

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

**AGENDA DATE:** October 22, 2024  
**PUBLIC HEARING DATE:** November 12, 2024

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Luis F. Zamora, (915) 212-1552

**DISTRICT(S) AFFECTED:** District 8

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

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An ordinance changing the zoning of the property described as being the East 1/2 of Lot 5 and All of Lot 6, Block 67, Second Supplemental Map of Franklin Heights Addition, 1110 E. Rio Grande Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to S-D (Special Development), pursuant to Section 20.04.360, imposing a condition, and approving a detailed site development plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a business office as permitted in the S-D (Special Development) zone district. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 1110 Rio Grande Ave.  
Applicant: Ernesto Vazquez, PZRZ23-00009

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property to allow the use of a proposed office building. City Plan Commission unanimously recommended 8-0 to approve the proposed rezoning on July 25, 2024. As of September 24, 2024, the Planning Division has received two (2) emails in support to the rezoning request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?** ☒ YES ☐ NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS BEING THE EAST 1/2 OF LOT 5 AND ALL OF LOT 6, BLOCK 67, SECOND SUPPLEMENTAL MAP OF FRANKLIN HEIGHTS ADDITION, 1110 E. RIO GRANDE AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR A BUSINESS OFFICE AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Ernesto Vazquez, (Owner) has applied for a rezoning of property from A-2 (Apartment) to S-D (Special Development) per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for a business office and reduction to the minimum required district area, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan 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 the El Paso City Code.

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

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *being the east 1/2 of Lot 5 and all of Lot 6, Block 67, Second Supplemental Map of Franklin Heights Addition, 1110 E. Rio Grande Avenue, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A"*, be changed from **A-2 (Apartment)** to **S-D (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

ORDINANCE NO. \_\_\_\_\_

HQ24-3162|Trans#549983|P&I

1110 E. Rio Grande SD

RTA

Zoning Case No: PZRZ23-0009

2. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow a business office and district area reduction as permitted under the **S-D (Special Development)** district regulations of 20.04.150 and 20.10.360.

3. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit “B” and incorporated herein by reference for all purposes.

4. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

5. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

6. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit “B” within four (4) years from the date hereof.

7. The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Oscar Leoser  
Mayor

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

**APPROVED AS TO FORM:**

*Russel T. Abeln*

\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

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

**ORDINANCE NO.** \_\_\_\_\_  
HQ24-3162|Trans#549983|P&I  
1110 E. Rio Grande SD  
RTA

**Zoning Case No: PZRZ23-0009**

## AGREEMENT

By execution hereof, Ernesto Vasquez ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 19 day of SEPTEMBER, 2024

OWNER: Ernesto Vasquez

By: Ernesto Vasquez  
ERNESTO VASQUEZ, OWNER  
(Print name & Title)

## ACKNOWLEDGEMENT

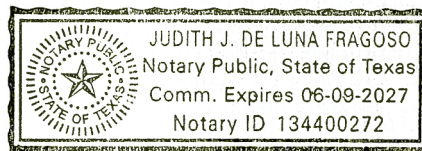
THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this day of 19, September, 2024, by Ernesto Vasquez, in his legal capacity on behalf of Ernesto Vasquez.

My Commission Expires:

06/09/2027.

[Signature]  
Notary Public, State of Texas



ORDINANCE NO. \_\_\_\_\_  
HQ24-3162|Trans#549983|P&I  
1110 E. Rio Grande SD  
RTA

Zoning Case No: PZRZ23-00009

# EXHIBIT "A"

## PROPERTY DESCRIPTION

### 1110 E. RIO GRANDE

Description of a parcel of land being the east 1/2 of Lot 5 and all of Lot 6, Block 67, Second Supplemental Map of Franklin Heights Addition, City of El Paso, El Paso County, Texas, map of said Second Supplemental Map of Franklin Heights Addition recorded in book 9, page 63, Plat Records, El Paso County, Texas and also that same parcel recorded in book 2656, page 1779, and later in Clerk's File #20190012936, El Paso County Clerks Records, and described as follows;

Commencing for reference at an original city monument found 10' north and 15' east of the centerline intersection of E. Rio Grande Avenue (72' wide ROW) and Octavia Street (70' wide ROW); Thence, along the monument line 10' north, and parallel with, said centerline of said E. Rio Grande Avenue, North 52°50'00" East a distance of 137.50' to a point; Thence, leaving said monument line, South 37°10'00" East a distance of 46.00' to a PK nail set on the southerly ROW line of said E. Rio Grande Avenue, and marking the mid-point of the northerly lot line of said Lot 5, and being the "Point Of Beginning";

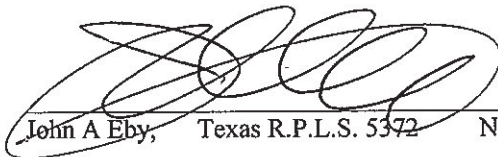
Thence, with said southerly ROW line of said E. Rio Grande Avenue, North 52°50'00" East a distance of 37.50' to a PK nail set at the northeasterly lot corner of said Lot 6;

Thence, with the easterly lot line of said Lot 6, South 37°10'00" East a distance of 120.00' to a set "V" chiseled on a concrete curb at the southeasterly corner of said Lot 6, and lying on the northerly ROW line of a 20' Alley;

Thence, with said northerly ROW line of a 20' Alley, South 52°50'00" West a distance of 37.50' to a nail found marking the mid-point of the southerly lot line of said Lot 5;

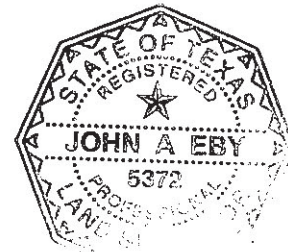
Thence, with the westerly boundary line of this parcel, North 37°10'00" West a distance of 120.00' to the "Point Of Beginning" and containing 4500 sq. ft. or 0.1033 acres.

