

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

DEPARTMENT: Planning & Inspections, Planning Division

AGENDA DATE: March 30, 2021

PUBLIC HEARING DATE: April 27, 2021

CONTACT PERSON NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

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

SUBJECT:

An Ordinance granting Special Permit NO. PZST21-00002, to allow for a Planned Residential Development Overlay on the property described as Lot 2, Block 1, Country Club Place South Side Replat "B", City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.470 of the El Paso City Code. 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: 4808 Vista Del Monte Street
Applicants: Lee J. Shamaley, Jr.
PZST21-00002

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit to allow for a planned residential development in the R-1 (Residential) zone district as provided in El Paso City Code Section 20.10.470. City Plan Commission recommended 6-0 to approve the proposed special permit on March 11, 2021. As of March 18, 2021, the Planning Division received a letter and an e-mail in support of the special permit request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

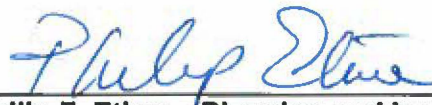
N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00002, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK 1, COUNTRY CLUB PLACE SOUTH SIDE REPLAT "B", CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.470 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Lee J. Shamaley, Jr., has applied for a Special Permit under Section 20.10.470 of the El Paso City Code to allow for a Planned Residential Development Overlay; and,

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

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

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

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

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

1. That the property described as follows, is in a R-1 (Residential) District:
Lot 2, Block 1, Country Club Place South Side Replat "B", City of El Paso, El Paso County, Texas; 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 Planned Residential Development Overlay 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 R-1 District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" 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. PZST21-00002, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

ORDINANCE NO. _____

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ___ day of March, 2021.

THE CITY OF EL PASO


ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Russell T. Abeln
Assistant City Attorney



Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

Lee J. Shamaley, Jr., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the R-1 District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 22nd day of March, 2021.

Lee J. Shamaley, Jr.

(Signature)



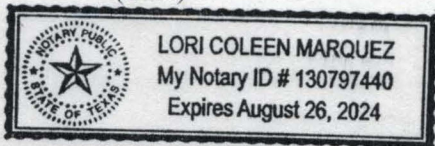
Lee J Shamaley, Jr, Owner
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 22nd day of March, 2021, by Lori Coleen Marquez for Lee J. Shamaley as Applicant.

(Seal)



Lori Coleen Marquez
Notary Public, State of Texas
Signature

Lori Coleen Marquez
Printed or Typed Name

My Commission Expires:

August 26, 2024

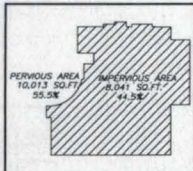
ORDINANCE NO. _____

PROJECT DATA EXHIBIT 1

ADDRESS: 4806 VISTA DEL MONTE STREET
 BLOCK 1 LOT 2 COUNTRY CLUB PLANCE SOUTH SIDE REPLAT II CITY OF EL PASO, EL PASO COUNTY, TEXAS

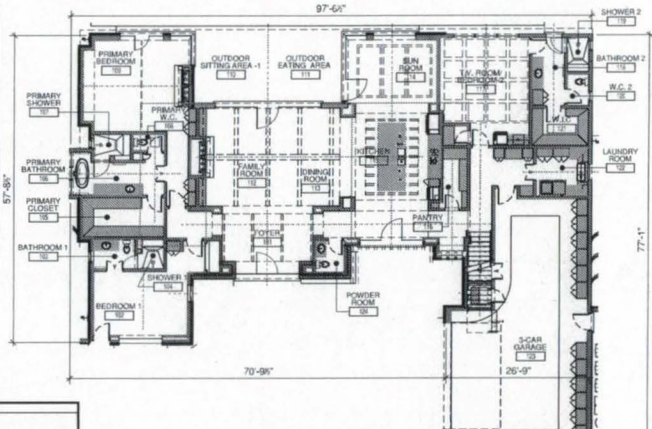
CONSTRUCTION TYPE: TYPE V - B
 OCCUPANCY TYPE: RESIDENCE
 ZONING: R-1 6P
 SETBACKS: FRONT YARD: 30 FT.
 REAR YARD: 30 FT.
 SIDE YARD: 15 FT.
 SIDE STREET YARD: 20 FT.

