

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Tiive

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS LOT 7 AND LOT 8, BLOCK 10, EASTWOOD SECTION 1, 7804 AND 7808 BOIS D' ARC DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, 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 MEDICAL 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, Adaeze A. Onuoha, (Owner) has applied for a rezoning of property from **R- 3 (Residential)** 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 medical office, 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 *Lot 7 and Lot 8, Block 10, Eastwood Section 1, 7804 and 7808 Bois D Arc Drive, 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 **R-3 (Residential)** 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.
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 medical office as permitted under the S-D (Special Development) district regulations of 20.04.150 and 20.10.360.

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00026

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 _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
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 Etiwe

Philip Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00026

AGREEMENT

By execution hereof, **Adaeze A. Onuoha** ("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 15th day of October, 2025.

OWNER: **Adaeze A. Onuoha**

By: *[Signature]*
Adaeze Anyanwututu Onuoha, MD.
(Print name & Title) Owner

ACKNOWLEDGEMENT

THE STATE OF TEXAS)

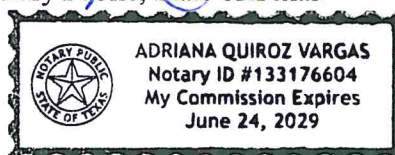
CO UNTY OF EL PASO)

This instrument is acknowledged before me on this 15th day of October, 2025, by Adaeze A. Onuoha, in her legal capacity on behalf of **Adaeze A. Onuoha**.

My Commission Expires:

June 24, 2029

[Signature]
Notary Public, State of Texas



ORDINANCE NO. _____

Zoning Case No: PZRZ24-00026

Exhibit "A"

Lots 7 and 8, Block 10,
Eastwood Section 1
City of El Paso, El Paso County, Texas

October 26, 2023

METES AND BOUNDS DESCRIPTION

7804-7808 Bois D' Arc Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of Lots 7 and 8, Block 10, Eastwood Section 1, an Addition to the City of El Paso, El Paso County, Texas, according to the Plat or Map thereof recorded in Volume 14, Page 16, Official Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1/2" rebar found at the southerly right-of-way line of Bois D' Arc Drive (55' R.O.W.), marking the northwest corner of Lot 4 and northeast corner of Lot 5 of said Block 10, Eastwood Section 1, **THENCE**, along said southerly right-of-way line, 123.25 feet along the arc of a curve to the right which has a central angle of $12^{\circ}22'03''$, a radius of 571.00 feet and a chord which bears North $52^{\circ}23'01''$ West, a distance of 123.01 feet to the northeast corner of Lot 7, Block 10 and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said southerly right-of-way line of Bois D' Arc Drive, South $43^{\circ}48'00''$ West, a distance of 150.00 feet to a point for corner;

THENCE, North $43^{\circ}06'00''$ West, a distance of 77.78 feet to a point for corner;

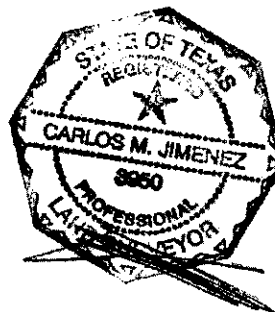
THENCE, North $31^{\circ}12'00''$ West, a distance of 221.37 feet to a point for corner;

THENCE, South $77^{\circ}07'00''$ West, a distance of 197.77 feet to a point for corner at the southerly right-of-way line of said Bois D' Arc Drive;

THENCE, along said southerly right-of-way, 122.77 feet along the arc of a curve to the left which has a central angle of $12^{\circ}19'07''$, a radius of 571.00 feet and a chord which bears South $40^{\circ}02'26''$ East a distance of 122.53 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 30,667.63 square feet or 0.7040 Acres of land more or less.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 309
El Paso, Texas 79936
(915) 633-6422



