

# 5662 N. Mesa

City Plan Commission — July 17, 2025



REZONING

<b>CASE NUMBER:</b>	<b>PZCR25-00002</b>
<b>CASE MANAGER:</b>	Saul J. G. Pina, (915) 212-1604, <a href="mailto:PinaSJ@elpasotexas.gov">PinaSJ@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	MKD Real Estate, LLC
<b>REPRESENTATIVE:</b>	Fokus on Architecture, Inc.
<b>LOCATION:</b>	5662 N. Mesa Street (District 8)
<b>PROPERTY AREA:</b>	1.17 acres
<b>REQUEST:</b>	To release conditions imposed by Ordinance No. 4928
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	No communication received as of July 10, 2025

**SUMMARY OF REQUEST:** The applicant is requesting to release conditions imposed by Ordinance No. 4928 on the subject property to permit an addition to the existing medical office facility.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the condition release request. This recommendation is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-4, Suburban (Walkable) Future Land Use Designation.

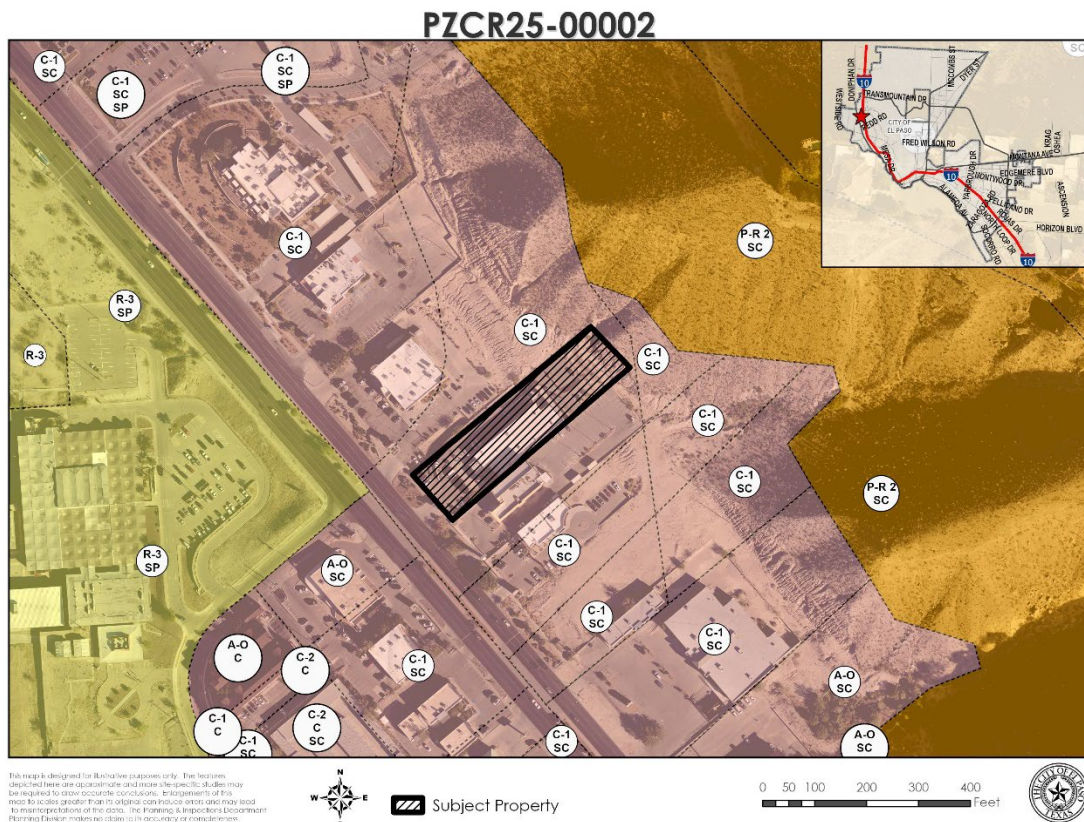


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to release conditions imposed by Ordinance No. 4928, to permit an addition to the existing medical office facility. The subject property is approximately 1.17 acres in size. The conceptual plan shows the facility, with parking, landscape, and a proposed 784 square foot canopy. Main access to the subject property is provided from N. Mesa Street.