RESIDENCE SQUARE FOOTAGE:
 FIRST FLOOR PLAN (LIVING SPACE) 3887 S.F.
 SECOND FLOOR PLAN (LIVING SPACE) 1098 S.F.
 GARAGE 1960 S.F.
 COVERED REAR PORCH 383 S.F.
 COVERED BALCONY 2ND FLOOR 383 S.F.
 TOTAL 7398 S.F.

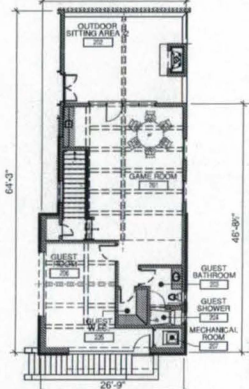


50% ON-SITE PONDING CALCULATIONS

POUND DRAINAGE AREA	ACRES	COEF.	DRP (AC-FT)	CAP. (AC-FT)	DEPTH (FT)	RWE (FT)	POND RW (FT)
1	1	0.472	0.60	0.094	0.094	±1.0	+3745.0
							+3734.0



06
A01
FIRST LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



07
A01
SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS, BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED, SHALL BE REPORTED TO THE DESIGNER OR OWNER AT ONCE.
2. ALL DIMENSIONS ARE FRAME TO FRAME (NOT FINISHES).
3. CONTRACTOR IS TO FIELD MEASURE ALL CONCRETE PORCHES AND COURTYARD AREAS BEFORE ORDERING FRESH MATERIALS.

REVISIONS	PROJECT NAME	NEW RESIDENCE FOR: MR. L J SHAMLEY III
DATE		

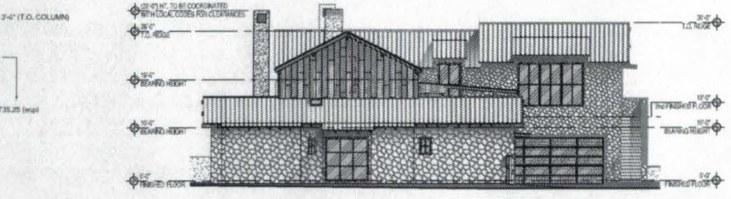
CHAD GARRETT NORTH DESIGN
 6801 N. Meeks St, Ste. #1, 8111 El Paso, TX 79912
 Office 915.581.5248 www.cgnad.com

CONSTRUCTION DOCUMENTS
 A-DSDP

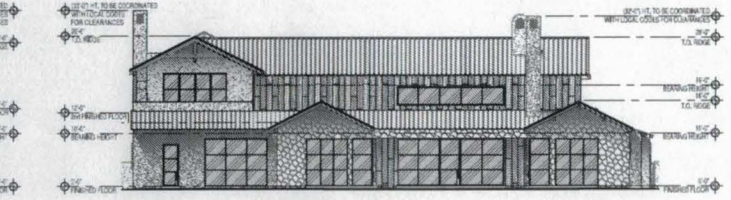
50% ON-SITE PONDING CALCULATIONS



03
A01
RIGHT EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

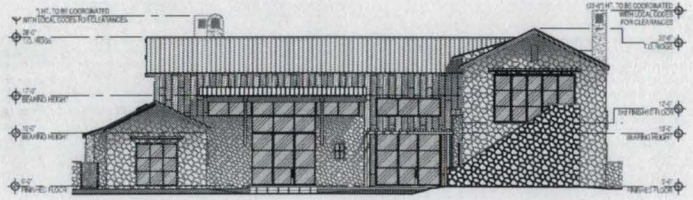


04
A01
LEFT EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



05
A01
REAR EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

01
A01
DETAILED SITE DEVELOPMENT PLAN
SCALE: 1" = 10'-0"



02
A01
FRONT EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

CITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 DETAILED SITE DEVELOPMENT PLAN
 APPROVED BY THE CITY COUNCIL
 3-22-2021
 Kevin Smith
 EXECUTIVE SECRETARY CITY PLAN COMMISSION