Based on a field survey performed under my supervision and dated 02/02/2023.



John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

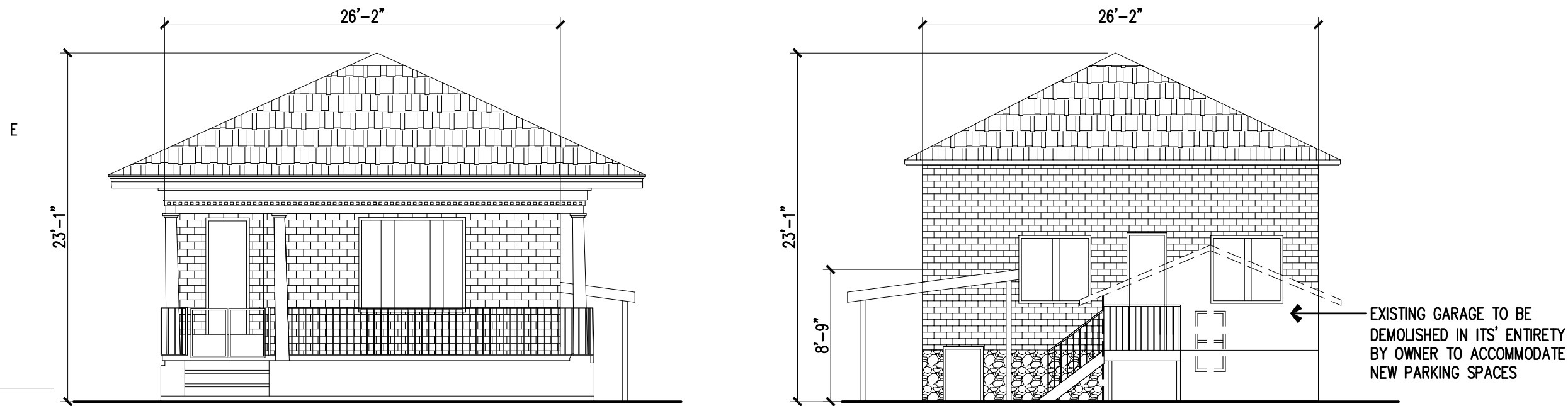
Paso Del Norte Surveying Inc.  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841  
TBPELS FIRM #10001200





