

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

DEPARTMENT: PLANNING & INSPECTION, PLANNING DIVISION

AGENDA DATE: November 12, 2019

PUBLIC HEARING DATE: December 10, 2019

CONTACT PERSON NAME AND PHONE NUMBER: PHILIP ETIWE, 915-212-1553, ETIWEPEF@ELPASOTEXAS.GOV

DISTRICT(S) AFFECTED: 6

STRATEGIC GOAL: 3 – PROMOTE THE VISUAL IMAGE OF EL PASO

SUBGOAL: 3.2 – IMPROVE THE VISUAL IMPRESSION OF THE COMMUNITY

SUBJECT:

An Ordinance Granting Special Permit No. Pzst18-00008, to allow for A 74' Ground-Mounted Personal Wireless Service Facility on the property described as a Portion Of Lot 1, Block 58, Vista Hills Unit 17, 12000 Montwood, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.455 of the El Paso City Code and imposing a condition. The Penalty being as provided in Chapter 20.24 of the El Paso City Code. The proposed *special permit* meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 12000 Montwood. Owner: Board of Trustees of the Socorro Independent School District of El Paso PZST18-00008 (District 6).

BACKGROUND / DISCUSSION:

On August 8, 2019, the CPC reviewed and recommended approval of the proposed special permit with one condition.

PRIOR COUNCIL ACTION:

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

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST18-00008, TO ALLOW FOR A 74' GROUND-MOUNTED PERSONAL WIRELESS SERVICE FACILITY WITH CONDITION ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 1, BLOCK 58, VISTA HILLS UNIT 17, 12000 MONTWOOD, 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, the Board of Trustees of the Socorro Independent School District of El Paso 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 74-foot tall and is required to be camouflaged as a light fixture; 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 with the condition that the ground-mounted PWSF antenna support structure fully comply with the landscape requirements of Chapter 18.46 (Landscape) of the El Paso City Code without utilizing the buyout option for unmanned facilities; 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 A-2/sc (Apartment/special contract Zone District:

A Portion of Lot 1, Block 58, Vista Hills Unit 17, 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 74-foot tall personal wireless service facility, which is required to be camouflaged as a light fixture, on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in **the A-2/sc (Apartment/special contract)** 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. PZST18-00008** 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 ground-mounted PWSF antenna support structure will fully comply with the landscape requirements of Chapter 18.46 (Landscape) of the El Paso Code without utilizing the buyout option for unmanned facilities.
6. 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 _____, 2019.

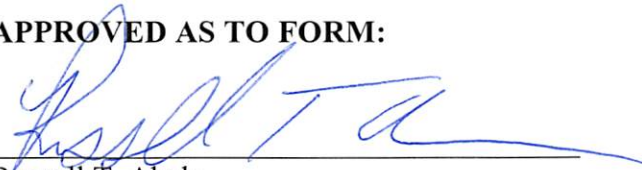
THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

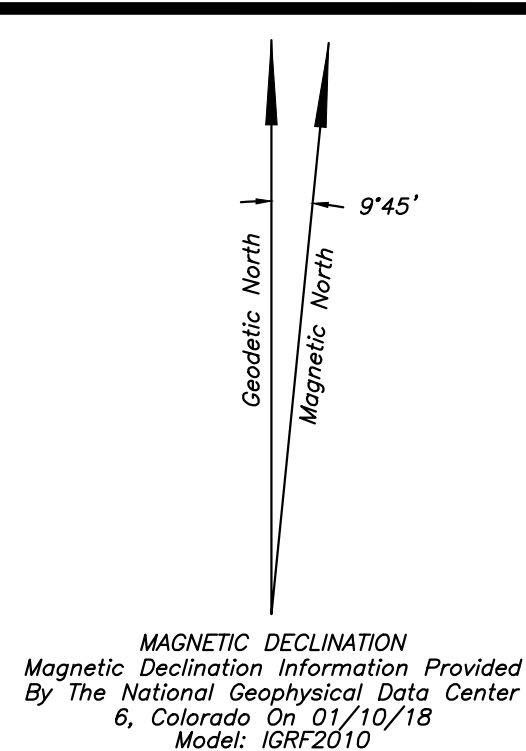
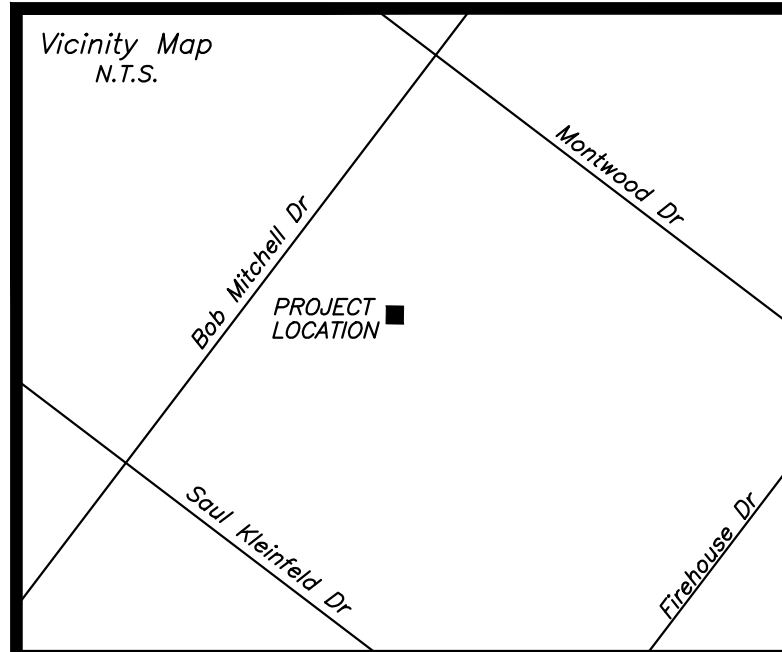
APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

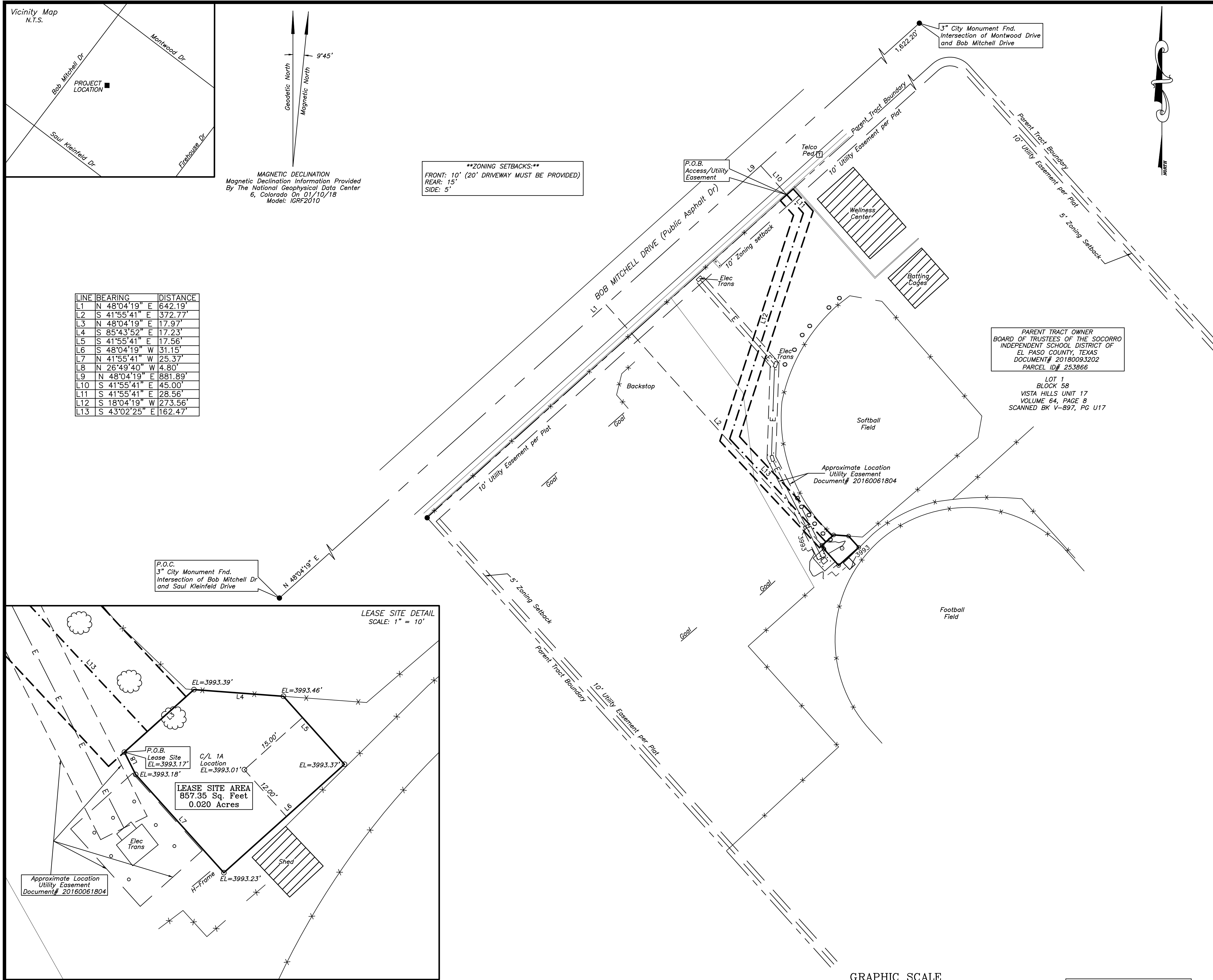
APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department



****ZONING SETBACKS:****
 FRONT: 10' (20' DRIVEWAY MUST BE PROVIDED)
 REAR: 15'
 SIDE: 5'

LINE	BEARING	DISTANCE
L1	N 48°04'19" E	642.19'
L2	S 41°55'41" E	372.77'
L3	N 48°04'19" E	17.97'
L4	S 85°43'52" E	17.23'
L5	S 41°55'41" E	17.56'
L6	S 48°04'19" W	31.15'
L7	N 41°55'41" W	25.37'
L8	N 26°49'40" W	4.80'
L9	N 48°04'19" E	881.89'
L10	S 41°55'41" E	45.00'
L11	S 41°55'41" E	28.56'
L12	S 18°04'19" W	273.56'
L13	S 43°02'25" E	162.47'



**SURVEY OF A LEASE SITE LYING IN PART OF LOT 1
 BLOCK 58, VISTA HILLS UNIT 17
 EL PASO COUNTY, TEXAS**

PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL

PARENT TRACT DESCRIPTION
 A tract of land being all of Lot 1, Block 58, Vista Hills Unit 17, as recorded in Volume 64, Page 8, Plat Records of El Paso County, Texas; said tract being more particularly described as follows:
 Commencing at a 3" City Monument found at the intersection of Bob Mitchell Drive and Saul Kleinfeld Drive; a distance of 45.00 feet to a 1/2" Iron Rod with cap set for the Southwesterly corner, said corner being the Point of Beginning; thence N 48°04'19" E a distance of 1,207.91 feet to a 1/2" Iron Rod with cap set for PI corner; Thence on a curve to the right having a radius of 30.00 feet, Chord Bearing of S 86°55'41" E, Chord Length of 42.43 feet and an Arc Length of 47.12 feet to a 1/2" Iron Rod with cap set for PI corner; Thence S 41°55'41" E a distance of 1,348.00 feet to a 1/2" Iron Rod with cap set for PI corner; Thence on a curve to the right having a Radius of 30.00 feet, Chord Bearing of S 48°04'19" W a distance of 1,177.91 feet to a 1/2" Iron Rod with cap set for PI corner; Thence on a curve to the right having a radius of 30.00 feet, Chord Bearing of N 86°55'41" W, Chord Length of 42.43 feet and an Arc Length of 47.12 feet to a 1/2" Iron Rod with cap set for PI corner; Thence N 41°55'41" W a distance of 1,378.00 feet to the Point of Beginning, containing 1,742,397.86 square feet or 40.000 acres, more or less.
 (DEED WITHOUT WARRANTY AS RECORDED IN DOCUMENT NUMBER 20180093202, DEED RECORDS OF EL PASO COUNTY, TEXAS.)

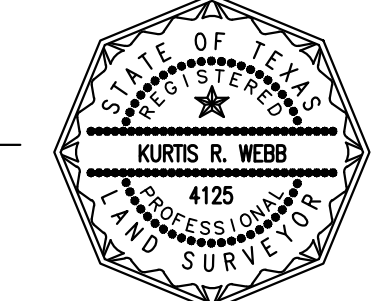
**SURVEY OF A LEASE SITE LYING IN PART OF LOT 1
 BLOCK 58, VISTA HILLS UNIT 17
 EL PASO COUNTY, TEXAS**

LEASE SITE DESCRIPTION
 A tract of land lying in and being a part of Lot 1, Block 58, Vista Hills Unit 17, as Recorded in Volume 64, Page 8, Plat Records of El Paso County, Texas and being further described in Document Number 20180093202, Deed Records of El Paso County, Texas; Said tract being more particularly described as follows:
 Commencing at a 3" City Monument found at the intersection of Bob Mitchell Drive and Saul Kleinfeld Drive; Thence N 48°04'19" E a distance of 642.19 feet to a point; Thence S 41°55'41" E a distance of 372.77 feet to a 1/2" Iron Rod with cap set for the Northwest corner, said corner being the point of beginning; Thence N 48°04'19" E a distance of 17.97 feet to a 1/2" Iron Rod with cap set for the North corner; Thence S 85°43'52" E a distance of 17.23 feet to a 1/2" Iron Rod with cap set for the Northeast corner; Thence S 41°55'41" E a distance of 17.56 feet to a 1/2" Iron Rod with cap set for the Southeast corner; Thence N 48°04'19" W a distance of 31.15 feet to a 1/2" Iron Rod with cap set for the Southwest corner; Thence N 41°55'41" W a distance of 25.37 feet to a 1/2" Iron Rod with cap set for the West corner; Thence N 26°49'40" W a distance of 4.80 feet to the Point of Beginning, containing 857.35 square feet or 0.020 acres, more or less.

