

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

**AGENDA DATE:** February 1, 2022

**PUBLIC HEARING DATE:** March 1, 2022

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

**DISTRICT(S) AFFECTED:** District 7

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

**SUBGOAL:** 3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance granting Special Permit NO. PZST21-00016, to allow for a governmental use, building (fire station) on the property described as Lots 17 to 20, Block 21, Montclair #3, 2405 McRae Boulevard, City of El Paso, El Paso County, Texas, Pursuant to Section 20.04.320 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: 2405 McRae Boulevard  
Applicant: City of El Paso, PZST21-00016

**BACKGROUND / DISCUSSION:**

The applicant is requesting a special permit to allow for a governmental use, building (fire station) in the R-3 (Residential) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit. The City Plan Commission recommended 7-0 to approve the proposed special permit on December 2, 2021. As of January 24, 2022, the Planning Division did not receive any communication support or opposition to the special permit 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

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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**Philip F. Etiwe – Planning and Inspections Director**

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00016, TO ALLOW FOR A GOVERNMENTAL USE, BUILDING (FIRE STATION) ON THE PROPERTY DESCRIBED AS LOTS 17 TO 20, BLOCK 21, MONTCLAIR #3, 2405 MCRAE BOULEVARD, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the **City of El Paso**, has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for a governmental use, building (fire station); 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 an R-3 (Residential) District:  
*Lots 17 to 20, Block 21, Montclair #3, 2405 McRae Boulevard, 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 a governmental use, building (fire station) 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-3 (Residential) 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. PZST21-00016, 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. \_\_\_\_\_**

21-1007-2837 | 11140185

General Special Use Permit | PZST21-00016 2405 McRae | Ordinance | WNV

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 \_\_\_\_\_, 2022.

**THE CITY OF EL PASO:**

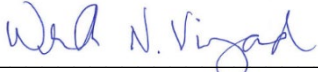
**ATTEST:**

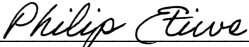
\_\_\_\_\_  
Oscar Leeser  
Mayor

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

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

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

**AGREEMENT**

**City of El Paso**, 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-3 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City of El Paso

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** )

)

**COUNTY OF EL PASO** )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ for City Of El Paso

(Seal)

\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

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



SEPTEMBER 10, 2021

**COEP Fire Station No. 19  
Addition & Renovation**

City of El Paso

2405 McRae Blvd.  
El Paso, TX, 79925

REVISION SCHEDULE

Number	Date	Description

PROJECT STATUS: **100% CONSTRUCTION DOCUMENTS**

ISSUE DATE: **SEPTEMBER 10, 2021**

PROJECT NO.: **21012**

CITY PROJECT NO.: **238698**

DRAWN BY: **AP**

CHECKED BY: **WCH**

**SITE PLAN -  
IMPROVEMENT**

**A-100**

**DRAINAGE CALCULATIONS BASED ON A 100 YR. STORM FREQUENCY FOR ESTIMATING RUNOFF FORMULA Q=CIA**

DRAINAGE AREA	AREA (ACRES)	TC (MIN)	I (IN/HR) 100 YEARS	C* (AVG)	Q (CFS) 100 YEARS	COMMENTS
DA-1	0.2874	10.00	05.36	00.95	1.4634	TO STONEHAVEN DRIVE
DA-2	0.0352	10.00	05.36	00.45	0.0849	TO DEPRESSED AREA
DA-3	0.0911	10.00	05.36	00.95	0.4638	TO McRAE BOULEVARD
DA-4	0.1216	10.00	05.36	00.95	0.6191	TO DAUGHERTY DRIVE
DA-5	0.0858	10.00	05.36	00.45	0.2069	TO DAUGHERTY DRIVE
DA-6	0.0634	10.00	05.36	00.45	0.1529	TO DEPRESSED AREA

**LANDSCAPE ORDINANCE  
CALCULATIONS**

SQUARE FOOTAGE OF NEW BUILDING ADDITION = 1,821 SF  
LANDSCAPE AREA REQUIRED = 273 SF (1,821 X .15 = 273 SF)  
LANDSCAPE AREA PROVIDED = 10,042 SF  
REQUIRED UNITS OF PLANT MATERIAL = 1 (273 SF OF REQUIRED LANDSCAPE AREA)