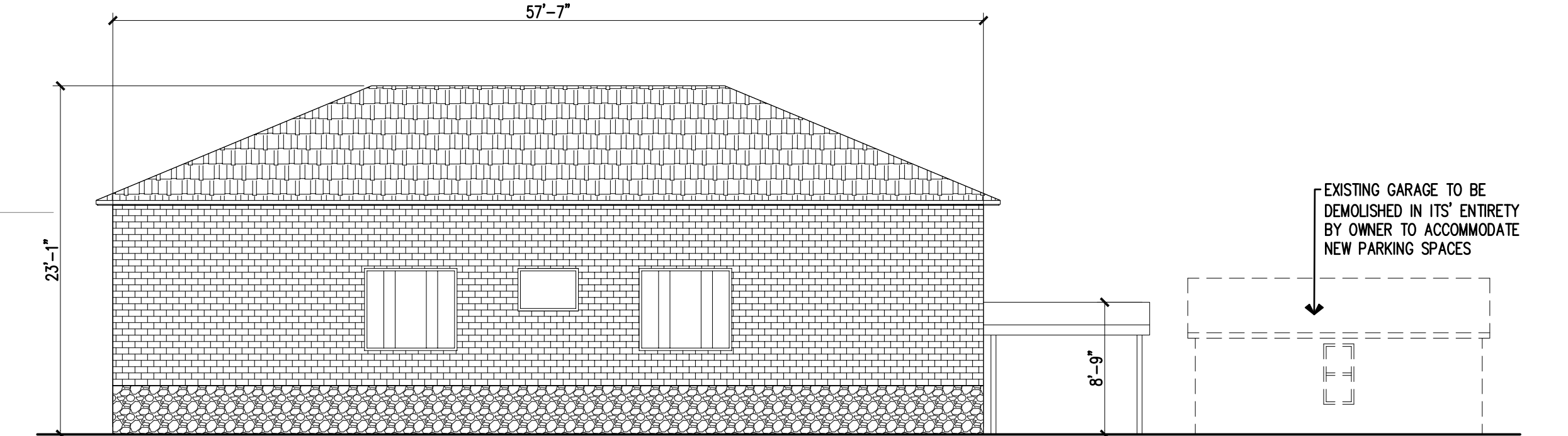




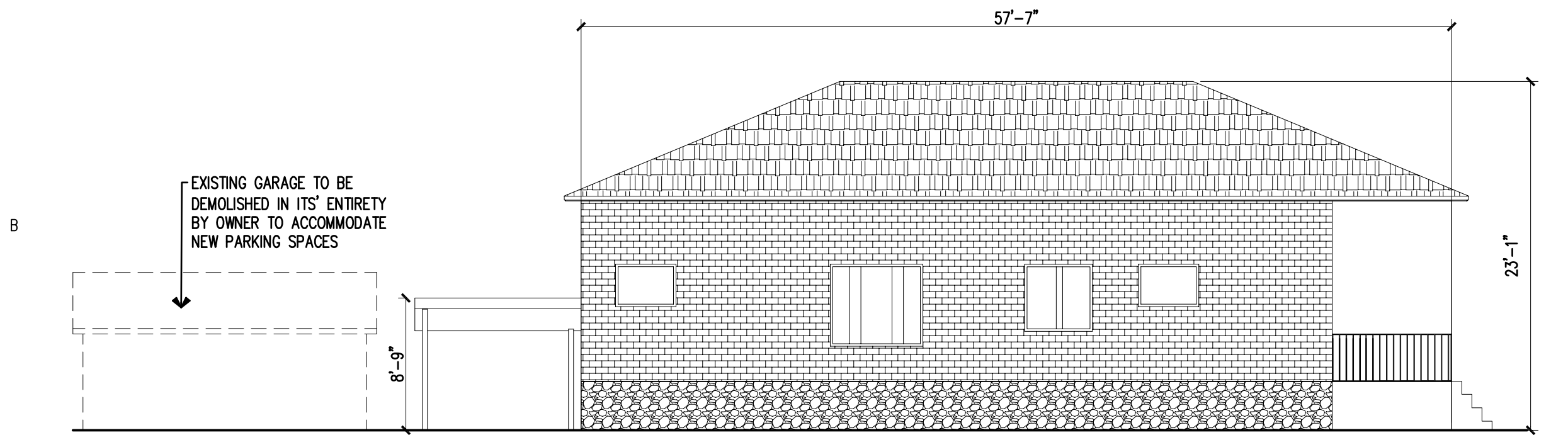


1 NORTH ELEVATION  
SCALE: 1/8"= 1'- 0"

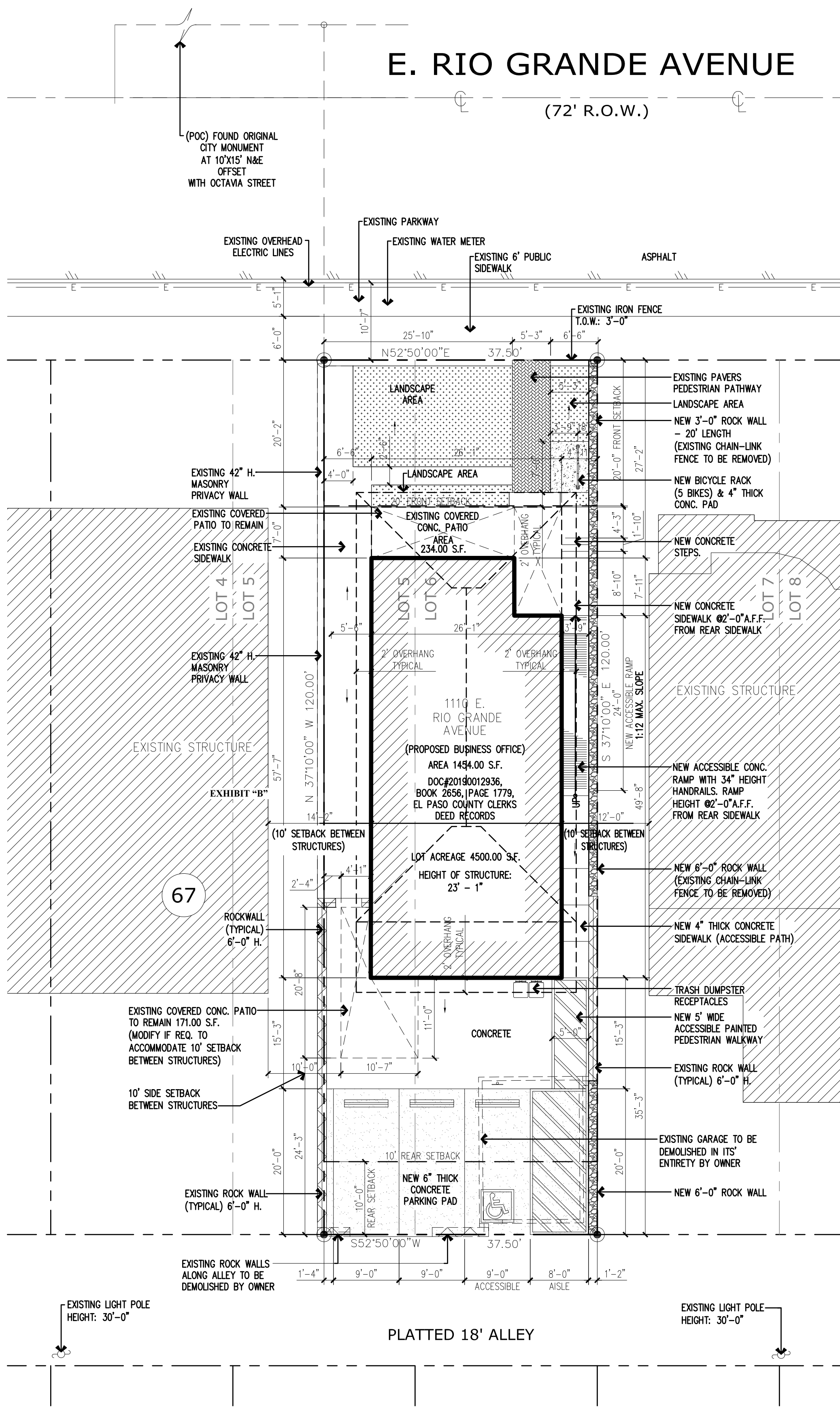
2 SOUTH ELEVATION  
SCALE: 1/8"= 1'- 0"



3 EAST ELEVATION  
SCALE: 1/8"= 1'- 0"



4 WEST ELEVATION  
SCALE: 1/8"= 1'- 0"



1 SITE PLAN  
SCALE: 3/32"= 1'- 0"

PROJECT CODE INFORMATION

LEGAL DESCRIPTION :  
THE EAST 1/2 OF LOT 5 AND ALL OF LOT 6, BLOCK 67  
MAP OF FRANKLIN HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS

Appendix B - TABLE OF DENSITY AND DIMENSIONAL STANDARDS						
- ZONING & SETBACKS						
ZONING TYPE (PROPOSED)	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street
S-D	20	10	N/A	10 Between Structures	10	N/A

NOTE:  
A REDUCTION TO BE REQUESTED TO REZONE TO S-D FOR LESS THAN AN ACRE

Minimum Lot Area (square feet): N/A  
Minimum Average Lot Width (in feet): N/A  
Minimum Lot Depth (in feet): N/A  
Maximum Height Limitation (in feet): 45'; except in developments of more than 25 acres or as approved by City Council

DRAINAGE NOTE:  
THIS DEVELOPMENT WILL NOT AFFECT THE DRAINAGE CONDITIONS OF THE SITE NO IMPROVEMENTS WILL BE PLACED OVER PRE-EXISTING DEVELOPMENT.

18.46 LANDSCAPE ORDINANCE REQUIREMENTS  
THIS DEVELOPMENT WILL NOT AFFECT THE LANDSCAPE CONDITIONS OF THE SITE SINCE NO IMPROVEMENTS WILL BE PLACED OVER EXISTING DEVELOPMENT.

EXISTING LANDSCAPE AREA: 408.00 S.F.

Acres of the lot :	0.1033058
Area of parcel in square feet :	4,500.00 S.F.
Area of building in square feet :	1,454.00 S.F.
Linear feet of street frontage minus driveways :	37.5

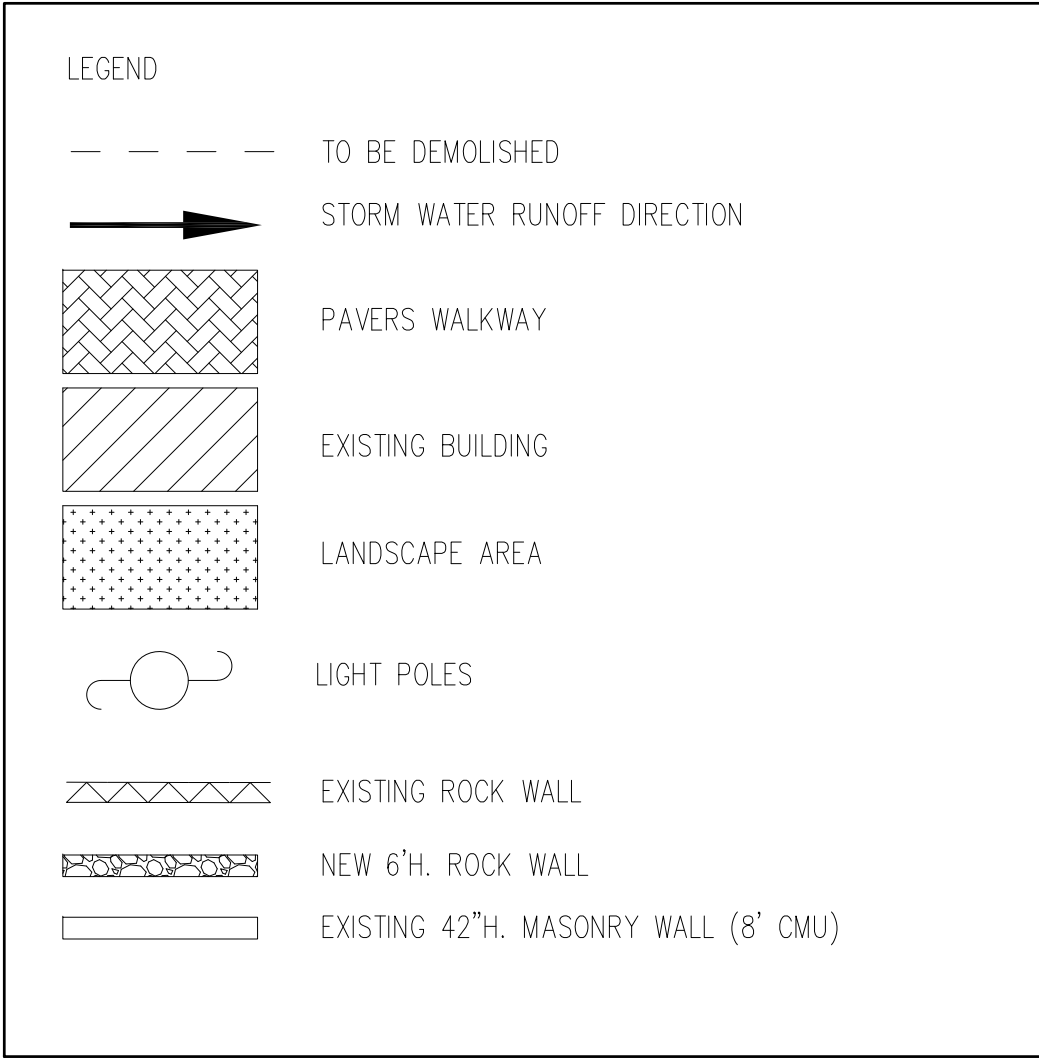
Appendix C- TABLE OF PARKING REQUIREMENTS AND STANDARDS

BUILDING AREA = 1454.00 S.F.

