMBER  
F-40881

ENGINEERING LICENCE  
**Mikko P. Ahola**  
STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
80990  
04/25/18

DRAWING NOTICE:  
THIS DOCUMENT IS CONFIDENTIAL AND IS THE SOLE PROPERTY OF T-MOBILE AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF T-MOBILE.

REVISIONS	DATE	BY	REV
DESCRIPTION			
DRAFT SET	08/24/17	CR	0
REVIEW SET	08/14/17	CR	0

VERTICAL BRIDGE SITE ID  
UX-TX-5289 GLEN COVE

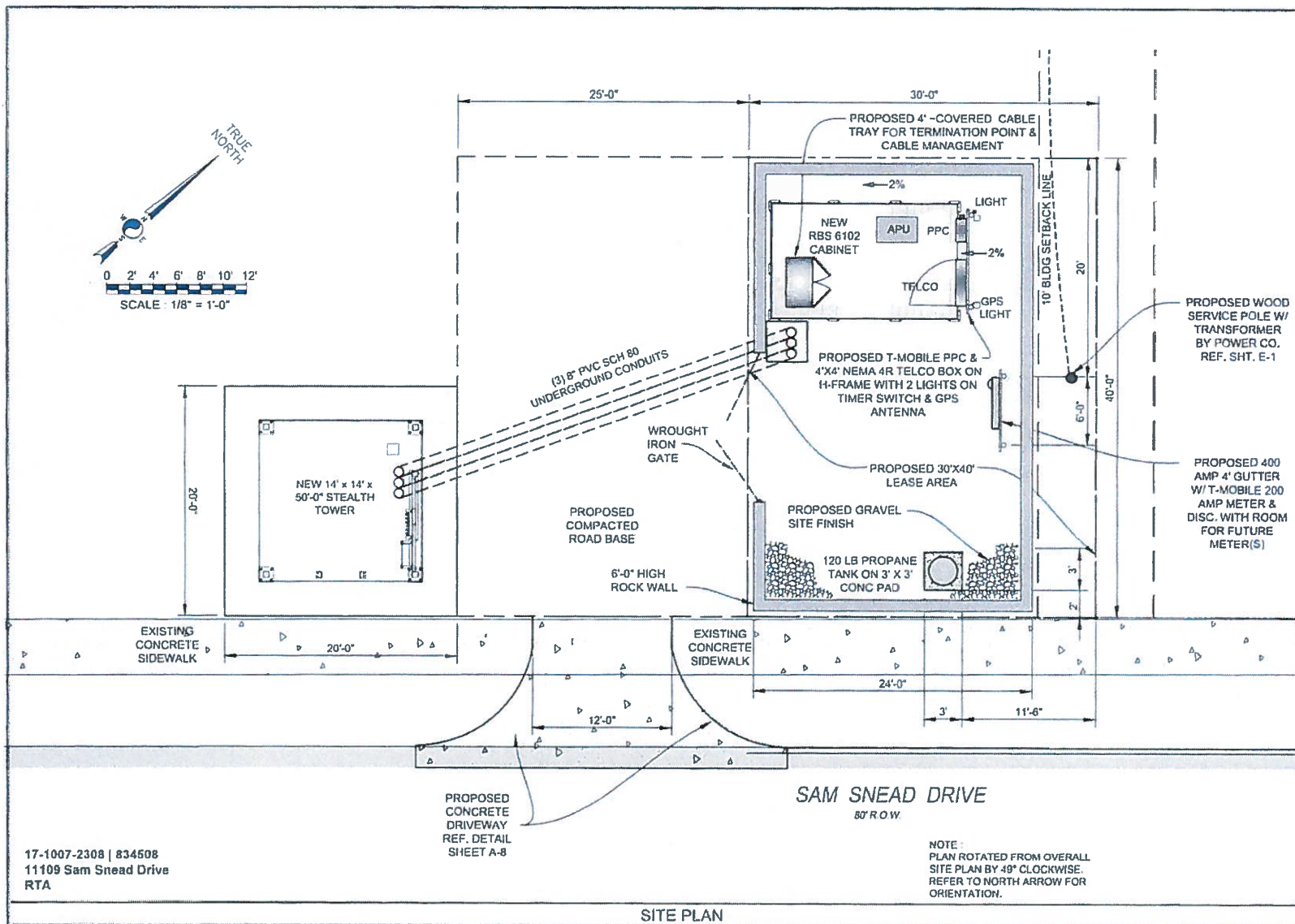
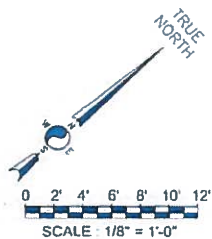
T-MOBILE SITE ID  
NM02458C CHIU-BTS

SITE ADDRESS  
11109 SAM SNEED DRIVE  
EL PASO, TX 79936  
EL PASO COUNTY

SHEET DESCRIPTION  
OVERALL SITE PLAN

SHEET NUMBER  
**A-1**





PLANS PREPARED FOR  
**T-Mobile**  
 T-Mobile West LLC, a Limited Liability Company  
 4830 PAN AMERICAN FRWY., NE  
 SUITE A  
 ALBUQUERQUE, NM 87109

PLA PARTNER:  
**VERTICAL BRIDGE**  
 750 Park of Commerce Drive  
 Suite 700  
 Boca Raton, FL 33487  
 Phone # (561) 548-4207

PLANS PREPARED BY:  
**CLEAR WATER COMMUNICATIONS, INC.**  
 CLEARWATERENGINEERING@YAHOO.COM  
 PH: (718) 305-6200  
 FIRM REGISTRATION NUMBER:  
 F-4080

ENGINEERING LICENSE  
  
**MIKKO P. AHOLA**  
 80990  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 CIVIL  
 04/12/10

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REVISIONS	DESCRIPTION	DATE	BY	REV
1	DRAFT SET	09/14/17	CB	1
2	REVIEW SET	09/14/17	CB	2

VERTICAL BRIDGE SITE ID  
 UX-TX-5289 GLEN COVE

T-MOBILE SITE ID  
 NM0245BC CHIU-8TS

SITE ADDRESS  
 11109 SAM SNEAD DRIVE  
 EL PASO, TX 79936  
 EL PASO COUNTY

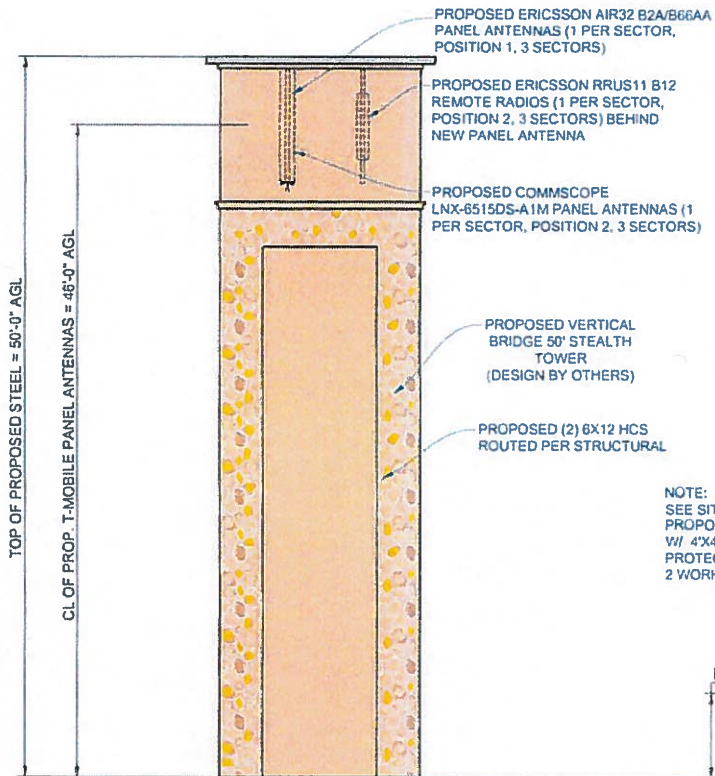
SHEET DESCRIPTION  
 DETAILED SITE PLAN

SHEET NUMBER  
**A-2**

17-1007-2308 | 834508  
 11109 Sam Sneed Drive  
 RTA

NOTE:  
 PLAN ROTATED FROM OVERALL  
 SITE PLAN BY 49° CLOCKWISE.  
 REFER TO NORTH ARROW FOR  
 ORIENTATION.

SITE PLAN



NOTE:  
SEE SITE PLAN FOR ACTUAL LAYOUT OF EQUIPMENT.  
PROPOSED UTILITY RACK  
W/ 4'X4' NEMA 4R TELCO BOX, T-MOBILE POWER PROTECTION CABINET (PPC), J-BOX,  
2 WORK LIGHTS ON TIMER SWITCH, & GPS ANTENNA.

PROPOSED T-MOBILE RBS 6102 CABINET ON GALVANIZED STEEL PLATFORM

ROCK WALL = 6'-0"

PROPOSED 400 AMP METER RACK

PROPOSED 6'-0" HIGH ROCK WALL

0 2' 4' 6' 8' 10' 12'  
SCALE: 1/8" = 1'-0"

17-1007-2308 | 834508  
11109 Sam Sneed Drive  
RTA

PROPOSED TOWER ELEVATION

PLANS PREPARED FOR  
**T-Mobile**  
T-Mobile World LLC, a Sprint Nextel Company  
4830 PAN AMERICAN HWY., NE  
SUITE A  
ALBUQUERQUE, NM 87109

PLANS PARTNER  
**VERTICAL BRIDGE**  
750 Park of Commerce Drive  
Suite 200  
Boca Raton, FL 33487  
Office # (561) 988-4367

PLANS PREPARED BY  
**CLEAR WATER COMMUNICATIONS, INC.**  
CLEARWATERENGINEERING@YAHOO.COM  
PH: (772) 360-4500  
FIRM REGISTRATION NUMBER  
F-4080

ENGINEERING LICENSE  
**Mikko P. Ahola**  
80990  
REGISTERED PROFESSIONAL ENGINEER  
2472110

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REVISIONS	DESCRIPTION	DATE	BY	REV
DRAFT SET		06/11/17	CB	0
REVIEW SET		06/11/17	CB	0

VERTICAL BRIDGE SITE ID  
UX-TX-5288 GLEN COVE

T-MOBILE SITE ID  
NM02458C CHIU-BTS

SITE ADDRESS  
11109 SAM SNEAD DRIVE  
EL PASO, TX 79936  
EL PASO COUNTY

SHEET DESCRIPTION  
PROPOSED TOWER ELEVATION

SHEET NUMBER  
**A-3**







## MEMORANDUM

**DATE:** October 22, 2018

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT:** PZST17-00036

---

The City Plan Commission (CPC), on October 18, 2018, voted 8-0 to recommend **approval** of the special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) in the C-1 (Commercial) zone district as required by El Paso City Code Section 20.10.455.E.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit 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 special permit 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 special permit request.

**Property Owner:** Pik Y. Chiu  
**Applicant:** Vertical Bridge Development, LLC and T-Mobile West LLC  
**Representative:** Romano & Associates, LLC

**Attachments:**  
Staff report

# 11109 Sam Snead Drive

City of El Paso — Plan Commission — 10/18/2018

PZST17-00036 Special Permit



<b>STAFF CONTACT:</b>	Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
<b>OWNER:</b>	Pik Y. Chiu
<b>APPLICANT:</b>	Vertical Bridge Development, LLC and T-Mobile West LLC
<b>REPRESENTATIVE:</b>	Romano & Associates, LLC
<b>LOCATION:</b>	11109 Sam Snead Drive, District 3
<b>LEGAL DESCRIPTION:</b>	A portion of Lot 3, Block 12, East Glen, City of El Paso, El Paso County, Texas
<b>EXISTING ZONING:</b>	C-1 (Commercial)
<b>REQUEST:</b>	Special Permit to allow for Personal Wireless Service Facility (PWSF) with setback reduction in C-1 (Commercial) zone district
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT</b>	Planning did not receive any communication in support or opposition to the special permit request; Notices sent to property owners within 300 feet on October 4, 2018.
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 2—5 for basis of recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow a reduction in setback for the placement of a new ground-mounted personal wireless service facility (PWSF) in the C-1 (Commercial) zone district as required by El Paso City Code Section 20.10.455.E. The site plan shows a 2,600 sq. ft. lease area for a 50 ft. high structure with antennas and service equipment enclosure. The PWSF as proposed reduces the setback from the required three feet to one foot for each foot of 50 ft. in height. The antennas and support structure will be camouflaged to resemble a stealth tower, while the equipment will be screened with a rockwall enclosure.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **approval** of the special permit for the setback reduction for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.10.455 PWSF, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.



