

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

AGENDA DATE: August 17, 2021
PUBLIC HEARING DATE: September 14, 2021

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

DISTRICT(S) AFFECTED: District 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. PZST21-00011, to allow for a small contractor's yard on the property described as a portion of F. Neve Survey No. 8, 4625 Delta Drive, 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: 4625 Delta Drive
Applicant: Erik Tijerina
PZST21-00011

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit to allow for a small contractor's yard in the C-2 (Commercial) zone district as provided in El Paso City Code Section 20.04.320. City Plan Commission recommended 4-1 to approve the proposed special permit on July 15, 2021. As of August 6, 2021, the Planning Division has 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

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

DEPARTMENT HEAD:

Philip Etiwe

Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00011, TO ALLOW FOR A SMALL CONTRACTOR'S YARD ON THE PROPERTY DESCRIBED AS A PORTION OF F. NEVE SURVEY NO. 8, 4625 DELTA DRIVE, 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 **Erik Tijerina**, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a small contractor's yard; 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 C-2 District:
a portion of F. Neve Survey No. 8, 4625 Delta Drive, City of El Paso, El Paso County, Texas; and as more particularly described by metes and bounds on the attached **Exhibit "A"**, incorporated by reference, 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 small contractor's yard 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 C-2 (Commercial) 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 "B"** 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. PZST21-00011, 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,

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 _____, 2021.

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

Wendi N. Vineyard
Assistant Attorney

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

(agreement on next page)

AGREEMENT

Erik Tijerina, 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 **C-2 (Commercial) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 6th day of August, 2021.

Erik Tijerina

(Signature)

(Name/Title)

Erik Tijerina
ERIK TIJERINA / PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this 6th day of AUGUST, 2021, by ERIK TIJERINA for Erik Tijerina

(Seal)



Notary Public, State of Texas
Signature

DAVID PERALES
Printed or Typed Name

My Commission Expires:

10/4/23

EXHIBIT "A"

DORADO ENGINEERING GROUP

2717 E. YANDELL STREET EL PASO, TEXAS 79903 (915) 562-0002 FAX (915) 562-7743

4625 Delta Drive

Metes and Bounds description of a parcel of land being a portion of F. Neve Survey No.8, City of El Paso, County of El Paso, Texas and being more particularly described as follows:

Commencing at a chisel "V" on concrete at the intersection of the Easterly Right-of-Way line of Francis Drive and the Southerly Right-of-Way line of Barney Drive said "V" lying on the Northeast corner of Lot 1, Block 3, Pasadena Subdivision Unit Three said "V" bears South $04^{\circ}54'55''$ East a distance of three hundred two and fifty hundredths (302.50) feet to an existing city monument at the centerline intersection of Francis Street and Manto Sagrado Street; Thence South $83^{\circ}30'00''$ West along the Southerly Right-of-Way line of Barney Drive a distance of four hundred thirty eight and seventy eight hundredths (438.78) feet to a corner on the Southerly Right-of-Way line of Barney Drive said corner being the Point of Beginning for this description.

Thence South $06^{\circ}34'16''$ East along an Easterly line of the parcel being described a distance of forty six and sixty four hundredths (46.64) feet for a corner;

Thence North $90^{\circ}00'00''$ East along a Northerly line of the parcel being described a distance of one hundred thirty one and ninety six hundredths (131.96) feet for a corner;

Thence South $00^{\circ}00'00''$ East along an Easterly line of the parcel being described a distance of two hundred eighteen and thirty hundredths (218.30) feet for a corner on the Northerly Right-of-Way line of Delta Drive;

Thence along an arc of a curve to the right, said arc being the Northerly Right-of-Way line of Delta Drive, a distance of one hundred ninety nine and sixty two hundredths (199.62) feet said curve having a central angle of $08^{\circ}12'44''$, a radius of one thousand three hundred ninety two and seventy hundredths (1392.70) feet a chord bearing of $63^{\circ}08'45''$ West with a chord distance of one hundred ninety nine and forty five hundredths (199.45) feet for a point;