	REQUIRED	PROVIDED	NOTES
STREET TREES	0	0	BUILDING EXPANSION PROJECT DOES NOT NECESSITATE NEW STREET TREES
BUFFER TREES	0	0	BUILDING EXPANSION PROJECT DOES NOT NECESSITATE NEW BUFFER TREES
CANOPY TREES	2	2	13 PARKING SPACES / 10 = 1.3
PROJECT TREES	1	11	1 REQUIRED UNIT OF PLANT MATERIAL PROJECT TREE QUANTITY OF 13 DOES NOT INCLUDE NEW TREES PROVIDED IN PARKWAY
TOTAL TREES	3	13	
PROJECT SHRUBS	45	150	1 X 45 = 45 PROJECT SHRUB QUANTITY OF 135 DOES NOT INCLUDE NEW SHRUBS PROVIDED IN PARKWAY

NOTE: SINCE THE ONE EXISTING BUILDING WILL REMAIN, THIS PROJECT IS CONSIDERED A BUILDING EXPANSION PROJECT

**PROJECT LEGEND**

- BUILDING FOOTPRINT
- ASPHALT PARKING
- CONCRETE DRIVEWAY
- STORM DRAINAGE
- PROPERTY LINE
- WROUGHT IRON FENCE

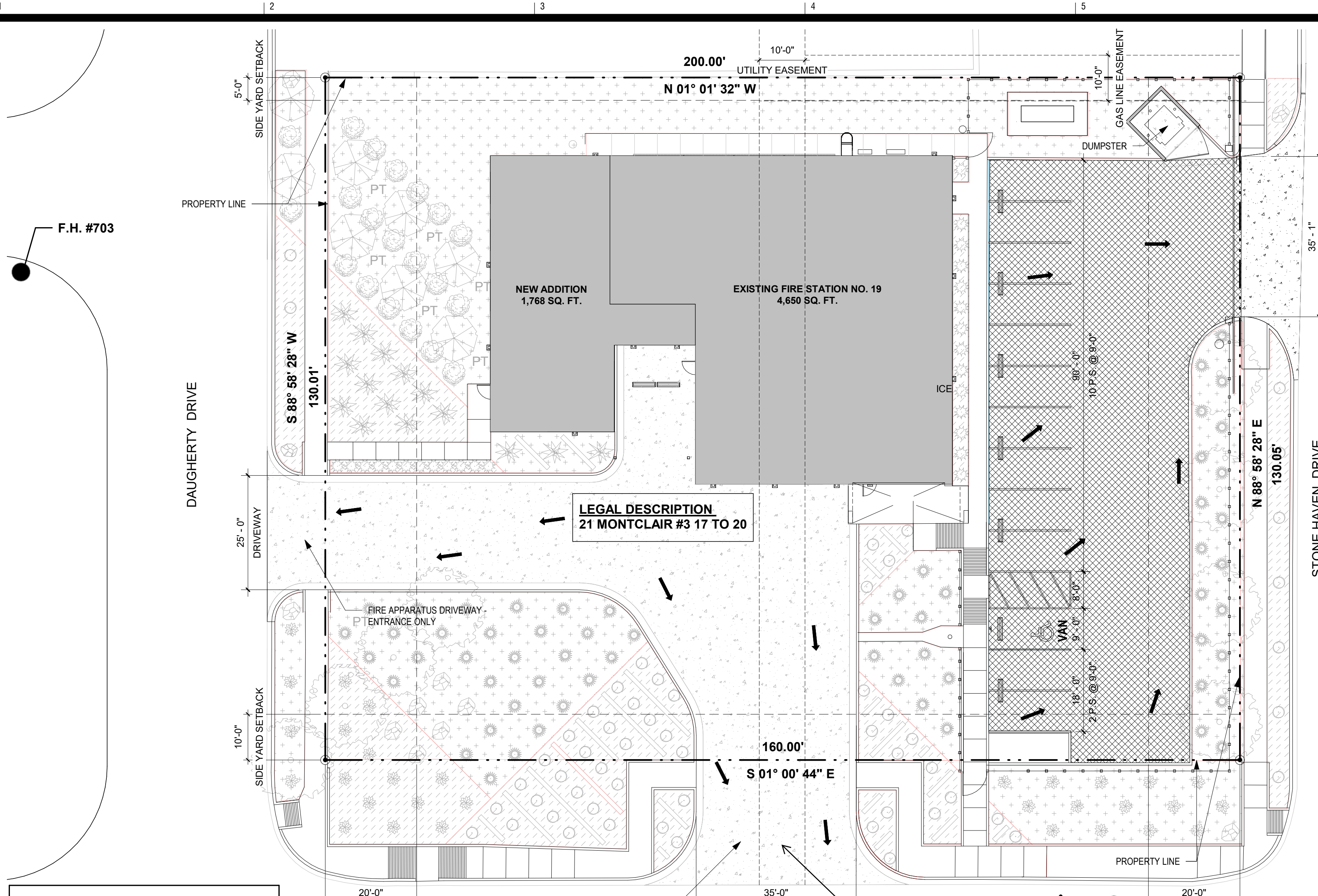
**PLANT LEGEND**

TREES	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	QTY
	SILVER SMOKE	CUPRESSUS ARIZONA	2"	10'-12'	8
	ARIZONA CYPRESS	'SILVER SMOKE'			
	PALO VERDE	CERCIDIUM X	24" BOX	10'-12'	8
	'DESERT WILLOW'	'DESERT MUSEUM'			
	MULTI-TRUNK				

NOTE: MULTI-TRUNK TREES SHALL BE 2" CALIPER, WITH CALIPER EQUALING THE DIAMETER OF THE LARGEST TRUNK PLUS HALF THE DIAMETER OF THE NEXT THREE LARGEST TRUNKS