**PREVIOUS CASE HISTORY:** Ordinance 4928, dated September 5, 1972 (attachment 3), changed the zoning of Parcel 1 to C-1 (Commercial) and Parcel 2 to A-O (Apartment-office) and imposed conditions via a special contract, which were released on September 8, 1980 and later amended on August 6, 1996. Applicable conditions are the following:

- 1) *Not more than 700 apartment units shall be constructed or maintained on the 47.303 acres of A-O (Apartment-office) zoned part of the property. No portion of the land shall have more than an average of 22 apartment units per acre.*
- 2) *No buildings or part thereof shall be constructed on the property closer than fifty (50) feet to the property line which runs along North Mesa Street, however, approved signage, meeting the requirements of the appropriate zoning classification, may be placed within the fifty (50) foot setback. On the northwesterly two hundred fifty (250) feet of the C-1 zoned property, a canopy or appurtenance shall be permitted to be constructed no closer than thirty (30) feet to the property line which runs along North Mesa Street.*
- 3(a) *C-1 (Commercial) zoned property: Before Certificates of Occupancy and Compliance are issued for any buildings to be constructed on the property, the owners of the property will, at the owners' expense, for that portion of the property which is developed, landscape the westerly 15 feet of the property adjacent to North Mesa Street, except driveways for ingress and egress and excepting the northwesterly 250 feet of the C-1 zoned property. Desert or natural landscaping shall be permitted. No vehicles shall be allowed to park on the westerly 50 feet of the property, which is not required to be landscaped; however, an on-site drive to facilitate interior traffic circulation may be permitted.*
- 3(b) *A-O (Apartment-office) zoned property: Before certificates of occupancy and compliance are issued for any building to be constructed on the property, First Party will, at its expense for that portion of the property which is developed, landscape the westerly 25 feet of the property adjacent to North Mesa Street. Desert or natural landscaping shall be permitted. No vehicles shall be allowed to stop, stand or park on the westerly 25 feet of the property, except ingress and egress shall be permitted across the 25 feet of the property as approved by the City of El Paso City Council.*
- 4) *No building permits shall be issued for construction on the property until site development plans and architectural review of the proposed development on the property have been approved by the City Plan Commission of the City of El Paso.*

**Note:** *All conditions are to be released. The conditions have either been satisfied, are current requirements, or are not applicable.*

**STAFF ANALYSIS:** Staff recommends the release of all conditions as the subject property and neighboring properties are already developed with conditions having been satisfied, current requirements, or are not applicable. The conditions were originally imposed to a large area during the rezoning as means to protect neighboring properties in the area from uncontrolled development. These properties have been developed along Mesa Street, which is a Transit Oriented Development (TOD) corridor with the conditions being in conflict with this classification.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The medical facility is in character with surrounding properties. Furthermore, the proposed condition release will not affect the existing properties and uses. To the north is a medical office, zoned C-1/sc (Commercial/special contract); to the south are medical offices zoned A-O/sc (Apartment/Office/special contract) and C-1/sc (Commercial/special contract); to the east is a restaurant zoned C-1/sc (Commercial/special contract); and to the west is a vacant property zoned R-3 (Residential). The nearest school, Charles Murphree PK-8 School, is 0.86 miles and the nearest park, Galatzan Park, is 1.26 miles in proximity to the subject property.

<b>POLICY – When evaluating whether a proposed condition release is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed change is compatible with the Future Land Use designation for the property:</p> <p><b>G-4, Suburban (Walkable):</b> 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 existing medical office is compatible with the future land use designation as it integrates with the various types of light-commercial uses buffering apartments and residential dwellings.</p>
<p><b>Compatibility with Surroundings:</b> The proposed request and the existing zoning district are compatible with those surrounding the site:</p> <p><b>C-1 (Commercial):</b> The purpose 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.</p>	<p>Yes. The proposed condition release is compatible with the existing surrounding zoning districts. The current commercial zoning permits the use of medical office and other light-commercial uses. The condition release will permit design flexibility and efficient use of the land without limiting landscape and parking requirements.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The property is accessible from Mesa Street, a major arterial designated in the City's Major Thoroughfare Plan. This road's classification is suitable for the development of light-commercial uses.</p>
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>None. The property is not located within any historic districts nor any other special designation areas.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>None. There are no anticipated adverse impacts. The proposed change will only permit the expansion of the facility without impacting neighboring properties.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>None. The proposed development does not involve green field or environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>Yes. The area is stable with no changes in zoning.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>None.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is provided from Mesa Street, which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate for the existing medical office use. Furthermore, Mesa Street is a Transit-Oriented Development (TOD) corridor, with the site currently accessible by bicycle, pedestrian, and public transit, including Brio and regular bus service. The closest bus stop is located approximately 0.07 miles from the site.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were received from the reviewing departments.