4808 Vista Del Monte Street

City Plan Commission — March 11, 2021 **(REVISED)**



CASE NUMBER: PZST21-00002
CASE MANAGER: Andrew Salloum, 915-212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: Lee J. Shamaley, Jr.
REPRESENTATIVE: CGN Designs LLC
LOCATION: 4808 Vista Del Monte Street (District 8)
PROPERTY AREA: 0.41 acres
EXISTING ZONING: R-1/sp (Residential/special permit)
REQUEST: Special Permit to allow for Planned Residential Development
RELATED APPLICATIONS: None
PUBLIC INPUT: Received a letter and an e-mail in support

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a planned residential development in the R-1 (Residential) zone district in accordance with El Paso City Code Section 20.10.470 Planned Residential Development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit for a planned residential development as it meets all the requirements of El Paso City Code 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

PZST21-00002



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



0 15 30 60 90 120 feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for a planned residential development in the R-1 (Residential) zone district as provided in El Paso City Code Section 20.10.470. The subject property is 0.41 acres in size. A new 6,739 sq. ft. single-family dwelling development is proposed on the subject property located at 4808 Vista Del Monte Street. The applicant is requesting the following reductions: from the minimum required 20,000 sq. ft. lot size to 18,053.28 sq. ft., from the minimum required 150 ft. lot depth to 143.29 ft., the minimum required 100 ft. cumulative front & rear yard setback to 66 ft. 3 in., and the minimum required 40 ft. cumulative side & side street yard setback to 30 ft. The detailed site development plan complies with all other density and dimensional standards. Access to the subject property is proposed from Vista Del Monte Street.

PREVIOUS CASE HISTORY: On December 1, 2015, City Council approved of an infill special permit to allow for a reduction in lot area and depth as well as rear, side, and cumulative front and rear yard setback reductions. This was to allow for the subject property to be split from 825 Sunset, and allow for an existing single-family dwelling on the subject property to remain. That dwelling was subsequently demolished, and the proposed home is substantially larger and situated differently upon the lot than what had been previously approved, necessitating the current request.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.10.470 – Planned Residential Development)	
Criteria	Does the Request Comply?
A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods:	Yes, City Council may approve a special permit for a planned residential development with lot sizes and setbacks below the minimum of the underlying zoning district. The applicant is requesting a reduction to the lot size, lot depth, cumulative front and rear yard setback, and cumulative side and side street yard setback for single-family dwelling in R-1 district. The subject property and proposed development otherwise comply with applicable regulations.
1. Evaluation Criteria. a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.	Yes, the attached detailed site plan shows the layout for the proposed development. The single-family home is sited harmoniously to the terrain and to other structures along the block face.
b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.	Yes, the Detailed Site Development Plan shows one access point onto a street for house with frontage onto that street. The low residential density of the existing development will help to reduce the potential for vehicular/pedestrian conflicts.
2. General Requirements. a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of this Code.	No private streets are proposed.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.10.470 – Planned Residential Development)