MINIMUM REQUIRED PARKING : 1,454 / 576 GFA = 3 SPACES  
MAX REQUIRED PARKING : 1,454 / 400 GFA = 4 SPACES

TOTAL PARKING SPACES PROVIDED: 3 PARKING SPACES;  
ONE ACCESSIBLE SPACE AND TWO REGULAR PARKING SPACES FROM ALLEY

MINIMUM REQUIRED ADA PARKING : 1  
PROPOSED ADA PARKING : 1  
MINIMUM REQUIRED BICYCLE PARKING : 3  
PROPOSED BICYCLE PARKING : 1 BIKE RACK FOR 5 BICYCLES



PLANNING & INSPECTIONS DEPARTMENT  
PLANNING DIVISION  
DETAILED SITE DEVELOPMENT PLAN  
APPROVED BY CITY COUNCIL

10-08-2024  
DATE  
ERNESTO VASQUEZ  
APPLICANT  
Kevin Smith  
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

ASA ARCHITECTS

519 E. Rio Grande  
El Paso, TX 79902  
p 915.544.4887 f 915.544.4869  
www.asa-architects.com



Detailed Site Development Plan  
for:  
Rosalva Vasquez  
1110 E. RIO GRANDE AVE, EL PASO, TEXAS 79902

MARK	DATE	DESCRIPTION
	06-13-2024	

PROJECT No.: 23100E  
CAD DWG: FALLED DEVELOPMENT SITE PLAN.DWG  
DRAWN BY: E.E.E.  
CHECKED BY: G.M.  
SHEET TITLE:

DETAILED SITE DEVELOPMENT PLAN

SHEET NO:  
A1.0



# 1110 Rio Grande

City Plan Commission — July 25, 2024

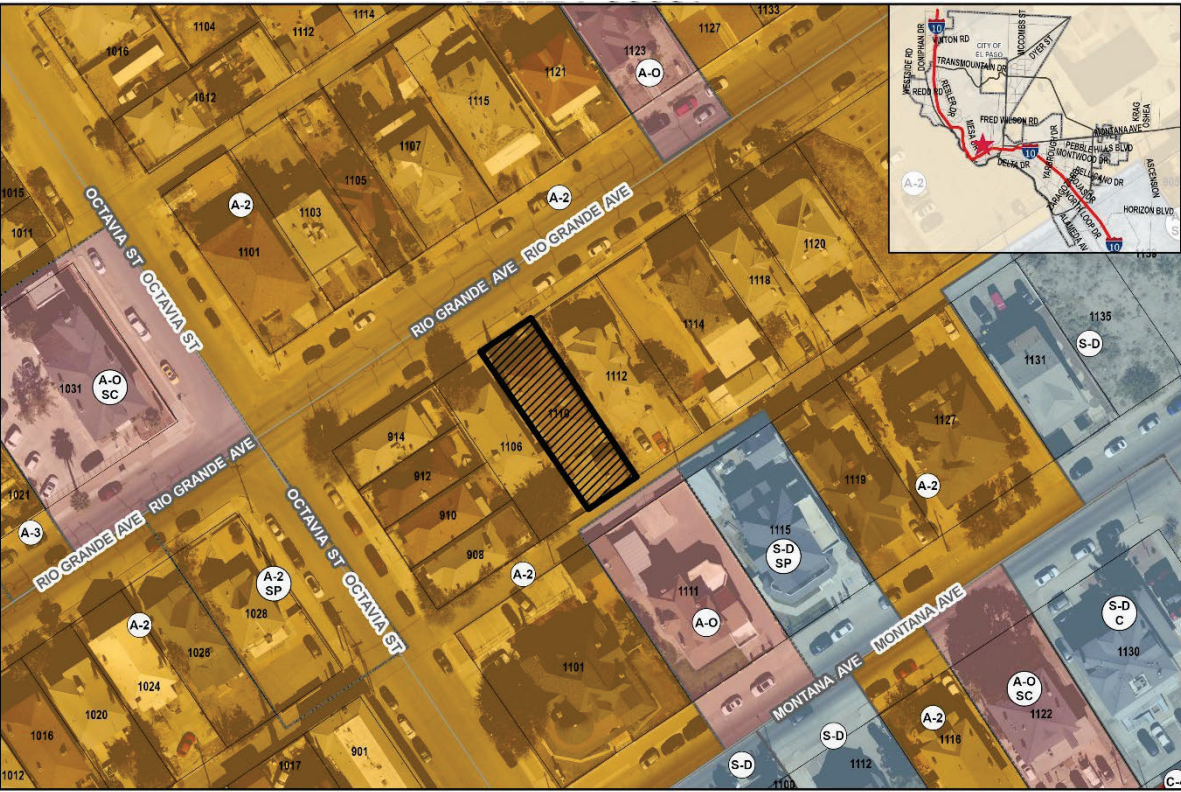
REZONING



<b>CASE NUMBER:</b>	<b>PZRZ23-00009</b>
<b>CASE MANAGER:</b>	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Ernesto Vazquez
<b>REPRESENTATIVE:</b>	Genaro Mier
<b>LOCATION:</b>	1110 Rio Grande Ave. (District 8)
<b>PROPERTY AREA:</b>	0.10 acres
<b>REQUEST:</b>	Rezone from A-2 (Apartment) to S-D (Special Development ) and Approval of Detailed Site Development Plan with Reduction to Minimum District Area
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None received as of July 18, 2024

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from A-2 (Apartment) to S-D (Special Development) with reduction to the minimum district area to allow for a business office.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood future land use designation.