CT = CANOPY TREE  
PT = PROJECT TREE

SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	PALMER'S AGAVE*	AGAVE PALMERI	5 GAL	58
	CREOSOTE	LARREA TRIDENTATA	5 GAL	20
	GREY DESERT SPOON*	DASYLIRON WHEELERI	5 GAL	31
	FLAME ACANTHUS	ANISICANTHUS QUADRIFIDUS V. WRIGHTII	5 GAL	60
	SIERRA LINDA	SALVIA GREGGII SIERRA LINDA	5 GAL	26
	AGAVE CENTURY PLANT*	AGAVECEAE AMERICANA	5 GAL	15



**LEGAL DESCRIPTION**  
21 MONTCLAIR #3 17 TO 20

**APPENDIX B - TABLE OF DENSITY AND DIMENSIONAL STANDARDS**

BUILDING SETBACKS (IN FEET)						
ZONING DISTRICT	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM CUMULATIVE FRONT & REAR YARD TOTAL	MINIMUM SIDE YARD	MINIMUM SIDE STREET YARD	MINIMUM CUMULATIVE SIDE & SIDE STREET YARD TOTAL
R-3	20	20	50	5	10	N/A

**PARKING REQUIREMENTS**

	REQUIRED	PROVIDED
REGULAR PARKING SPACE	12	12
ACCESSIBLE PARKING SPACE	1	1
TOTAL	13	13

**MCRAE BOULEVARD  
SITE PLAN**  
SCALE: 1/16" = 1'-0" PLAN N TRUE N

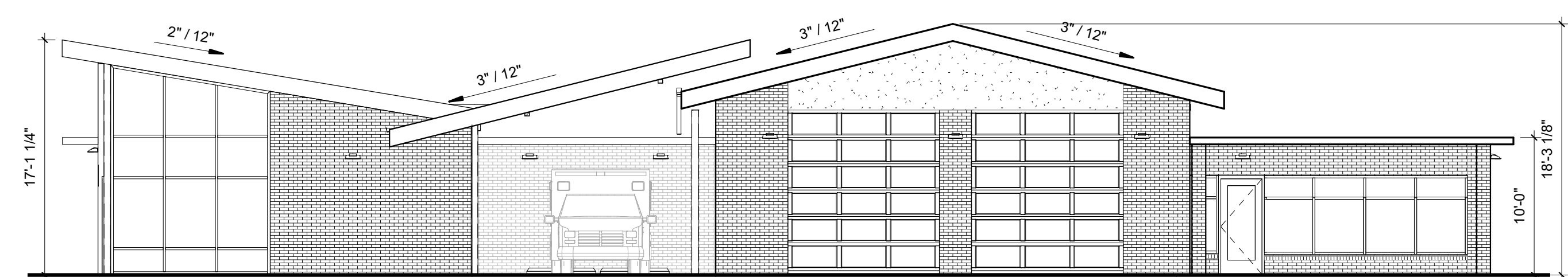
PLANNING & INSPECTIONS DEPARTMENT  
PLANNING DIVISION  
DETAILED SITE DEVELOPMENT PLAN  
APPROVED BY CITY COUNCIL