## DESCRIPTION OF REQUEST

The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the C-1 (Commercial) zone district as required by El Paso City Code Section 20.10.455.E. The site plan shows a 2,600 sq. ft. lease area for a 50 ft. high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a stealth tower, while the equipment will be screened with a rock wall enclosure at the edge of the property adjacent to a driveway. The PWSF structure is situated towards the front of the property with a potential future neighborhood commercial development. The new tower is also providing space for collocation in the future. The PWSF as proposed reduces the setback from the required three feet to one foot for each foot of 50 ft. in height: 66 ft. adjacent to apartment zone district to the northeast, 70 ft. adjacent to the right-of-way to the southeast, and 103 ft. adjacent to residential zone district to the west. The PWSF will provided landscaping include trees around the facility and within the parkway. There are no other PWSF facilities within one-half mile of the subject property. A maintenance access easement off a private driveway within the subject property proposed from Sam Snead Drive.

## SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a personal wireless service facility (PWSF), the applicant must comply with the following standards, per 20.10.455 PWSF, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

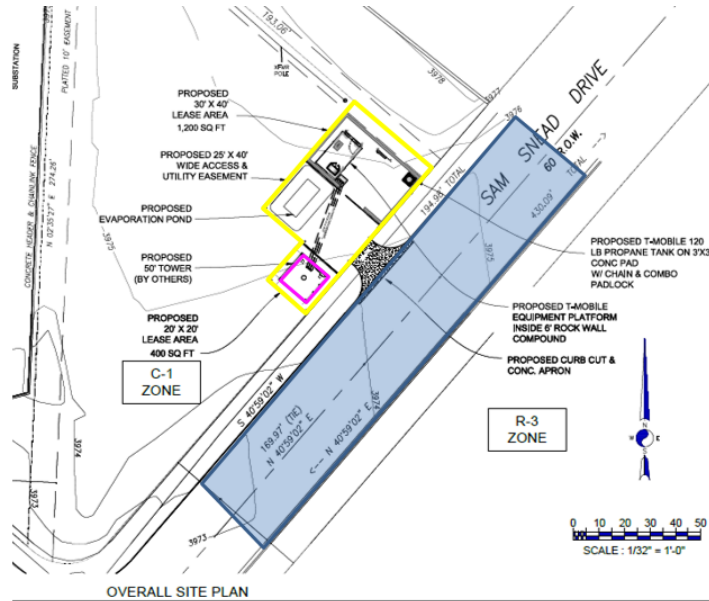
20.10.455 PWSF	DOES IT COMPLY?
Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions: a. Setbacks. i. A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than one foot for each foot of height, measured from the PSWF antenna support structure base.	No, however the proposed PWSF modified setback request from the required three feet to one foot for each foot of height to meet the setback requirement includes right-of-way, see Section 20.10.455.E.1.b. below.
b. Modified Setbacks. The setback set forth in subsection (E)(1)(a)(i) may be reduced, but not below the following: one foot setback for each foot of height if the structure height is fifty feet or less; and two feet setback for each foot of height if the structure height is greater than fifty feet but no greater than seventy-five feet; if the city council, based on written evidence provided by the applicant, finds that:  i. The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;	Yes, the PWSF proposed to reduce the setback from three feet to one foot for each foot of 50 ft. in height: 66 ft. adjacent to apartment zone district to the northeast, 70 ft. adjacent to the right-of-way to the southeast, and 103 ft. adjacent to residential zone district to the west.



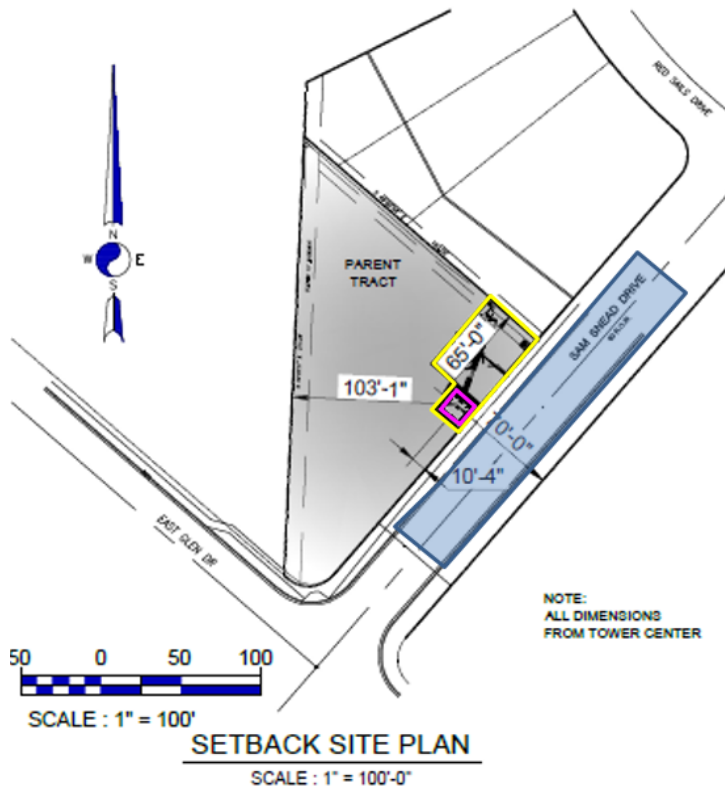
<p>ii. The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is used by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and</p> <p>iii. The applicant cannot use another PWSF antenna support structure that is located such that the applicant is able to reasonable serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas.</p>	
c. Separation Between PWSF Antenna Support Structures. The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile.	Yes, there are no other PWSF within one-half mile buffer of the subject property.
e. Height Restriction. Ground-mounted PWSF antenna support structures shall not exceed seventy-five feet in height, except as provided in subsection (E)(1)(f).	Yes, the PWSF proposes 50 ft. of structure height.
<p>g. Camouflage and Screening.</p> <p>i. All Ground-Mounted PWSF Shall be Camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.</p> <p>ii. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.</p> <p>iii. Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.</p> <p>iv. Landscaping shall comply with all code requirements for landscaping.</p>	The PWSF consists of a 50 ft. stealth tower included pure white legs, braces, ladder, and concealment panels with a combined rock and stucco within a future neighborhood commercial development. Landscaping is also provided including trees around the facility on the site.
i. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security. The gate which provides access to the PWSF antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.	The PWSF proposes a 6 ft. rock wall enclosure.

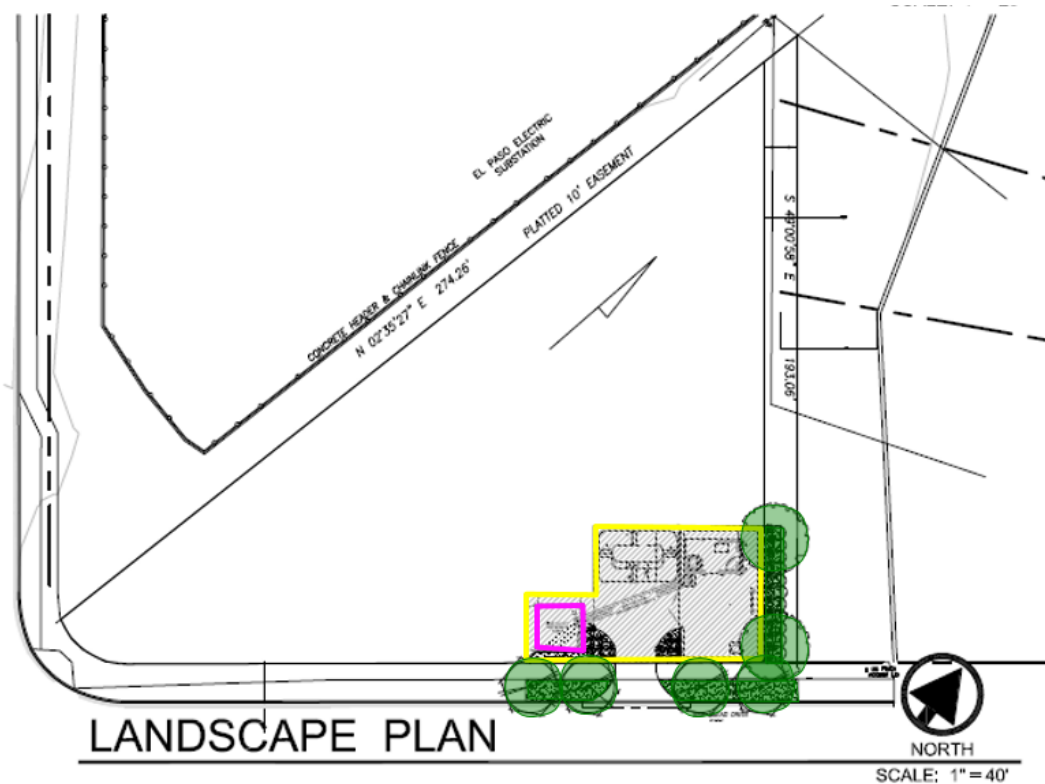
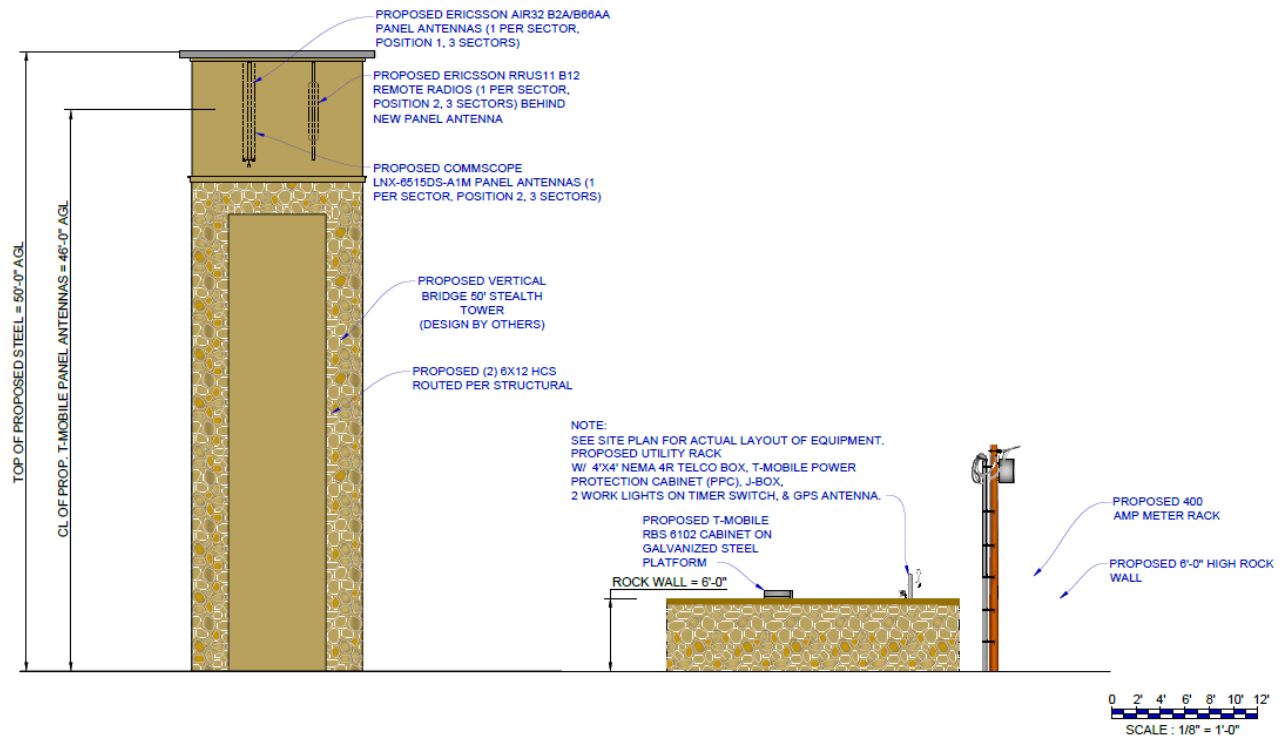
j. The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the building official.