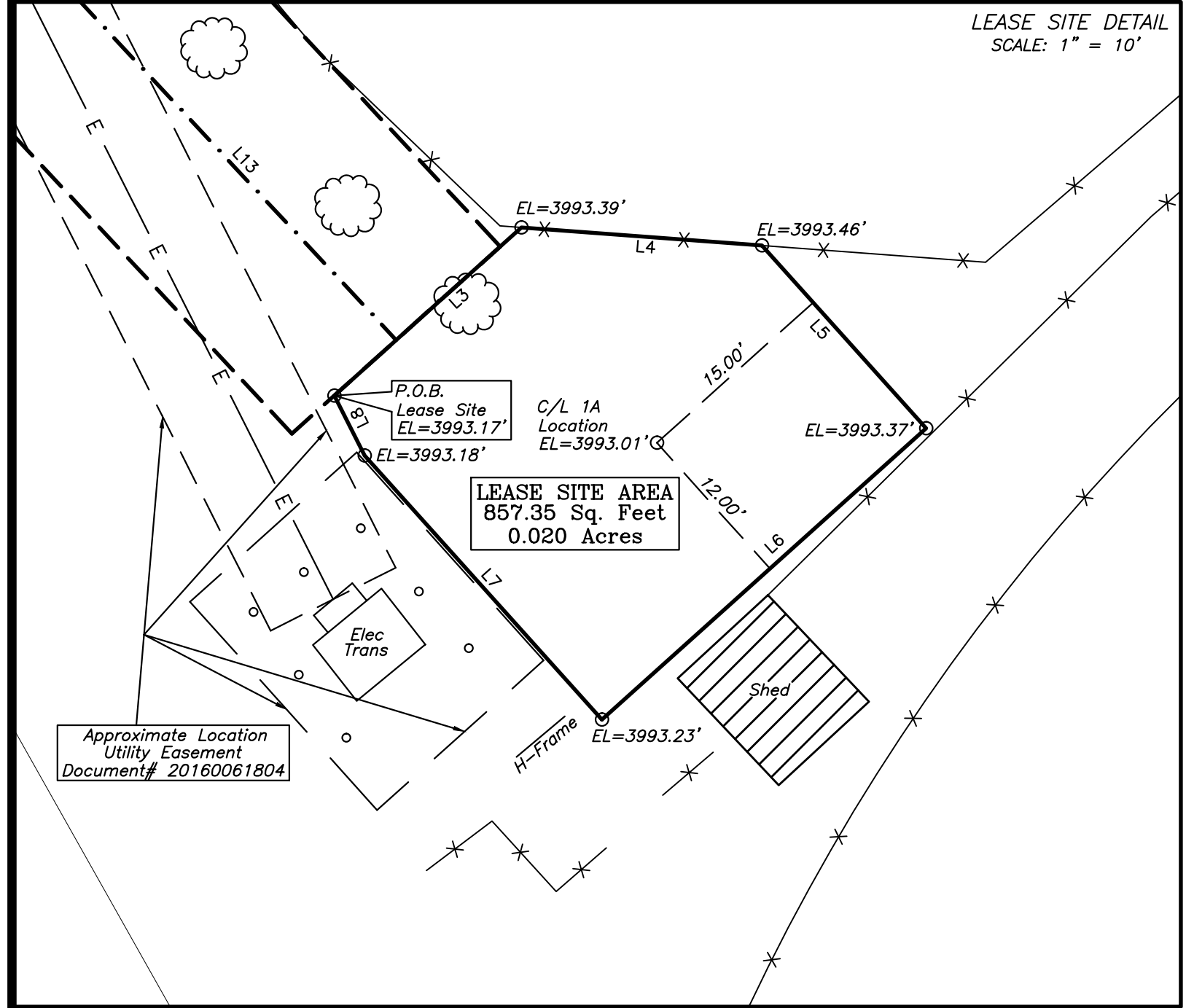
ACCESS/UTILITY EASEMENT DESCRIPTION
 A 20.00 foot wide easement for ingress, egress and utility purposes crossing a part of Lot 1, Block 58, Vista Hills Unit 17, as Recorded in Volume 64, Page 8, Plat Records of El Paso County, Texas and being further described in Document Number 20180093202, Deed Records of El Paso County, Texas; Said easement being 10.00 feet on each side of the following described centerline:
 Commencing at a 3" City Monument found at the intersection of Bob Mitchell Drive and Saul Kleinfeld Drive; Thence N 48°04'19" E a distance of 881.89 feet to a point; Thence S 41°55'41" E a distance of 45.00 feet to a point on the South Public Right of Way of Bob Mitchell Drive, said point being the Point of Beginning; Thence S 41°55'41" E a distance of 28.56 feet to a point for corner; Thence S 18°04'19" W a distance of 273.56 feet to a point for corner; Thence S 43°02'25" E a distance of 162.47 feet to the point of termination on the North line of the 0.020 acre Lease Site. Sidelines of said easement to be shortened or extended such as to begin on the South Public Right of Way of Bob Mitchell Drive and terminate on the North line of the 0.020 acre Lease Site.

I, KURTIS R. WEBB, a Registered Public Land Surveyor, certify that this survey conforms with the current Texas Society of Professional Surveyor's Category 3, Condition II survey criteria.

[Signature]
 Kurtis R. Webb, TX RPLS #4125
 Date: 01/17/19



- NOTES CONCERNING SURVEY:**
- This survey was based on a Commitment for Title Insurance provided by: Fidelity National Title Insurance Company
 Commitment No.: BRN-746115-C
 Effective Date: January 22, 2018
 - Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 Datum.
 - The elevations shown hereon are based on the NAVD88 Datum.
 - The latitude and longitude shown hereon are based on the NAD83 Datum and meet or exceed the minimum requirements for a FCC/FAA 1A survey which is defined as plus or minus 20 feet horizontal and plus or minus 3 feet vertical. This information was established and determined by GPS on 01/10/18.
 - The Lease Site shown on this survey DOES NOT lie within the 100 year flood plain and is located within the Flood Zone "X" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 4802140043B, which bears an effective date of February 16, 2006. Flood Zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base flood elevation or flood zone areas shown on the FIRM.
 - This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed to an expert consultant.
 - There may be additional buried or underground utilities in the area which the surveyor is unaware of and no liability for such is assumed herein. (TEXAS ONE CALL SYSTEM 1-800-245-4545)
 - THIS IS NOT A BOUNDARY SURVEY OF THE PARENT TRACT.
- Fidelity National Title Insurance Company
 Commitment No.: BRN-746115-C
 Effective Date: January 22, 2018
- EASEMENTS:**
- Any and all easements and/or building setback line(s) as recorded in the Plat of Vista Hills-Unit Seventeen recorded in Plat Book V-897, Page U17, Public Records of El Paso County, Texas.
 (DOES AFFECT the Parent Tract as the Plat of the Parent Tract as shown.)
 - Easement between the Board of Trustees, Socorro Independent School District, El Paso, Texas and El Paso Electric Company dated August 18, 1989 and recorded December 10, 1990, as Instrument 085983, in El Paso County, Texas.
 (DOES AFFECT the Parent Tract, DOES NOT AFFECT the Lease Site or its Easement.)

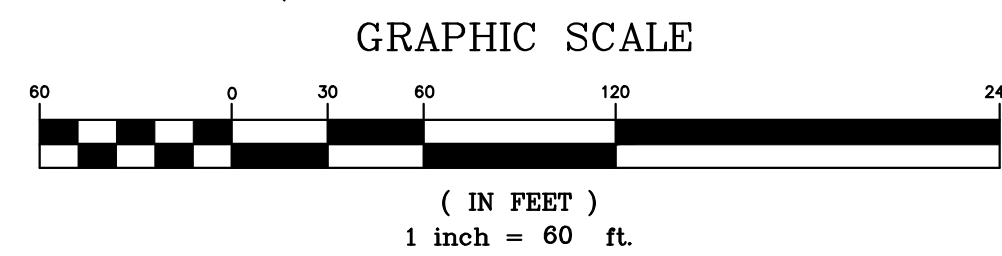


Unless Noted, All Data is Expressed in NAD83 & NAVD88

LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVD88	31°45'42.668"	106°16'42.369"	3993.01'
TOWER NAD27/NGVD29	31°45'42.273"	106°16'40.433"	3991.02'

NOTE: 1A data taken from Lease Site as shown by ties on drawing.

DISTANCES FROM 1A LOCATION:
 TO THE NORTHWEST PARENT TRACT BOUNDARY: 345.68'
 TO THE NORTHEAST PARENT TRACT BOUNDARY: 905.59'
 TO THE SOUTHEAST PARENT TRACT BOUNDARY: 1062.32'
 TO THE SOUTHWEST PARENT TRACT BOUNDARY: 332.34'



NO.	REVISION	DATE	BY	DATE SURVEYED:	DATE DRAFTED:
1.	FINAL SURVEY ISSUED TO CLIENT	01/26/18	GLH	01/10/18	01/17/18
2.	REVISE PARENT TRACT PER CLIENT	01/17/19	GLH		
2.	FINAL SURVEY RE-ISSUED TO CLIENT	01/17/19	GLH		

FIELD WORK: S.G. OFFICE WORK: G.L.H.
 CHK'D BY: K.R.W. JOB NO.: 3012.0836

SCALE: 1" = 60'

LEGEND

☆ LIGHT POLE (U/G ELEC)	— G — GAS LINE
○ LIGHT POLE (O/H ELEC)	⊙ GAS METER
⊕ POWER POLE	— T — TELEPHONE LINE
— GUY LINE	⊠ TELEPHONE RISER
— O/H — OVERHEAD ELECTRIC	⊕ SANITARY SEWER MANHOLE
— U/G — U/G ELECTRIC	— X — FENCE LINE
— W — WATER LINE	⊕ AT&T MANHOLE
— W — WATER METER	⊕ STORM SEWER LINE
⊕ WATER VALVE	○ 1/2" IRON ROD WITH CAP SET
⊕ MAG NAIL SET	● IRON ROD FOUND

SURVEYOR:

 Webb Surveying, Inc. Land Surveyors
 3401 Custer Road Suite 139 Plano, TX 75024
 Phone: (972) 599-2300 Fax: (972) 599-2302
 Email: mll@webbsurveying.com

WORK COORDINATED BY:
H&S SURVEYING, INC.
 Surveying and Telecommunication Company
 SERVING THE CENTRAL U.S.
 201 N. BICKFORD, EL RENO, OK. 73036
 PH: (405) 282-0249 - FAX: (405) 282-5107
 EMAIL: HSSURVEYING@AOL.COM

PREPARED FOR:
BRANCH TOWERS, LLC
 1516 South Boston, Suite 115
 Tulsa, Oklahoma 74119
 Office: (918) 949-4551

SURVEY OF:
TX-0095/MONTWOOD HS
 SITE ADDRESS:
 SURVEY OF A LEASE SITE LYING IN PART OF LOT 1
 BLOCK 58, VISTA HILLS UNIT 17
 EL PASO COUNTY, TEXAS

DRAWING NO.
SV-1
 SHEET 1 OF 1

UTILITY NOTE:
THERE ARE EXISTING STORM OR SANITARY SEWER LINES OR BURIED UTILITIES ON THE PARENT TRACT WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION. G.C. TO VERIFY LOCATION PRIOR TO CONSTRUCTION. G.C. SHALL DIAL 311 TO EASILY FIND IMPORTANT CITY DEPARTMENT TELEPHONE NUMBERS.

ACCESS DRIVE NOTE:
EXISTING GRAVEL ACCESS DRIVE TO BE UTILIZED FOR ACCESS/MAINTENANCE OF TELECOMMUNICATIONS FACILITY.

NOTE: 1A data taken from Lease Site as shown by ties on drawing.

DISTANCES FROM 1A LOCATION:
TO THE NORTHWEST PARENT TRACT BOUNDARY: 345.68'
TO THE NORTHEAST PARENT TRACT BOUNDARY: 905.59'
TO THE SOUTHEAST PARENT TRACT BOUNDARY: 1062.32'
TO THE SOUTHWEST PARENT TRACT BOUNDARY: 332.34'

NOTE:
COORDINATE WITH APPLICABLE UTILITY COMPANIES AND CALL 811 DIGTESS FOR SITE LOCATING ALL UTILITIES PRIOR TO DOING ANY EXCAVATION.

PROPOSED 20' WIDE CONCRETE ACCESS DRIVEWAY. (SEE SHEET C11 FOR STANDARD DETAILS)

EXISTING GATE FOR INGRESS & EGRESS

PROPOSED HANDHOLE (TYP. - 1 TOTAL)

EXISTING BUILDING (WELLNESS CENTER)

PROPOSED HANDHOLE (TYP. - 1 TOTAL)

EXISTING BUILDING (BATTING CAGES)

EXISTING 10' UTILITY EASEMENT PER PLAT

5' ZONING SETBACK

EXISTING BUILDING

PROPOSED UNDERGROUND FIBER ROUTE FROM PROPOSED HAND-HOLE ABUTTING PROPERTY LINE TO PROPOSED TELCO CABINET ON PROPOSED UTILITY H-FRAME

EXISTING SOFTBALL FIELD

APPROXIMATE LOCATION OF UTILITY EASEMENT. DOCUMENT #20160061804

PROPOSED TRANSFORMER TO BE INSTALLED BY UTILITY COMPANY. (COORDINATE W/ UTILITY COMPANY)

PROPOSED 222' SET BACK FOR PWSF @ 3/1 ON PROPOSED 74' MONOPOLE/CONCEALMENT TOWER. ZONING DISTRICT (A-2/SC)

PROPOSED HANDHOLE (TYP. - 1 TOTAL)

SHEET FLOW

SHEET FLOW

SHEET FLOW

SHEET FLOW

LESSEE'S 20' WIDE ACCESS & UTILITIES EASEMENT FOR INGRESS & EGRESS

PROPOSED LEASE AREA (860 SQ. FT.)

PROPOSED WOOD FENCED AREA. SEE SHEET C-10 FOR MORE DETAILS

PROPOSED 74' CONCEALMENT TOWER. SEE SHEET C-3 FOR MORE DETAILS

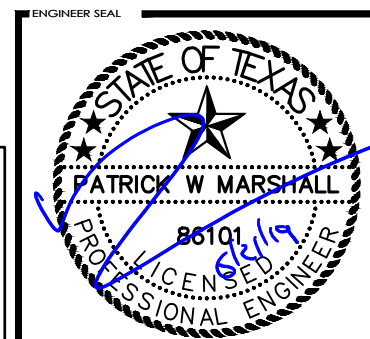
PROPOSED LESSEE 10' X 15' LEASE AREA

EXISTING FOOTBALL FIELD/TRACK

NEAREST EXISTING TOWER = 0.58 MI.

PURSUANT TO CHAPTER 18.46.140B.1.A OF THE EL PASO MUNICIPAL CODE, BRANCH TOWERS, III LLC SHALL PAY \$5,000.00 IN LIEU OF INSTALLING THE REQUIRED ONE (1) UNIT OF LANDSCAPING AND IRRIGATION FOR THE PROPOSED UNMANNED PERSONAL WIRELESS SERVICE FACILITY. BRANCH TOWERS UNDERSTANDS THAT SAID PAYMENT OF \$5,000.00 MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR THIS SITE.

PAINTING NOTE:
THE PROPOSED TOWER SHALL BE PAINTED TO CONFORM WITH THE STANDARDS OF 20.10.455.D.1.g.ii. THIS CODE STATES THAT 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.



FIRM REGISTRATION #: 13897

Building Setbacks (in feet)					
Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total
20	25	N/A	5	10	N/A

PWSF Residential Setback Requirement: Three for each foot of tower height (74') per Section 20.10.455D.1.

Abutting Property Location	Property Zoning District	Setback Distance Required	Actual Setback Distance
Northwest	R-3A - SC	222'	345.68'
Northeast	R-3A	222'	905.59'
Southeast	R-3A - SC	222'	1062.32'
Southwest	R-3A - SC	222'	332.34'

BOB MITCHELL DRIVE
(90' PUBLIC R.O.W.)