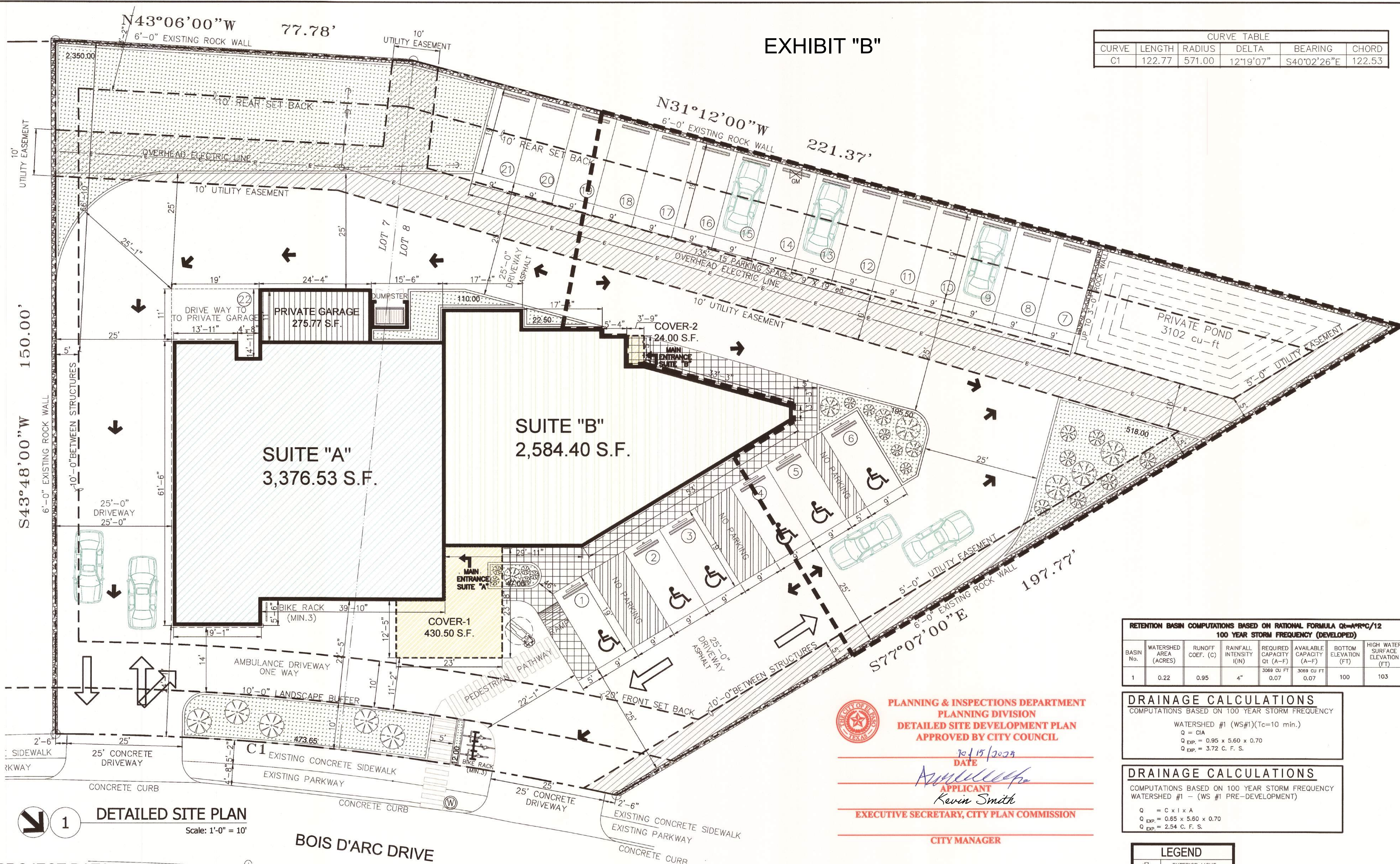


EXHIBIT "B"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	122.77	571.00	12°19'07"	S40°02'26"E	122.53

COMPLETE
DESIGN & DRAFTING
INC.
810 TEXAS AVENUE
EL PASO, TEXAS
79901
PH. 915-777-3058
PH. 915 701-7843
carlos.cdd@yahoo.com
www.designanddrafting.com



DETAILED SITE DEVELOPMENT PLAN FOR
RE-ZONING FOR:
SUN NEURO PA
ADDRESS :7804-7808 BOIS D'ARC DR.
EL PASO , TEXAS 79925

RETENTION BASIN COMPUTATIONS BASED ON RATIONAL FORMULA $Q = A \cdot R \cdot I / 12$ 100 YEAR STORM FREQUENCY (DEVELOPED)						
Basin No.	Watershed Area (Acres)	Runoff Coef. (C)	Rainfall Intensity I (in)	Required Capacity Q1 (A-F) 3069 cu ft	Available Capacity (A-F) 3069 cu ft	High Water Surface Elevation (ft)
1	0.22	0.95	4"	3069	3069	103