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 introduce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 15 30 60 90 120 Feet



Figure A. Subject Property & Immediate Surroundings



**DESCRIPTION OF REQUEST:** The applicant requests to rezone the subject property from A-2 (Apartment) to S-D (Special Development ) and approval of a Detailed Site Development Plan with reduction to the minimum district area to allow for a business office. The size of the property is approximately 4,500 square feet. The applicant proposes converting an existing single-family dwelling into a business office. The detailed site development plan shows a 1,454-square-foot building with a maximum height of 23 feet 1 inch. The site plan is compliant with the minimum required vehicular and bicycle parking spaces, providing three (3) of each. The proposed site plan is also compliant with landscape and drainage requirements per the City Code. Vehicular access to the subject property is proposed from Octavia Street and Noble Street via the rear alley while providing pedestrian access from the public sidewalk along Rio Grande Avenue.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development and use are permitted with the approval of a detailed site development plan in the S-D (Special Development) zoning district and will contribute to a mix of uses already present in the surrounding area. Adjacent properties to the north, east, and west are zoned A-2 (Apartment) and consist of apartments and single-family dwellings. The property to the south is zoned A-O (Apartment/Office) and consists of a single-family dwelling. The closest school the Wiggs Middle School located 0.33 miles away and the closest park is Houston Park located 0.15 miles away.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning 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> The proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b><u>G-2, Traditional Neighborhood:</u></b> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for the use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The subject property is proposed to be converted into a business office, which is in character with the future land use designation of <i>Plan El Paso</i>.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b><u>S-D (Special Development) District:</u></b> The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where</p>	<p>Yes. The proposed S-D (Special Development) district is compatible with the adjacent S-D (Special Development), A-2 (Apartment), and A-O/c (Apartment/Office/condition) zoning districts. Changing the zoning district of the subject property to S-D (Special Development) contributes to the mix of uses already present in the area. Converting the use of the existing single-family dwelling in to a business office use will maintain the established residential appearance and landscaping of the area of the older residential area.</p>

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
development has existed for at least twenty-five years.	
<b>Preferred Development Locations:</b> Is the property in a preferred development location identified in Plan El Paso?	Yes. The property is designated G-2, Traditional Neighborhood, and is a preferred location for a mix of uses.
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<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 areas plans, including land-use maps in those plans.	The subject property does not lie within an historic district, study area plan, or overlay district.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area has been in transition within the last 10 years. The last rezoning in the nearby area happened a property approximately 6 blocks southwest of the subject property, with the property being rezoned from C-1/c/sp (Commercial/conditions/special permit), A-2 (Apartments), and C-4/sp (Commercial/special permit) to G-MU/c/sp (General Mixed Use/conditions/special permit) in 2021.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older, stable area of the city. The established neighborhood is comprised of single-family dwelling, multi-family uses, and business offices. Several properties to the southeast and southwest of the subject property are zoned S-D (Special Development). Rezoning the subject property from A-2 (Apartment) to S-D (Special Development) will allow for more of a mix of uses along the neighborhood.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property fronts Rio Grande Avenue, a minor arterial as designated in the City of El Paso's Major Thoroughfare Plan (MTP). Vehicular access to the subject property is proposed from Octavia Street and Noble Street via the rear alley while providing pedestrian access from the public sidewalk along Rio Grande Avenue. There are existing sidewalks in the area, and there are approximately eleven (11) bus stops within walking distance (0.25 miles) from the property. The existing infrastructure and services are adequate to serve the proposed development.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the El Paso Central Business Association, Central El Paso Community Organization, the Sunrise Civic Group, the Houston Park Neighborhood Association, and the Rio Grande Neighborhood Association all of which were notified of the rezoning request. Property owners within 300 feet of the subject property were notified of the rezoning request on July 10, 2024. As of July 18, 2024, the Planning Division has not received communication in support 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 rezoning 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 rezoning 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 rezoning 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. Detailed Site Development Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