10' ZONING SETBACK

EXISTING 10' UTILITY EASEMENT PER PLAT

EXISTING SOCCER FIELD

5' ZONING SETBACK

PARKING TABLE

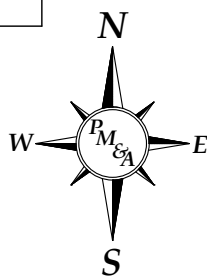
REQUIRED STALLS	PROVIDED STALLS
0	0

PARKING TABLE IS IN REFERENCE TO THE EL PASO CITY CODE, TITLE 20, APPENDIX C, SECTION 17.04

GRAPHIC SCALES



SCALE: 1" = 70'



OVERALL SITE PLAN

SCALE: 1" = 70'



NO.	DATE	REVISIONS	BY
5	06/21/19	REJECTION COMMENTS	SBE
4	05/28/19	REJECTION COMMENTS	SBE
3	04/19/19	REJECTION COMMENTS	SBE
2	03/01/19	REJECTION COMMENTS	SBE
1	01/22/19	REJECTION COMMENTS	SBE
0	05/08/18	ISSUED FOR FINALS	SBE
C	05/04/18	ISSUED FOR REVIEW	SBE
B	05/01/18	ISSUED FOR REVIEW	SBE
A	02/21/18	ISSUED FOR REVIEW	SBE

NOT VALID WITHOUT SIGNATURE AND DATE

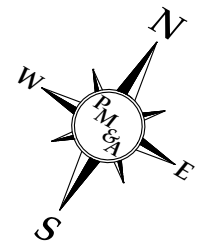
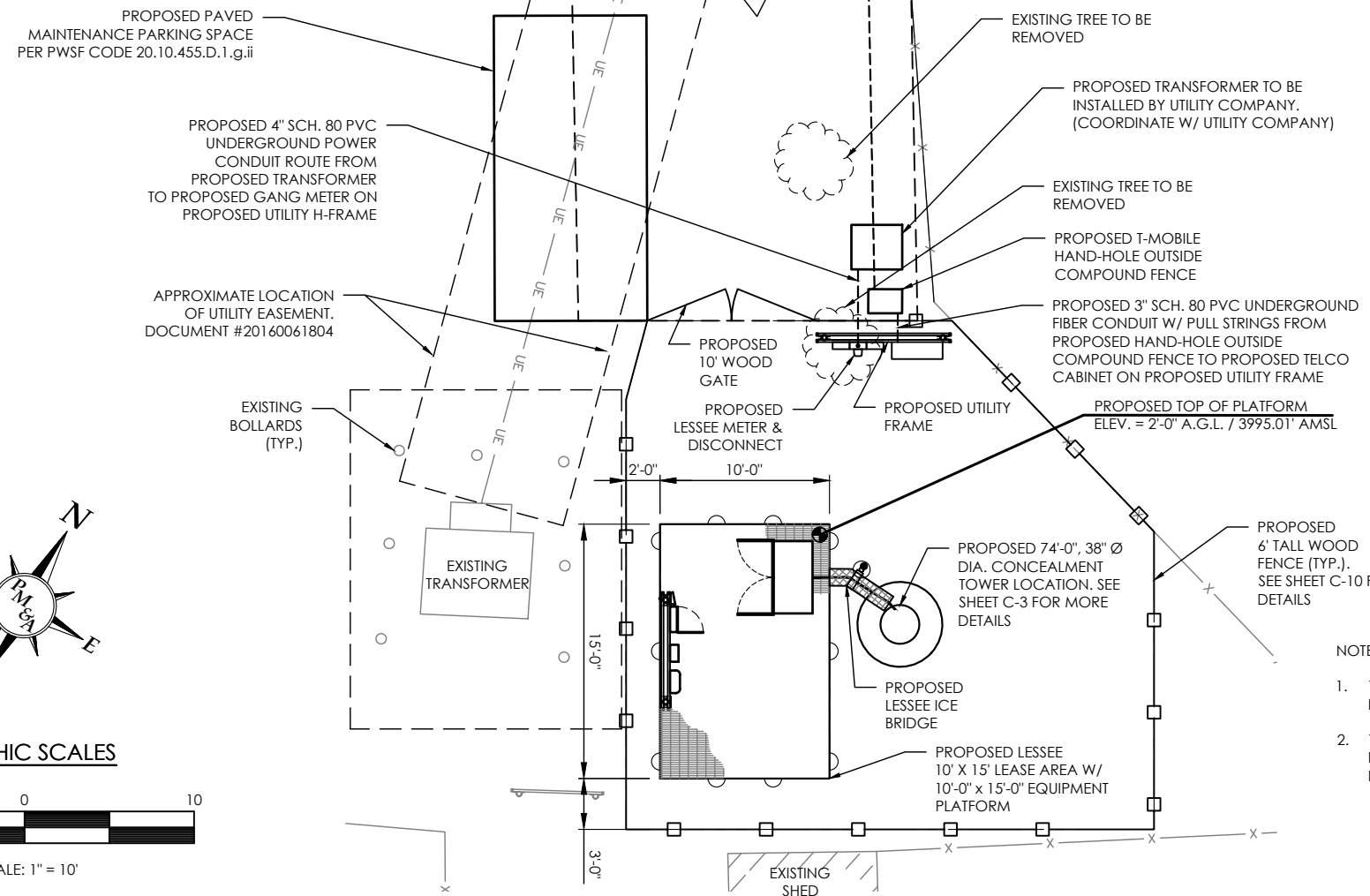
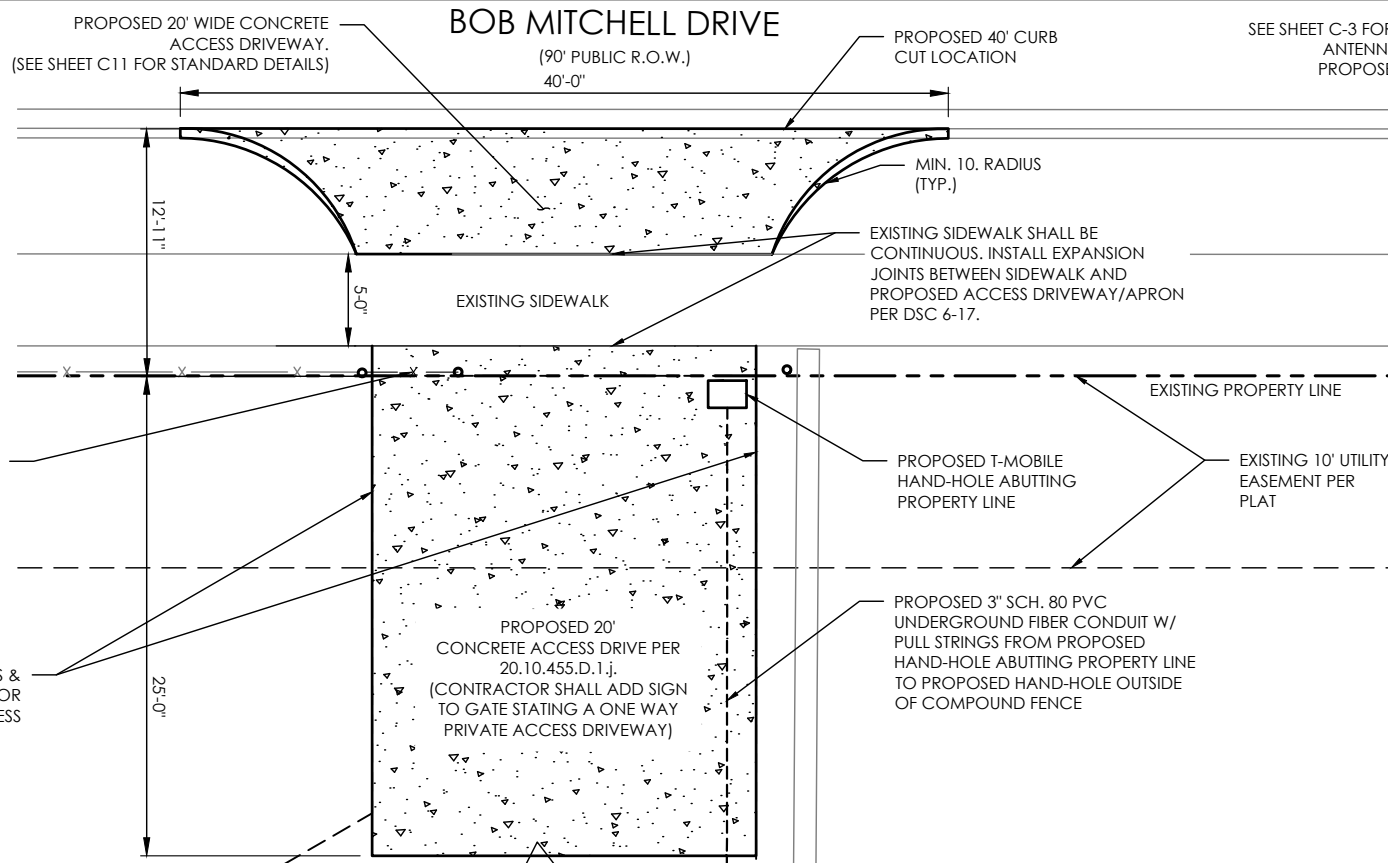


MARKET	EL PASO
BRANCH SITE NUMBER	TX-0095
T-MOBILE SITE NUMBER	NM02464D
SITE ADDRESS	12000 MONTWOOD DRIVE EL PASO, TX 79936
SITE COORDINATES	LAT: 31° 45' 42.668" N (NAD 83) LON: -106° 16' 42.369" W (NAD 83)
SITE TYPE	CONCEALMENT MONOPOLE

PREPARED BY	P. MARSHALL
DESIGNED BY	S. ELLIS
PROJECT NO.	BR1MTX18-010
DATE	02/06/18
SHEET NAME	OVERALL SITE PLAN
SHEET NUMBER	C-1

UTILITY NOTE:
THERE ARE EXISTING STORM OR SANITARY SEWER LINES OR BURIED UTILITIES ON THE PARENT TRACT WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION. G.C. TO VERIFY LOCATION PRIOR TO CONSTRUCTION

SIDEWALK NOTE:
SIDEWALK MUST BE CONTINUOUS ACROSS DRIVEWAYS WITH A MAXIMUM 2% CROSS SLOPE PER DSC 6-17 WITH AN EXPANSION JOINT SEPARATION BETWEEN APRON AND SIDEWALK



GRAPHIC SCALES



SCALE: 1" = 10'

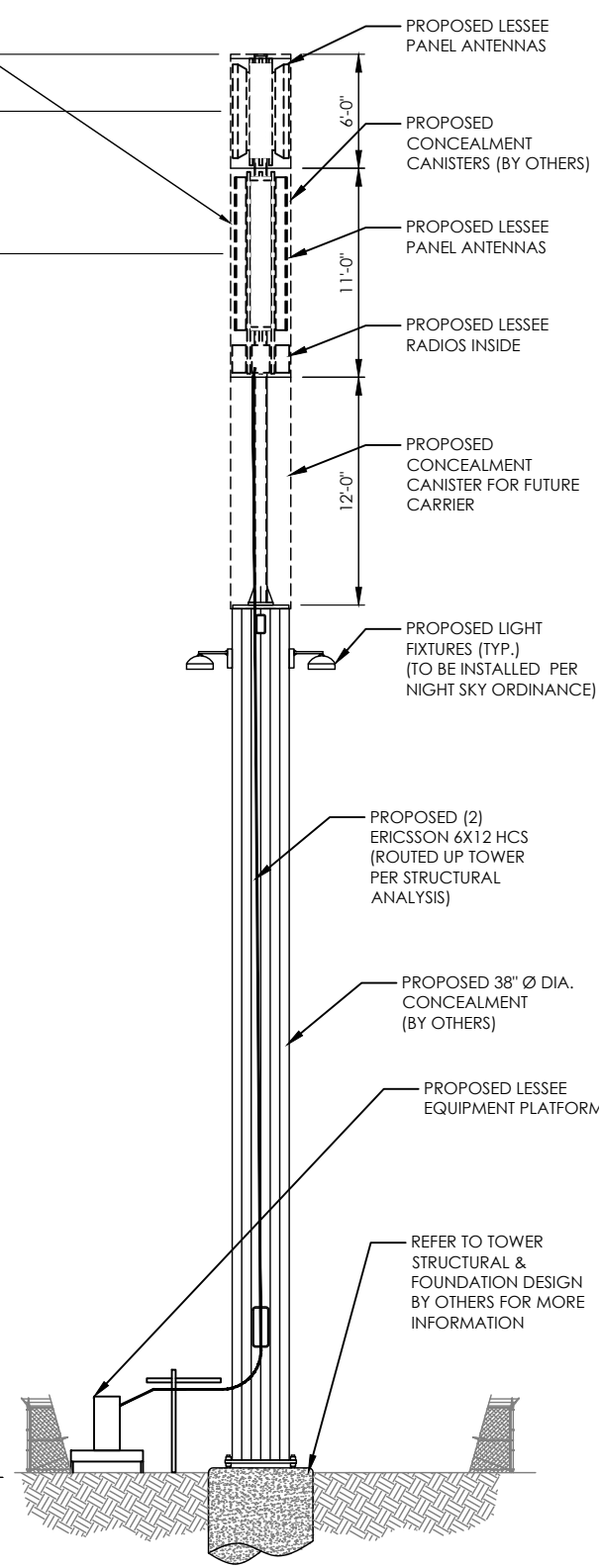
NOTES:

1. THE ACCESS DRIVEWAY AND REQUIRED PARKING SPACE ARE TO BE PAVED PER 20.10.455.D.1.j
2. THE DRIVEWAY WILL BE DESIGNED OF AN APPROVED TREATED DRIVABLE SURFACE AND EXTEND 25' INTO THE PROPERTY FROM THE PROPERTY LINE, AS PER THE JURISDICTION

COMPOUND SITE PLAN

SCALE: 1" = 10'

PROPOSED TOWER HEIGHT = 74' A.G.L.
PROPOSED T-MOBILE RAD CENTER = 70' A.G.L.
PROPOSED T-MOBILE RAD CENTER = 61' A.G.L.



PREPARED FOR

Branch
A SOLUTIONS PROVIDER

PREPARED BY

P. MARSHALL & ASSOCIATES

DESIGN REVISIONS

NO.	DATE	REVISIONS	BY
5	06/21/19	REJECTION COMMENTS	SBE
4	05/28/19	REJECTION COMMENTS	SBE
3	04/19/19	REJECTION COMMENTS	SBE
2	03/01/19	REJECTION COMMENTS	SBE
1	01/22/19	REJECTION COMMENTS	SBE
0	05/08/18	ISSUED FOR FINALS	SBE
C	05/04/18	ISSUED FOR REVIEW	SBE
B	05/01/18	ISSUED FOR REVIEW	SBE
A	02/21/18	ISSUED FOR REVIEW	SBE

NO. DATE REVISIONS BY

NOT VALID WITHOUT SIGNATURE AND DATE

PREPARED FOR

T-Mobile

MARKET
EL PASO

BRANCH SITE NUMBER
TX-0095

T-MOBILE SITE NUMBER
NM02464D

SITE ADDRESS
12000 MONTWOOD DRIVE
EL PASO, TX 79936

SITE COORDINATES
LAT: 31° 45' 42.668" N (NAD 83)
LON: -106° 16' 42.369" W (NAD 83)

SITE TYPE
CONCEALMENT MONOPOLE

PREPARED BY
APPROVED BY: P. MARSHALL
DESIGNED BY: S. ELLIS
PROJECT NO: BRMTX18-010
DATE: 02/06/18

SHEET NAME
COMPOUND SITE PLAN

SHEET NUMBER
C-2

- Sd1** TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
- Du** DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

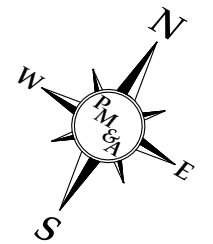
UTILITY NOTE:
THERE ARE EXISTING STORM OR SANITARY SEWER LINES OR BURIED UTILITIES ON THE PARENT TRACT WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION. G.C. TO VERIFY LOCATION PRIOR TO CONSTRUCTION

FLOOD PLAIN NOTE:
THIS SITE IS **NOT** LOCATED WITHIN A SPECIAL FLOOD PLAIN ZONE PER FEMA FLOOD MAP 4802140043B DATED OCTOBER 15, 1982.