DATE \_\_\_\_\_

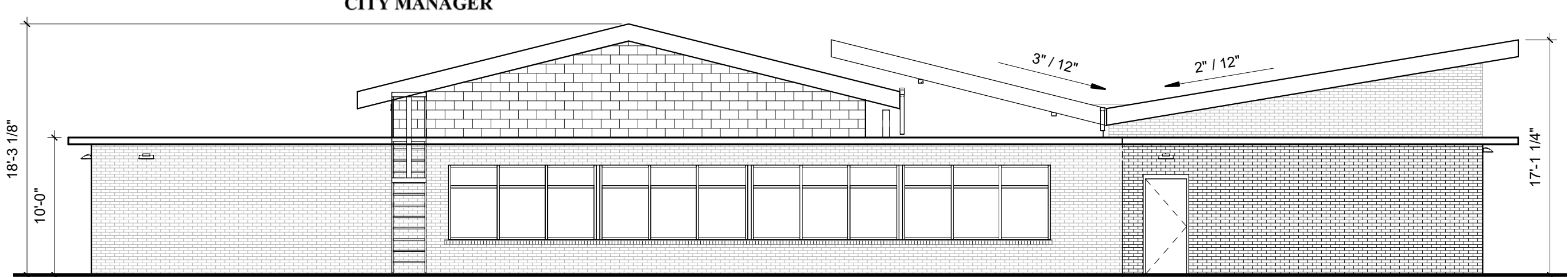
APPLICANT \_\_\_\_\_

EXECUTIVE SECRETARY, CITY PLAN COMMISSION \_\_\_\_\_

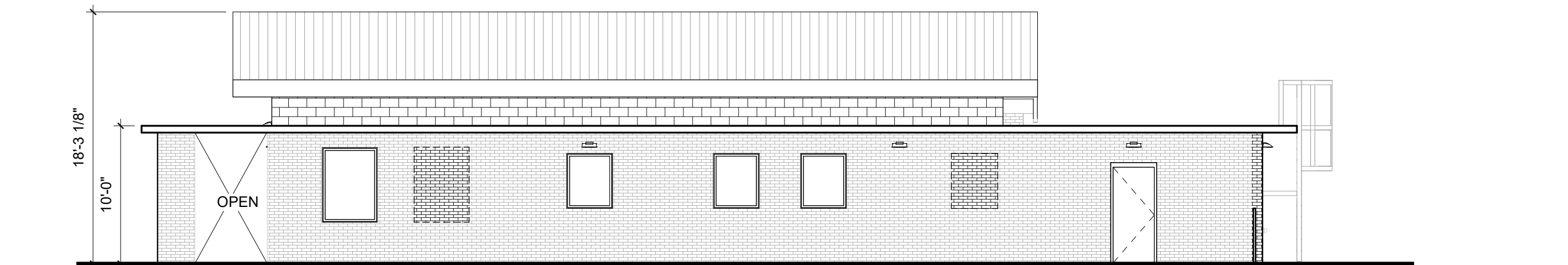
CITY MANAGER \_\_\_\_\_



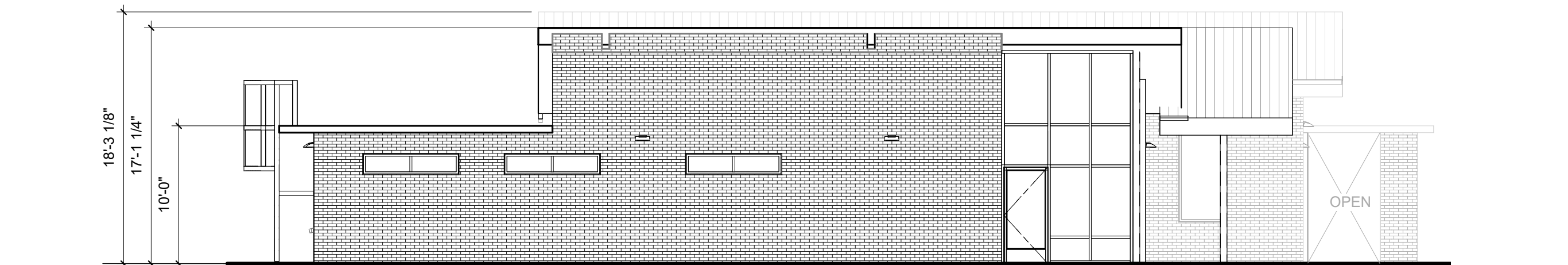
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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