A maintenance access easement off a private driveway within the subject property proposed from Sam Snead Drive.



	TOWER CENTER TO PARENT PROPERTY LINE	TOWER CENTER TO ADJACENT PROPERTY LINE OR R.O.W.
NORTHEAST	66'-0"	66'
SOUTHEAST	10'-4"	70'
WEST	103'-1"	103'-1"

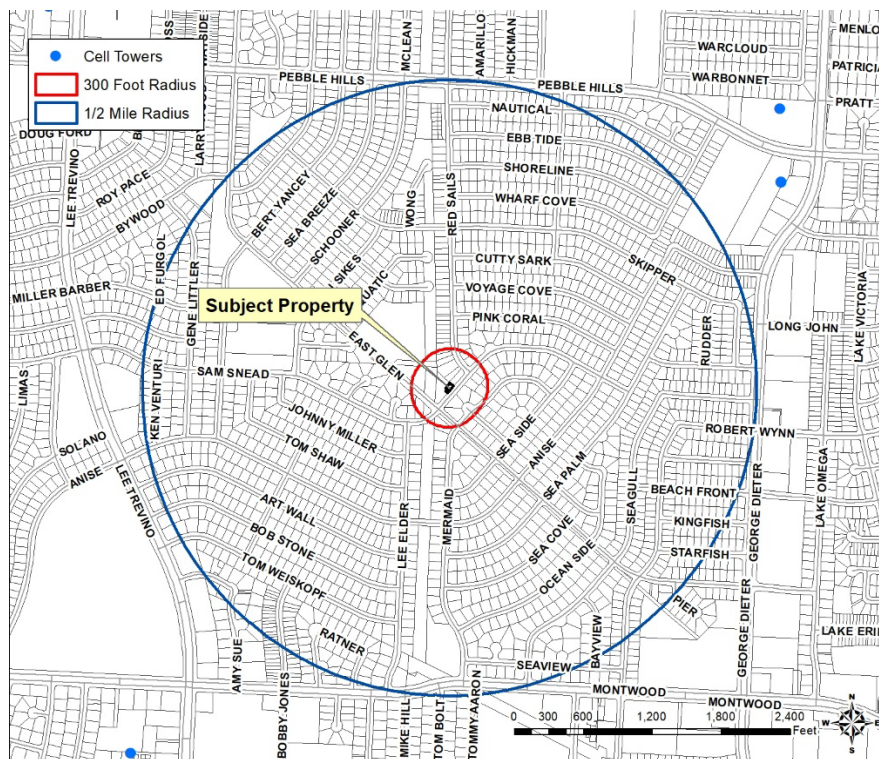






Site plan showing the proposed T-Mobile equipment platform location. The plan includes the following details:

- Commercial Building:** 4878 SF, located on the left side of the site.
- 4' CONC. SIDEWALK:** Surrounding the commercial building.
- Proposed T-Mobile Equipment Platform:** Located on the sidewalk, adjacent to the commercial building.
- Parking Area:** 10 spaces, located to the right of the commercial building.
- Concrete Grade & Concrete Fence:** Boundary on the left side of the site.
- Sam Snead Drive:** Located to the right of the site.
- East Glen Dr:** Located to the left of the site.
- Scale:** 1" = 30'.
- North Arrow:** Points towards the top right.



## REALATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<b>G-3 Post-War</b> 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.	Yes. The subject property, and the proposed development for it, meet the intent of the G-3, post-war Future Land Use Map designation.
<b>ZONING DISTRICT</b>	<b>DOES IT COMPLY?</b>
<b>C-1 (Commercial)</b> The purpose of these districts 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.	Yes. PWSF is permitted in the C-1 District with special permit approval with setbacks reduction.

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The site meets the modified setback dimensional requirements of the C-1 (Commercial) District, and the proposed use is permitted by special permit.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of this 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.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** Per reviewing departments, the subject property is adequately served by the existing infrastructure to accommodate the proposed use. A new water service permit will be required, which will require coordination with the El Paso Water Utility.

**EFFECT UPON THE NATURAL ENVIRONMENT:** The subject property is not within any arroyos or identified environmentally sensitive areas.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Eastside Civic Association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 4, 2018. The Planning Division did not receive any communication in support or opposition to the Special Permit request.

**STAFF COMMENTS:** No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. The applicant will need to coordinate with the El Paso Water Utility to establish service at the subject property. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

**OTHER APPLICABLE FACTORS:** Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that

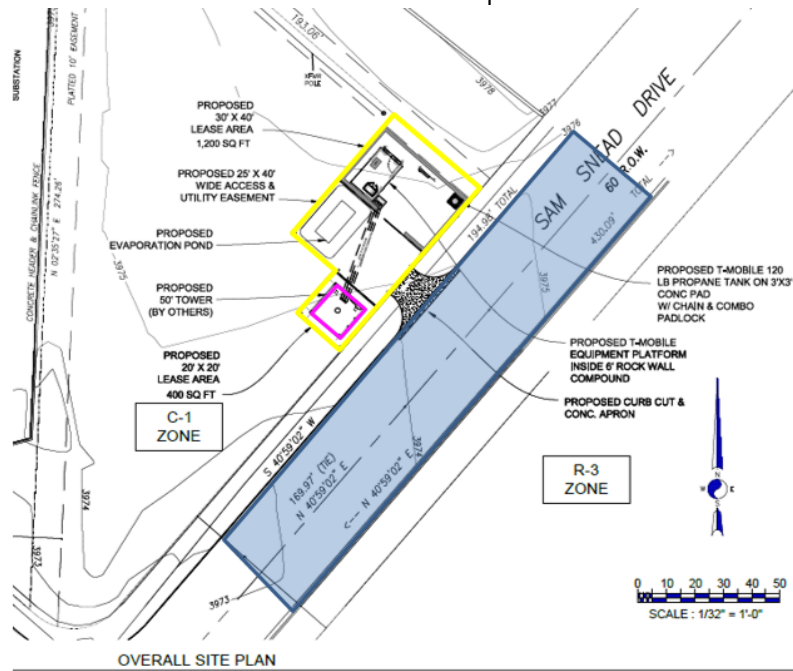
stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

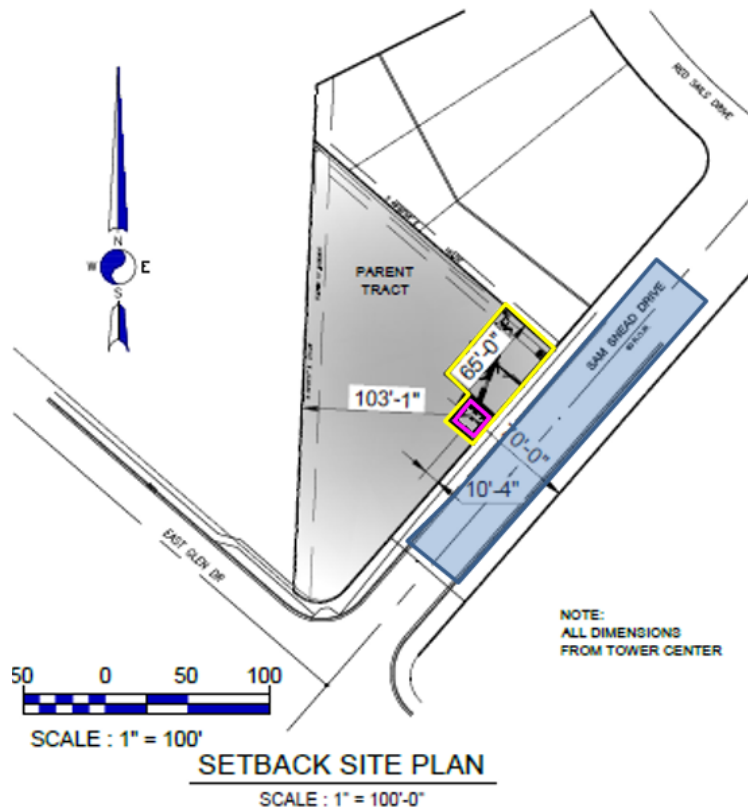
1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Simulation Photos
5. Project Purpose Statement
6. Department Comments
7. Neighborhood Notification Boundary Map

# ATTACHMENT 1

## Detailed Site Development Plan

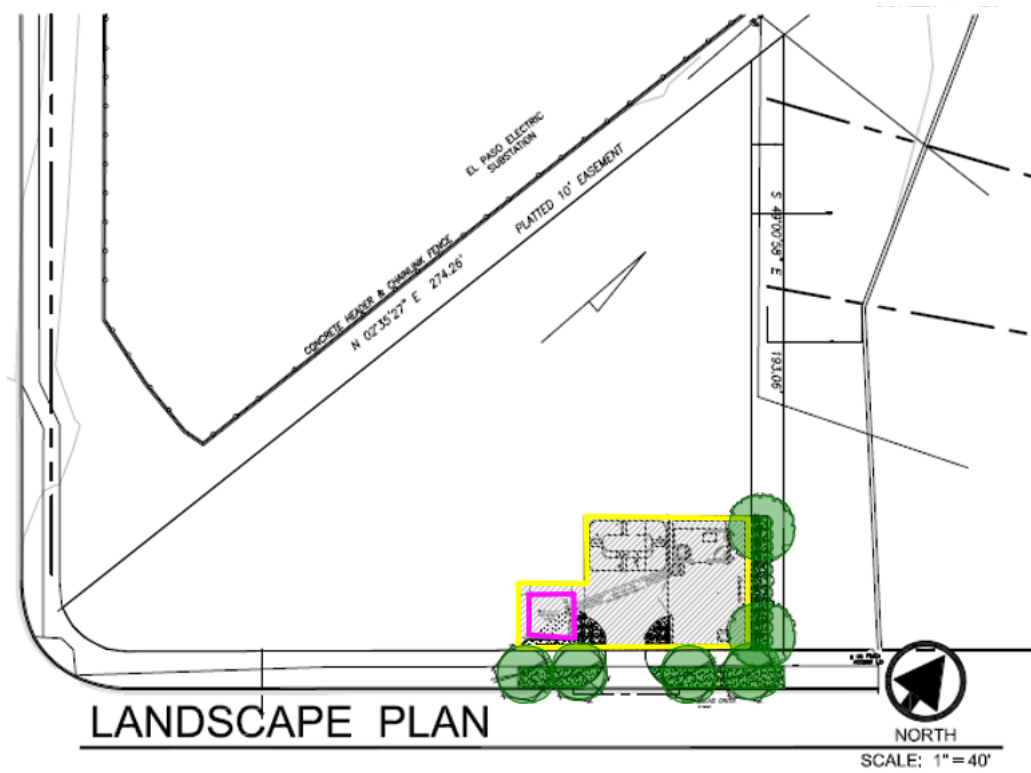


	TOWER CENTER TO PARENT PROPERTY LINE	TOWER CENTER TO ADJACENT PROPERTY LINE OR R.O.W.
NORTHEAST	66'-0"	66'
SOUTHEAST	10'-4"	70'
WEST	103'-1"	103'-1"