Thence North 59°02'00" West along the Northerly Right-of-Way line of Delta Drive a distance of two hundred fifty eight and forty hundredths (258.40) feet for a corner;

Thence North 00°00'00" East along the Westerly line of the parcel being described a distance of eleven and seventy one hundredths (11.71) feet for a corner on the Southerly Right-of-Way line of Barney Drive;

Thence North 83°30'00" East along the Southerly Right-of-Way line of Barney Drive a distance of two hundred sixty three and ninety hundredths (263.90) feet to the Northwesterly corner of the parcel being described, said corner being the Point of Beginning for this description.

Said parcel of land contains 53,337.00 square feet or 1.224 acres of land more or less


Fermin Dorado, R.P.L.S.



April 27, 2020

EXHIBIT "B"



LOCATION MAP
SCALE: 1" = 600'



SIDE ELEVATION



FRONT ELEVATION

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
9/10/21
DATE
APPLICANT
Karen Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

NOTE:
That a ten feet (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.



LINE	LENGTH	BEARING
L1	27.70	S 59°17'18" E
L2	11.71	N 00°00'00" E

CURVE	DELTA	CHD BEARING	TANGENT	RADIUS	ARC LENGTH	CHD LENGTH
C1	N 81°47'18" E	S 63°08'44" E	99.99	1392.70	196.62	199.45
C2	N 83°32'28" E	S 84°01'21" E	78.59	1392.70	187.01	158.83
C3	N 88°14'50" E	S 39°54'50" E	21.31	1392.70	42.61	42.61

PARKING REQUIREMENTS

TOTAL GROSS AREA	10,490.00 SF
TOTAL GROSS AREA BLDG 1	7,876.00 SF
MINIMUM PARKING REQUIRED (CONTRACTOR EQUIP. STORAGE)	1/480 = 17
TOTAL GROSS AREA BLDG 2	2,630.00 SF
MINIMUM PARKING REQUIRED (OFFICE/PROFESSIONAL)	1/576 = 5
TOTAL PARKING REQUIRED	22
TOTAL PARKING PROPOSED	22
HANDICAPPED PARKING REQUIRED	1/25 = 1
TOTAL HANDICAPPED PARKING PROPOSED	1
BICYCLE SPACE REQUIRED	3
BICYCLE SPACE PROVIDED	3