GROUND ELEVATION = 3993.01' AMSL

IMPERVIOUS COVER ANALYSIS:

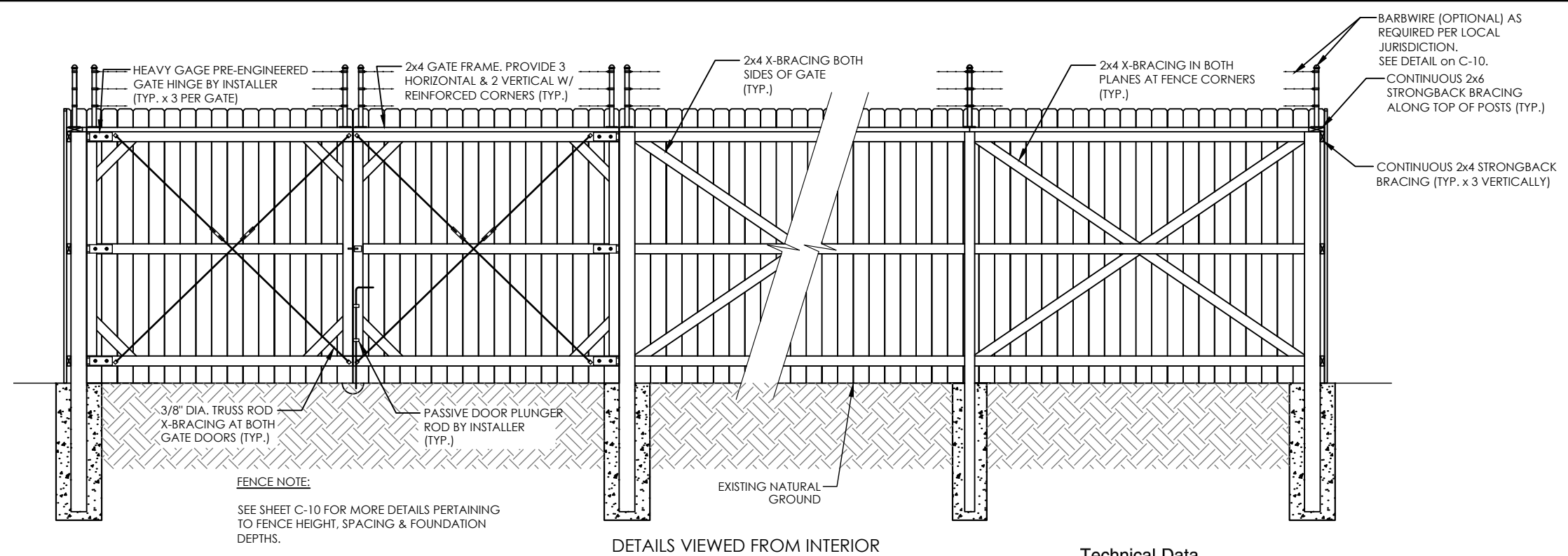
EXISTING COVER:	
BUILDINGS	= 240,527.72 SF
PARKING LOT/DRIVEWAY	= 983,171.43 SF
SIDEWALK/PATIO	= 0 SF
DETENTION POND/POOLS	= 0 SF
TOTAL AREA	= 1,223,699.15 SF
FINAL COVER:	
BUILDINGS	= 240,527.72 SF
PARKING LOT/DRIVEWAY	= 984,031.43 SF
SIDEWALK/PATIO	= 0 SF
DETENTION POND/POOLS	= 0 SF
TOTAL AREA	= 1,224,559.15 SF
SIZE OF LOT	= 1,306,800.00 SF
TOTAL IMPERVIOUS AREA	= 1,224,559.15 SF
PERCENTAGE OF IMPERVIOUS COVER	= 93%



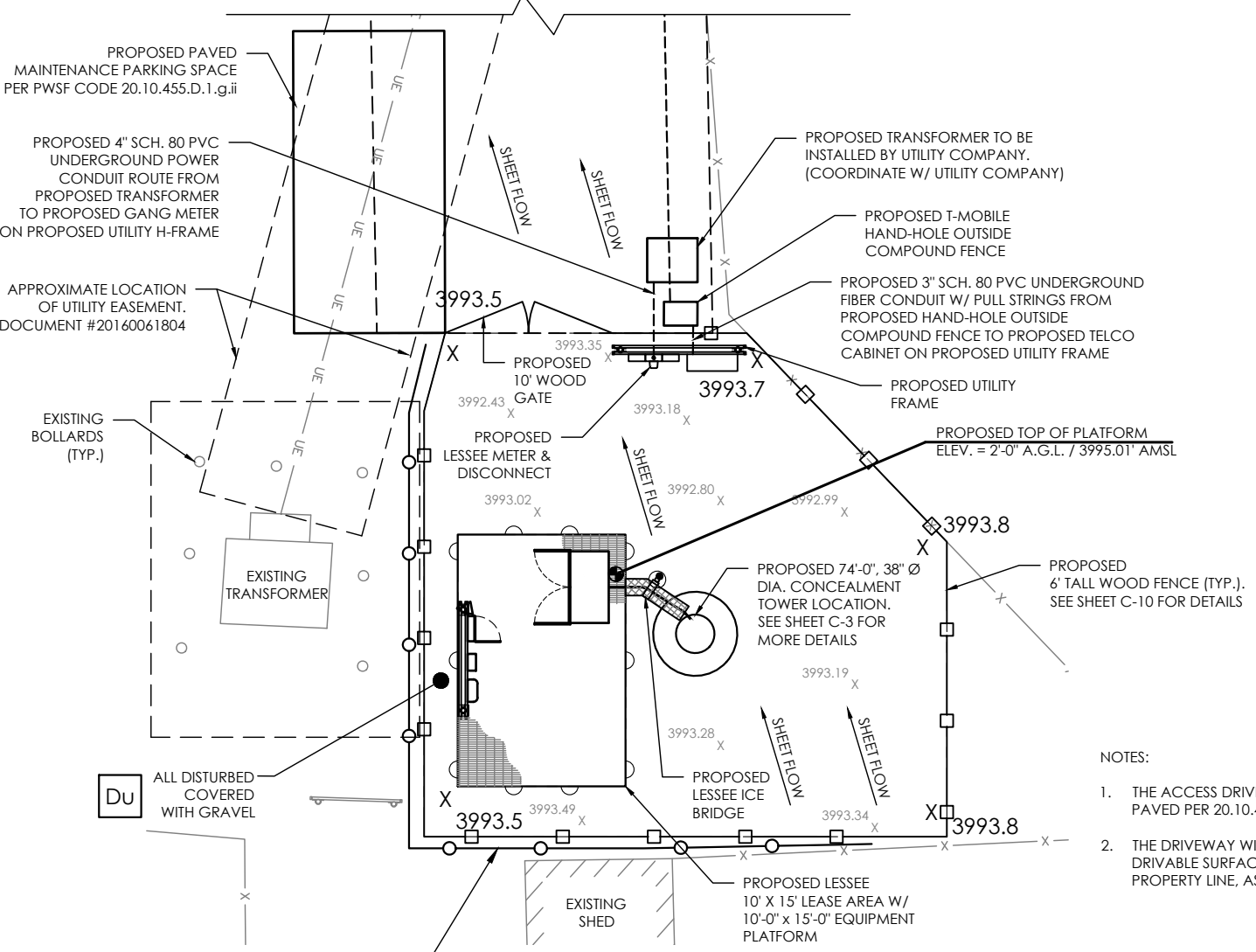
GRAPHIC SCALES



SCALE: 1" = 10'



DETAILS VIEWED FROM INTERIOR



- NOTES:**
- THE ACCESS DRIVEWAY AND REQUIRED PARKING SPACE ARE TO BE PAVED PER 20.10.455.D.1.j
 - THE DRIVEWAY WILL BE DESIGNED OF AN APPROVED TREATED DRIVABLE SURFACE AND EXTEND 25' INTO THE PROPERTY FROM THE PROPERTY LINE, AS PER THE JURISDICTION

EROSION CONTROL PLAN
SCALE: 1" = 10'

Technical Data

This section describes the physical characteristics, environmental data, and the power supply of the RBS.

Dimensions

Table 1 lists the dimensions, weight, and color of the RBS.

Table 1 Dimensions, Weight, and Color

Dimensions	
Height	1450 mm
Width	1300 mm
Depth	700 mm
Weight	
RBS (standard equipped) without backup batteries	390 kg
Color	
Gray	Reference number: RAL 7035, glossy

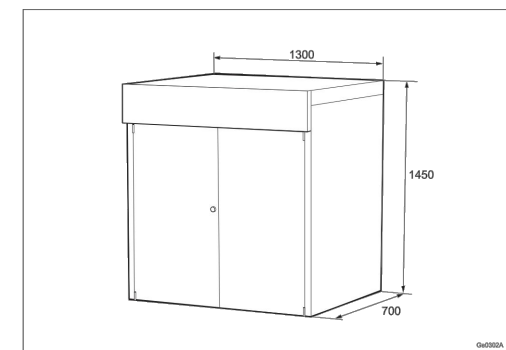


Figure 2 Dimensions of the RBS

RBS 6102 MU AC
NOT TO SCALE

ENGINEER SEAL

FIRM REGISTRATION #: 13897

PREPARED FOR

PREPARED BY

P. MARSHALL & ASSOCIATES

DESIGN REVISIONS

NO.	DATE	REVISIONS	BY
5	06/21/19	REJECTION COMMENTS	SBE
4	05/28/19	REJECTION COMMENTS	SBE
3	04/19/19	REJECTION COMMENTS	SBE
2	03/01/19	REJECTION COMMENTS	SBE
1	01/22/19	REJECTION COMMENTS	SBE
0	05/08/18	ISSUED FOR FINALS	SBE
C	05/04/18	ISSUED FOR REVIEW	SBE
B	05/01/18	ISSUED FOR REVIEW	SBE
A	02/21/18	ISSUED FOR REVIEW	SBE

NO. DATE REVISIONS BY

NOT VALID WITHOUT SIGNATURE AND DATE

PREPARED FOR

MARKET: EL PASO

BRANCH SITE NUMBER: TX-0095

T-MOBILE SITE NUMBER: NM02464D

SITE ADDRESS: 12000 MONTWOOD DRIVE
EL PASO, TX 79936

SITE COORDINATES
LAT: 31° 45' 42.668" N (NAD 83)
LON: -106° 16' 42.369" W (NAD 83)

SITE TYPE: CONCEALMENT MONOPOLE

PREPARED BY: P. MARSHALL
APPROVED BY: S. ELLIS
DESIGNED BY: BRMTX18-010
PROJECT NO: 02/06/18
DATE:

SHEET NAME: EROSION CONTROL PLAN

SHEET NUMBER: C-2.1

PM&A HAS NOT COMPLETED A STRUCTURAL ANALYSIS OF THE PROPOSED MOUNT. PM&A RECOMMENDS A MOUNT ANALYSIS BE COMPLETED OR A REVIEW OF THE ENGINEERING MOUNT CAPACITY LETTER. CONTRACTOR SHALL VERIFY WITH MOUNT FABRICATOR FOR MOUNT CAPACITY

SEE TOWER TOP EQUIPMENT SCHEDULE ON SHEET C4 FOR ANTENNA MODEL INFORMATION.

DESIGN REVISIONS

NO.	DATE	REVISIONS	BY
5	06/21/19	REJECTION COMMENTS	SBE
4	05/28/19	REJECTION COMMENTS	SBE
3	04/19/19	REJECTION COMMENTS	SBE
2	03/01/19	REJECTION COMMENTS	SBE
1	01/22/19	REJECTION COMMENTS	SBE
0	05/08/18	ISSUED FOR FINALS	SBE
C	05/04/18	ISSUED FOR REVIEW	SBE
B	05/01/18	ISSUED FOR REVIEW	SBE
A	02/21/18	ISSUED FOR REVIEW	SBE

NO. DATE REVISIONS BY
NOT VALID WITHOUT SIGNATURE AND DATE

MARKET
EL PASO

BRANCH SITE NUMBER
TX-0095

T-MOBILE SITE NUMBER
NM02464D

SITE ADDRESS
12000 MONTWOOD DRIVE
EL PASO, TX 79936

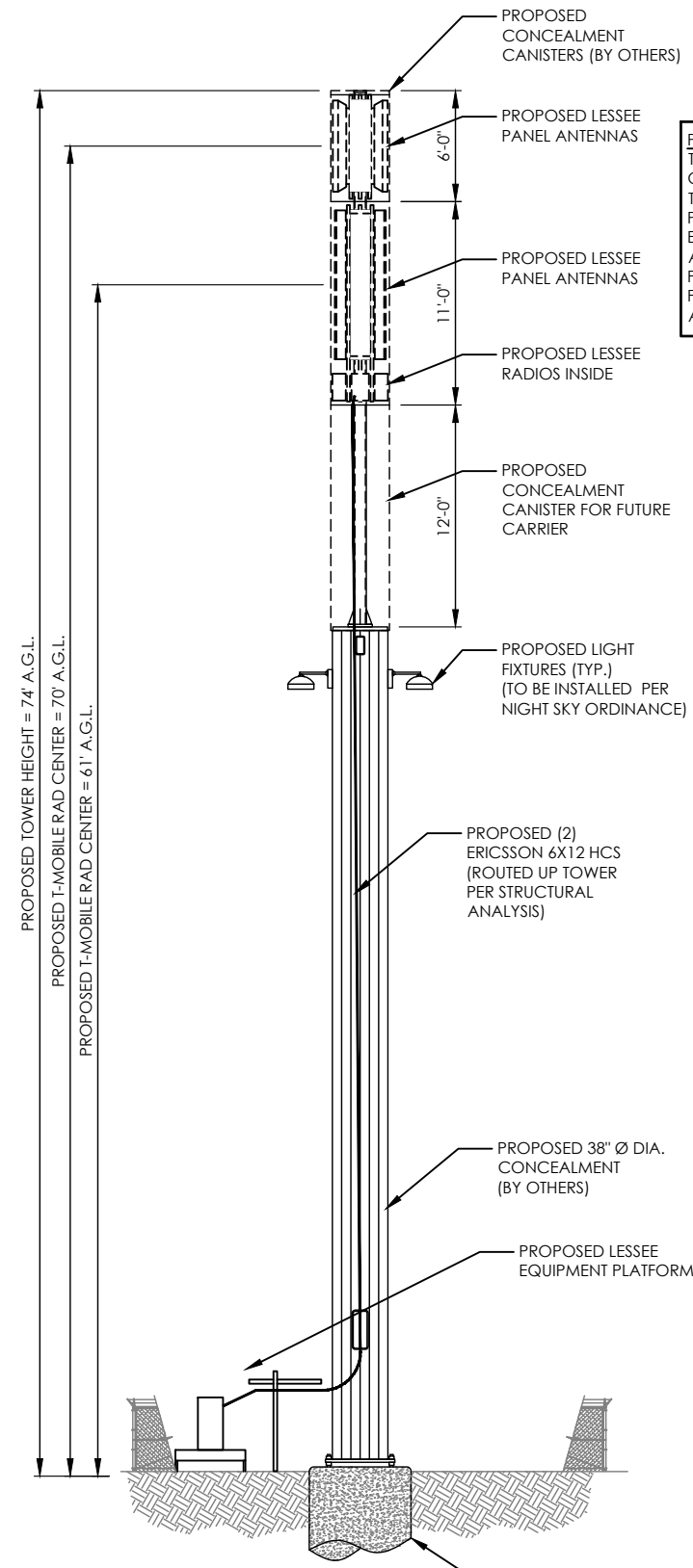
SITE COORDINATES
LAT: 31° 45' 42.668" N (NAD 83)
LON: -106° 16' 42.369" W (NAD 83)