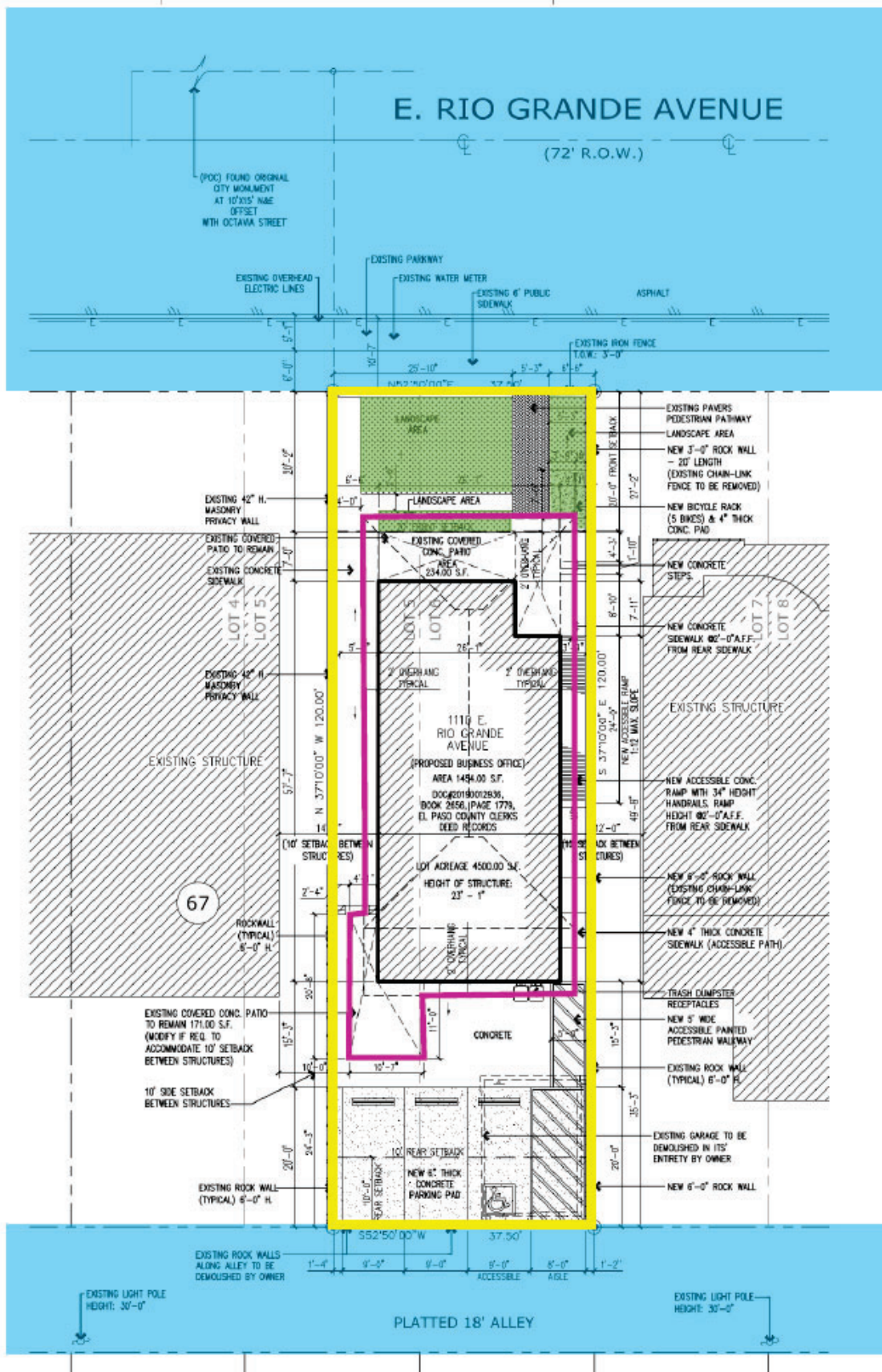


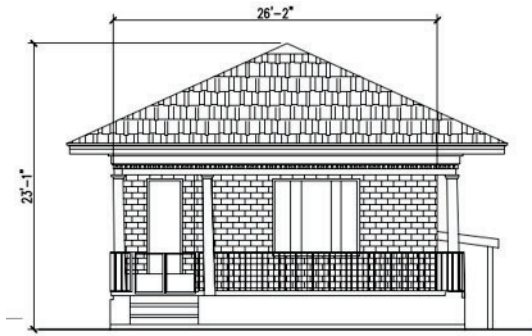
**PZRZ23-00009**



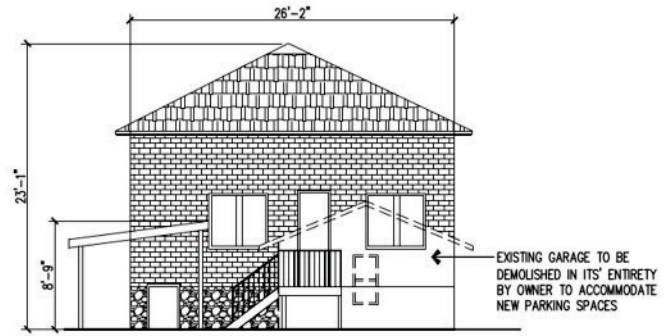


# ATTACHMENT 2

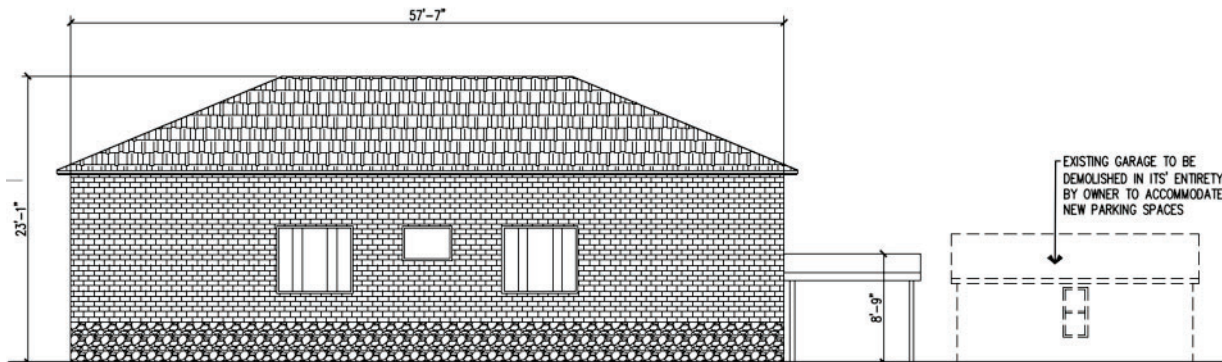




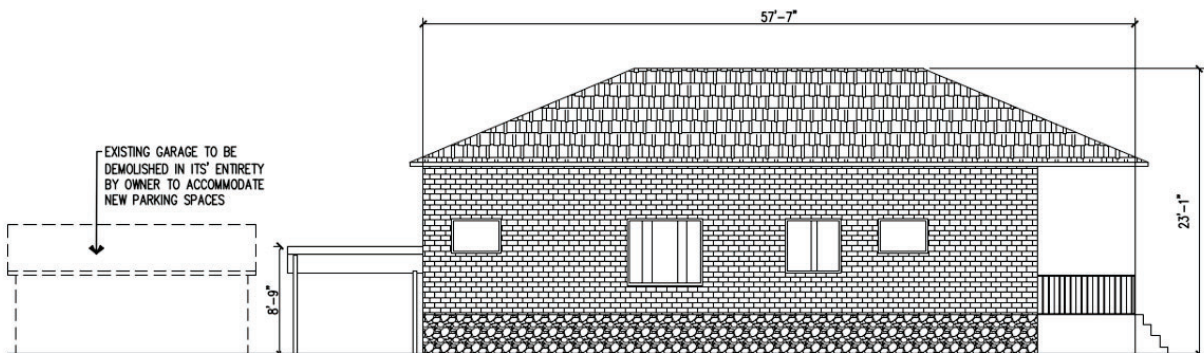
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



# **ATTACHMENT 3**

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

Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood future land use designation.