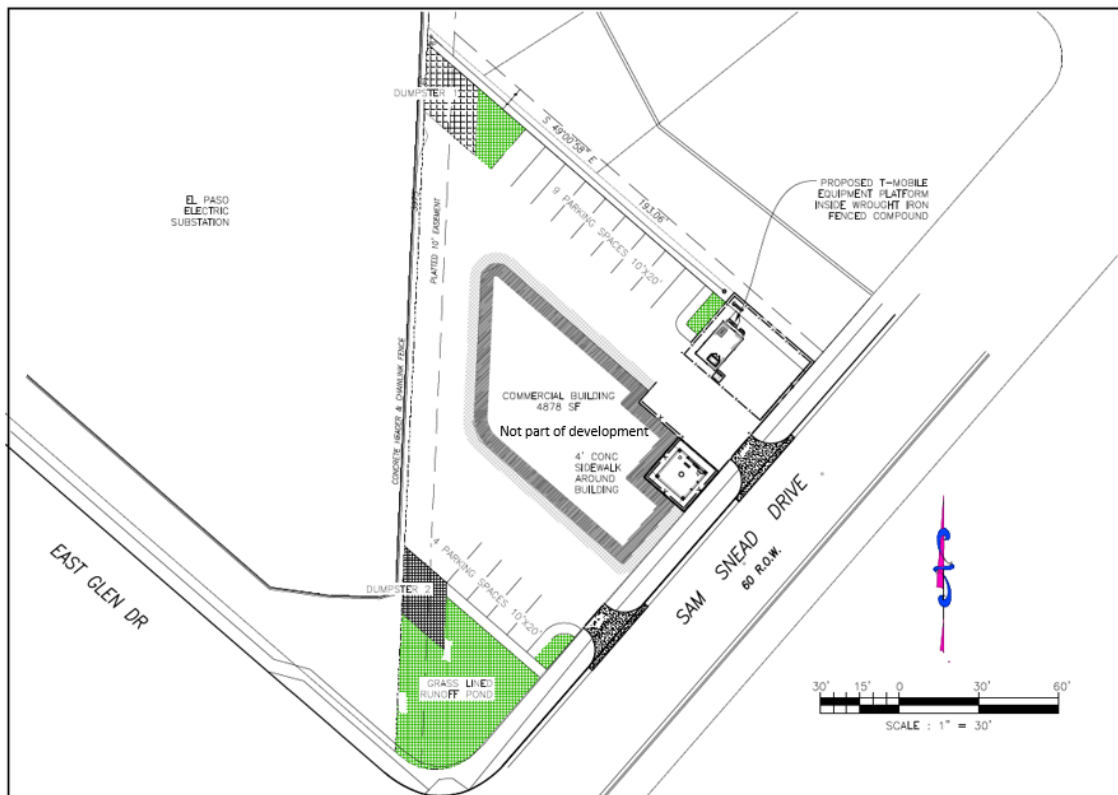








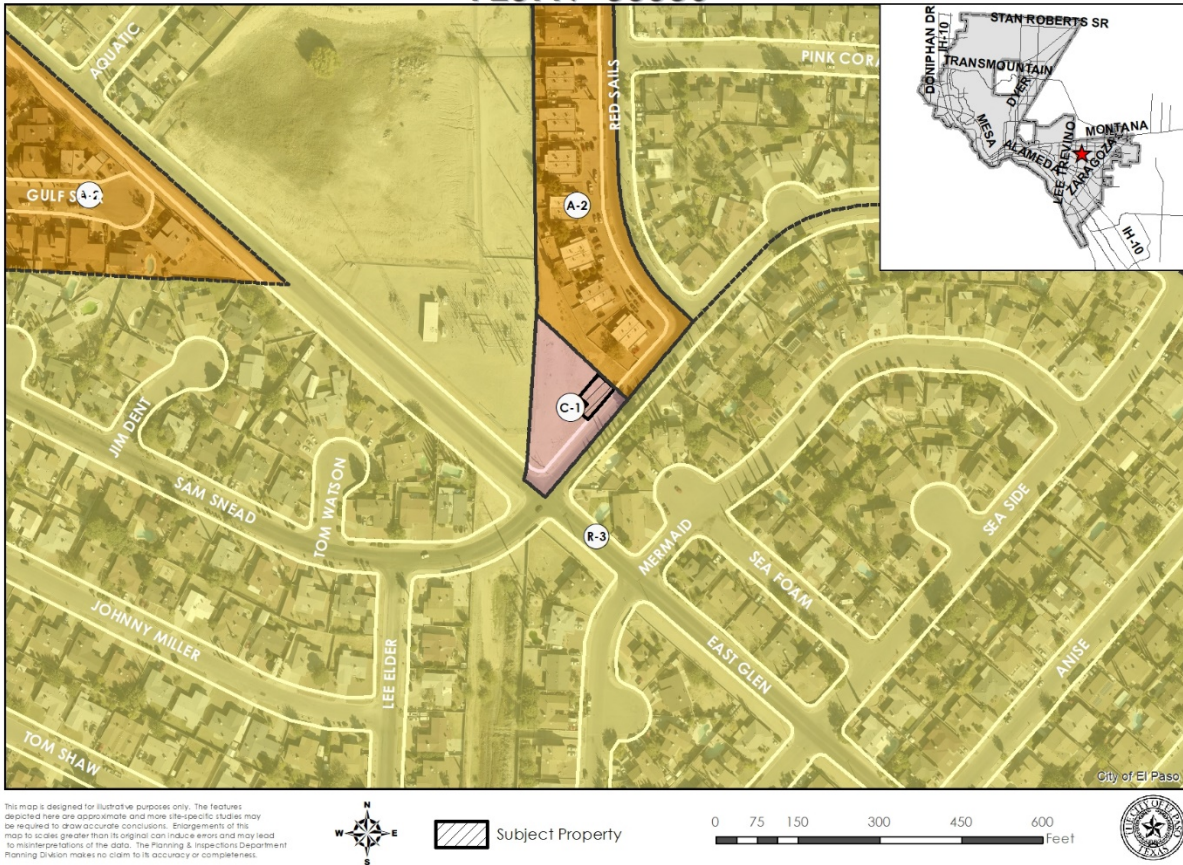
**DETAILED SITE DEVELOPMENT PLAN FOR  
 A POTENTIAL FUTURE NEIGHBORHOOD COMMERCIAL**



# ATTACHMENT 2

## Zoning Map

PZST17-00036

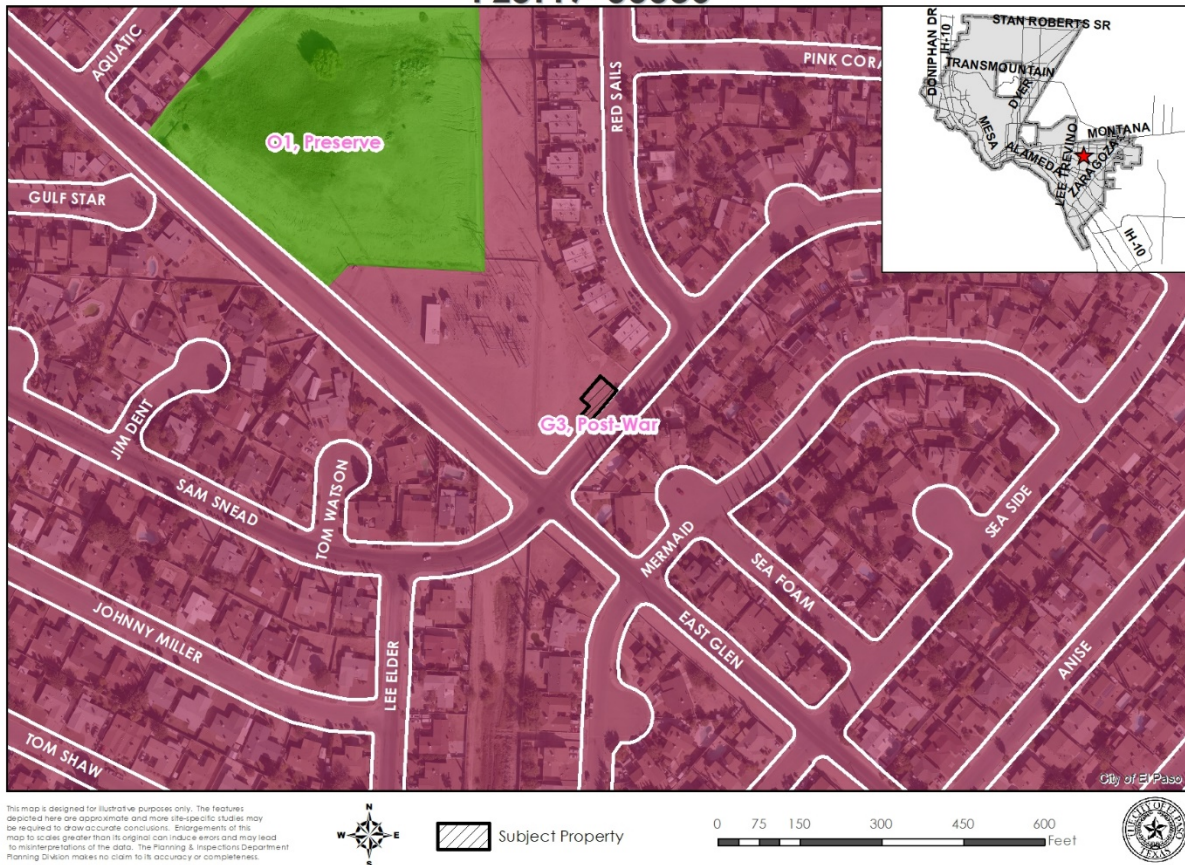




# ATTACHMENT 3

## Future Land Use Map

PZST17-00036





# **ATTACHMENT 4**

Simulation Photos



**EXISTING**



**PROPOSED**





**EXISTING**



**PROPOSED**









# **ATTACHMENT 5**

## Project Purpose Statement

September 14, 2018

Andrew Salloum  
City of El Paso Planning & Inspections Department  
801 Texas Avenue  
El Paso, TX 79901

**RE: PZPC17-00108 Vertical Bridge PWSF 11109 Sam Snead**

Dear Mr. Salloum:

Please accept this letter as an overview of the proposed Vertical Bridge Ground-Mounted Personal Wireless Telecommunications Facility (PWSF) at the above-referenced location. Vertical Bridge proposes to construct a 50' camouflaged ground-mounted PWSF with T-Mobile antennas concealed within the structure. T-Mobile would also install its radio cabinets on the ground within a walled and gated compound that will also have the same rock finish as the tower and surrounding properties. The structure is situated towards the front of the property with potential future commercial development in mind. This is the only commercial property in the neighborhood and it is important for the primary buildable area be left free for future infill development that is complementary to the community. The colors and textures proposed are consistent with other commercial developments in the city. Landscaping will be installed around the facility and within the parkway to help screen it from view. The facility is designed with additional space to support a second carrier's antennas within the structure and ground equipment within the leased area in the future.

### **Project Purpose Statement**

The purpose of this facility is to relieve network congestion that T-Mobile is experiencing on surrounding sites due to rapid growth in demand from its customers. As each of the neighborhood sites experiences a greater demand per user as well as a great overall number of users, it can no longer provide reliable coverage in the same geographic area as it previously did when network demand was lighter. Effectively, this network saturation creates a significant gap in quality in-vehicle and in-building voice and data services due to lack of sufficient system capacity and high-speed data rates. In order to reliably provide a positive customer experience and avoid dropped calls, blocked calls, and slow data speeds, T-Mobile must add the new site at 11109 Sam Snead Drive to offload traffic from the surrounding sites so they can once again operate within their capacity. Please refer to the Significant Gap Statement prepared by Verizon Wireless RF Engineer Martha Aragon for a more detailed of the need for this facility.