DRAINAGE CALCULATIONS
COMPUTATIONS BASED ON 100 YEAR STORM FREQUENCY
Watershed #1 (WS#1)(Tc=10 min.)
 $Q = CIA$
 $Q_{EXP} = 0.95 \times 5.60 \times 0.70$
 $Q_{EXP} = 3.72 \text{ C. F. S.}$

DRAINAGE CALCULATIONS
COMPUTATIONS BASED ON 100 YEAR STORM FREQUENCY
Watershed #1 - (WS #1 PRE-DEVELOPMENT)
 $Q = C \times I \times A$
 $Q_{EXP} = 0.65 \times 5.60 \times 0.70$
 $Q_{EXP} = 2.54 \text{ C. F. S.}$

LEGEND	
EQ	= EXTERIOR LIGHT
TC	= TOP OF HEADER
NG	= NATURAL GROUND
CL	= PAVEMENT
G	= GUTTER
BS	= TOP OF CURVE
RW	= ROCKWALL
CONC	= CONCRETE
PO	= POWER POLE
GW	= GUY WIRE
WM	= WATER METER
MH	= MANHOLE
GS	= GAS SIGN
GM	= GAS METER
WV	= WATER VALVE
OE	= OVERHEAD ELECTRIC
RO	= ROCKWALL
CF	= CHAINLINK FENCE

LEGEND	
---	ACCESSIBLE ROUTE
---	EXISTING PRIVATE FIRE HYDRANT
---	PRIVATE FIRE HYDRANT
---	ARROWS INDICATE STREET ENTRANCE & INTERIOR DRIVEWAY
---	ARROWS INDICATE BLDG. ENTRANCE
---	ARROWS INDICATE STORM WATER DRAINAGE FLOW
---	CONCRETE SLAB (DRIVEWAY)
---	LANDSCAPING
---	SIDEWALK

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
DATE: 10/15/2025
APPLICANT: Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

PROJECT DATA

APPLICABLE CODES
INTERNATIONAL BUILDING CODE 2021
FIRE BUILDING CODE 2021

SCOPE OF WORK
NEW MEDICAL OFFICE

LEGAL ADDRESS
7804-7808 BOIS D'ARC DR.
EL PASO, TEXAS 79925

LEGAL DESCRIPTION
LOT 7 AND LOT 8, BLOCK 10,
EASTWOOD SECTION 1, CITY OF EL PASO,
EL PASO COUNTY, TEXAS.

LAND AREA
TOTAL AREA = 30,667.63 S.F.
ACRES AREA = 0.70

LOT NOTES:
LOTS 7 & 8 ARE TO BE COMBINED.

SCOPE OF WORK
NEW LAND DEVELOPMENT

ZONING
MEDICAL OFFICE
CLASSIFICATION:
ZONING: SD

OCCUPANCY
MEDICAL OFFICE
OUTPATIENT AREAS 100 GROSS
6,236.70 / 150 = 41.57 = 42
42 PEOPLE

BUILDING AREA: TOTAL = 6,236.70 S.F.		
SPACE	AREA S.F.	
MEDICAL OFFICE-1	3,376.53 S.F.	
MEDICAL OFFICE-2	2,584.40 S.F.	
GARAGE PARKING (PRIVATE)	275.77 S.F.	
COVER -1	430.50 S.F.	
COVER -2	24.00 S.F.	

ZONING		
SET BACKS	PROVIDED R-5	REQUIRED S-D
FRONT YARD	20'-0"	20'-0"
REAR YARD	20'-0"	10'-0"
CUM. FRONT & REAR YARD	50'-0"	N/A
SIDE YARD	5'-0"	10'-0" BETWEEN STRUCTURES
SIDE STREET	10'-0"	10'-0"
MAXIMUM HEIGHT	35'-0"	35'-0"

LANDSCAPING CALCULATION
LOT AREA = 30,667.63 S.F.
BUILDING AREA = 6,236.70 S.F.
30,667.63 - 6,236.70 = 24,430.93 S.F.
24,430.93 X 15% = 3,664.63 S.F.
REQUIRED = 3,664.63 Sq.Ft.
PROVIDED = 3,728.65 Sq.Ft.