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

Recommend approval, no objections.

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

Recommend approval, no objections.

## **Fire Department**

Recommend approval, no adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

No comments received.

## **Sun Metro**

No comments received.

## **El Paso Water**

No objections to the request.

There is an existing 48-inch diameter water main along Rio Grande Avenue located approximately 36-feet north of the southern right-of-way. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. There is an existing 12-inch diameter water main along Rio Grande Avenue located approximately 19-feet south of the northern right-of-way. This water main is available for service.

## **EPWU-PSB Comments**

EPWater-PSB records indicate an active ¾-inch domestic water meter serving the subject property. The address for this service is 1110 Rio Grande Avenue.

Previous water pressure from fire hydrant #01650 located at the northeast corner of the intersection of Montana Avenue and Octavia Street has yielded a static pressure of 100 psi, a residual pressure of 95 psi, and a discharge of 531 gallons per minute. 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.

## **Sanitary Sewer**

There is an existing 8-inch diameter sanitary sewer main in the alley between Rio Grande Avenue and Montana Avenue. It is located approximately 10-feet north of the southern right-of-way line. This main is available for service.

## **General**

EPWater 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:**

No objections to the request.

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 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.

**El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

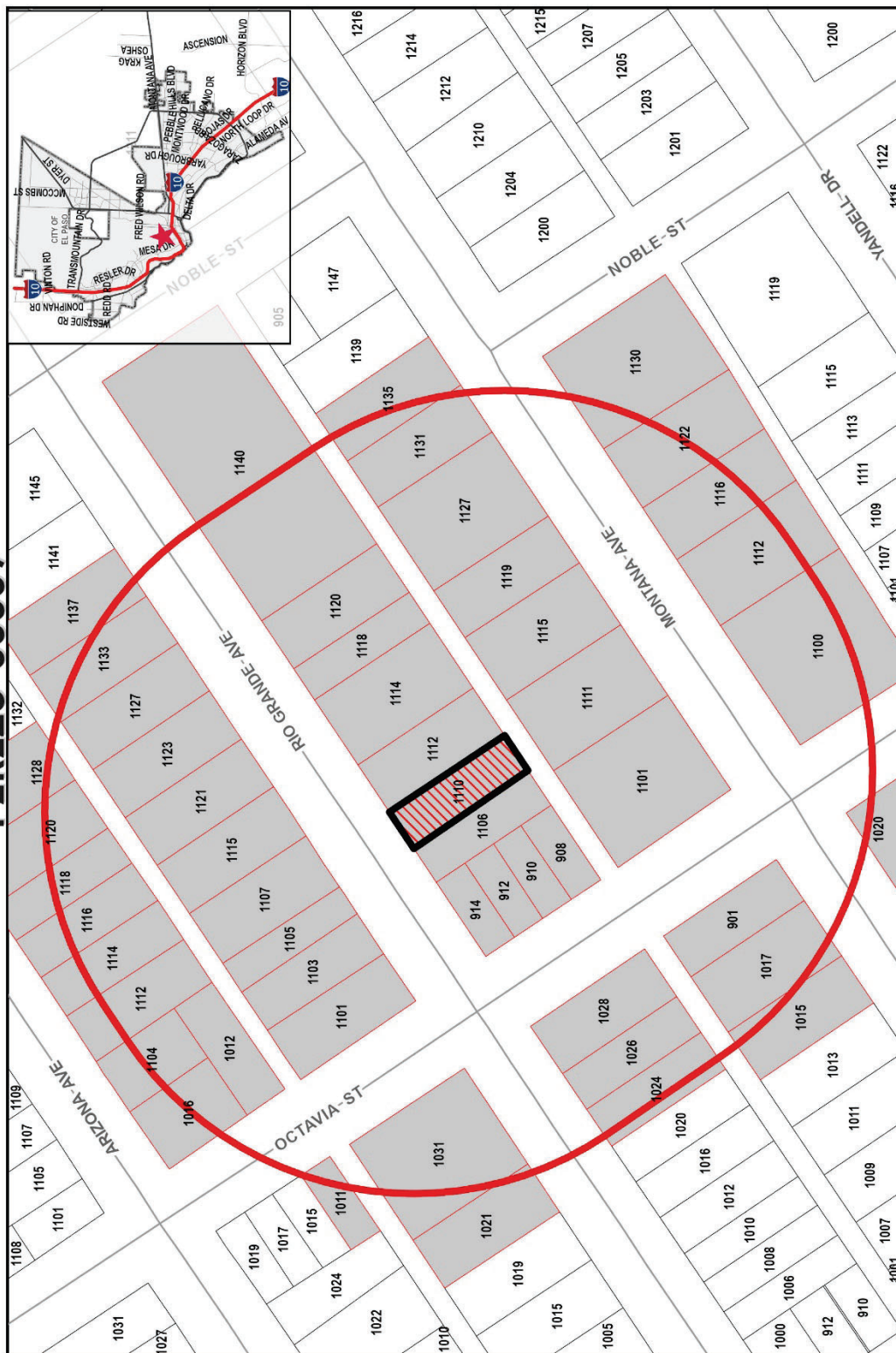
No comments received.

**El Paso County Water Improvement District #1**

No comments received.

# ATTACHMENT 4

PZRZ23-00009



Subject Property  
300 Foot Notice Area  
Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine the exact location of the subject property. The map to scales greater than its original compilation and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.