<p>b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre, provided that the owners of at least seventy-five percent of the land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.</p>	<p>Yes, City Council may approve a special permit for a planned residential development with a lot size below the minimum of the underlying zoning district. A single-family dwelling is proposed. This use is permitted in the R-1(Residential District).</p>
<p>c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five percent for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).</p>	<p>Yes, the applicant is requesting to reduce the minimum district lot area in size from the required 20,000 sq. ft. lot size to 18,053.28 sq. ft, this is a reduction of 9.7%. As the proposed dwelling would replace a previous dwelling on the subject property, no change in density is proposed.</p>
<p>d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows: i. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title; ii. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.</p>	<p>Yes, the site plan demonstrates compliance with the minimum side setbacks for its zoning district, which exceed ten (10) feet between structures. A driveway shown on the site plan exceed twenty (20) feet.</p>
<p>e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.</p>	<p>Yes, the planned residential development is part of a larger semi-rural area and is compatible with its larger neighborhood. The proposed single-family home will replace a dwelling on the subject property, resulting in no proposed change in density.</p>
<p>f. No building shall exceed the height requirements of the base-zoning district.</p>	<p>Yes, the site plan demonstrates compliance with the maximum thirty-five (35) foot height of the R-1 (Residential) District.</p>
<p>g. Consideration in the site plan review and evaluation process shall include the following: i. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property; ii. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided; iii. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.</p>	<p>Yes, no adverse comments were received from other reviewing departments.</p> <p>The location and arrangement of the development is in character with the existing area.</p>
<p>h. A planned residential development shall be an architecturally integrated subdivision, whether unified</p>	<p>Yes, the use and density of the subject property will match that of surrounding properties. The proposed</p>

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.10.470 – Planned Residential Development)	
by similar use and density, design, building materials, or open space and streetscape elements.	single-family use will match that of the subdivisions of which the subject property is part.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 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 the lot size, lot depth, cumulative front and rear yard setback, and cumulative side and side street yard setback reduction request demonstrates conformance with the Planned Residential overlay standards. The detailed site development plan demonstrates compliance with all other density and dimensional standards.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes, the requests comply with the recommendations of <i>Plan El Paso</i> and the G-3 designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, access to the driveway and on-street parking will be from Vista Del Monte Street, the improved local street.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes, the proposed design of the development is compatible with surrounding properties. Construction will comply with building permit and construction requirements.
5. The design of the proposed development mitigates substantial environmental problems.	Yes, subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes, the development will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes, this proposed development is consistent with the existing R-1 (Residential) to the surrounding areas.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes, the proposed redevelopment is similar in intensity and scale to surrounding development.

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-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	Yes. The subject property, and the proposed development for it, meet the intent of the G-3 Future Land Use Map designation.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-1 (Residential) District: The purpose of the district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, single-family dwelling is a permitted use in the R-1 zoning district and the proposed development will not result in an increase in density.</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 property is not located within any historic districts or specially designated areas.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects anticipated. The uses and development configurations are already existing and are similar to other properties in the surrounding areas.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing single-family zoning and uses of the surrounding properties.</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>The proposed development is within an older, stable area of the city comprised of single-family properties previously rezoned from R-F throughout the years.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Vista Del Monte Street, which is designated a local street. It is adequate to serve the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed special permit. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the boundaries of the Upper Valley Neighborhood Association was notified prior to submittal of the Special Permit Application. Public notices were mailed to property owners within 300 feet on February 26, 2021. As of March 11, 2021, the Planning Division received a letter and an e-mail in support of the special permit request.

RELATED APPLICATIONS: N/A.

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:

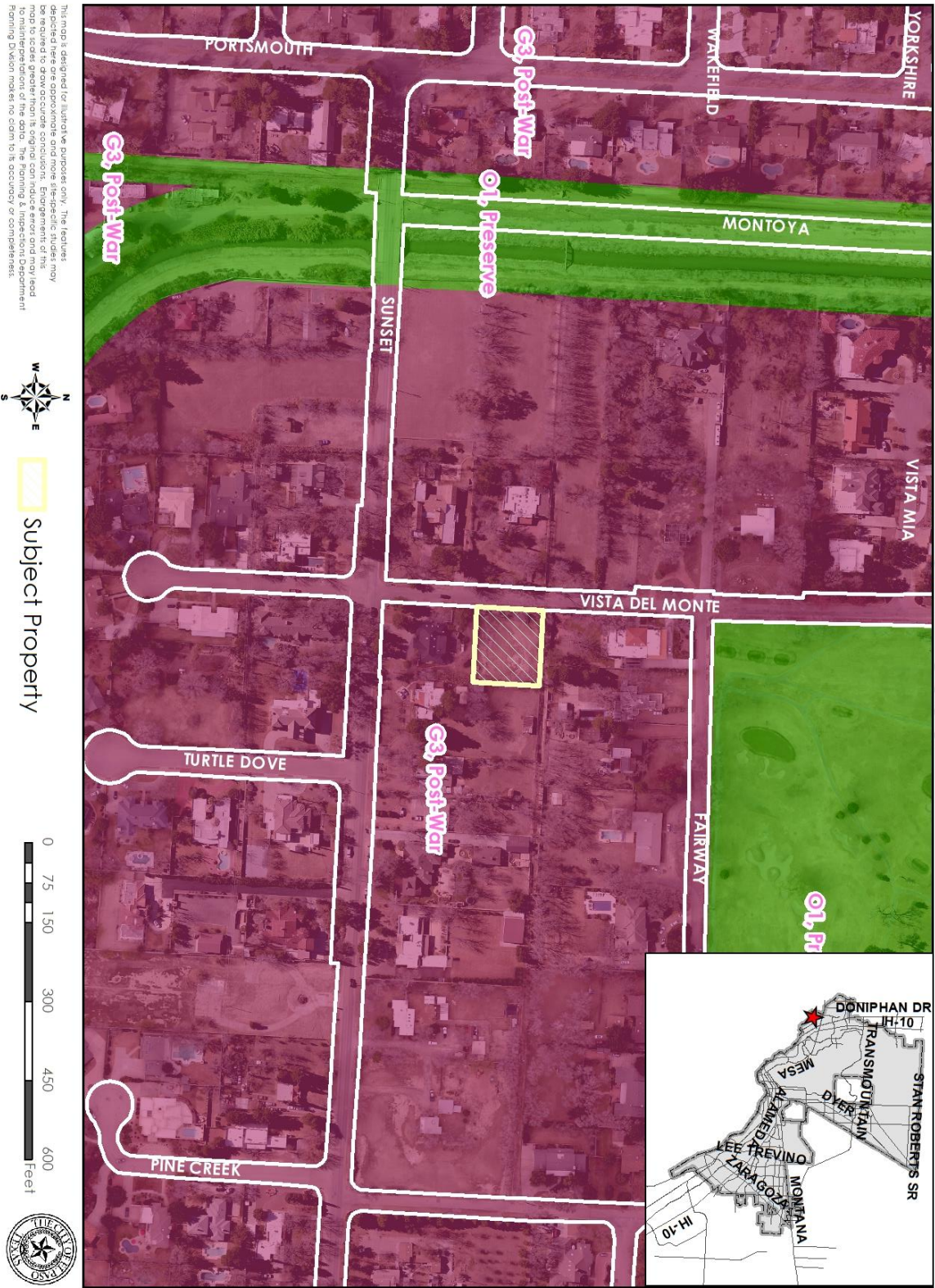
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Future Land Use Map
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Letter in support
6. E-mail in support

ATTACHMENT 2

PZST21-00002



ATTACHMENT 3

Planning and Inspections Department – Planning Division

Recommends approval of the special permit to allow for planned residential development.

Planning and Inspections Department – Plan Review

No comments received.

Planning and Inspections Department – Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

Coordinate with WID#1 at time of building plans.

Approval recommended.

Street and Maintenance Department

Driveway length must not exceed 25 feet measured parallel to the property line. To be compliant with the COEP DSC standards for residential driveways.

No TIA comments

Fire Department

No adverse comments.

Sun Metro

No objections.

El Paso Water

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

Water:

There is an existing 8-inch diameter water main that extends along the east side of Vista Del Monte St., approximately 10-feet west of and parallel to the eastern right-of-way line of Vista Del Monte St. This main is available for service.