### **Statement that proposed PWSF improvements meet the requirements of 20.10.455.E.1.b**

As part of its application, Vertical Bridge is petitioning City Council to approve a special exception for modified setbacks pursuant to Section 20.10.455.E.1.b of the Municipal Code. The property in question is too small to meet the 3:1 setback requirement from the adjacent residentially-zoned property to the northeast and south. The triangular tract is only 195' along the 60' wide Sam Snead right-of-way, 274' deep on one side, and 193' deep on the other. In order to meet 3:1 setbacks for a 50' structure, the property would need to be at least 300' wide, and

200' wide for a 2:1 setback. Additionally, the triangular shape of the lot forces the facility to the front of the property. As such, Vertical Bridge is requesting approval for reduced 1:1 setbacks for an antenna support structure height of 50'. Page A-1 of the submitted plans shows the center of the proposed structure 65' from the nearest residential property to the northeast and 70' from the nearest residential property to the southeast across the 60' Sam Snead Drive right-of-way. Even with the reduced setbacks, the buildable area for a PWSF on this parcel is very small. Vertical Bridge has chosen to situate it to maximize the remaining buildable area on the property so that it at some point in the future it may be developed further so the PWSF does not remain isolated on an otherwise vacant lot.

*i. The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable*

Alternatives within the densely residential neighborhood in the coverage area are very limited. Nearly all but a handful of properties are single-family residences which do not afford the space for a wireless facility. In fact, there are only three other viable properties in the entire area for a PWSF other than the 11109 Sam Snead location. The first is the El Paso Electric substation immediately adjacent to the subject parcel. Unfortunately, El Paso Electric does not permit PWSFs in its substations or its transmission poles. The other two properties are further to the west: Glen Cove Elementary School and St. Thomas Aquinas Catholic Church. These properties are too close to the existing site located at 3112 Fomey Lane near the intersection of Lee Trevino and Pebble Hills and too far from the existing site at 3024 Trawood Drive near the intersection with George Dieter. While a site at either of these locations may relieve network congestion at the Fomey site, the problem will remain at the Trawood site. The least intrusive solution to resolving T-Mobile's significant gap in network coverage caused by network congestion would be a single site located equidistant from the congested sites. The 11109 Sam Snead property is the only parcel available for such a solution.

*ii. The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is used by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable*

*iii. The applicant cannot use another PWSF antenna support structure that is located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas.*

The nearest existing PWSF antenna support structures are located 0.66 miles to the northeast at 11290 Pebble Hills Blvd. This existing facility is not suitable to mitigate the significant gap in service created by the network congestion described in the Significant Gap Statement. T-Mobile already has antennas at this site and it is simply too far away from the target area to provide adequate coverage. The high volume of voice and data traffic in this area from residents necessitates a dedicated facility in the immediate area since the more distant surrounding sites cannot handle the usage volume. As such, there is no technically feasible manner to provide relieve the capacity issues in this neighborhood other than the proposed facility at 11109 Sam Snead Dr.



Vertical Bridge has taken great efforts to address the comments and concerns of all parties affected by this project, including City staff and neighborhood representatives. In June, Vertical Bridge sent certified letters including copies of the site plan and photo simulations to all property owners within 300' of the proposed site but did not receive any comment. In addition, a request to help coordinate a community meeting was made to the Eastside Civic Association with no success. Even without any direct input from the neighbors, we believe the proposed design represents the least-intrusive possible solution given the constraints posed by this situation. Vertical Bridge has designed the site with aesthetics in mind including landscaping and an eye towards future development of the property. We are hopeful that the community and Council are in agreement.

If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nich', with a stylized flourish at the end.

Nicholas Romano  
Romano & Associates, LLC  
Authorized Agent



## **Significant Gap Statement**

### **Background**

Wireless communication has evolved significantly over the past ten years. Previously, wireless communication providers used radios with defined channels. Wireless base stations were calibrated with specific channels within the licensed frequency bands and each channel/radio could accommodate a certain number of users at any given time. Network capacity could be increased by adding more radios to the base station provided that there were enough free channels within the licensed frequency spectrum and the channels were not duplicated in adjacent base stations which would cause interference. Over time, technological advances in complex modulation methods and schemes have allowed more information to be modulated onto a single radio frequency carrier wave. The same frequencies can also be more carefully controlled to avoid interference and can be reused at adjacent base stations. This permits not only more users to access the system in a given area but also has the effect of increasing the speed at which data is sent/received. These advances have allowed customers to experience and expect data speeds the same or better than what they experience at home on a broadband desktop connection with their internet provider. As such, the nature of commercial wireless networks has changed from providing principally voice communications to primarily providing broadband data connectivity.

With this evolution in wireless technology and the explosion in demand for broadband data services and speeds, network capacity can no longer be understood as just a function of channel/frequency resources. As each base station experiences a greater data demand per user as well as a great overall number of users, it can no longer provide reliable coverage in the same geographic area as it previously did when network demand was lighter. A gap in reliable wireless service, which includes voice and/or data, can occur if there is: (i) a lack of reliable signal, including poor signal quality; and/or (ii) a lack of system capacity. Since T-Mobile operates on a limited number of radio frequencies licensed by the Federal Communications Commission, each wireless facility is capable of handling only a limited number of wireless users at any given time. When these finite frequency resources are saturated by users in the immediate vicinity of a site, effectively its coverage area shrinks. If new base stations are not built to share the traffic in an area with high demand, then T-Mobile customers will experience blocked calls, dropped calls, and slow data speeds even though technically signal strength may be strong. This is because the handsets cannot connect to base stations which are already at capacity. The only solution is to reduce the footprint of existing base stations proportionally to match the availability of frequency resources to the density of user demand in the vicinity and replace the lost coverage with new base stations.

### **NM02458C Chiu Justification**

In most parts of the city of El Paso, T-Mobile signal strength levels are strong. However, T-Mobile's El Paso customer base has grown significantly and several areas are lacking capacity to

NM02458C  
11109 Sam Snead Dr.

accommodate the additional demands that more and more users make upon the network. The proposed site NM02458C Chiu (11109 Sam Snead Dr.) is situated in one of these areas. T-Mobile has determined that the adjacent sites NM02080D (3111 Fomey Lane), NM02055A (3024 Trawood Dr.), and NM02011A (1790 Lee Trevino) are at their congestion limits with a high number of users connected to or requesting connection to this site and demanding services from the network. This is due to fact that these sites cover dense residential subdivisions full of single-family homes. With the changes in wireless technology noted above, more and more customers rely on their wireless devices for broadband data connectivity in their homes. This is reflected in the surge in network traffic in residential areas. The "Connection Requests for Congested Sector" map included with the coverage propagation maps for this project illustrates the heavy network traffic that these three congested sites carry. The areas in orange, red and pink indicate an unusually high demand from the areas in question over a 2-week period. The reddish areas seen along Lee Trevino and Montwood the west and south of the proposed NM02458C site are registering between 10,000 to 15,000 connection requests every 2 weeks within each of the squares. When totaled, the aggregate number of connection requests is more than these sites can reasonably handle since the customer demand for high speed data services in their homes in this densely residential area has simply increased beyond the original network design parameters which never contemplated the usage levels we see today. Effectively, this network saturation creates a significant gap in quality in-vehicle and in-building voice and data services due to lack of sufficient system capacity and high-speed data rates.

In order to reliably provide a positive customer experience and avoid dropped calls, blocked calls, and slow data speeds, T-Mobile must reduce the coverage footprints of NM02080D, NM02055A, and NM02011A so that they only cover an area containing the number of users which they can each reliably handle. This can be achieved by means of mechanical or electronic downtilt on the antennas so that their signal does not extend as far as it normally would. Doing so, however, would leave the more remote areas currently served by these sites with compromised coverage, namely that area more or less equidistant from each of the three congested sites. Offloading the service demands from NM02080D, NM02055A, and NM02011A in conjunction with the construction of a new site situated in between them (NM02458C) will allow for more consistent coverage in this area. For T-Mobile to offload an appropriate number of users, the new site must provide a large enough service area to relieve the current surrounding cells. A small cell is not an option in this situation because while a small cell may help relieve network capacity issues by providing coverage in a strictly delimited area with high user traffic (e.g. a train station, a college campus, a shopping mall), it will not resolve network congestion that spans entire neighborhoods due to increases customer demand inside their homes. The enclosed coverage prediction maps show how the presence of new site NM02458C will maintain excellent signal levels in these residential areas. The new site will offload a significant amount of traffic from the congested sites and distribute connection requests more evenly in this area. Data speeds will be much improved, affording users the broadband service that is expected.

#### Conclusion

The proposed new site NM02458C will help to absorb the many connection requests that are being seen at the adjacent sites NM02080D, NM02055A, and NM02011A. This part of El Paso is seeing

NM02458C  
11109 Sam Snead Dr.

rapid growth in network traffic due to its dense residential nature increasing demands from customers whose wireless use habits are changing. By sharing the network demand between multiple sites, T-Mobile customers will benefit from reliable call quality and excellent data throughput speeds as well as emergency connectivity when needed.

s/Martha Aragon/  
RF Engineer , T-Mobile

# **ATTACHMENT 6**

## **Staff Review Comments**

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

No objections to the special permit request.

### **Texas Department of Transportation**

*Development is not abutting State Right of Way.*

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

No objection to proposed special permit.

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**

No objections to proposed special permit for PWSF.

### **Fire Department**

Recommended approval.

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso Water**

EPWater does not object to this request:

Water:

There is an existing 12-inch diameter water main extending along Sam Snead Drive approximately 20-feet south of the southern property line. This water main is available for service.

Previous water pressure from fire hydrant #3892 located at northwest corner of Sam Snead Drive and East Glen Drive, has yielded a static pressure of 50 psi, a residual pressure of 40 psi, and a discharge of 822 gallons per minute.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main extending along Sam Snead Drive approximately 35-feet south of the southern property line. This sanitary sewer main is available for service.

General:

EPWater - PSB 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

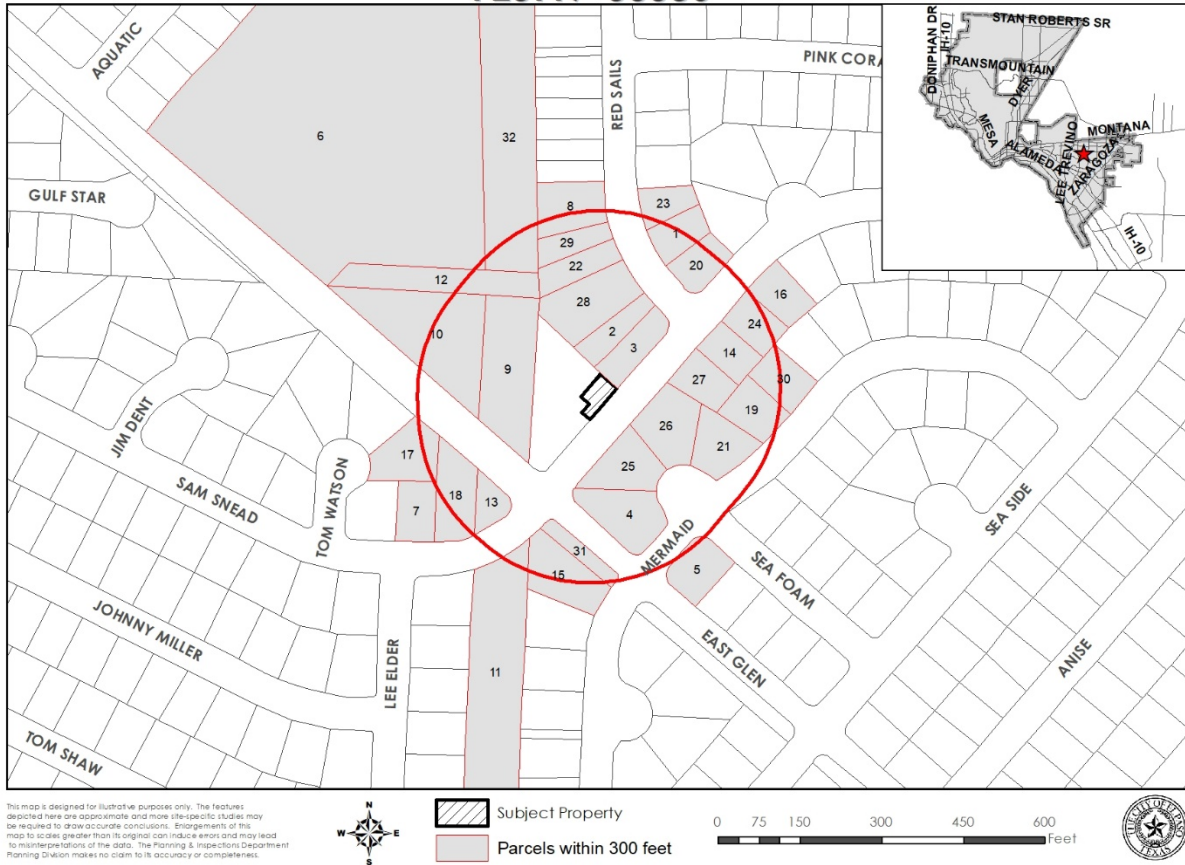


construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB 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. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

# ATTACHMENT 7

## Neighbor Notification Map

PZST17-00036





## Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (8-0)
- **Public Input:** The Planning Division did not receive any communication in support or opposition to the special permit request.