**PUBLIC COMMENT:** The subject property is located within the Upper Mesa Hills Neighborhood Association. The applicant also conducted additional outreach by contacting the Mesa Hills Neighborhood Association. Public notice was sent to property owners within 300 feet of the subject property on July 3, 2025. As of July 10, 2025, the Planning Division has not received any communication in support of or opposition to the request.

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

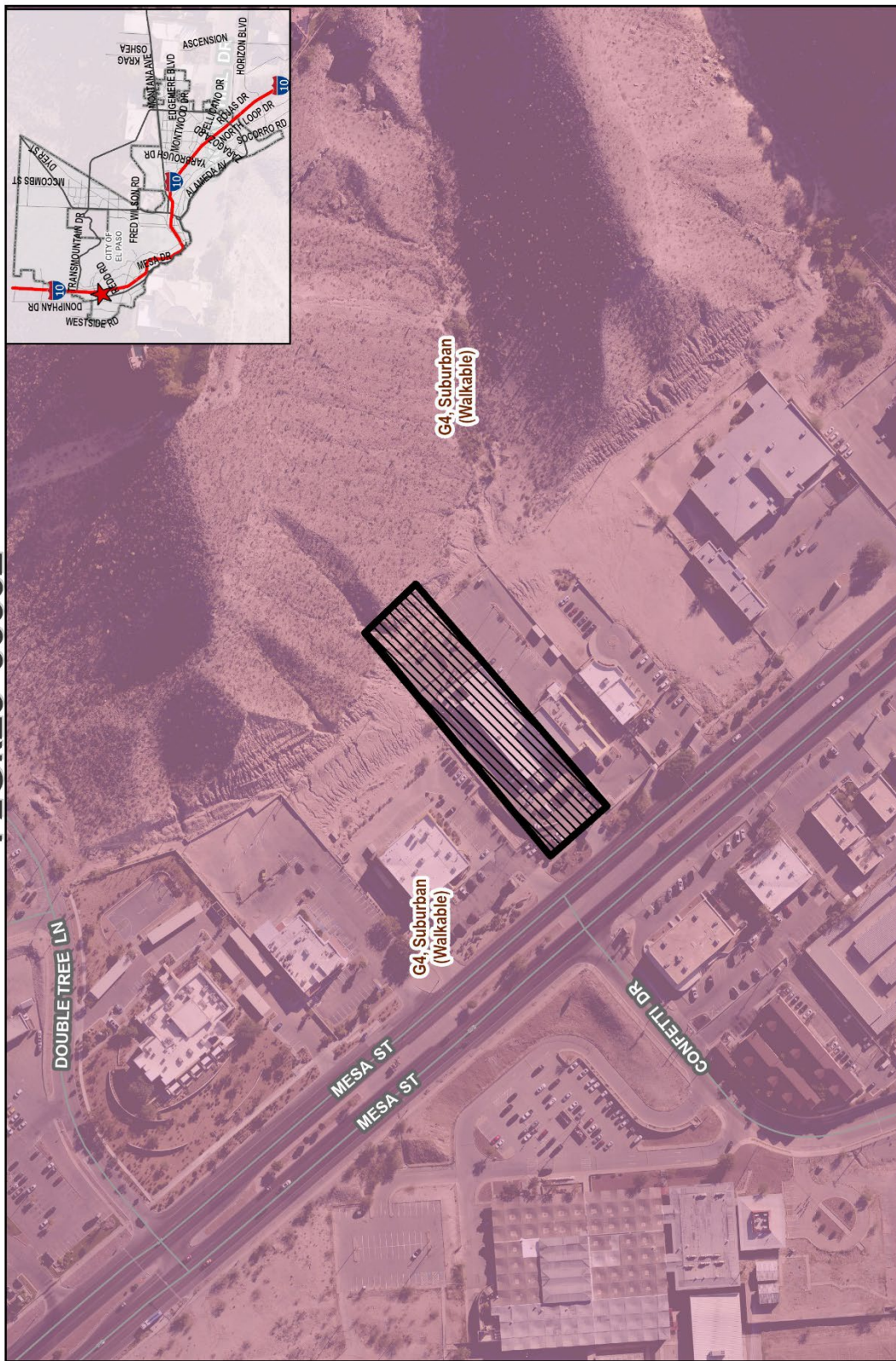
1. **Recommend Approval** of the condition release request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
2. **Recommend Approval of the condition release 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 condition release 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. Future Land Use Map
2. Conceptual Plan
3. Ordinance No. 16385
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZCR25-00002