EPWater records indicate one active 3/4-inch water meter serving the subject property. The service address for these meters is 4808 Vista Del Monte St.

Previous water pressure readings conducted on fire hydrant number 2359 located at the northwest corner of the intersection of Sunset Dr. and Vista Del Monte St. have yielded a static pressure of 79 pounds per square inch (psi), residual pressure of 72 psi, discharge of 1,113 gallons per minute (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Vista Del Monte St., approximately 11-feet east of and parallel to the western right-of-way line of Vista Del Monte St. This main ends approximately 20-foot north of Sunset Dr. This main is available for service.

here is an existing 12-inch diameter sanitary sewer main that extends along the west side of Vista Del Monte St., approximately 15-feet east of and parallel to the western right-of-way line of Vista Del Monte St. This main has a depth approximately of 15-feet. This main is available for extension.

General:

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

El Paso Water – Stormwater Engineering

We have reviewed the property described above and provide the following comments:

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.
2. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, 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.
3. Any development within Special Flood Hazard Areas shall comply with Section 18.60- Flood Damage Prevention and Section 19.19- Stormwater Management Requirements of the City of El Paso's Municipal Code. According to the Effective Flood Maps this area is located within a Flood Hazard Area.
4. This property is subject to On-Site Ponding.

ATTACHMENT 4

PZST21-00002



ATTACHMENT 5

CSM Realty Holdings
6801 North Mesa, Suite 200
El Paso, Texas 79912


City Planning Commission
801 Texas Avenue
El Paso, Texas 79901

March 1, 2021

Dear Planning Commission representatives:

We are in receipt of the request for special permit for the property at 4808 Vista Del Monte Case #PZST21-00002. We own the acreage across from this property and along Sunset Road. We are in support of the special permit and feel a home on this vacant land will be an enhancement to the area. We appreciate your consideration of the request.

Respectfully,



Caroline North
Manager
Vista Del Monte Venture, L.P

ATTACHMENT 6

Salloum, Andrew M.

From: Garcia, Raul
Sent: Thursday, March 11, 2021 7:49 AM
To: Salloum, Andrew M.
Cc: Guayante, Anne M.
Subject: FW: 4840 Vista Del Monte

Good morning,
Please add to staff report. Email in support received last night.
Thank you

From: Keeli Jernigan <KJernigan@trans-expedite.com>
Sent: Wednesday, March 10, 2021 9:25 PM
To: Garcia, Raul <GarciaR1@elpasotexas.gov>
Subject: 4840 Vista Del Monte

Dear City Planning Commission representatives:

My name is Keeli Jernigan and my husband Mark and I owned the property at 4840 Vista Del Monte prior to Mr. Lee Shamaley. We wanted to give you a brief history of the sale of property in question. Mr. and Mrs. Walter Tippin owned the property at 825 Sunset Road which included a portion in the rear of the home. The Tippin's sold the rear portion of the property with existing structure and had it replatted. We bought the property from the Tippins with the intent of tearing the existing, dilapidated home down to build a new home. Prior to closing we wanted to verify that they could build a home there so the Tippin's applied for the special permit identifying that the existing structure would be removed. The special permit was granted. The structure was torn down, as planned, and we continued to own the property for a couple of years. Recently we changed our plans and decided not to build and listed the property for sale. Mr. LJ Shamaley Sr. bought the vacant property from us. We understand that the construction plans have been drawn in accordance to the special permit restrictions. Plans are complete and are now before you for permitting. We were notified recently by your department that the special permit was "nullified" because the structure had been torn down but please understand that was always the plan and the appropriate measures were taken for that reason. We were able to purchase a home very close to this property and we are in favor of the new owner getting to build a home on it. Please take our reasoning and explanation into consideration during your deliberations. We can make ourselves available to answer further questions if needed.

*Respectfully,
Keeli Jernigan and Mark Jernigan*



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