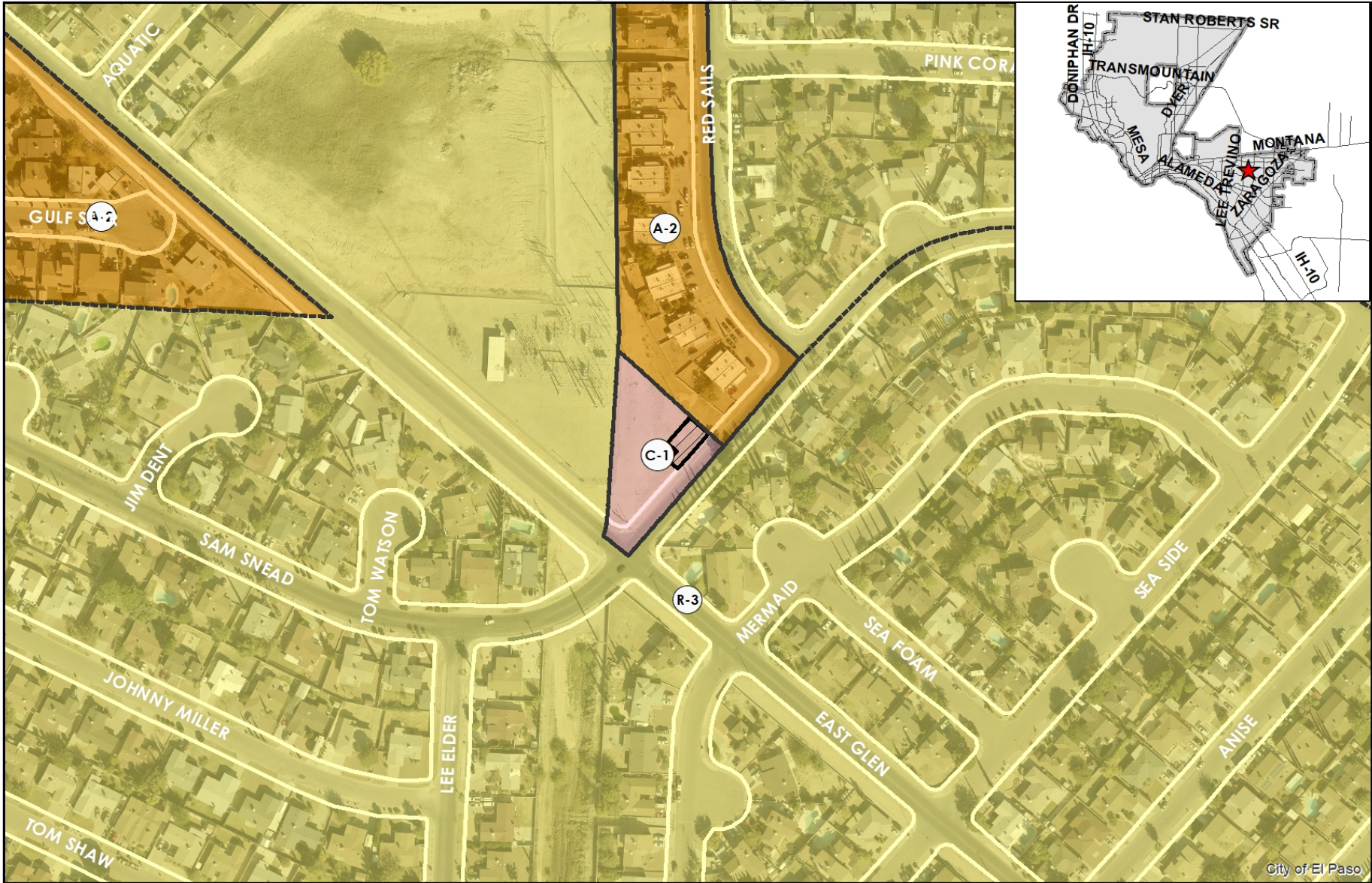
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