AREA #1	473.65	Sq.Ft.
AREA #2	12.00	Sq.Ft.
AREA #3	47.00	Sq.Ft.
AREA #4	195.50	Sq.Ft.
AREA #5	22.50	Sq.Ft.
AREA #6	110.00	Sq.Ft.
AREA #7	2,350.00	Sq.Ft.
AREA #8	518.00	Sq.Ft.
TOTAL AREA	3,728.65	Sq.Ft.

POND AREA = 3102 cu-ft

PARKING CALCULATION
MIN.=1/288 SF GFA MEDICAL OFFICE
MAX.=1/200 SF GFA MEDICAL OFFICE
MIN.=288 (5,960.93)
MAX.=20.69 = 21 MIN. PARKING SPACES
21 MIN. PARKING SPACES
MAX.=288 (5,960.93)
MAX.=29.80 = 30 MAX. PARKING SPACES
30 MAX. PARKING SPACES REQUIRED
REGULAR = 15 PARKING SPACES
PRIVATE = 1 PARKING SPACES (SUITE "A")
6 H.C. PARKING SPACE
TOTAL PROVIDED = 22 PARKING SPACES
PARKING TREES REQUIRED
22-21=1/5=0.2
- PARKING TREES

BICYCLE PARKING
3 MIN. SPACES REQUIRED

FIRE PROTECTION
NO PROTECTION WITH SPRINKLER
NOT REQUIRED AUTOMATIC
SPRINKLER SYSTEM

FIRE HYDRANT / ACCESSIBLE ROUTE PLAN
EXISTING FIRE HYDRANT
LOCATED AT INTERSECTION OF CANDLEWOOD ST. AND
BOIS D'ARC DR.
HYDRANT #00438