# 2405 McRae Boulevard

City Plan Commission — December 2, 2021



**CASE NUMBER:** PZST21-000016  
**CASE MANAGER:** Andrew Salloum, (915)212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** City of El Paso  
**REPRESENTATIVE:** SLI Engineering, Inc.  
**LOCATION:** 2405 McRae Boulevard (District 7)  
**PROPERTY AREA:** 0.689 acres  
**EXISTING ZONING:** R-3 (Residential)  
**REQUEST:** Special Permit to allow for a governmental use, building (fire station) in R-3 (Residential) zone district  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None received as of November 24, 2021

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for a governmental use, building (fire station) in the R-3 (Residential) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL WITH A CONDITION** of the special permit to allow for a governmental use, building in R-3 (Residential) zone district. The proposed condition is that the utility easement that runs through the existing fire station building shall be vacated prior to issuance of certificate of occupancy. The proposal meets all the requirements of El Paso City Code 20.04.320 Special Permit and 20.04.150 Detailed Site Development Plan. The approval recommendation is also based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan.

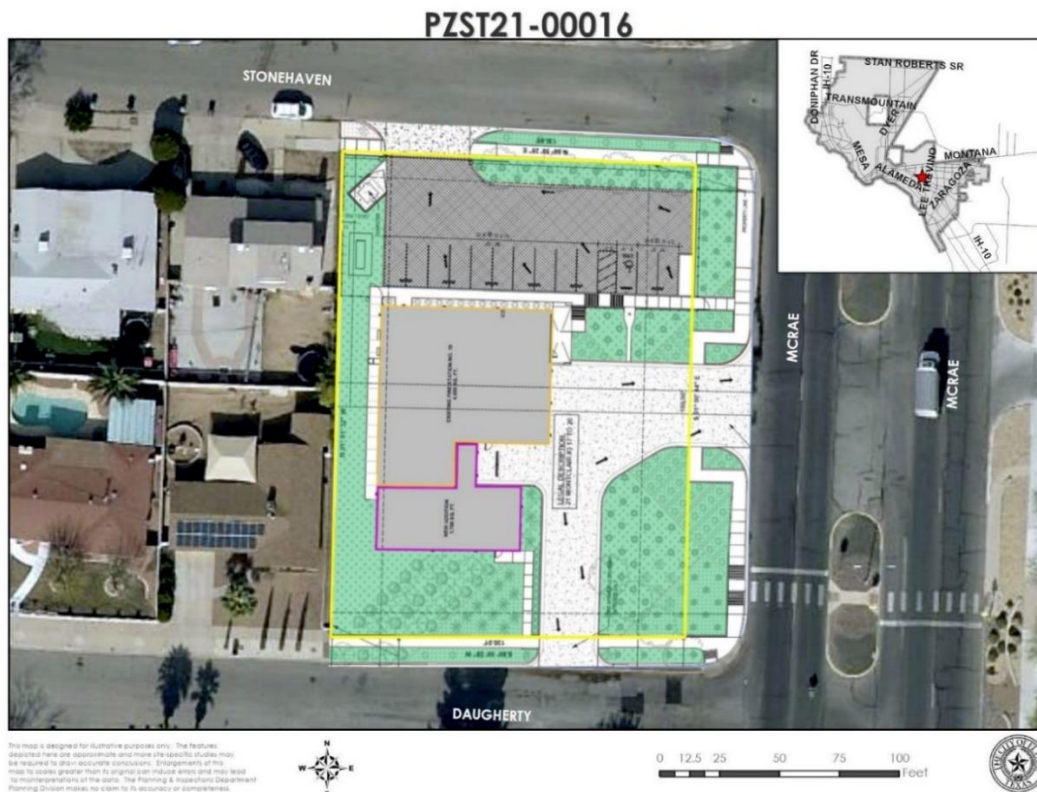


Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit to allow for a governmental use, building in the R-3 (Residential) zone district. The detailed site development plan shows a new 1,768 square-foot addition to the existing 4,650 square-foot Fire Station. The proposed development complies with all density and dimensional standards. The development requires thirteen (13) parking spaces and three (3) bicycle spaces, which is being provided. Access to the subject property is provided from McRae Boulevard, Daugherty Drive, and Stonehaven Drive.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
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 property meets all applicable density and dimensional standards for their zoning district and use.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-3 future land use designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, access to the driveway will be from McRae Boulevard, Daugherty Drive, and Stonehaven Drive - the improved major arterial and local streets respectively.
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.
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. The existing uses and building configurations are similar to other properties in the immediate area.