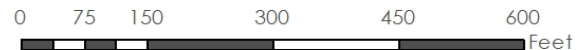
# PZST17-00036



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

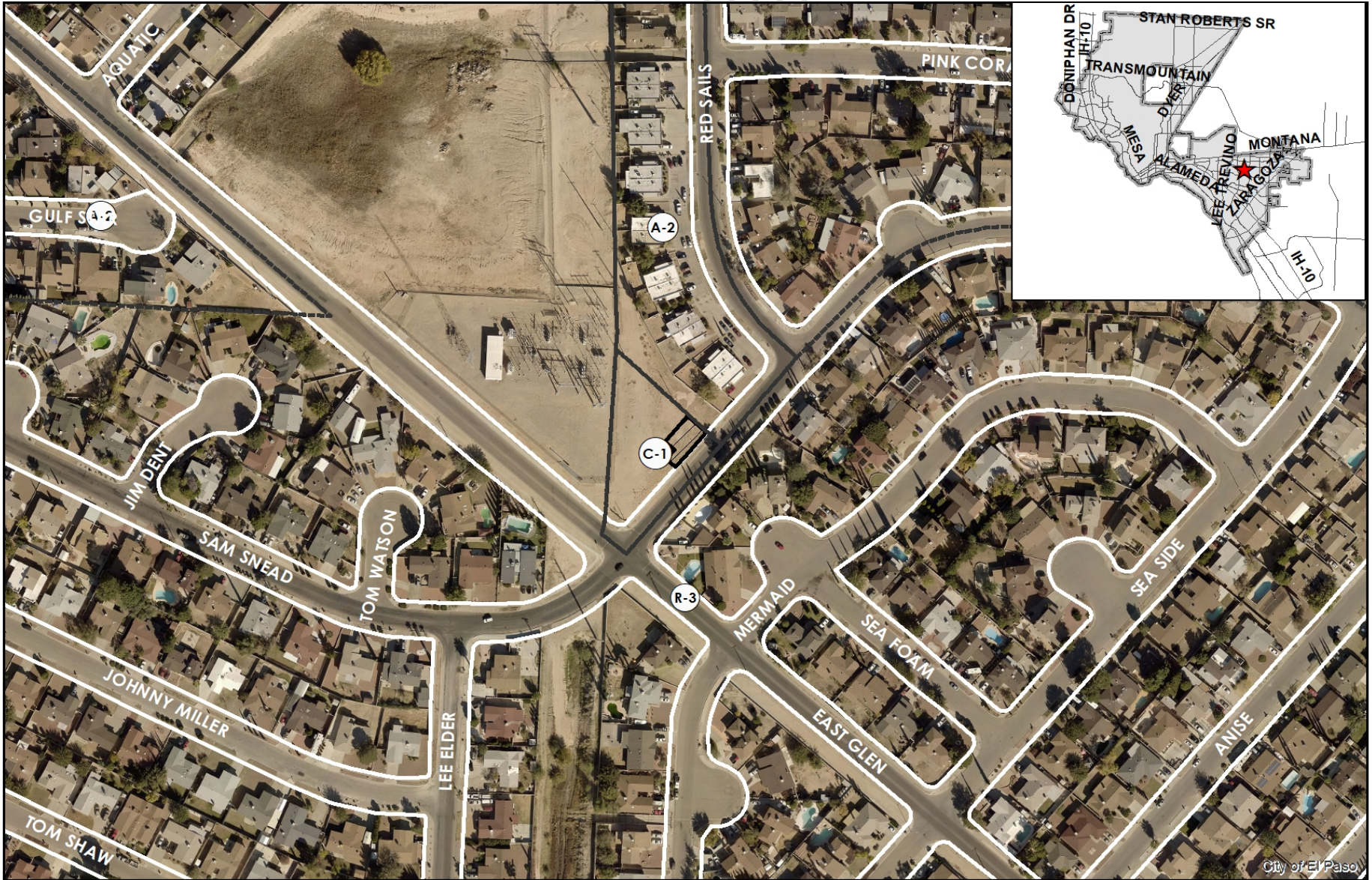


Subject Property





# PZST17-00036



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Subject Property

0 75 150 300 450 600 Feet





# PZST17-00036



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Subject Property



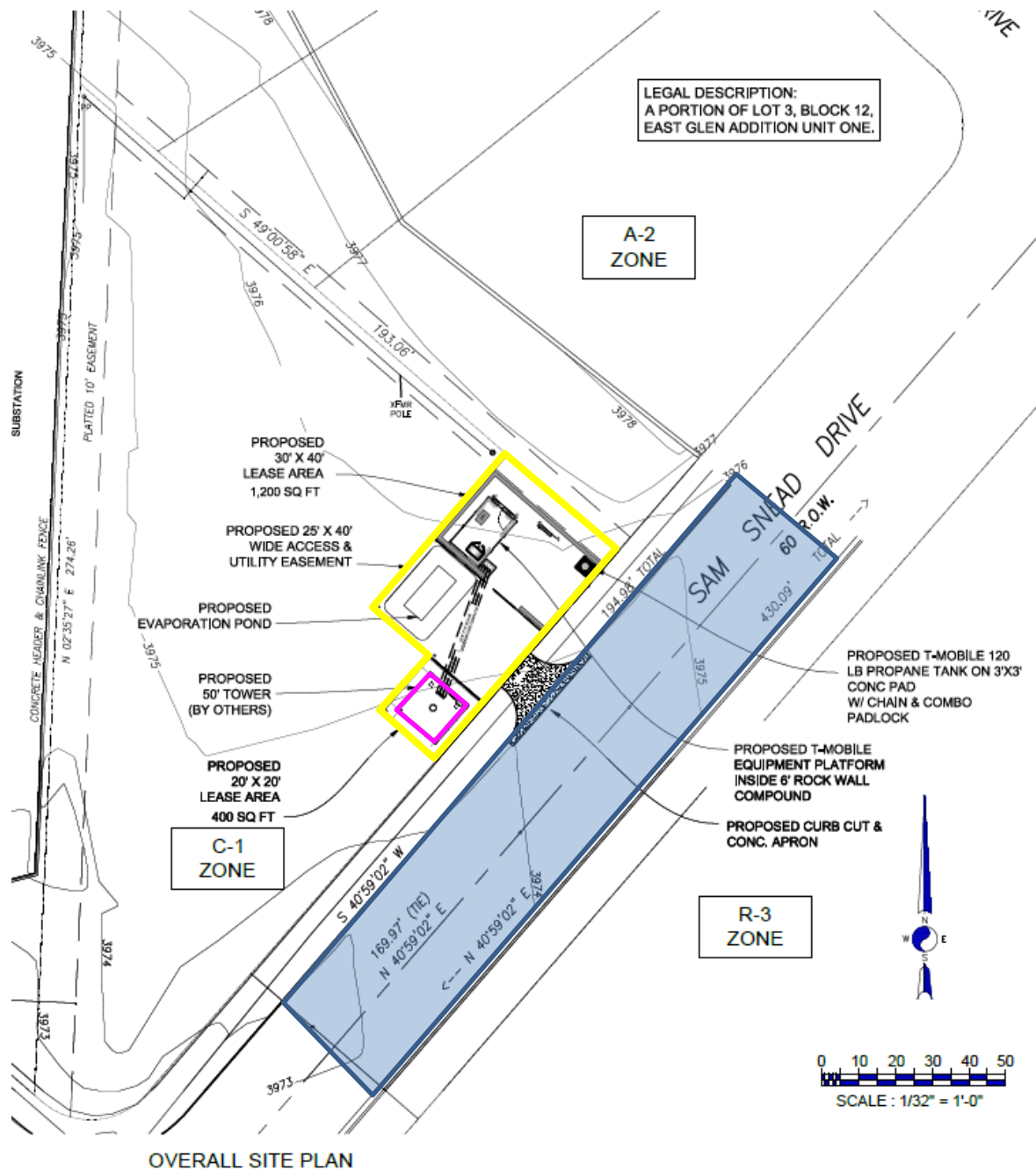
1/2 Mile Radius

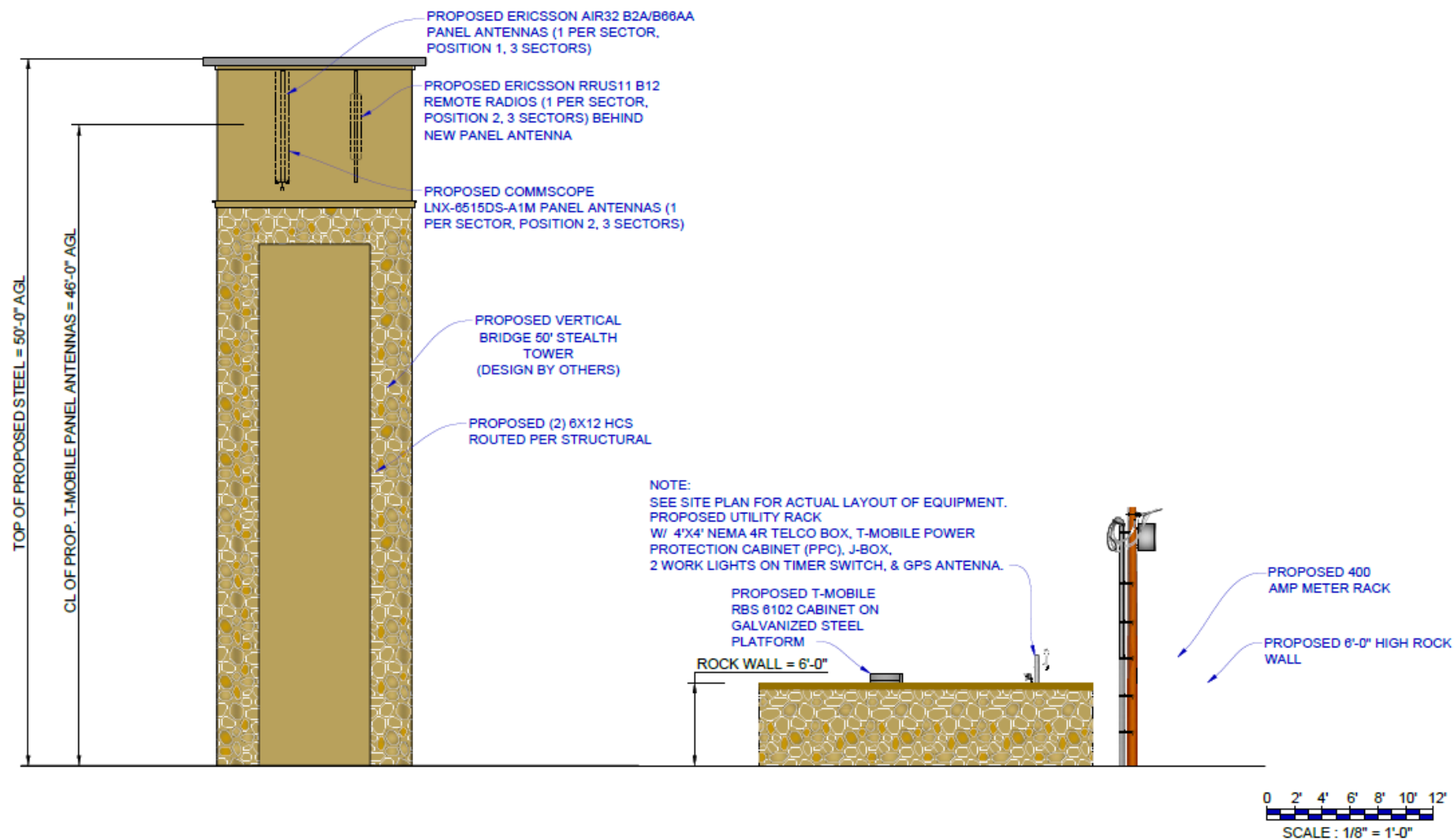


300 Foot Radius

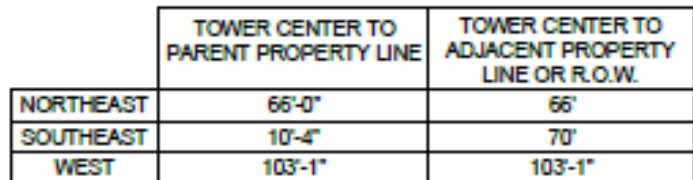








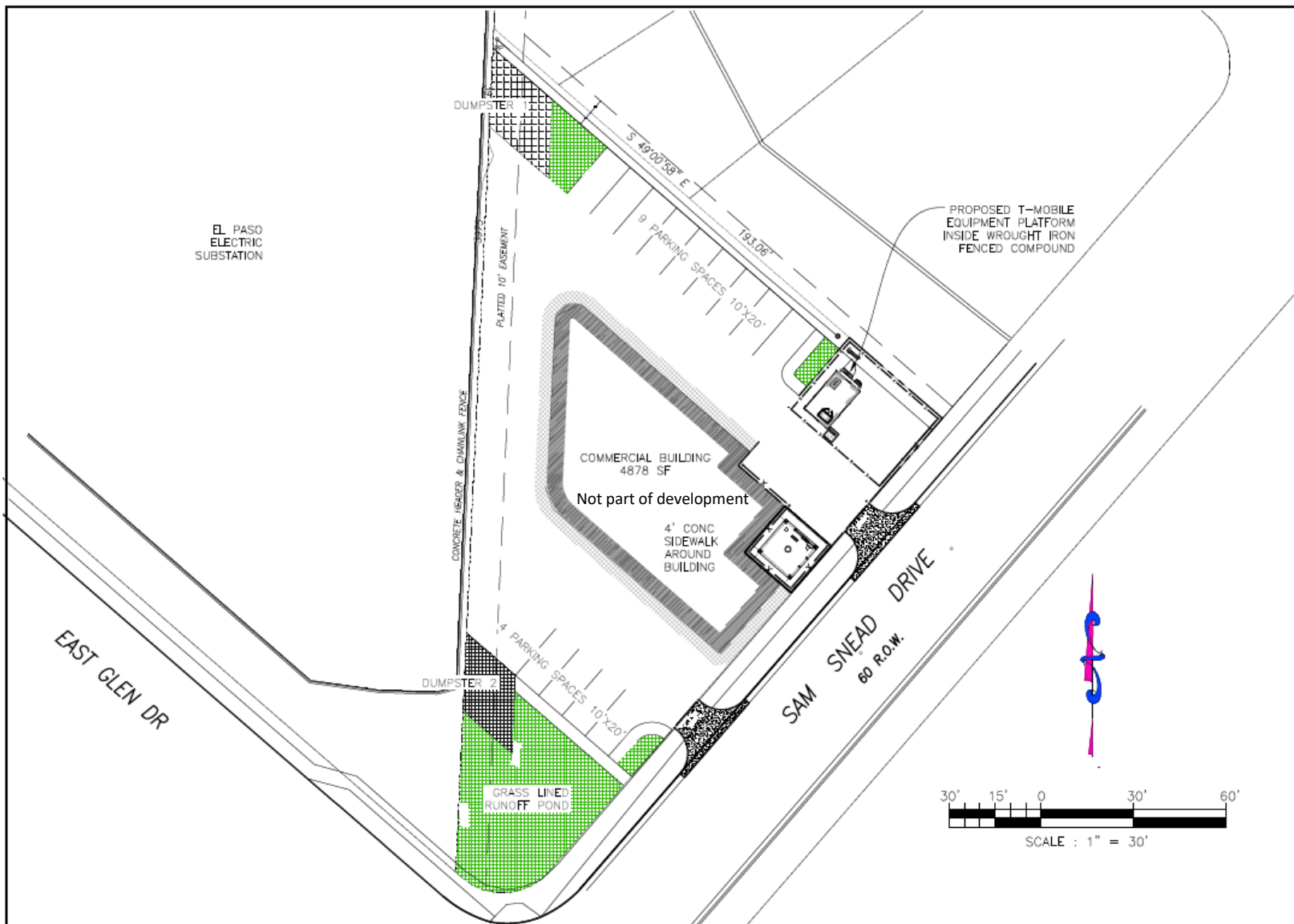
PROPOSED TOWER ELEVATION







## DETAILED SITE DEVELOPMENT PLAN FOR A POTENTIAL FUTURE NEIGHBORHOOD COMMERCIAL

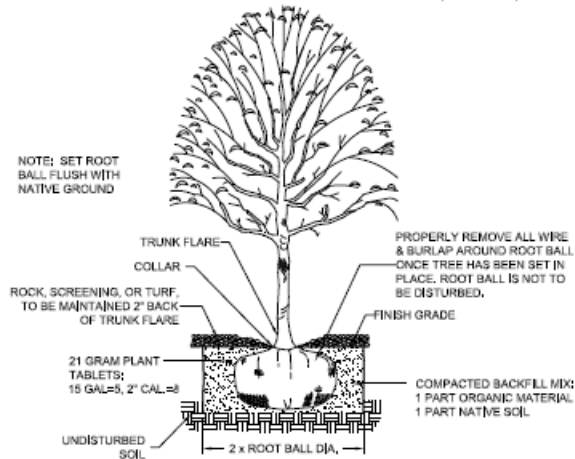


## LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
<b>2" CALIPER TREE - 10' HEIGHT MINIMUM - 7' CLEARANCE OVER SIDEWALK</b>			
	DESERT WILLOW	CHILOPSIS LINEARIS	2
	RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'	4
<b>5 GALLON SHRUB - 18" HEIGHT MINIMUM</b>			
	REGAL MIST GRASS	MUHLENBERGIA 'REGAL MIST'	29
	TRAILING ROSEMARY	ROS. OFF. 'PROSTRATA'	11
<b>TURF, GRAVELS, &amp; MULCHES</b>			
	1.25" FRANKLIN RED ROCK, 3" DEPTH W/ 4 OZ. NONWOVEN WEED BARRIER		