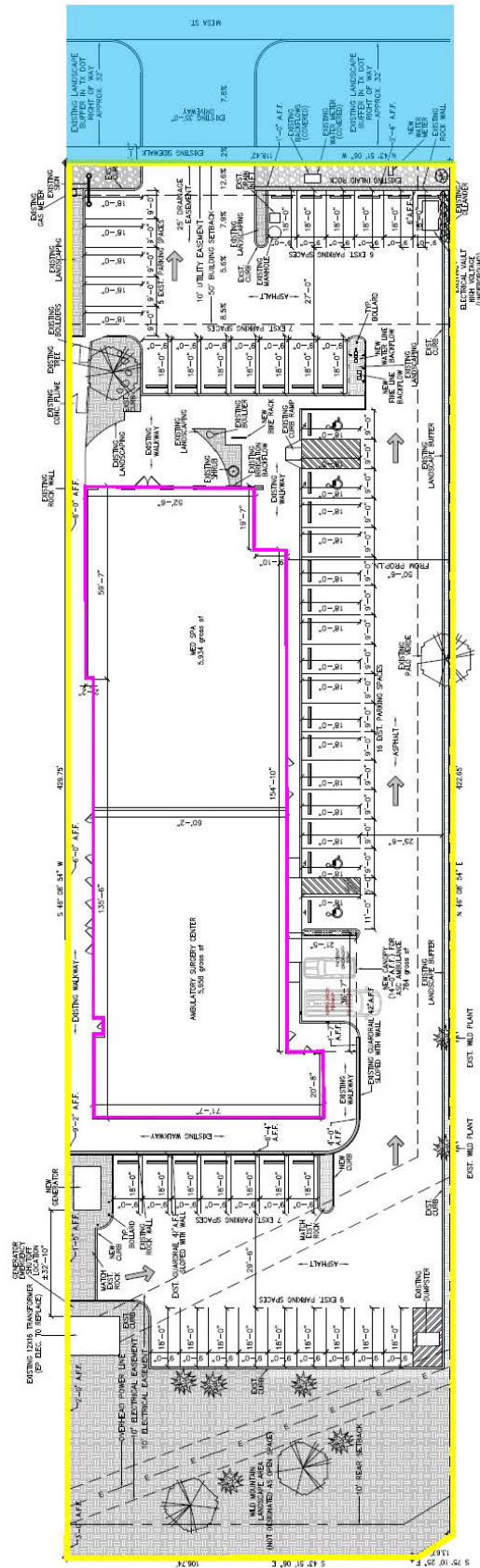


Subject Property



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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.

# ATTACHMENT 2



# ATTACHMENT 3

8/31/12  
City Clerk R.H.G.  
ADOPTED  
Date 9/17/12  
City Clerk R.H.G.