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.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit 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 zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	Yes, the subject property and the proposed development meets the intent of the G-3 Post-War Future Land Use designation. The proposed development is adjacent to residential development and in close proximity to church and school lots.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:</b>	
<p><b>Compatibility with Surroundings:</b> The proposed use is compatible with those surrounding the site:</p> <p><b>R-3 (Residential) District:</b> The purpose of this 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 districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the governmental use, building (fire station) is consistent with residential and public civic uses in the neighborhood. The fire station is requiring a special permit in R-3 zone district. The surrounding properties are zoned R-3 (Residential). The surrounding area uses vary from single-family dwellings, church, and school.</p>
<b>THE PROPOSED PROJECT'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 areas plans, including land-use maps in those plans.</p>	<p>N/A. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing residential zoning and uses of the surrounding properties. The church property to the north is being currently rezoning request.</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>The proposed development is within an older, stable area of the city. The established neighborhood is comprised of single-family, church, and school uses. The church property to the north is being currently rezoning request.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders McRae Boulevard which is designated as a major arterial street, and borders Daugherty Drive and Stonehaven Drive, which are designated as local streets as per the City of El Paso's Major Thoroughfare Plan (MTP) and are adequate to serve the proposed development. Access is proposed from McRae Boulevard, Daugherty Drive, and Stonehaven Drive.

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

**PUBLIC COMMENT:** The subject property lies within the boundaries of the Cielo Vista Neighborhood Association which was notified of the special permit application. Public notices were mailed to property owners within 300 feet of the subject property on November 4, 2021. As of November 24, 2021, the Planning Division has not received any communication in support or opposition to the request from the public.



**RELATED APPLICATIONS:** N/A.

**CITY PLAN COMMISSION OPTIONS:**

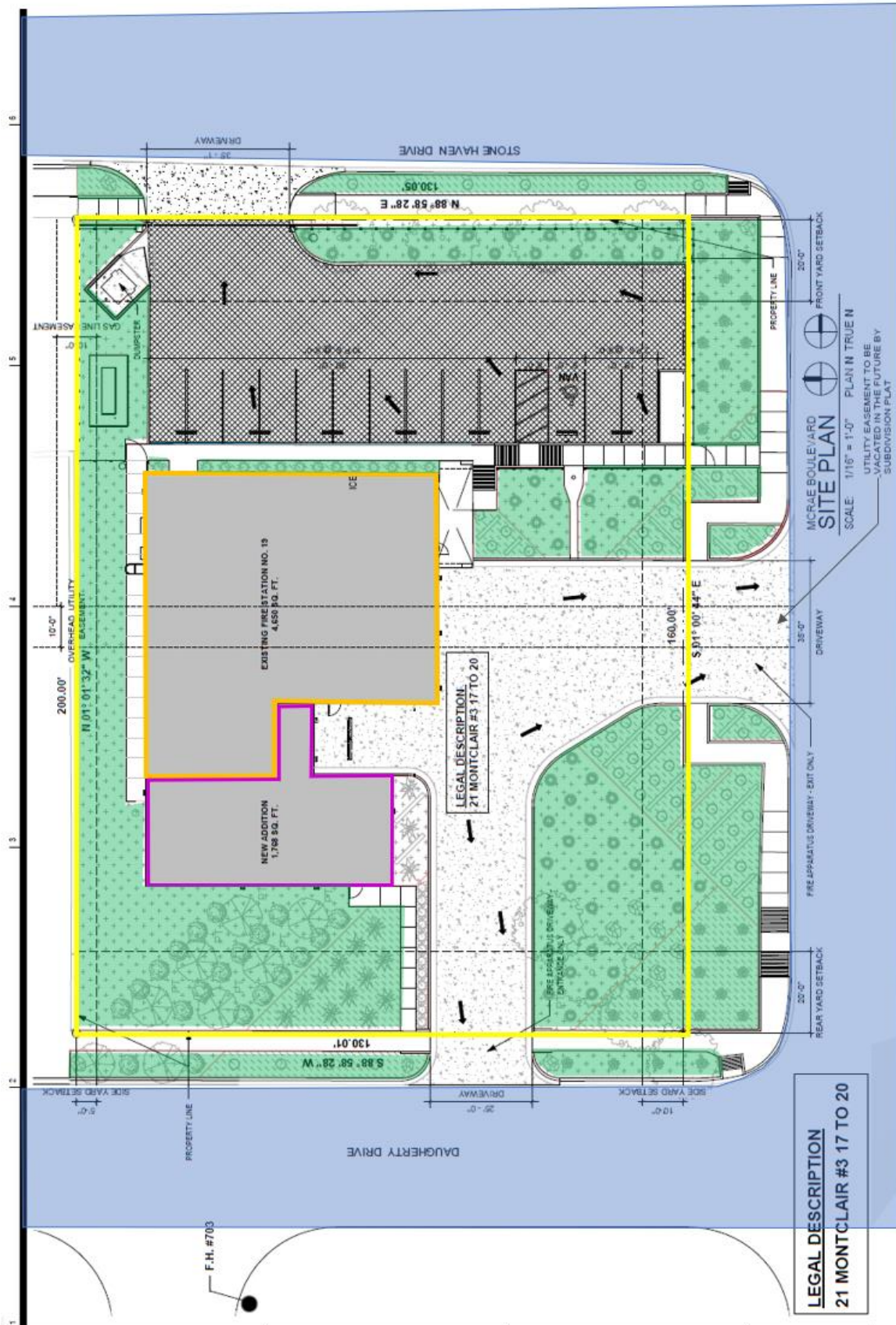
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the 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.
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. **(Staff Recommendation)**
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.