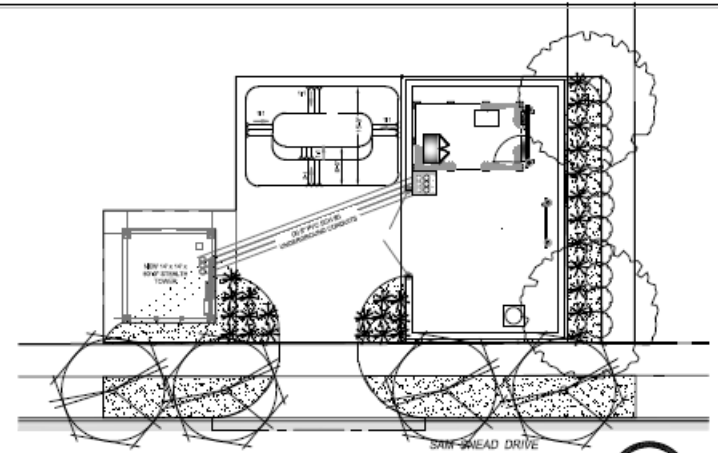
## LANDSCAPE CALCULATIONS

ONE UNIT LANDSCAPE ADDITION (2700 SF)	REQUIRED	PROPOSED (W/IN PROPERTY)
2" CALIPER PROJECT TREES	1	1
2" CALIPER FRONTAGE TREES (80')	3	4
2" CALIPER BUFFER TREES	0	0
5 GALLON PROJECT SHRUBS	45	40
		(+1 TREE)



## TREE PLANTING DETAIL

NOT TO SCALE

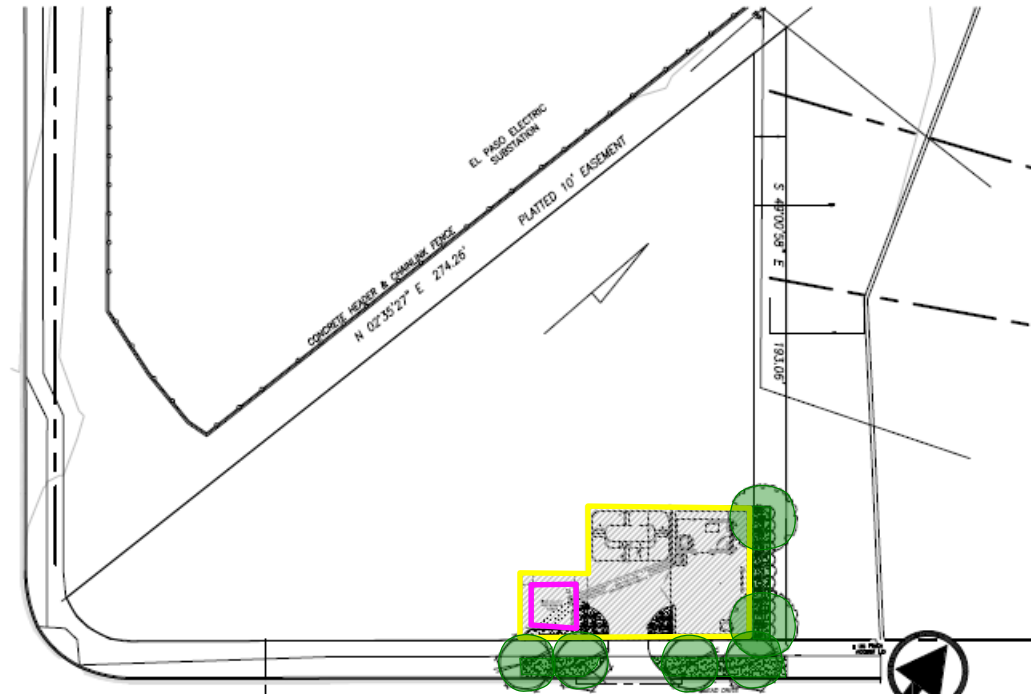


## ENLARGEMENT



NORTH

SCALE: 1" = 20'

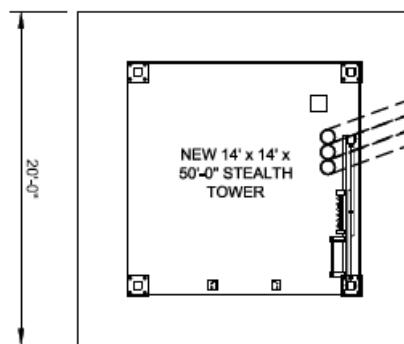
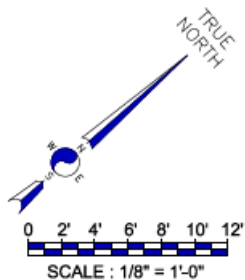


## LANDSCAPE PLAN



NORTH

SCALE: 1" = 40'



(3) 8" PVC SCH 80 UNDERGROUND CONDUITS

WROUGHT IRON GATE

PROPOSED COMPACTED ROAD BASE

6'-0" HIGH ROCK WALL

EXISTING CONCRETE SIDEWALK

20'-0"

EXISTING CONCRETE SIDEWALK

12'-0"

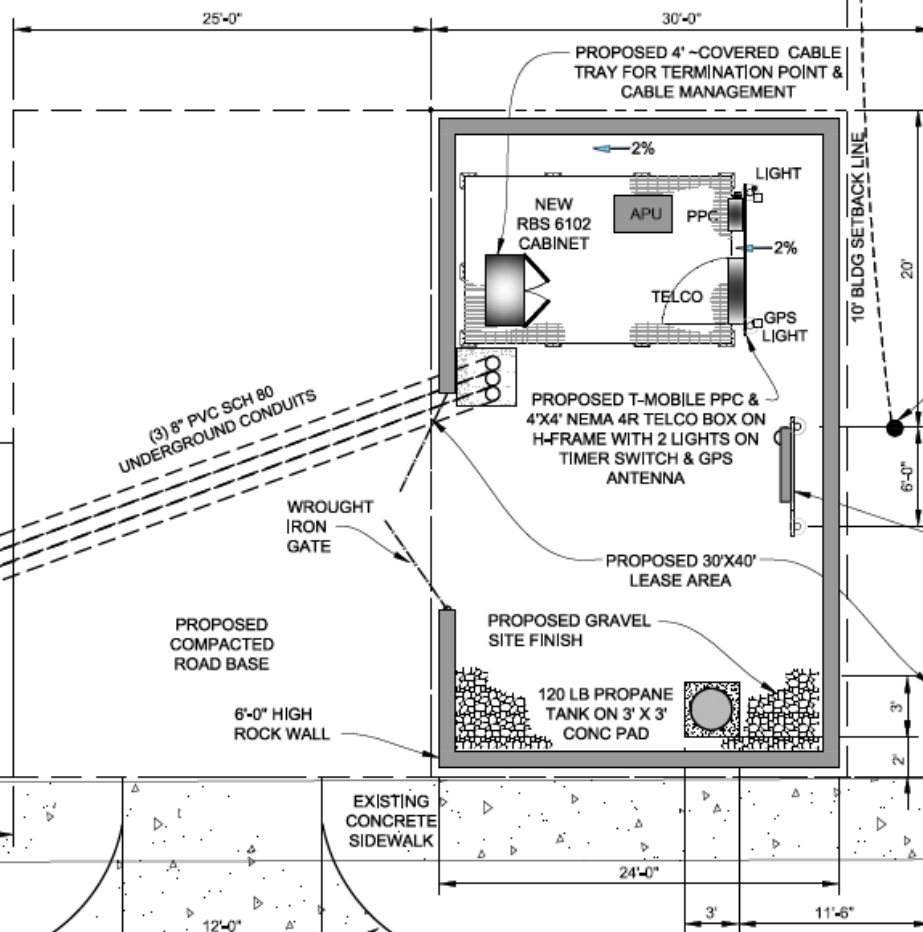
PROPOSED CONCRETE DRIVEWAY  
REF. DETAIL SHEET A-8

**SAM SNEAD DRIVE**

80' R.O.W.

NOTE :  
PLAN ROTATED FROM OVERALL  
SITE PLAN BY 48° CLOCKWISE.  
REFER TO NORTH ARROW FOR  
ORIENTATION.

**SITE PLAN**



PROPOSED WOOD SERVICE POLE W/ TRANSFORMER BY POWER CO. REF. SHT. E-1

PROPOSED 400 AMP 4' GUTTER W/ T-MOBILE 200 AMP METER & DISC. WITH ROOM FOR FUTURE METER(S)

PROPOSED T-MOBILE PPC & 4'x4' NEMA 4R TELCO BOX ON H-FRAME WITH 2 LIGHTS ON TIMER SWITCH & GPS ANTENNA

PROPOSED 30'x40' LEASE AREA

PROPOSED GRAVEL SITE FINISH

120 LB PROPANE TANK ON 3' X 3' CONC PAD



PZST17-00036



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0 25 50 100 150 200 Feet











**EXISTING**



verticalbridge

US-TX-5289 GLEN COVE  
SITE PHOTOGRAPH  
NORTHEAST ELEVATION FROM SAM SNEAD  
APRIL 25, 2018

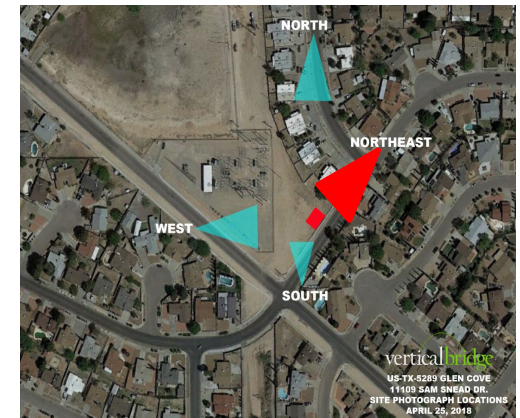
**PROPOSED**



verticalbridge

US-TX-5289 PHOTO SIMULATION  
PROPOSED 50' GROUND-MOUNTED PWSF  
NORTHEAST ELEVATION FROM SAM SNEAD  
APRIL 25, 2018

NOTE: HYPOTHETICAL FUTURE COMMERCIAL  
BUILDING SHOWN FOR ILLUSTRATION  
PURPOSES ONLY

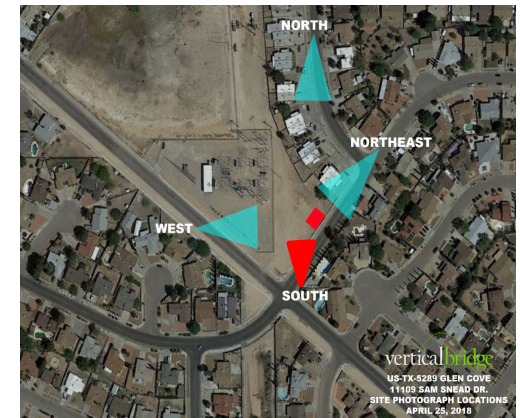




## EXISTING



## PROPOSED







**EXISTING**



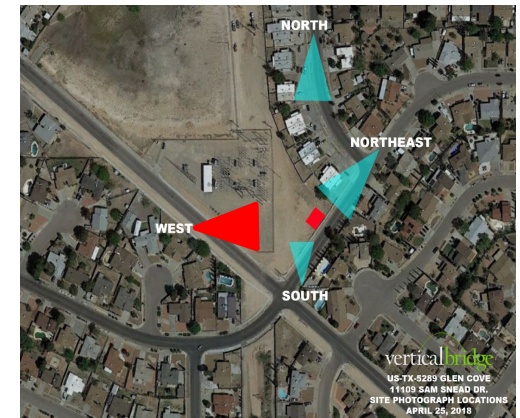
verticalbridge  
US-TX-5289 GLEN COVE  
SITE PHOTOGRAPH  
WEST ELEVATION FROM GLEN DR.  
APRIL 25, 2018

**PROPOSED**



NOTE: HYPOTHETICAL FUTURE COMMERCIAL  
BUILDING SHOWN FOR ILLUSTRATION  
PURPOSES ONLY

verticalbridge  
US-TX-5289 PHOTO SIMULATION  
PROPOSED 50' GROUND-MOUNTED PWSF  
WEST ELEVATION FROM GLEN DR.  
APRIL 25, 2018



verticalbridge  
US-TX-5289 GLEN COVE  
11103 SAN SNEAD DR.  
SITE PHOTOGRAPH LOCATIONS  
APRIL 25, 2018

*“Delivering Outstanding Services”*