AN ORDINANCE CHANGING THE ZONING  
OF PORTIONS OF TRACTS 2A AND 2F,  
A. F. MILLER SURVEY 215, AND A POR-  
TION OF TRACT 1A, A. F. MILLER SUR-  
VEY, THE PENALTY BEING AS PROVIDED  
IN SECTION 25-10 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of portions of Tracts 2A and 2F, A. F. Miller Sur-  
vey 215 and a portion of Tract 1A, A. F. Miller Survey 216, as more par-  
ticularly described below, be changed as indicated within the meaning of the  
Zoning Ordinance, and the zoning map of the City be revised accordingly:

#### Parcel #1 - C-1 Zoning

A portion of A. F. Miller Survey 215, more particularly described by metes  
and bounds as follows, to wit:

From a point, said point being the intersection of the westerlymost right of  
way line of Mesa Street with the centerline of Festival Drive; thence North  
46° 06' 00" East a distance of 150.00 feet to a point lying in the easterlymost  
right of way line of Mesa Street; thence North 43° 54' 00" West along said  
easterlymost right of way line a distance of 1717.84 feet to the point of be-  
ginning;

Thence North 43° 54' 00" West along said easterlymost right of way line a  
distance of 1459.68 feet;

Thence North 46° 06' 00" East a distance of 201.31 feet;

Thence 80.00 feet along the arc of a curve to the left whose interior angle is  
10° 47' 28", whose radius is 424.74 feet and whose chord bears North 40°  
42' 16" East a distance of 78.88 feet;

Thence 79.76 feet along the arc of a curve to the right whose interior angle  
is 10° 47' 28", whose radius is 423.51 feet and whose chord bears North  
40° 42' 16" East a distance of 79.65 feet;

Thence 534.34 feet along the arc of a curve to the right whose interior angle  
is 56° 16' 00", whose radius is 544.12 feet and whose chord bears North 74°  
14' 00" East a distance of 513.13 feet;

Thence South 77° 38' 00" East a distance of 460.48 feet;

Thence 350.58 feet along the arc of a curve to the left whose interior angle  
is 32° 44' 21", whose radius is 613.53 and whose chord bears North 85° 59'  
50" East a distance of 345.83 feet;

Thence 166.11 feet along the arc of a curve to the right whose interior angle is  $20^{\circ} 46' 16''$ , whose radius is 458.20 feet and whose chord bears North  $80^{\circ} 00' 47''$  East a distance of 165.20 feet;

Thence 33.70 feet along the arc of a curve to the right whose interior angle is  $96^{\circ} 33' 07''$ , whose radius is 20.00 feet and whose chord bears South  $41^{\circ} 19' 31''$  East a distance of 29.85 feet;

Thence South  $6^{\circ} 57' 02''$  West a distance of 92.14 feet;

Thence 279.86 feet along the arc of a curve to the right whose interior angle is  $58^{\circ} 08' 44''$ , whose radius is 275.77 feet and whose chord bears South  $36^{\circ} 01' 24''$  West a distance of 268.01 feet;

Thence South  $65^{\circ} 05' 46''$  West a distance of 420.33 feet;

Thence 539.94 feet along the arc of a curve to the left whose interior angle is  $93^{\circ} 35' 28''$ , whose radius is 330.55 feet and whose chord bears South  $18^{\circ} 18' 02''$  West a distance of 481.88 feet;

Thence South  $28^{\circ} 29' 42''$  East a distance of 120.50 feet;

Thence 348.93 feet along the arc of a curve to the right whose interior angle is  $74^{\circ} 35' 42''$ , whose radius is 268.01 feet and whose chord bears South  $8^{\circ} 48' 09''$  West a distance of 324.80 feet;

Thence South  $46^{\circ} 06' 00''$  West a distance of 20.00 feet to the point of beginning and containing in all 26.045 acres of land more or less.

#### Parcel #2 - A-O Zoning

A portion of A. F. Miller Survey 215 and a portion of A. F. Miller Survey 216, El Paso County, Texas, more particularly described by metes and bounds, to wit:

From a point, said point being the intersection of the westerlymost right of way line of Mesa Street with the centerline of Festival Drive; thence North  $46^{\circ} 06' 00''$  East a distance of 150.00 feet to a point lying in the easterlymost right of way line of Mesa Street; thence North  $43^{\circ} 54' 00''$  West along said easterlymost right of way line a distance of 30.00 feet to the point of beginning;

Thence North  $43^{\circ} 54' 00''$  West along said easterlymost right of way line a distance of 1627.84 feet;