SITE TYPE
CONCEALMENT MONOPOLE

PREPARED BY
APPROVED BY: P. MARSHALL
DESIGNED BY: S. ELLIS
PROJECT NO: BRMTX18-010
DATE: 02/06/18

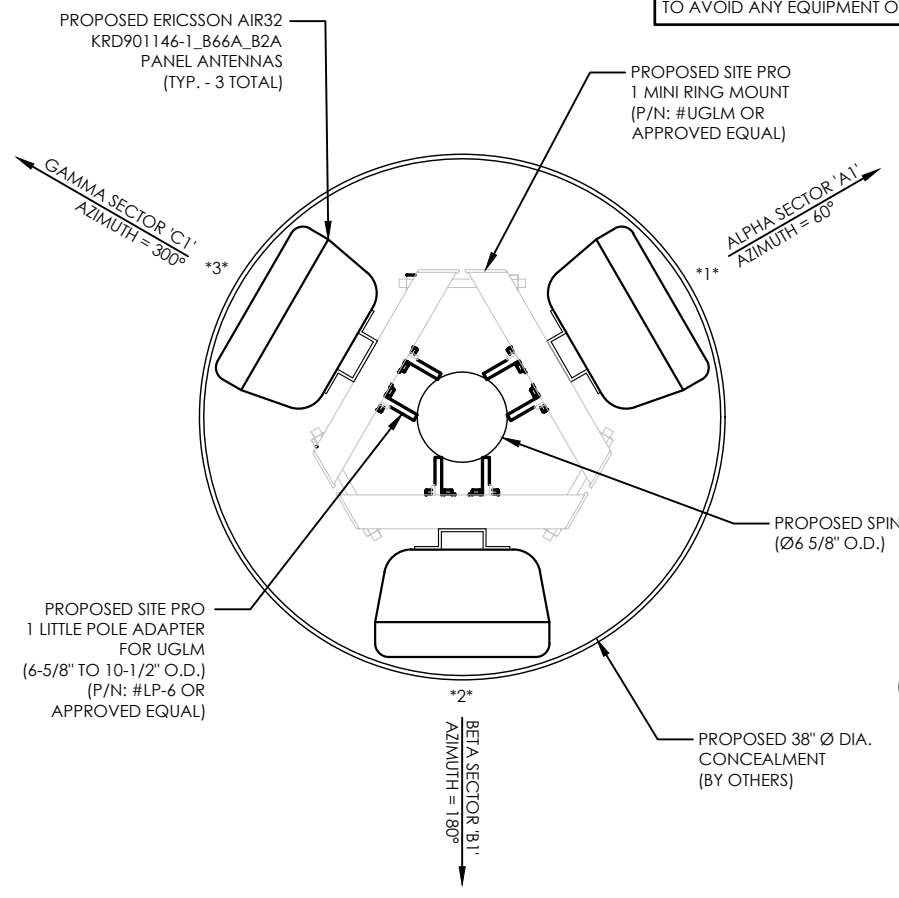
SHEET NAME
TOWER ELEVATION
& ANTENNA PLAN

SHEET NUMBER
C-3

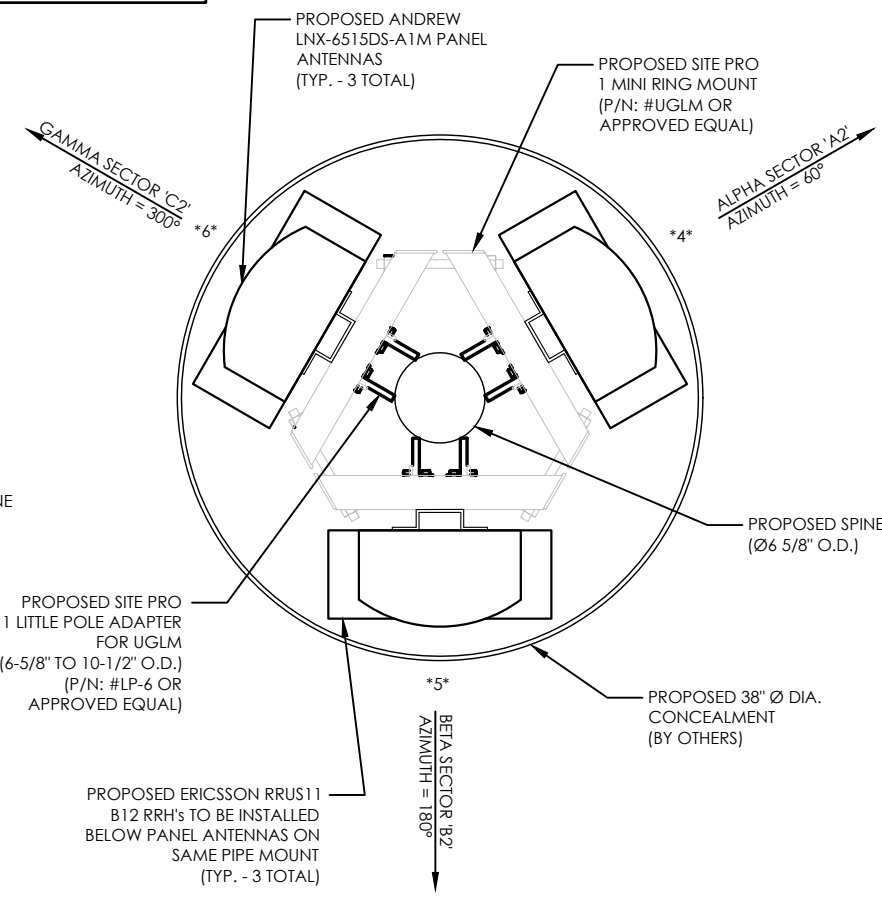


PAINTING NOTE:
THE PROPOSED TOWER SHALL BE PAINTED TO CONFORM WITH THE STANDARDS OF 20.10.455.D.1.g.ii. THIS CODE STATES THAT METALLIC SURFACES SHALL BE PAINTED TO REDUCE GLARE AND REFLECTIONS. NO EXTERIOR PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTING VALUE (LRV) GREATER THAN FORTY PERCENT. THE LRV OF A PAINT IS AVAILABLE FROM PAINT MANUFACTURERS AND IT MEASURES THE AMOUNT OF LIGHT REFLECTED BY A CERTAIN COLOR.

VENTILATION NOTE:
CANISTER DESIGN SHALL BE VENTILATED TOP & BOTTOM TO ALLOW PASSIVE CONVECTIVE COOLING TO AVOID ANY EQUIPMENT OVERHEATING.



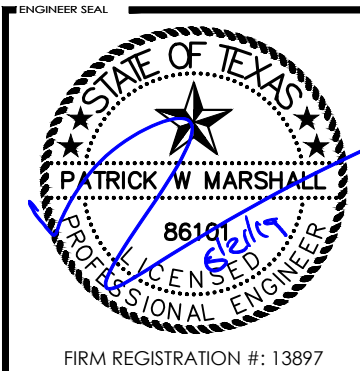
ANTENNA ORIENTATION PLAN @ 70' A.G.L.
SCALE: 1" = 3'



ANTENNA ORIENTATION PLAN @ 61' A.G.L.
SCALE: 1" = 3'

TOWER ELEVATION
SCALE: 1" = 10'

- NOTES:
1. PM&A HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE PROPOSED TOWER AND ANTENNA MOUNTS. REFER TO TOWER DESIGN BY OTHERS FOR ADDITIONAL INFORMATION.
 2. REFER TO TOWER DESIGN FOR PROPOSED ANTENNA CABLE ROUTING AND ATTACHMENT DETAILS.
 3. PROPOSED TOWER IS TO BE PAINTED TO CONFORM WITH THE STANDARDS OF 20.10.155.D.1.g.ii



REFER TO TOWER STRUCTURAL & FOUNDATION DESIGN BY OTHERS FOR MORE INFORMATION

MEMORANDUM

DATE: November 5, 2019

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

FROM: Anne Guayante, Lead Planner - Planning & Inspections

SUBJECT: PZST18-00008

The City Plan Commission unanimously recommended **approval** (8-0) of the proposed special permit at its August 8, 2019 meeting, with one condition.

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

As of November 5, 2019, Planning staff has not received any opposition to the proposed Special Permit.

Property Owner: Board of Trustees of the Socorro Independent School District of El Paso

Applicant: Alyse Rowe, Branch Communications

Attachments: Staff Report

12000 Montwood (Montwood High School)



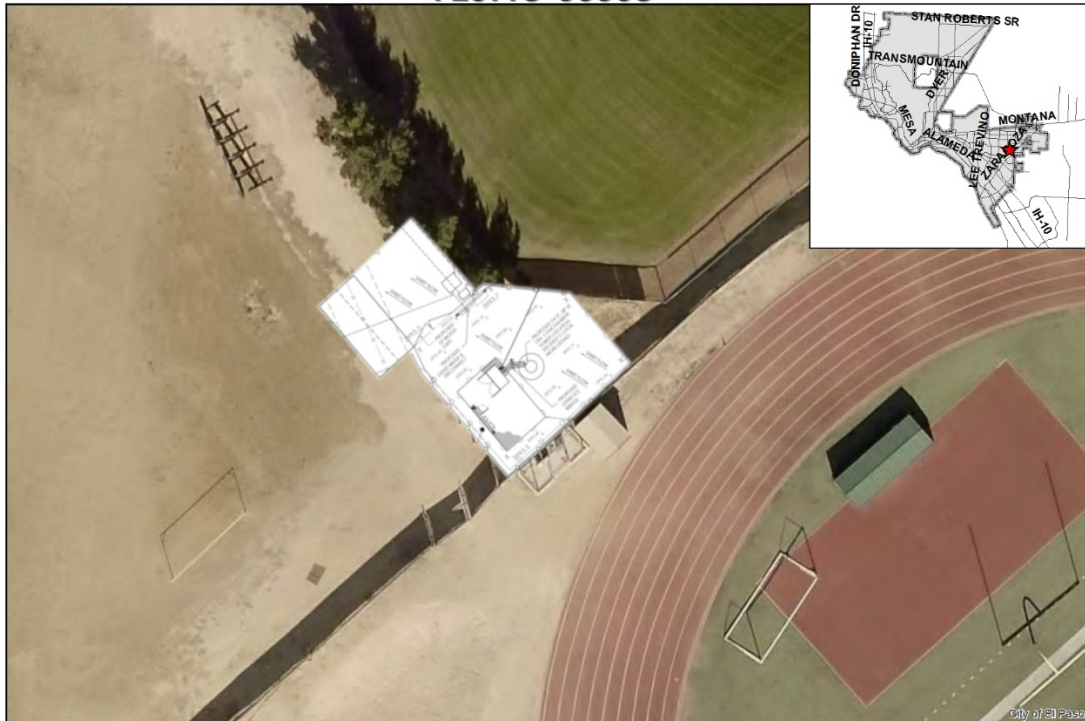
City Plan Commission — August 8, 2019

CASE NUMBER:	PZST18-00008
CASE MANAGER:	Anne Guayante, 212-1814, GuayanteAM@elpasotexas.gov
PROPERTY OWNER:	Board of Trustees of the Socorro Independent School District
REPRESENTATIVE:	Alyse Rowe, Branch Communications
LOCATION:	12000 Montwood (District 6)
PROPERTY AREA:	0.02 acres (857.35 square feet)
EXISTING ZONING:	A-2/sc (Apartment/special contract)
REQUEST:	Special Permit for Ground-mounted Personal Wireless Service Facility in the A-2 (Apartment) District
RELATED APPLICATIONS:	None
PUBLIC INPUT:	No support or opposition received

SUMMARY OF REQUEST: The applicant requests a Special Permit as required by El Paso City Code Section 20.10.455 D to construct a ground-mounted personal wireless service facility (PWSF) in the A-2 (Apartment) District.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the special permit request. The applicant's proposal demonstrates compliance with the requirements of 20.10.455 D (Personal Wireless Service Facilities in Residential and Apartment Districts), 20.04.320 (Special Permits), and 20.04.150 (Detailed Site Development Plan), and is consistent with the goals and policies of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST18-00008



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed 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 Section makes no claim to its accuracy or completeness.



0 5 10 20 30 40 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to install a new seventy-four foot (74') tall monopole PWSF ground mounted antenna support structure in an 857.35 square-foot lease area adjacent to the athletic fields at Montwood High School. The maximum permitted height for this type of structure in this zoning district is seventy five feet (75'). Because the subject property is zoned A-2 (Apartment), a special permit is required. The monopole tower is proposed to be camouflaged as a light pole. The proposed pole contains space for one additional future carrier. There is an existing service driveway that takes access from Bob Mitchell Street. This driveway will be used as the required service driveway to the proposed tower. The nearest existing PWSF tower is 0.52 miles from the subject property. The detailed site development plan demonstrates compliance with the applicable provisions of El Paso City Code Section 20.10.455D (PWSF Facilities in Residential and Apartment Districts).

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The proposed tower complies with the required setbacks for PWSF antenna support structures in residential or apartment districts, as further described in the table below.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Refer to the "Compliance with <i>Plan El Paso</i> " table below.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. All reviewing departments indicated that existing infrastructure can support the proposed PWSF antenna support structure.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Refer to the "Compliance with <i>Plan El Paso</i> " table. Responses relevant to this criteria include "Compatibility with Surroundings," "Potential Adverse Effects," "Natural Environment," and "Stability."
5. The design of the proposed development mitigates substantial environmental problems.	Yes. The proposed PWSF antenna support structure is shown on the detailed site development plan with the camouflage and screening required by El Paso City Code Section 20.10.455.D.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The applicant meets the screening requirements of El Paso City Code Section 20.10.455 D and has requested a landscape buyout as permitted for unmanned facilities by El Paso City Code Chapter 18.46
7. The proposed development is compatible with adjacent structures and uses.	Refer to the "Compliance with <i>Plan El Paso</i> " table, in particular the "Compatibility with Surroundings" criteria.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Refer to the "Compliance with <i>Plan El Paso</i> " table. Responses relevant to this criteria include "Compatibility with Surroundings," "Potential Adverse Effects," "Natural Environment," and "Stability."