PROJECT
7804-7808 BOIS D'ARC DR.
EL PASO , TEXAS 79925

PROJECT NUMBER	DATE
	MAY 2025

REVISIONS

DATE	DESCRIPTION
07/22/2025	
08/12/2025	
08/22/2025	

SHEET TITLE
DETAILED SITE PLAN

SHEET NUMBER
A1.0
1 OF 3

7804 and 7808 Bois D'Arc

City Plan Commission — September 11, 2025

REZONING

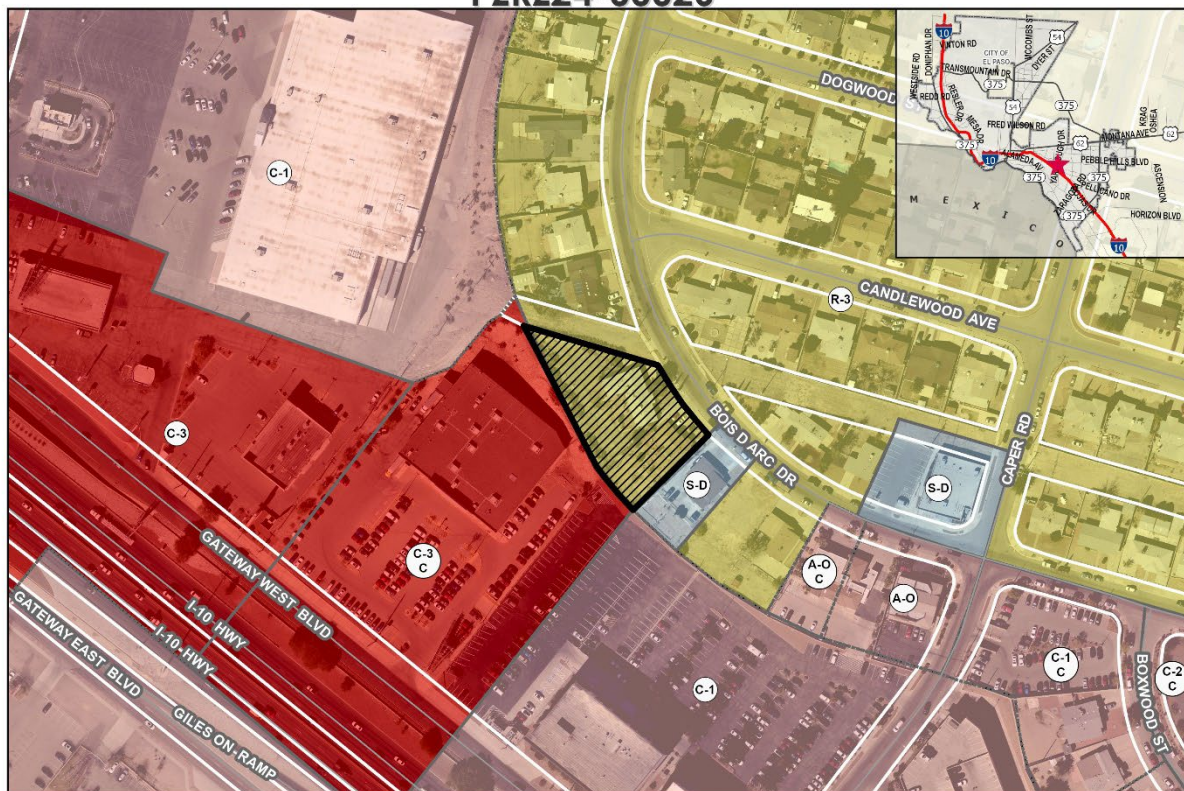


CASE NUMBER:	PZRZ24-00026
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Adaeze A. Onuoha
REPRESENTATIVE:	Vanessa Duran
LOCATION:	7804 and 7808 Bois D'Arc Dr. (District 7)
PROPERTY AREA:	0.71 acres
REQUEST:	Rezone from R-3 (Residential) to S-D (Special Development) and Detailed Site Development Plan approval
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of September 4, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) and approval of a Detailed Site Development Plan to allow for the use of a medical office.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning and Detailed Site Development Plan request. The proposed development meets all the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan Procedures. Furthermore, the proposed development is in accordance with both the G-3, Post War Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

PZRZ24-00026



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



Subject Property

0 37.5 75 150 225 300 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) and Detailed Site Development Plan approval for the proposed use of a medical office. The subject property is 0.71 acres in size. The Detailed Site Development Plan shows the proposed 6,236 square-foot medical office with a maximum height of seventeen feet (17') as well as landscaping and parking areas. The development will provide twenty-two (22) parking spaces, which includes six (6) accessible spaces, as well as three (3) bicycle spaces. Vehicular and pedestrian access to the subject property is proposed from Bois D'Arc Drive. The Detailed Site Development Plan is being reviewed for conformance to Title 20 of the El Paso City Code and is binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed medical office and S-D (Special Development) district are compatible with adjacent C-3 (Commercial), S-D (Special Development), and R-3 (Residential) zoning district and uses. Properties to the west are zoned C-3 (Commercial) and consist of office warehouses. Properties to the north and east are zoned R-3 (Residential) and consists of single-family homes. Properties to the south are zoned C-1 (Commercial) and S-D (Special Development) and consist of medical offices. The nearest school is Bel Air High School which is 0.38 miles away, and the nearest park is Travis White Park located 0.71 miles away.

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:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: 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.	Yes. The subject property and the proposed development meet the intent of the G-3, Post-War, Future Land Use Designation of <i>Plan El Paso</i>.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: S-D (Special Development) District: 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 development has existed for at least twenty-five years.	Yes. The proposed S-D (Special Development) zoning district will provide for the integration of the medical office use with adjacent S-D (Special Development), C-2 (Commercial), A-O (Apartment/Office), and R-3 (Residential) zoning districts in the immediate surrounding areas.

Preferred Development Locations: 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.	The subject property has access from Bois D’Arc Drive (local street) via Caper Road to Gateway West Boulevard which is classified as a major arterial in the City of El Paso’s Major Thoroughfare Plan (MTP). There are other zoning properties with the same proposed zoning that align with the existing uses and character of the area.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
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.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	This area has been in transition during the last 10 years. There are two properties located to the east of the subject property that were rezoned in 2015 and 2019, respectively, from R-3 (Residential) to S-D (Special Development) for medical office uses.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. There are no anticipated disruptions to the neighborhood's character. The proposed use is consistent with the area's existing use pattern, which includes medical offices, single-family homes, and office warehouses.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located on Bois D’Arc Drive which is classified as a local street on the City of El Paso’s Major Thoroughfare Plan (MTP) and is adequate for the proposed development. There is one (1) bus stop within walking distance (0.25 miles) of the subject property located on Caper Road. Sidewalks are currently present abutting the subject property along Bois D’Arc Drive and in the surrounding area.