Thence North  $46^{\circ} 06' 00''$  East a distance of 20.00 feet;

Thence 427.04 feet along the arc of a curve to the left whose interior angle is  $74^{\circ} 35' 42''$ , whose radius is 325.01 feet and whose chord bears North  $8^{\circ} 48' 09''$  East a distance of 397.51 feet;

Thence North  $28^{\circ} 29' 42''$  West a distance of 120.50 feet;

Thence 441.93 feet along the arc of a curve to the right whose interior angle is  $93^{\circ} 35' 28''$ , whose radius is 270.55 feet and whose chord bears North  $18^{\circ} 18' 02''$  East a distance of 394.41 feet;

Thence North 65° 05' 46" East a distance of 245.00 feet;  
 Thence South 44° 28' 34" East a distance of 603.62 feet;  
 Thence South 71° 38' 19" East a distance of 492.05 feet;  
 Thence South 51° 52' 37" East a distance of 283.47 feet;  
 Thence South 44° 24' 34" East a distance of 342.96 feet;  
 Thence South 46° 06' 06" West a distance of 367.76 feet;  
 Thence South 44° 07' 24" East a distance of 496.02 feet;  
 Thence South 64° 34' 47" West a distance of 85.00 feet;

Thence 267.42 feet along the arc of a curve to the left whose interior angle is 18° 28' 47", whose radius is 829.12 feet and whose chord bears South 55° 20' 24" West a distance of 266.26 feet;

Thence South 46° 06' 00" West a distance of 517.00 feet to the point of beginning, containing in all 47.303 acres of land, more or less.

PASSED AND APPROVED this 17<sup>th</sup> day of September,

1972.

[Signature]  
 Mayor

ATTEST:

[Signature]  
 City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
 HAVE BEEN REVISED: Joe Henderson  
 10-24-72 COUNCIL  
 10-24-72 ORIGINAL  
 10-24-72 Blair Inspecton  
 10-25-72 CONTROL [Signature]  
 10-24-72 EDP

I certify that the zoning map has been revised to  
 reflect the amendment of ordinance #4928  
 By [Signature] Date 10-25-72

CONTRACT

This contract, made this 5th day of September, 1972, by and between Mesa Vista, Inc., a corporation, First Party; Charles H. Leavell, H. D. Fulwiler, and Dutchie Boyd, James Egbert Boyd, Jan Boyd Blackwell and Donald P. Bandy (as Independent Executors of the Estate of William E. Boyd, deceased), and Times Enterprises, Inc., a corporation, Second Parties; and the City of El Paso, Third Party, WITNESSETH:

First Party has applied to the City of El Paso for rezoning of portions of Tracts 2A and 2F, A. F. Miller Survey 215 and a portion of Tract 1A, A. F. Miller Survey 216, all in the City of El Paso, El Paso County, Texas, such property being more particularly described in Ordinance No. 4928, now pending before the City Council of the City of El Paso, a copy of which is marked "Exhibit A", attached hereto and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Party covenants that if the property is zoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

1. No apartments shall be permitted on the C-1 (commercial) zoned part of the property.

2. Not more than 700 apartment units shall be constructed or maintained on the 47.303 acres of A-O (apartment-office) zoned part of the property. No portion of the land shall have more than an average of 22 apartment units per acre.

3. No building, structure or part thereof shall be constructed on the property closer than 50 feet to the property line which runs along North Mesa Street, except on the northwesterly 250 feet of the C-1 zoned property, a canopy or appurtenance shall be permitted to be constructed no closer than 30 feet to the property line which runs along North Mesa Street.

4 (a). C-1 (commercial) zoned property: Before certificates of occupancy and compliance are issued for any buildings to be constructed on the property, First Party will, at its expense for that portion of the property which is developed, landscape the westerly 50 feet of the property adjacent to North Mesa Street, except the northwesterly 250 feet of the C-1 zoned property. Desert or natural landscaping shall be permitted. No vehicles shall be allowed to stop, stand or park on the westerly 50 feet of the property; however, such 50 feet may be used for utility services, such as water, sewer and gas mains, and electrical services.