COMPLIANCE WITH PWSF REQUIREMENTS (20.10.455.D)	
Criteria	Does the Request Comply?
a. Setbacks	Yes. The antenna is required to have a minimum setback of three feet for each foot of height, measured from the PWSF antenna support structure base to the property line of any abutting residential or apartment-zoned property. The proposed structure is shown as having a height of seventy-four feet (74') on the detailed site plan. This would require setbacks of two-hundred twenty-two feet (222'). The setbacks shown on the site plan range from three-hundred forty-five

COMPLIANCE WITH PWSF REQUIREMENTS (20.10.455.D)	
	feet (345)' to one-thousand sixty-two feet (1,062'), and thus this requirement is met.
b. Modified setbacks	N/A. The applicant demonstrates compliance with the minimum required setbacks and no modifications are requested.
c. Separation between PWSF antenna support structures	Yes. The minimum distance between ground-mounted PWSF antenna support structures is one-half mile. The distance between the proposed tower and the nearest existing tower is 0.52 miles.
d. Modified separation between PWSF antenna support structures	N/A. There are no existing PWSF antenna support structures within one-half mile of the subject property
e. Height restriction	Yes. The maximum height for a PWSF antenna support structure in residential and apartment districts is seventy-five feet (75'). The proposed tower height is shown at seventy-four feet (74') in the Detailed Site Development Plan.
f. Modified height restriction	N/A. The proposed tower demonstrates compliance with the maximum permitted height, and no modifications are requested.
g. Camouflage and screening	Yes. The detailed site development plan shows the proposed PWSF antenna support structure camouflaged as a light pole. This is appropriate for its location within a high school athletic field where existing field lighting is present. At the time of construction, the applicant will be responsible for ensuring that the tower is painted a color with a light reflecting value less than or equal to forty percent (40%).
h. Other requirements.	Yes. The required detailed site development plan, photo-simulations, and certificate of compliance have been provided to the City of El Paso as required.
i. Screening fence	Yes. A screening fence is shown around the lease area on the Detailed Site Development Plan for the proposed PWSF antenna support structure.
j. Access driveway	Yes. An access driveway and off street parking space are shown on the site plan as required.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>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.</p>	<p>Yes. The proposed ground mounted PWSF antenna support structure does not conflict with the intent of the G-4, Suburban (Walkable) Future Land Use designation for the subject property.</p>

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-2 (Apartment) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed PWSF ground mounted antenna support structure is not incompatible with the intent of the A-2 (Apartment) District and complies with the supplemental regulations governing this type of facility in this zoning district.</p>
THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>N/A. The subject property is not within the boundaries of any historic districts or study plan areas.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No. No adverse impacts are anticipated from the approval of the applicant’s requested special permit.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>No. No adverse environmental impacts are anticipated. The subject property is not located within an arroyo or other environmentally sensitive area.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>Stable. There are no recent changes in zoning or land use within the neighborhood of the subject property. The areas north, west, and south of the subject property were developed as single-family housing more than twenty years ago. The commercial area to the east of the subject property was built out largely between 2001 and 2007.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>No. The socioeconomic and physical conditions surrounding the subject property remain stable, with no changes in the street configuration, built environment, uses, or population surrounding the subject property.</p>

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments received from any reviewing departments. Development Coordinating committee unanimously recommended approval of the special permit request.

PUBLIC COMMENT: Notice was sent to the Eastside Civic Association, as required, on February 6, 2019. The entirety of the subject property lies more than three-hundred feet (300’) from any adjacent properties, and the entire notice area lies within the property lines of 12000 Montwood.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

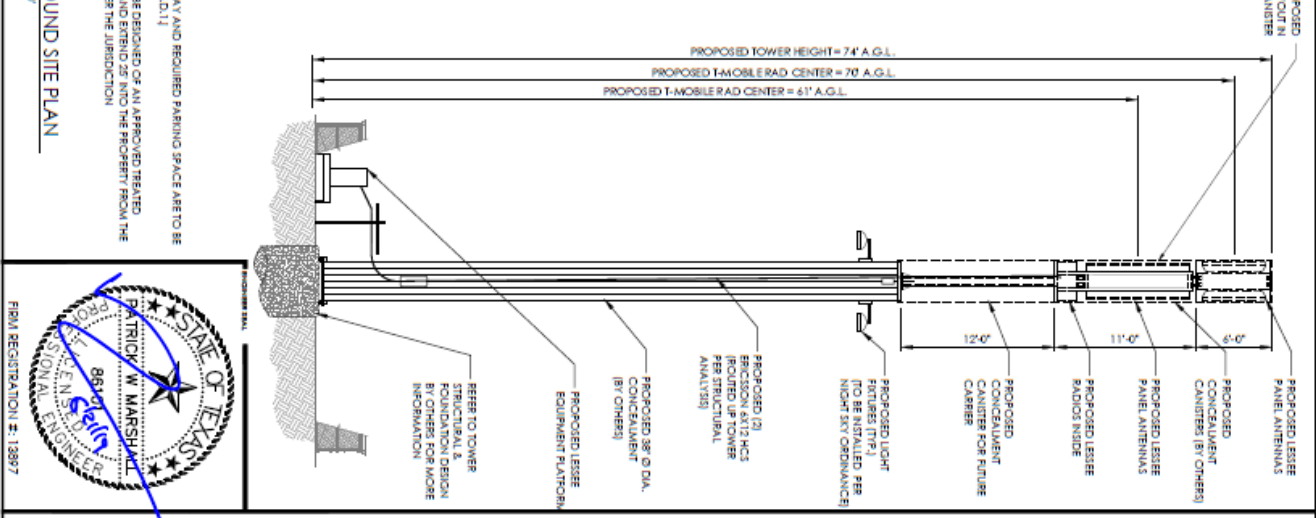
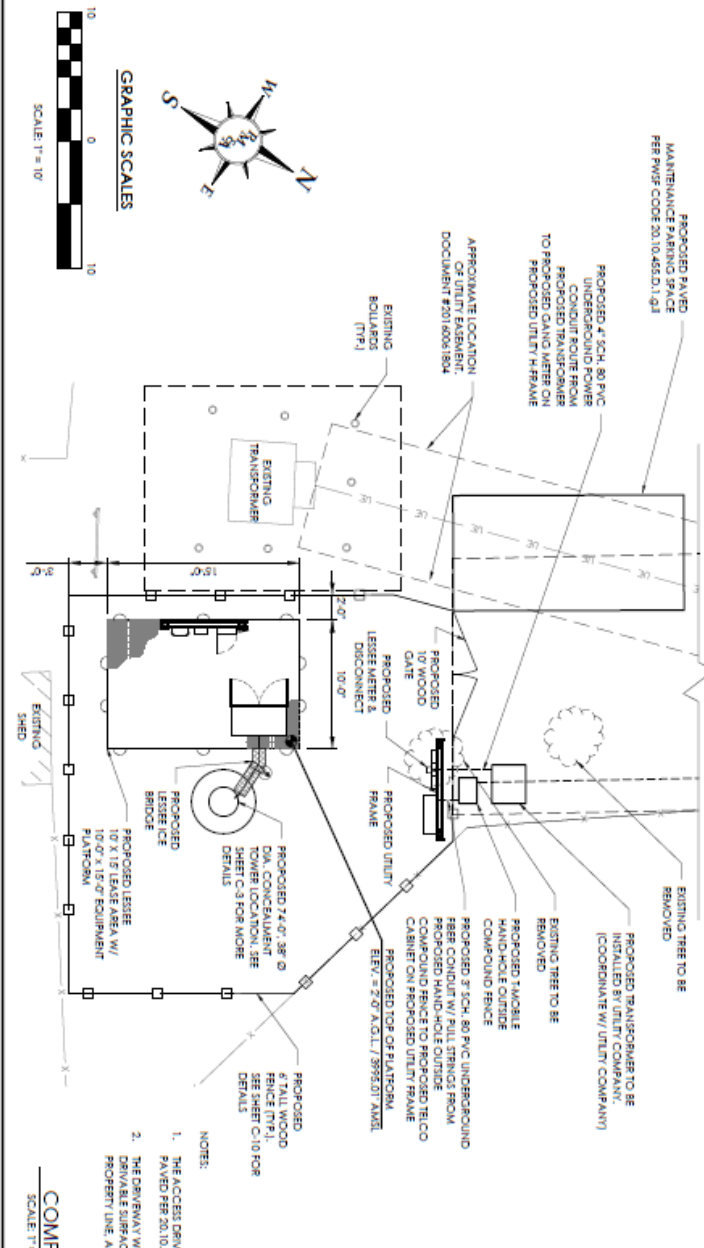
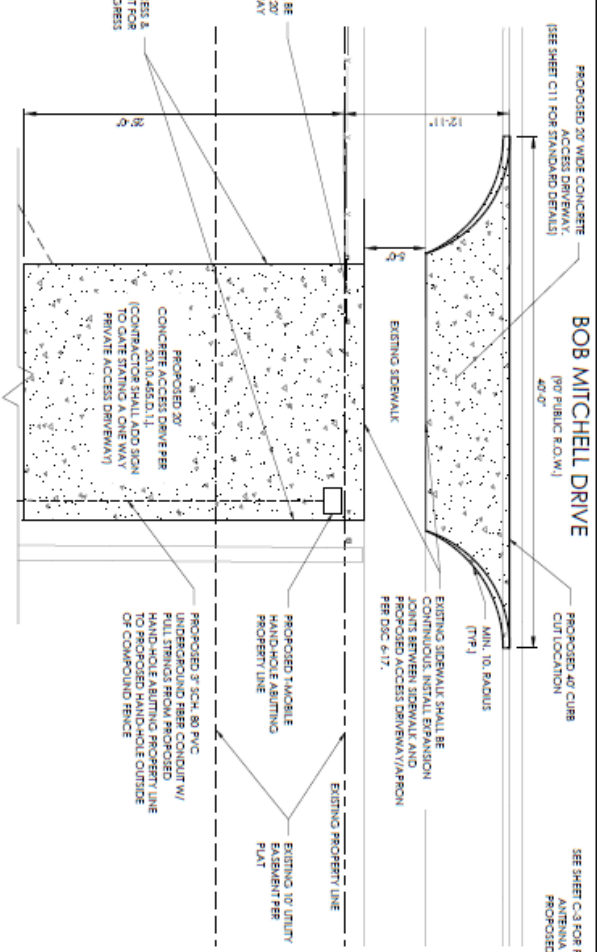
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Detailed Site Plan
2. Simulation Photos
3. Project Purpose Statement
4. Colocation Impossible Statement
5. Landscape buyout request letter
6. Future Land Use Map
7. Neighborhood Notification Boundary Map
8. Department Comments

UTILITY NOTE:
THERE ARE EXISTING STORM OR SANITARY SEWER LINES OR BURIED UTILITIES ON THE PARCEL TRACT WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION. O.C. TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

SIDEWALK NOTE:
SIDEWALK MUST BE CONTINUOUS ACROSS DRIVEWAYS WITH A MAXIMUM 2% CROSS SLOPE PER DOC. 6-17 WITH AN EXPANSION JOINT SEPARATION BETWEEN APRON AND SIDEWALK.



NOTES:

1. THE ACCESS DRIVEWAY AND REQUIRED PARKING SPACE ARE TO BE PAVED PER 20.10.455.D.1.1
2. THE DRIVEWAY WILL BE DESIGNED OR AN APPROVED TREATED DRIVEWAY SURFACE AND ENDED 25' INTO THE PROPERTY FROM THE PROPERTY LINE, AS PER THE JURISDICTION

COMPOUND SITE PLAN
SCALE: 1" = 10'



(Sd1) THE C-SEWAGE BARBER - TO PREVENT FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR OTHER DRAINAGE SYSTEMS.

Ds2 DISTURBED AREA STABILIZATION (TEMPORARY) TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS GRASS OR LEGUMES ON DISTURBED AREAS.

Ds3 DISTURBED AREA STABILIZATION (PERMANENT) TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS GRASS OR LEGUMES ON DISTURBED AREAS.

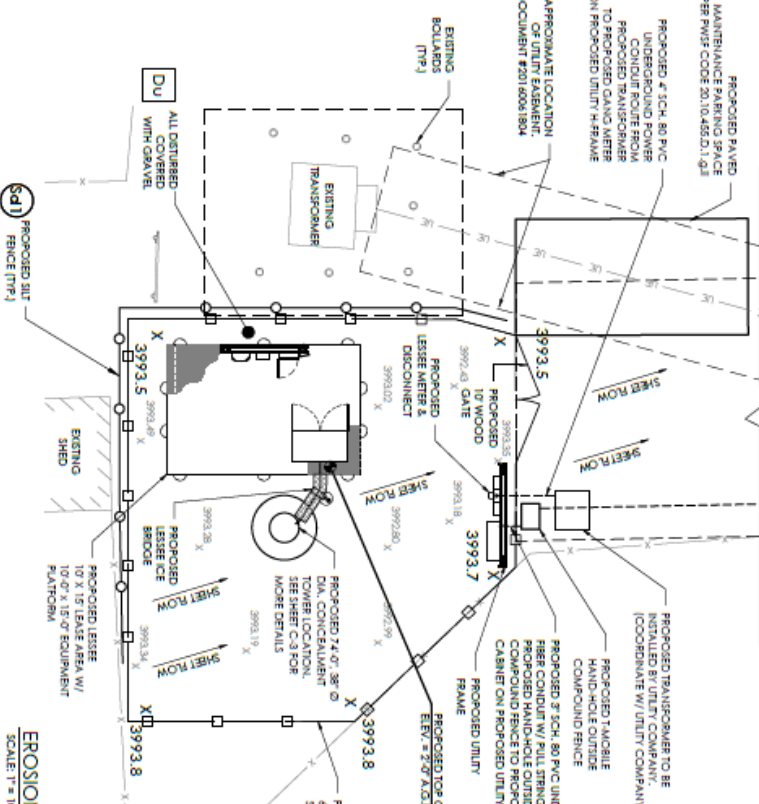
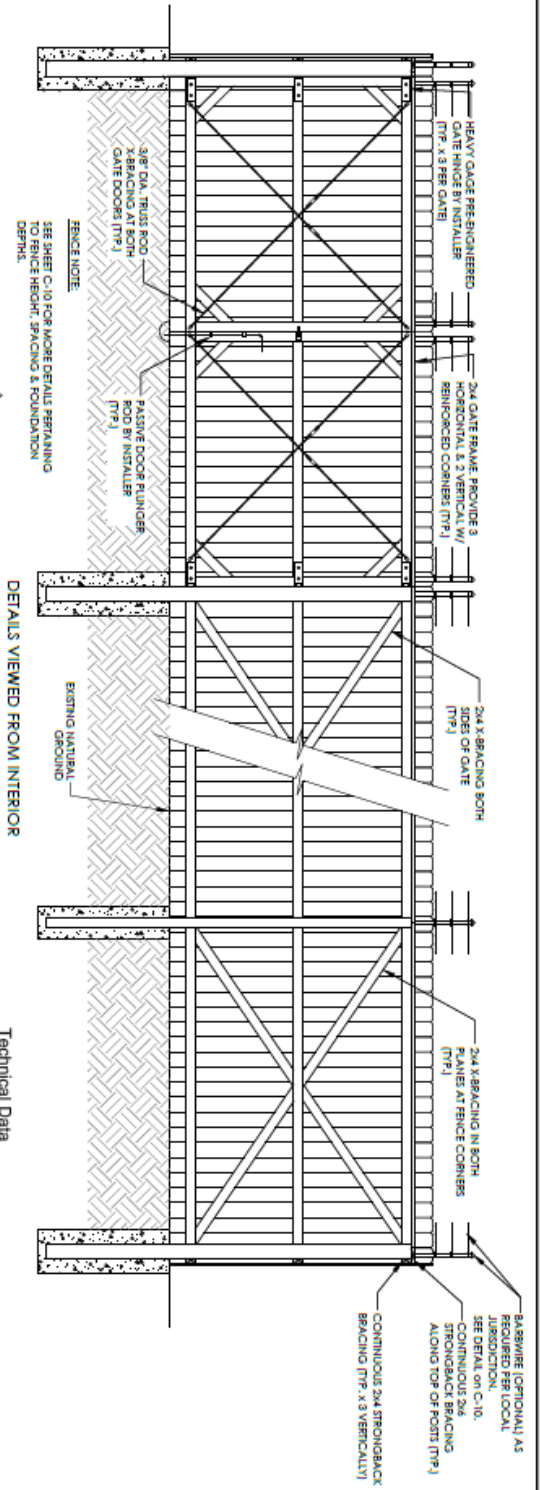
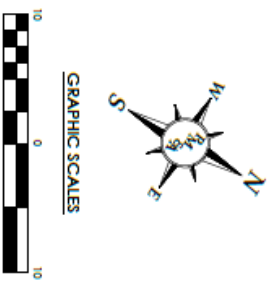
Du DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

UTILITY NOTE:
THERE ARE EXISTING STORM OR SANITARY SEWER LINES OR BURIED UTILITIES ON THE PARCEL TRACT WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION. O.C. TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

FLOOD PLAIN NOTE:
THIS SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD PLAIN ZONE PER FEMA FLOOD MAP 48201400498 DATED OCTOBER 15, 1982.
GROUND ELEVATION = 3993.01' AMSL

IMPERVIOUS COVER ANALYSIS:

EXISTING COVER:	= 246,527.72 SF
PAVED/LOT/DREINWAY:	= 880,171.48 SF
SIDEWALK/PATIO:	= 0.15 SF
DRAINAGE POND/POOLS:	= 0.15 SF
TOTAL AREA:	= 1,226,699.15 SF
FINAL COVER:	= 246,527.72 SF
PAVED/LOT/DREINWAY:	= 880,171.48 SF
SIDEWALK/PATIO:	= 0.15 SF
DRAINAGE POND/POOLS:	= 0.15 SF
TOTAL AREA:	= 1,226,699.15 SF
SIZE OF LOT = 1,324,880.00 SF	
THE PERCENTAGE OF IMPERVIOUS COVER = 93%	



- NOTES:**
1. THE ACCESS DRIVEWAY AND REQUIRED PARKING SPACE ARE TO BE PAVED PER 20.10.452.D.1.
 2. THE DRIVEWAY WILL BE DESIGNED OR AN APPROVED TREATED DRIVEWAY PER 20.10.452.D.1.
- THE PERCENT FROM THE PROPERTY LINE AS PER THE JURISDICTION

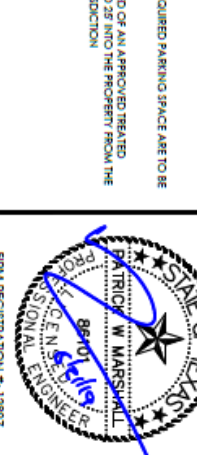


Figure 2 - Dimensions of the RBS

Technical Data

The section describes the physical characteristics, environmental data, and the proper supply of the RBS.