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

PUBLIC COMMENT: The subject property does not lie within the boundaries of any recognized neighborhood associations. Public notices were mailed to property owners within 300 feet on August 27, 2025. As of September 4, 2025, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: None.

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:

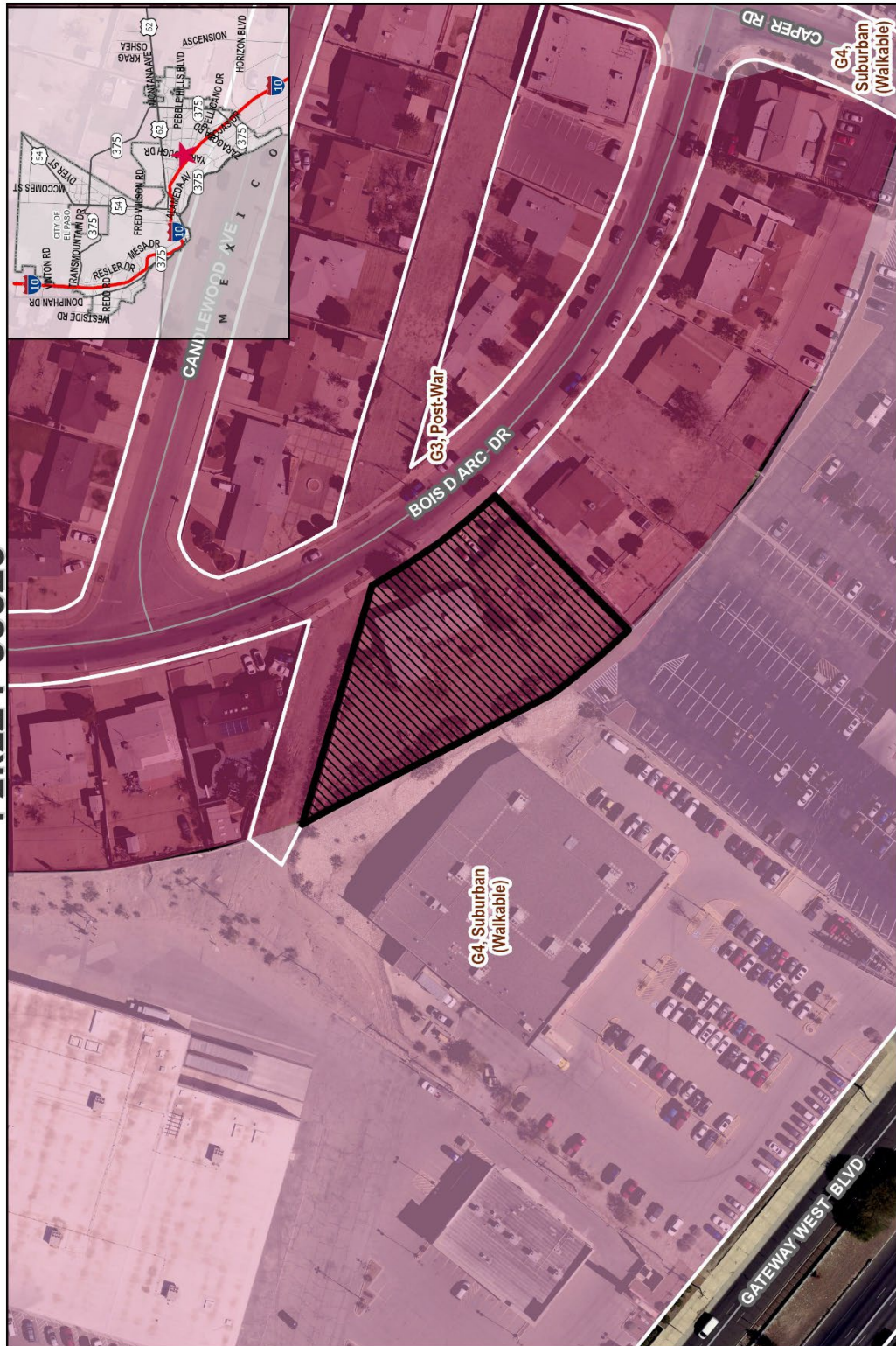
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Elevations
4. Department Comments
5. Neighborhood Notification Boundary