4 (b). A-O (apartment-office) zoned property: Before certificates of occupancy and compliance are issued for any buildings to be constructed on the property, First Party will, at its expense for that portion of the property which is developed, landscape the westerly 25 feet of the property adjacent to North Mesa Street. Desert or natural landscaping shall be permitted. No vehicles shall be allowed to stop, stand or park on the westerly 25 feet of the property, except ingress and egress shall be permitted across the 25 feet of property as approved by the City of El Paso City Council.

5. No building permits shall be issued for construction on the property until site development plans and architectural review of the proposed development on the property have been approved by the City Plan Commission of the City of El Paso.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party, Second Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Second Parties, the holders of recorded liens on the above property, consent to the placing of the above restrictions on the property.

Witness the following signatures and seals:

ATTEST:

MESA VISTA, INC., a corporation

Elyne B. Honexson  
Elyne B. Honexson, Ass't Sec.

By Harry W. Buckley  
Harry W. Buckley, President

Charles H. Leavell  
Charles H. Leavell

H. D. Fulwiler  
H. D. Fulwiler

# **ATTACHMENT 4**

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

Staff recommends **Approval** of the condition release as the current conditions are not necessary or applicable for the proposed construction to the medical office.

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

Recommend Approval: No comments on the condition release.

## **Planning and Inspections Department – Land Development**

Recommend Approval with condition:

1. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements at the time of grading permit.
2. Any modification of the existing condition on the “wild mountain area” (Existing berm / detention pond) mentioned in the detailed site development plan, a grading (drainage) permit is required.

## **Streets and Maintenance Department**

Traffic and Transportation Engineering:

No objections to application.

## **Street Lights Department:**

Do not object to this request.

Mesa St. is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:

\*Title 19 - 19.16.010 - Streetlighting.

\*\*18.18.190 – Submission contents.

\*\*\* 19.02.040 Criteria for approval.

## **Contract Management Section:**

1. Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves. Follow DSC and City of El Paso Municipal Codes as applicable for all proposed and improvements on the project.
2. Indicate that any infrastructure that is on city right of way must be done as per Design Standards for Construction and Municipal Code

### **Environment Services**

No comments to provide. If construction requires a Traffic Control Permit, please provide a copy in order prevent any disruption of Sun Metro Transit services and operations.

### **El Paso Water**

EPWater-PSB does not object to this request.

Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

#### **Water:**

There is an existing 24-inch diameter water transmission main that extends along Mesa St., located approximately 2-feet north of the south right-of-way line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

There is an existing 12-inch diameter water main that extends along an existing 25-foot PSB easement north of and parallel to Mesa Street. This main is available for service.

There is an existing 12-inch diameter water main that extends along Mesa St., located approximately 73-feet north of the south right-of-way line. This main is available for service.

Previous water pressure reading from fire hydrant #02707, located on Mesa St. fronting 5664 Mesa St., has yielded a static pressure of 140 psi, a residual pressure of 130 psi, and a discharge of 1,113 gpm. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate an existing 1½-inch service, with service address of 5662 N. Mesa St.

#### **Sanitary Sewer:**

There is an existing 12-inch diameter sanitary sewer main that extends along an existing 25-foot PSB easement north of and parallel to Mesa Street. This main is available for service.

#### **General:**

No building, reservoir, structure, parking stalls, trees, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater-PSB requires a new service application to provide additional 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 EPWater-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.

#### **Stormwater:**

EP Water-SW reviewed the property described above and provided the following comments:

- What is the purpose of removing the restrictions imposed by an ordinance? Do they plan to expand? If so

the comment below applies.

- As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

**El Paso County 911 District**

The 911 District has no comments or concerns.

**Texas Department of Transportation**

No TxDOT comments as there appears to be no work affecting the ROW.

**Texas Gas Service**

In reference to case PZCR25-00002 - 5662 N Mesa St, Texas Gas has a service line at 5662 N Mesa St.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

**El Paso Electric**

No comments for 5662 N Mesa St.

**Sun Metro**

No comments received.

**El Paso County Water Improvement District No. 1**

No comments received.

**Police Department**

No comments received.

**Fire Department**

No comments provided.

# ATTACHMENT 5

PZCR25-00002