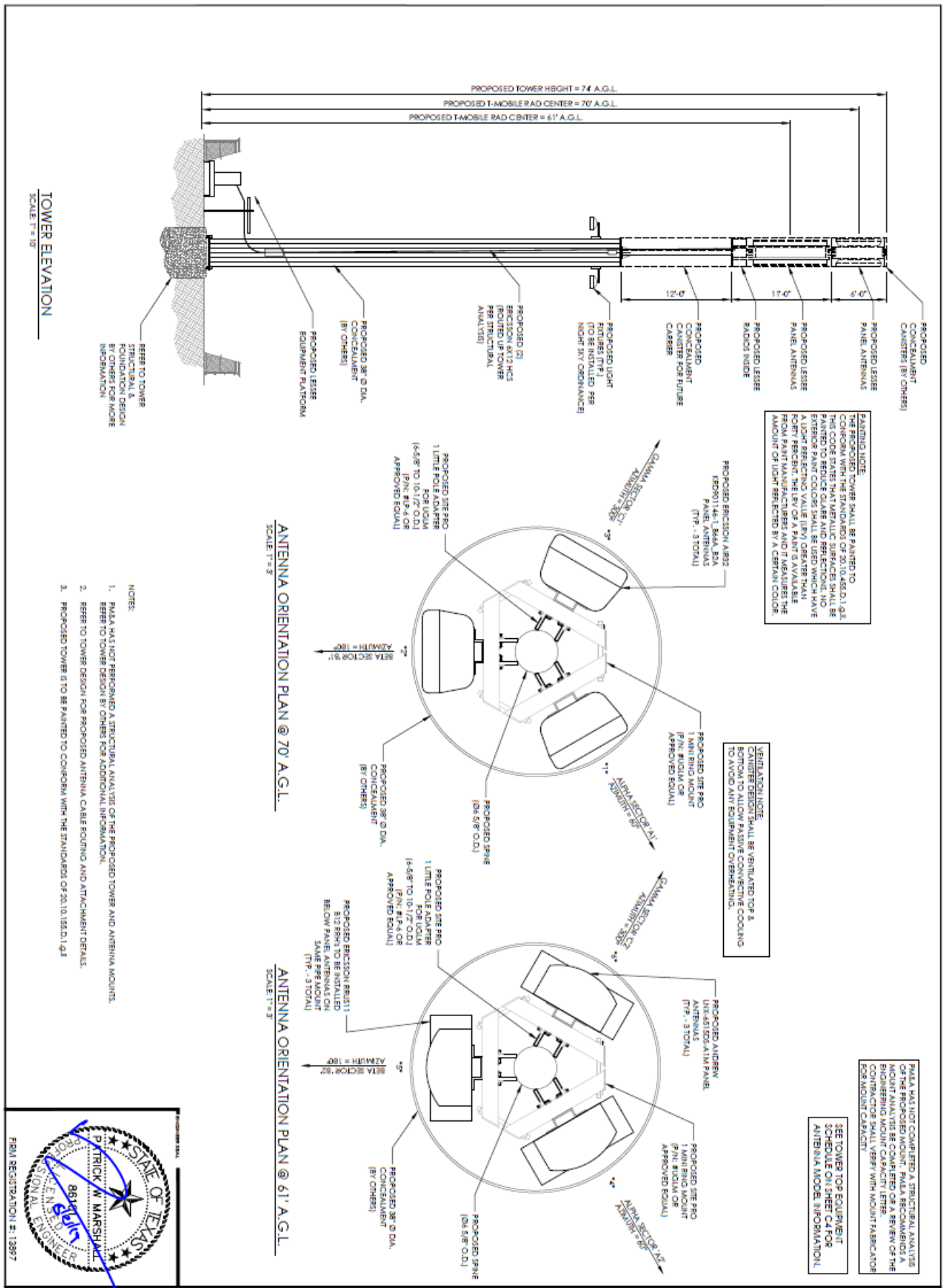
Dimensions

Table 1 lists the dimensions, weight, and color of the RBS.

Item	Dimensions, Weight, and Color
Model	6102
Height	1400 mm
Width	700 mm
Depth	1400 mm
Weight	200 kg
Color	Black

EROSION CONTROL PLAN
SCALE 1" = 10'





ATTACHMENT 2



TX-0095
12000 Montwood Drive
El Paso TX 79936





Location 1

Looking west towards proposed site



Location 1

Looking west towards proposed site



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE BASED ON 3D IMAGING AND KNOWN HEIGHT OF ADJACENT STRUCTURE.



Location 2

Looking north
towards proposed site



Location 2

Looking north
towards proposed site



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE BASED ON 3D IMAGING AND KNOWN HEIGHT OF ADJACENT STRUCTURE.



Location 3

Looking south
towards proposed site



Location 3

Looking south
towards proposed site



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE BASED ON 3D IMAGING AND KNOWN HEIGHT OF ADJACENT STRUCTURE.



Location 4

Looking east towards proposed site



Location 4

Looking east towards proposed site



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE BASED ON 3D IMAGING AND KNOWN HEIGHT OF ADJACENT STRUCTURE.

ATTACHMENT 3

Montwood High School Proposed PWSF Project Description Statement

OVERVIEW

Branch Towers, LLC (Representative) respectfully requests a special permit to construct a camouflaged 74-foot ground-mounted Personal Wireless Service Facility (PWSF). T-Mobile USA, Inc. (Applicant) will be using the PWSF for wireless purposes. The proposed PWSF will be located within a leased 860 sq. ft. fenced compound on property comprised of ten acres, which is owned by the Socorro Independent School District (Owner). The property is currently used as an athletic field as part of Montwood High School campus. Owner has executed a lease with Representative and is anticipating the benefit of the long-term cash flow from the lease payments.

ZONING DESIGNATION

The site is located on property zoned A-2/SC (Apartment District, Special Contract). A ground-mounted PWSF antenna support structure and appurtenance equipment storage facilities located in residential and apartment districts are permitted by special permit. The conditions set forth in a Special Contract dated September 9, 1987 by and between International City Developers and the City of El Paso have been met.

SETBACKS

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. The setback for the proposed PWSF is 222 feet. The distances from residential properties surrounding the proposed PWSF is as follows:

- 345 feet from residential properties zoned A-2 located southwest of the PWSF
- 426 feet from residential properties zoned R-3A located northwest of the PWSF
- 125 feet from residential properties zoned R-3A located northeast of the PWSF
- 1,094 feet from residential properties zoned R-3A located southeast of the PWSF

The setback of three feet for each foot of height may be reduced to two feet setback for each foot of height if the structure height is greater than fifty feet but no greater than seventy-five feet. This modified setback is allowable if the city council, based on written evidence provided by the applicant, finds that:

- 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;
- 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

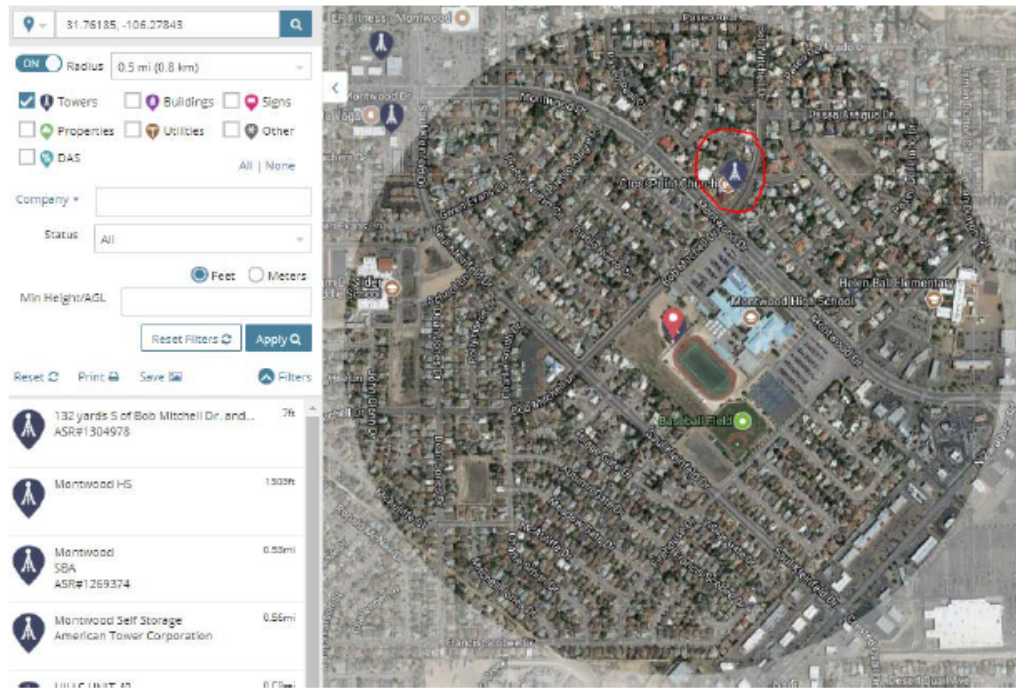
to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

- 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.

Confirmation the above criteria has been met is in the "Collocation Impossible" Statement. In this case the proposed PWSF is 74 feet in height, so the modified setback would be 148 feet. Using the modified setback, the proposed PWSF would meet all setbacks except for the property located to the northeast. However, this property is owned by Owner, is part of the Montwood High School campus and is not used residentially. Applicant respectfully requests the modification setback be allowed.

SEPARATION BETWEEN PWSF ANTENNA SUPPORT STRUCTURES

The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure. There are no ground-mounted PWSF antenna support structures within a one-half mile radius of the proposed PWSF. Please note: The tower icon circled in red is an error as no tower exists at this location.



HEIGHT RESTRICTION

Because the Applicant is designing the structure to allow for two collocations, the maximum height allowed is 100 feet. In this case, the proposed PWSF is 74 feet in height.

TOWER LIGHTING

Pursuant to the FAA'S "Determination of No Hazard to Air Navigation", marking and lighting are not necessary for aviation safety. Therefore, the proposed PWSF will not have lighting installed on the top of the structure.

CAMOUFLAGE AND SCREENING

All ground-mounted PWSF located in residential and apartment zoning districts 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. The proposed PWSF is located in an apartment zoning district and, therefore, must be camouflaged. The proposed PWSF will be designed to appear as a galvanized light pole to blend in with the existing galvanized light poles located on the Montwood High School athletic field. Antennas, cabling and other equipment will be installed inside the proposed PWSF. The proposed PWSF will have two down-tilting lights installed on the outside of the structure in accordance with the Night Sky Ordinance. All equipment will be located within the leased compound.

SCREENING FENCE

A six-foot high screening wall or fence of other than chain-link is required to be constructed around the base of a PWSF antenna support structure to provide for security. Applicant requests a variance to install an eight-foot high chain-link to match the existing chain-link fences on the athletic field. The secure, fenced compound will provide ground space for the Applicant's equipment cabinets as well provide room for additional carrier equipment.

ACCESS DRIVEWAY

The existing gate and gravel access drive will be used to access the proposed PWSF.

ATTACHMENT 4

NM02464D – Montwood High School
12000 Montwood Drive, El Paso, TX

Collocation Impossible 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 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. 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 density of user demand in the vicinity and replace the lost coverage with new base stations.

NM02464D 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 accommodate the additional demands that more and more users make upon the network. The proposed site is situated in one of these areas. T-Mobile has determined that the adjacent sites NM02452A, NM02081H, NM02019E, and NM02046E 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 the fact that these sites cover dense residential neighborhoods with multi-family apartment complexes. With the changes in wireless technology noted above, more and more customers rely on their wireless devices for broadband

NM02464D – Montwood High School
12000 Montwood Drive, El Paso, TX

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 congested sites carry. 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. In order to, reliably provide a positive customer experience and avoid dropped calls, blocked calls, and slow data speeds, T-Mobile must effectively reduce the coverage footprints of NM02452A, NM02081H, NM02019E, and NM02046E 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 down-tilt 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 the area more or less equal distant from each of the three congested sites. Offloading the service demands from NM02452A, NM02081H, NM02019E, and NM02046E in conjunction with the construction of a new site situated in between them (NM02464D) 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. Attachment 6.04 shows how the presence of new site NM02464D will maintain excellent signal levels in these residential areas. This 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.

Collocation Impossible Response

Prior to shopping this location to our BTS Vendor (Branch) the entire area was searched for any type of collocation potential. T-Mobile hired a team of Real Estate coordinators to inquire potential collocation candidates for which none were found. There are no existing towers within the search ring where we need the tower to be located for the hand-off potential. There are no power poles in the area that could be used as a collocation or drop’n swap candidate, and there are no properties with willing landlords for us to collocate on their rooftops in the search ring in question.

As per the attached map, the current proposed location is barely within the search ring needed to relieve congestion from the existing sites NM02452A, NM02081H, NM02019E and NM02046E. The circle represents the search ring needed to relieve the congested site and as you can see there are very little opportunities to collocate due to the high residential neighborhoods in the area. Industrial or commercial properties are limited within this area, T-Mobile engaged in four (4) prior possible location were the Owners rejected our offers to use buildings within this search area.