ATTACHMENT 1

PZR24-00026

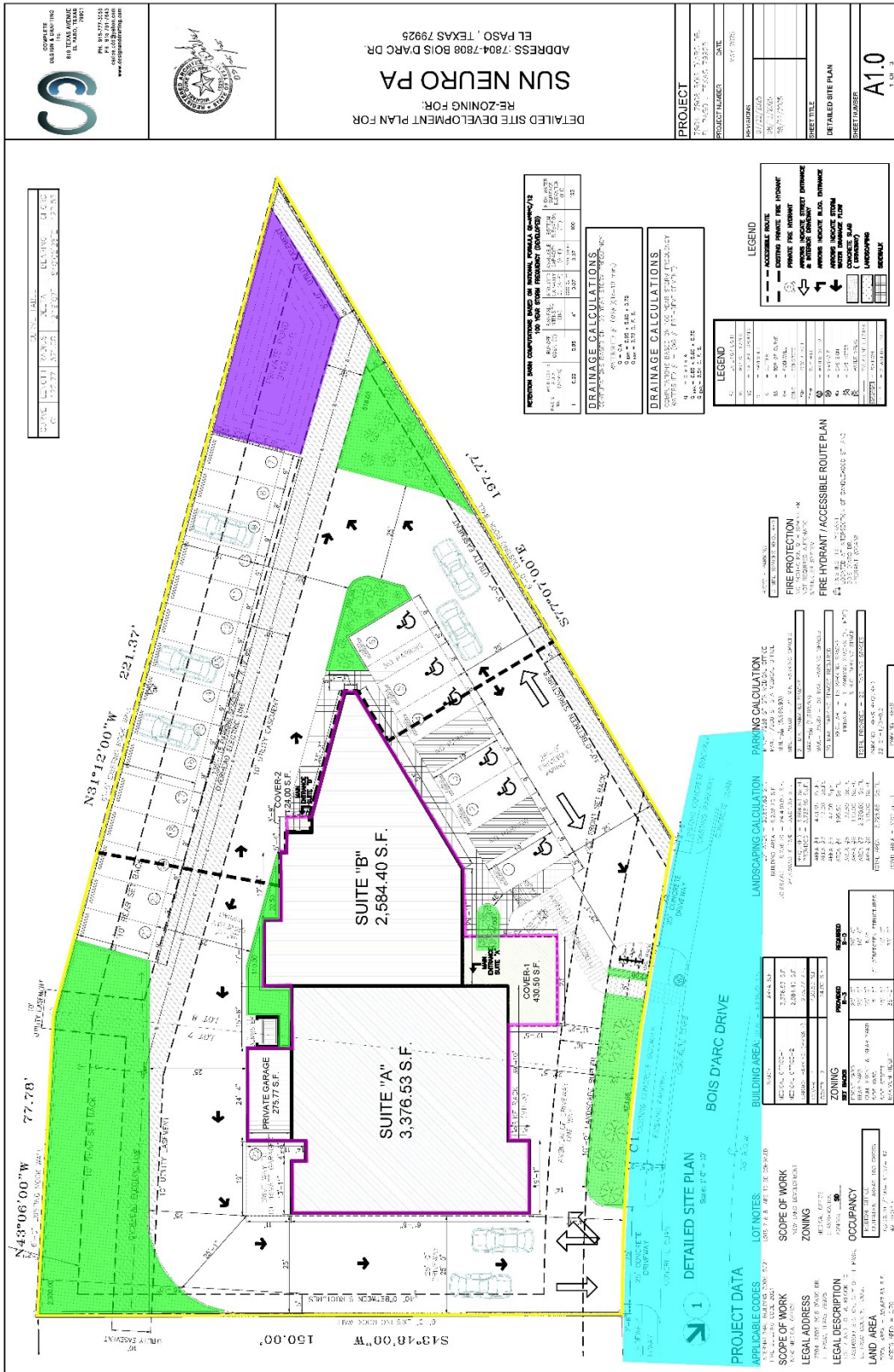


Subject Property

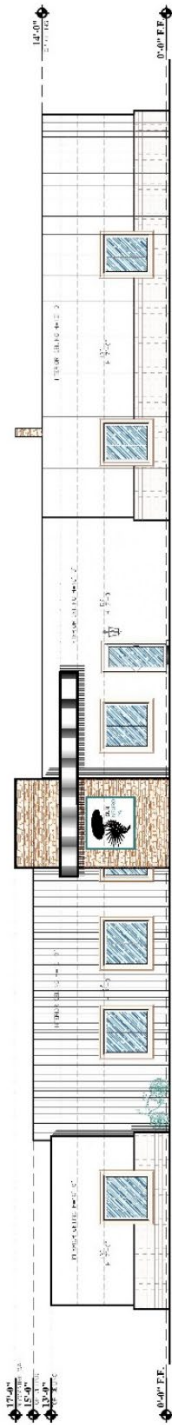


This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for any other purpose. The map is not a legal document and should not be relied upon for legal purposes. The map is not a survey and should not be used for any other purpose. The map is not a legal document and should not be relied upon for legal purposes. The map is not a survey and should not be used for any other purpose.

ATTACHMENT 2

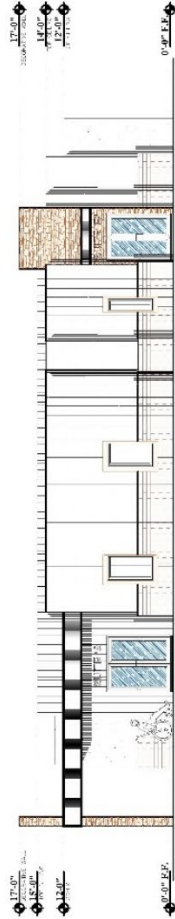


ATTACHMENT 3



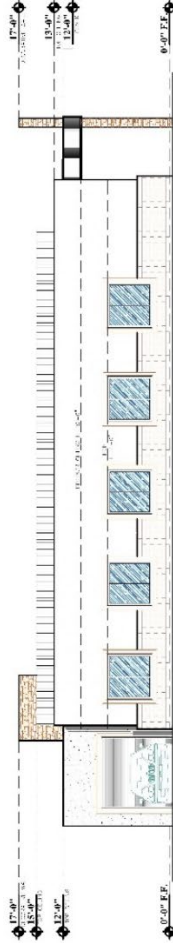
3 FRONT ELEVATION

Scale: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION

Scale: 3/16" = 1'-0"



5 LEFT SIDE ELEVATION

Scale: 3/16" = 1'-0"



6 REAR ELEVATION

Scale: 3/16" = 1'-0"

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning and Detailed Site Development Plan request. The proposed development meets all the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan Procedures. Furthermore, the proposed development is in accordance with both the G-3, Post War Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed rezoning.

Planning and Inspections Department – Land Development

No objections to proposed rezoning.

Fire Department

No comments submitted.

Police Department

No comments received.

Environment Services

No comments submitted.

Streets and Maintenance Department

Traffic and Transportation Engineering

1. No TIA is required
2. No objections to application

Street Lights Department

Do not object to this request.

For the development of this 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.

Street Lights Department requires that all projects that involves a roadway is 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.

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.

Sun Metro

Proposed land use does not affect Sun Metro transit services at this time.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Bois D'Arc Dr. This main is available for service.

Previous water pressure reading from fire hydrant #00438, located at the intersection of Candlewood St. and Bois D'Arc Dr. has yielded a static pressure of 104 (psi), a residual pressure of 98 (psi), and a discharge of 1500 (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 one active 3/4-inch water meter serving the subject property. The service address for this meter is 7804 Bois D'Arc Dr.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main extending along Bois D'Arc Dr. This main is available for service.

General

EPWater requires a new service application to provide 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:

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.

Texas Department of Transportation

No comments submitted.

El Paso County Water Improvement District #1

No comments submitted.

El Paso Electric

We have no comments for 7804 and 7808 Bois D'Arc.

Texas Gas Service

In reference to case PZRZ24-00026 - 7804 Bois D Arc, Texas Gas Service has service lines at 7804 & 7808 Bois d Arc and a 2" main line along the existing easement in the back of the properties.

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 911 District

The 911 District has no comments or concerns regarding this zoning.

ATTACHMENT 5