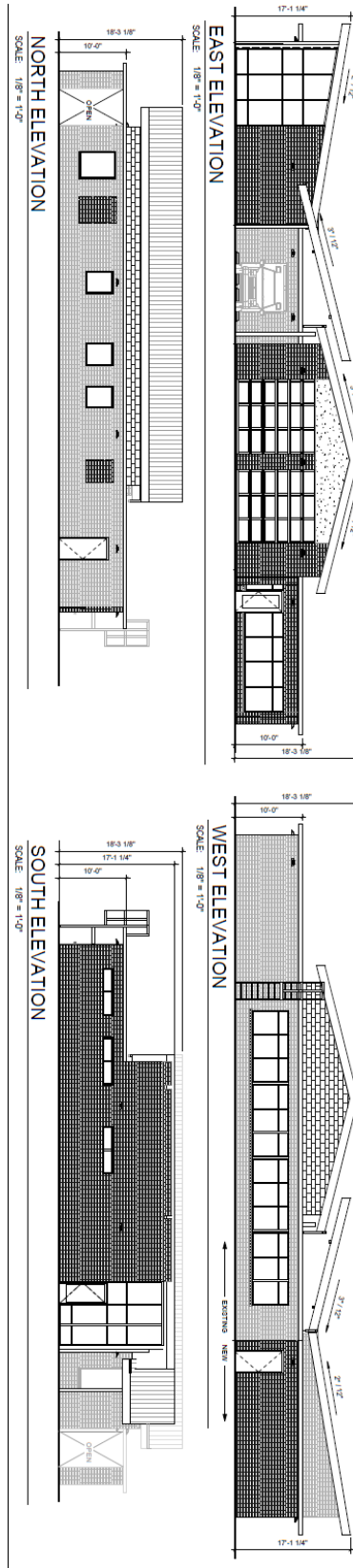
**ATTACHMENTS:**

1. Detailed Site Plan
2. Elevations
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1

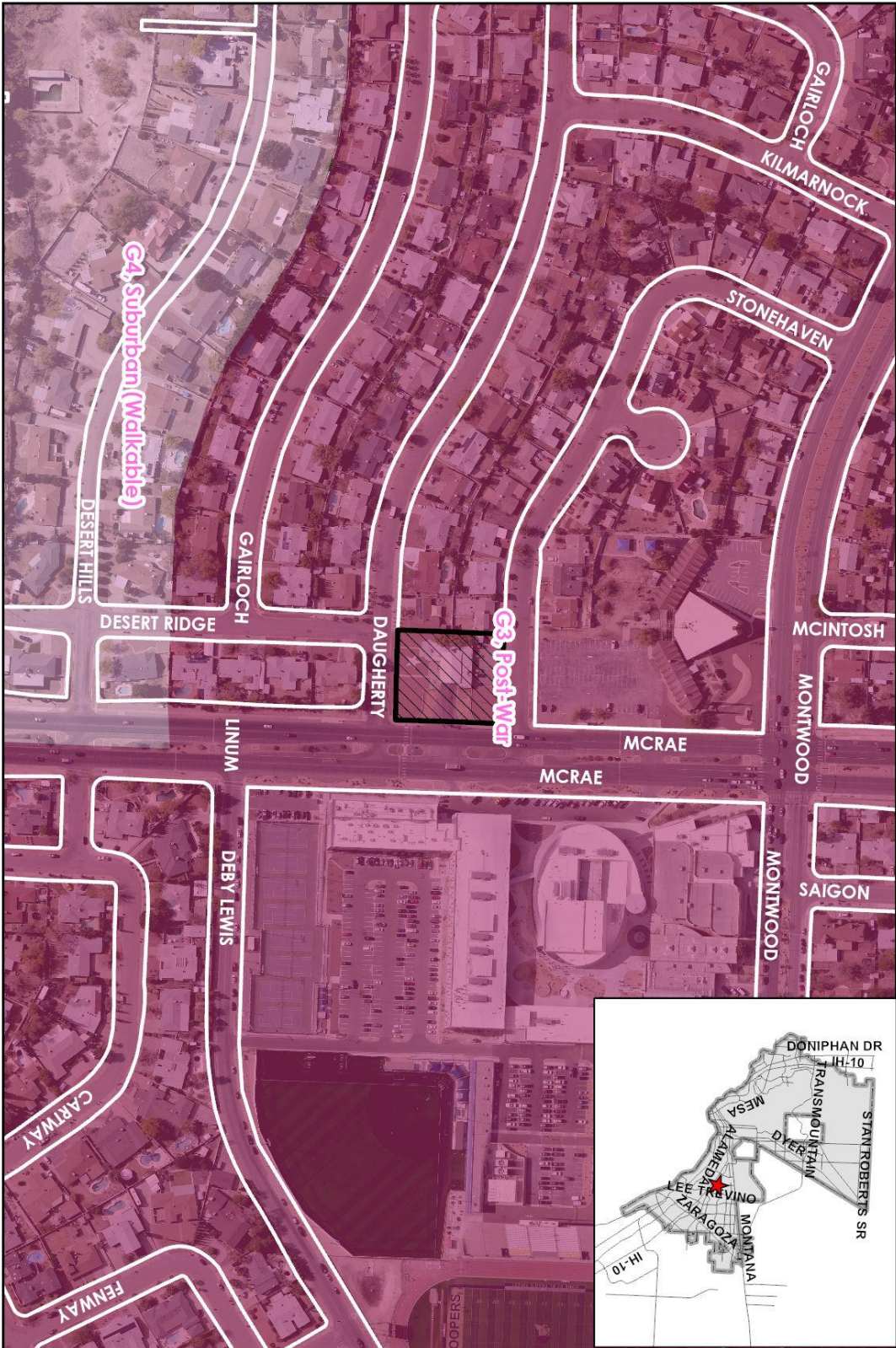


# ATTACHMENT 2



# ATTACHMENT 3

PZST21-00016



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 scale reduce errors and may lead to misinterpretation of the planning information. The Planning Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# **ATTACHMENT 4**

## **Planning and Inspections Department – Planning Division**

Planning Division recommends approval of the special permit to allow for a governmental use, building in R-3 (Residential) zone district with condition that the easement shall be vacated prior to issuance of certificate of occupancy.

## **Planning and Inspections Department – Plan Review**

No objections to the special permit and detailed site development plan.

Note: At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS, and Municipal Code

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

Recommended approval of the special permit and detailed site development plan.

## **Fire**

We have no adverse comments. This case is part of the Fire Station Renovations project.

## **Sun Metro**

No objections.

## **Streets and Maintenance Department**

TIA is not required.

## **Environmental Services Department**

No objections.

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

The item is not within the boundaries of EPCWID1.

## **El Paso Water**

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

## **Water**

There is an existing 20-inch diameter water main that extends along Daugherty Dr. approximately.

There is an existing 6-inch diameter water main along Stonehaven Dr. located approximately 20 feet south of and parallel to the north right-of-way line of Stonehaven Dr. This main is available for service.

EPWU records indicate (1) 2-inch domestic water meter serving the subject property. The address for this service is 9640 Montwood Dr.

Previous water pressure from fire hydrant #2329 located on Stonehaven Dr, approximately 630 feet west of McRae Blvd, yield a static pressure of 60 (psi), a residual pressure of 66 (psi), and a discharge of 1,113 gallons per minute.

### Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main along Stonehaven Dr., located approximately 25-feet north of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main along McRae Blvd, located approximately 20-feet east of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main along Daugherty Dr., located approximately 25-feet south of the property. This main is available for service.

### General:

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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.

### **El Paso Water - Stormwater Engineering**

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.

# ATTACHMENT 5

PZST21-00016