The Congested Sector(s) are already at capacity and were upgraded with the latest technology in recent years. NM02452A (2016), NM02081H (2016), NM02019E (2016), and NM02046E (2016) and are slated for additional improvements later this year. Even with the recent and future planned upgrades, and the proposed new sector (NM02464D), the requirements for social media and connection requests

NM02464D – Montwood High School
12000 Montwood Drive, El Paso, TX

continue to rise and will cause future upgrades for all the local sectors to keep up with demands. Other surrounding locations have also been upgraded with the latest technology and are currently not feasible for expansion possibilities.

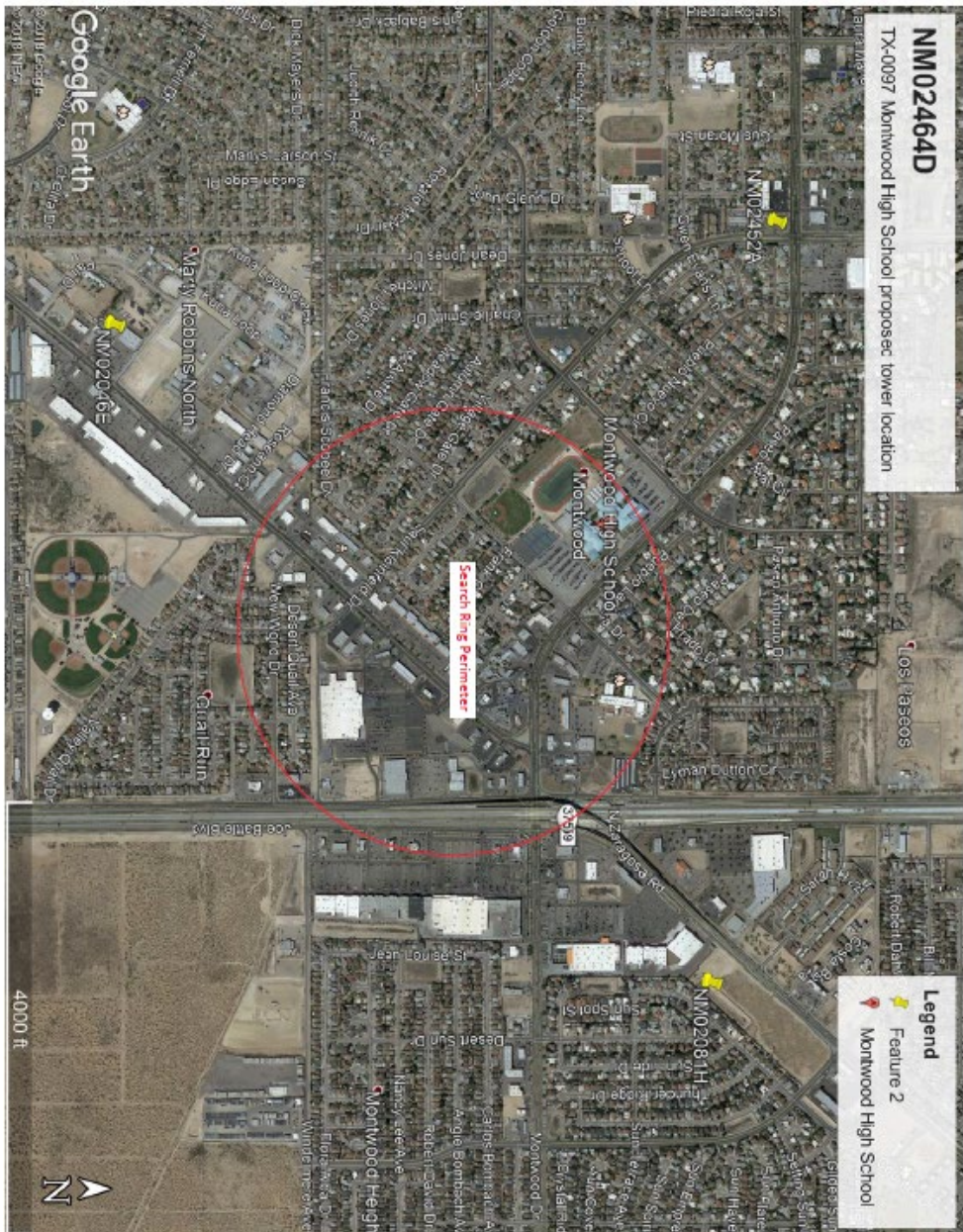
Conclusion

The proposed new site NM02464D will help to absorb the many connection requests that are being seen at the adjacent sites NM02452A, NM02081H, NM02019E, and NM02046E. This part of El Paso is seeing 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.

Martha Aragon

RF Design Engineer

T-Mobile West, LLC



ATTACHMENT 5



7335 South Lewis Ave., Ste. 304, Tulsa, OK 74119-4013
86 West Street, Chagrin Falls, OH 44022

March 1, 2019

Ms. Anne Guayante
Senior Planner
Planning & Inspections Department
City of El Paso
801 Texas Avenue
El Paso, TX 79901

Re: Application No. PZST 18-00008 – 12000 Montwood Drive
Request for Landscape Buyout

Dear Ms. Guayante:

Per your request, Branch Towers respectfully requests to pay a fee in lieu of installation of the required landscaping material and irrigation system for the above-referenced application. Thank you.

Sincerely,

Alyse Roe

Alyse Roe
Site Development Manager

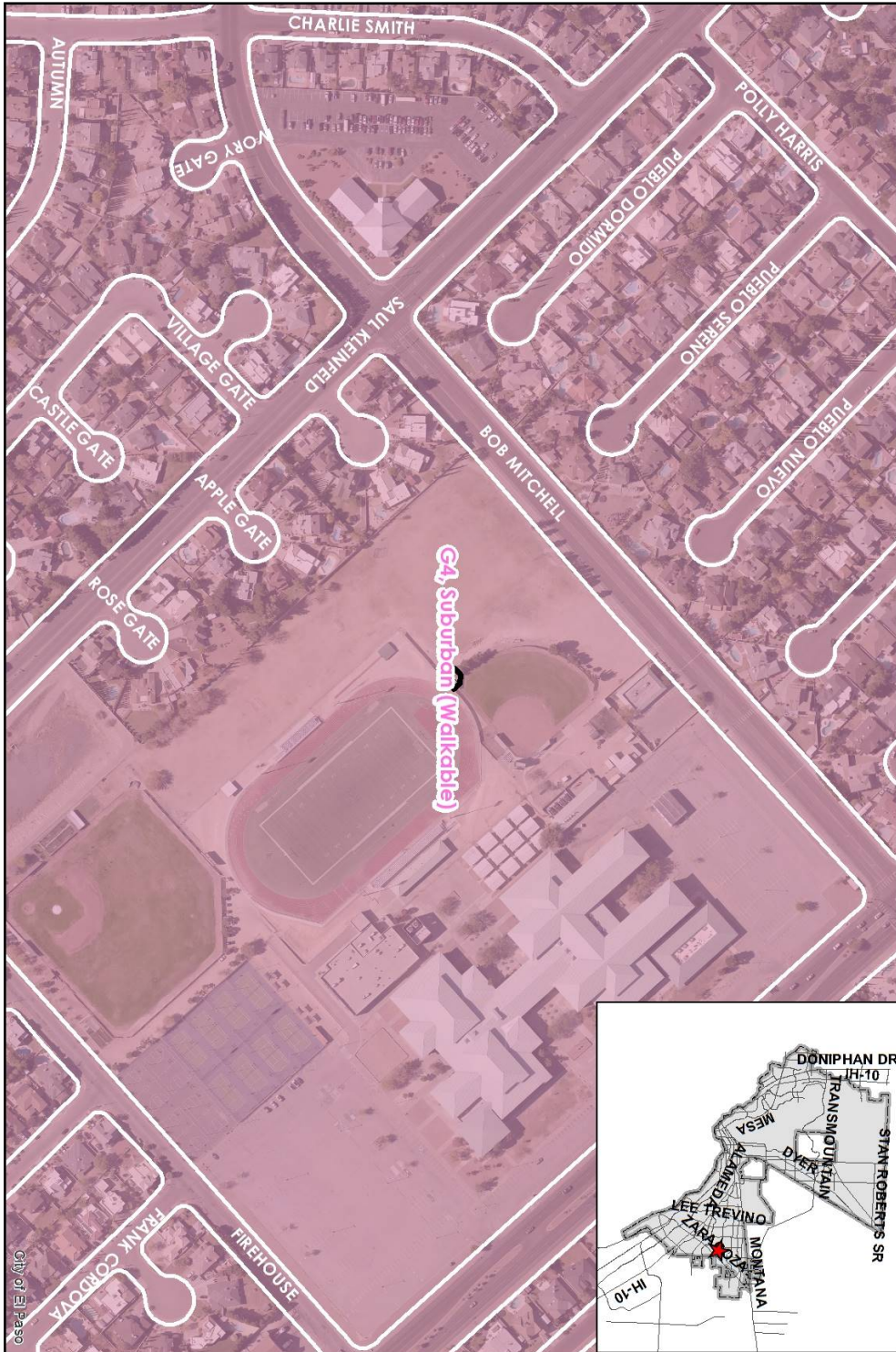
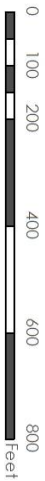
Attachments

ATTACHMENT 6

This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enhancements of this map to cater greater than its original scale, reduce errors and may need Planning Division make no claim to its accuracy or completeness.



Subject Property



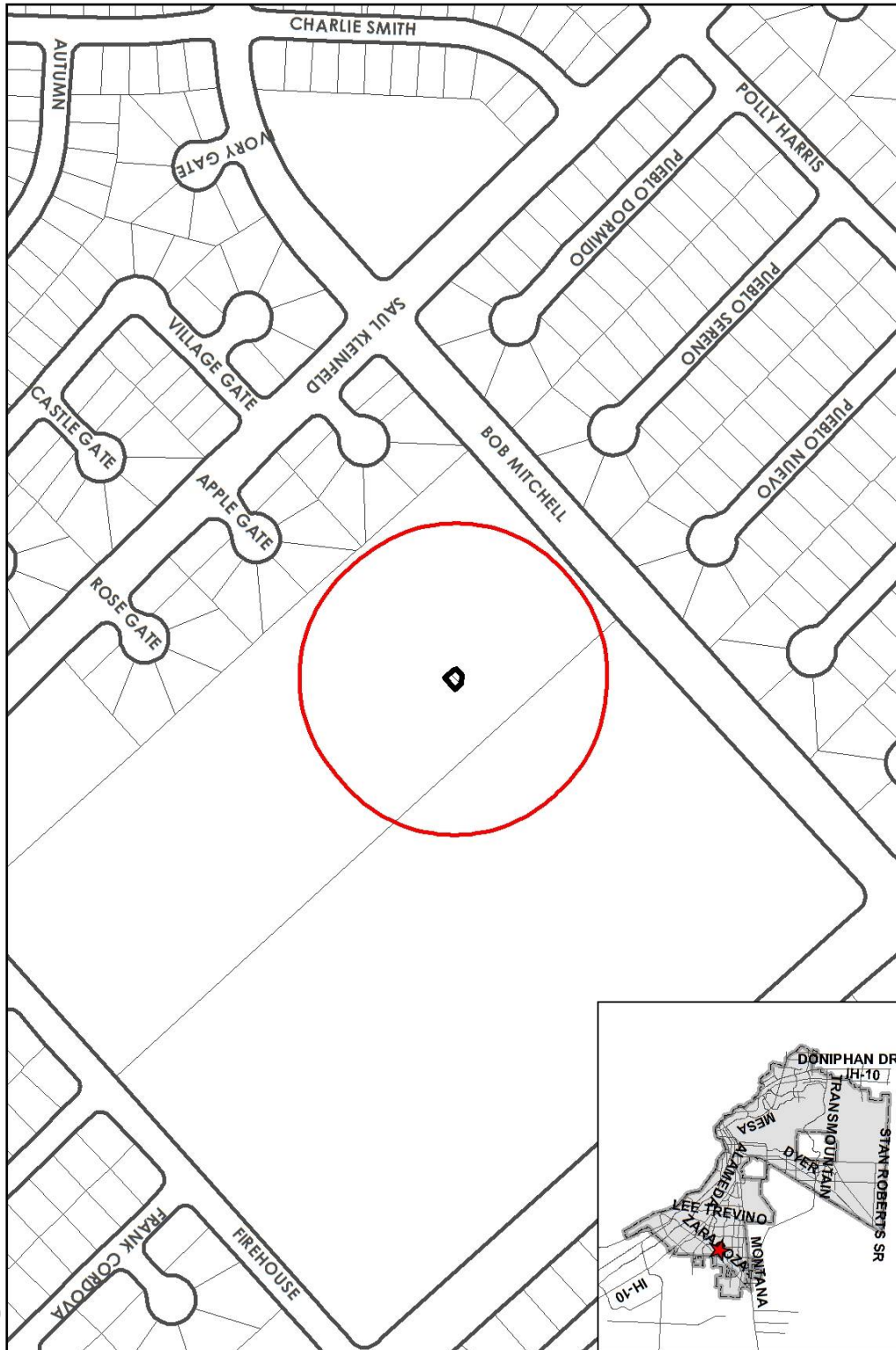
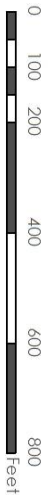
PZST18-00008

ATTACHMENT 7

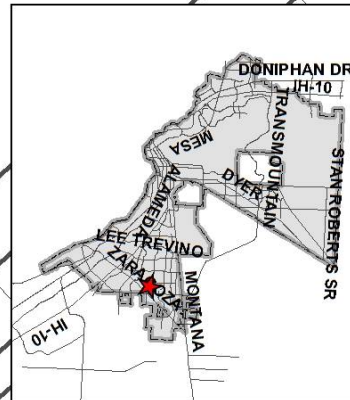
This map is designed for illustrative purposes only. The features depicted here are approximate, and more site-specific studies may be required to draw accurate conclusions. Engagements of this map to other greater than its original can induce errors and may lead to misinterpretation of the data. Planning & Inspection Department Planning Division notes to client is accuracy of computerized.



Subject Property



PZST18-00008



ATTACHMENT 8

Planning and Inspections Department - Planning Division

1. All review comments addressed. Recommend approval.

Texas Department of Transportation

No comments received

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval

Planning and Inspections Department – Land Development

1. All review comments addressed. Recommend approval.

Fire Department

Recommend approval

Police Department

There are no issues with this application or permit.

Sun Metro

No objections.

El Paso Water Utilities

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

EPWU-PSB Comments

1. There is an existing 12-inch diameter water main that extends along the east side of Bob Mitchell Dr., approximately 30-feet west of and parallel to the eastern right-of-way line of Bob Mitchell Dr. This water main is available for service.
2. EPWater records indicate an active 1-inch, 2-inch and 4-inch water meters, a 6-inch and (2) 8-inch fire lines, and a 4-inch yard meter serving the subject property. The service address for these meters is 12000 Montwood Dr. There is also an active (1) 2” water meter serving the subject property. The service address for this meter is 11950 Bob Mitchell Dr.
3. Previous water pressure from fire hydrant #6298 located at southeast corner of Bob Mitchell Dr. and Montwood Dr., has yielded a static pressure of 44 psi, a residual pressure of 42 psi, and a discharge of 919 gallons per minute.

Sanitary Sewer

4. There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Bob Mitchell Dr., approximately 40-feet east of and parallel to the

western right-of-way line of Bob Mitchell Dr. This sanitary sewer main is available for service.

General

5. **EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.**

Stormwater:

6. EPW-Stormwater Engineering has reviewed the case distribution described above and has no objections to the proposal.