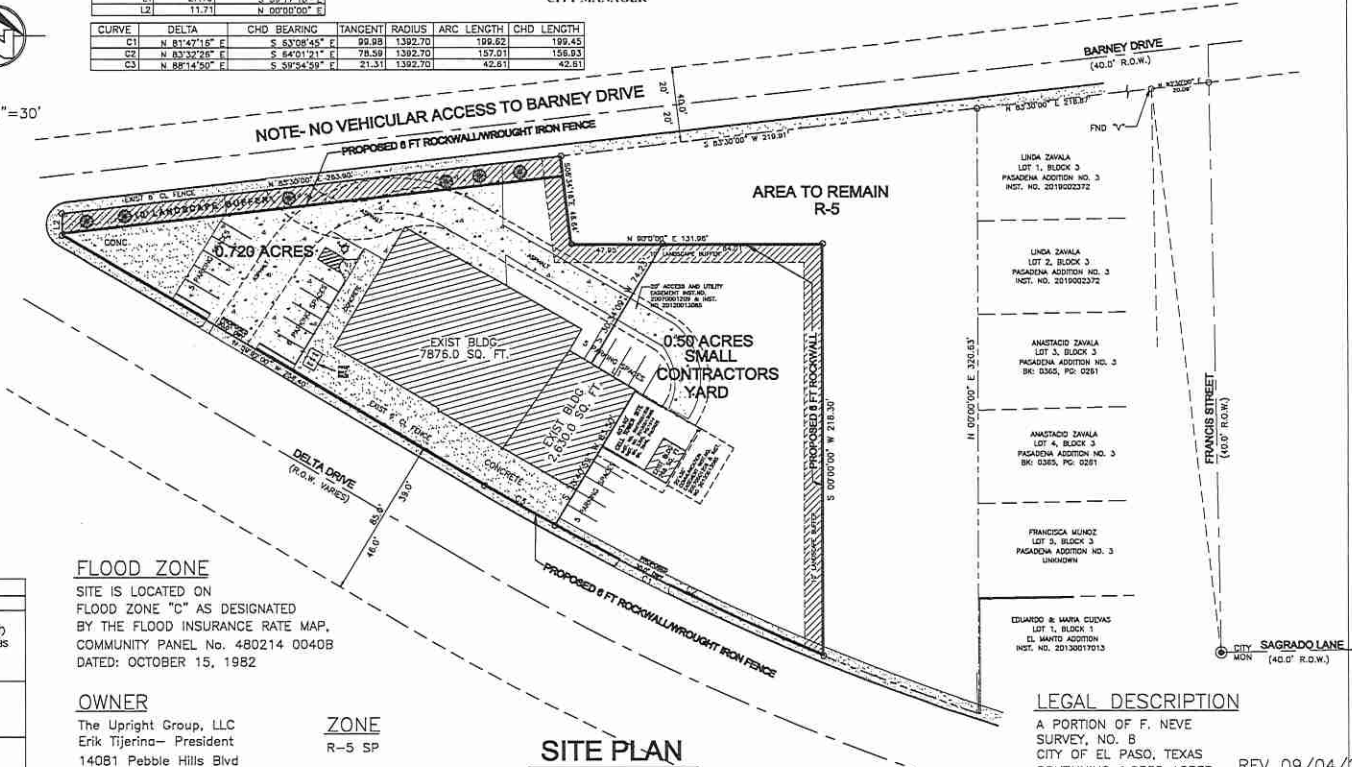
LANDSCAPE CALCULATIONS

REQUIRED	PROVIDED
TOTAL AREA = 53,318.00 SQ. FT.	6,422 UNITS
BUILDING AREA = 10,506.00 SQ. FT.	6 - TREES (1 PER UNIT)
53,318.00 - 10,506.00 = 42,812.00 SQ. FT.	283 - 5 GALLON SHRUBS (45 PER UNIT)
42,812.00 SQ. FT. X 15% = 6,422.00 SQ. FT. LANDSCAPE REQUIRED	
6,422 / 1,000.00 = 6.422 (7.0 UNITS)	
FRONTAGE LANDSCAPE BUFFER TREES: 10' MIN BUFFER AND (1) TREE PER 30 LF OF FRONTAGE	16 BUFFER TREES
DELTA DRIVE = 459.00 / 30 = 15 TREES	16 STREET TREES
PARKING LOT TREES: (1) TREE PER 10 SPACES	
22 / 10 = 2.2 TREES	2 TREES

FLOOD ZONE
SITE IS LOCATED ON FLOOD ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480214 0040B DATED: OCTOBER 15, 1982

OWNER
The Upright Group, LLC
Erik Tijerina - President
14081 Pebble Hills Blvd
EL PASO TEXAS 79938

ZONE
R-5 SP



LEGAL DESCRIPTION
A PORTION OF F. NEVE SURVEY, NO. 8 CITY OF EL PASO, TEXAS CONTAINING 1.9533 ACRES

S:\growings\4825 DELTA-BOYS CLUB VMP_SVT.DWG
SCALE: 1" = 30'
REFERENCES: -- BENCHMARKS
ENGINEERS SEAL
DORADO ENGINEERING, INC.
TEXAS REGISTERED
ENGINEERS
DATE: 09/04/20
BY: DRAWN BY: AD
CHECK BY: JD
DATE: REVISORS
DATE: REVISORS
F-584
PROJECT NAME: 4825 DELTA DRIVE PROPOSED BUSINESS PARK
SHEET TITLE: SITE PLAN
SHEET: 1 OF 1
REV 09/04/20
04/06/2020

4625 Delta Drive

City Plan Commission — July 15, 2021

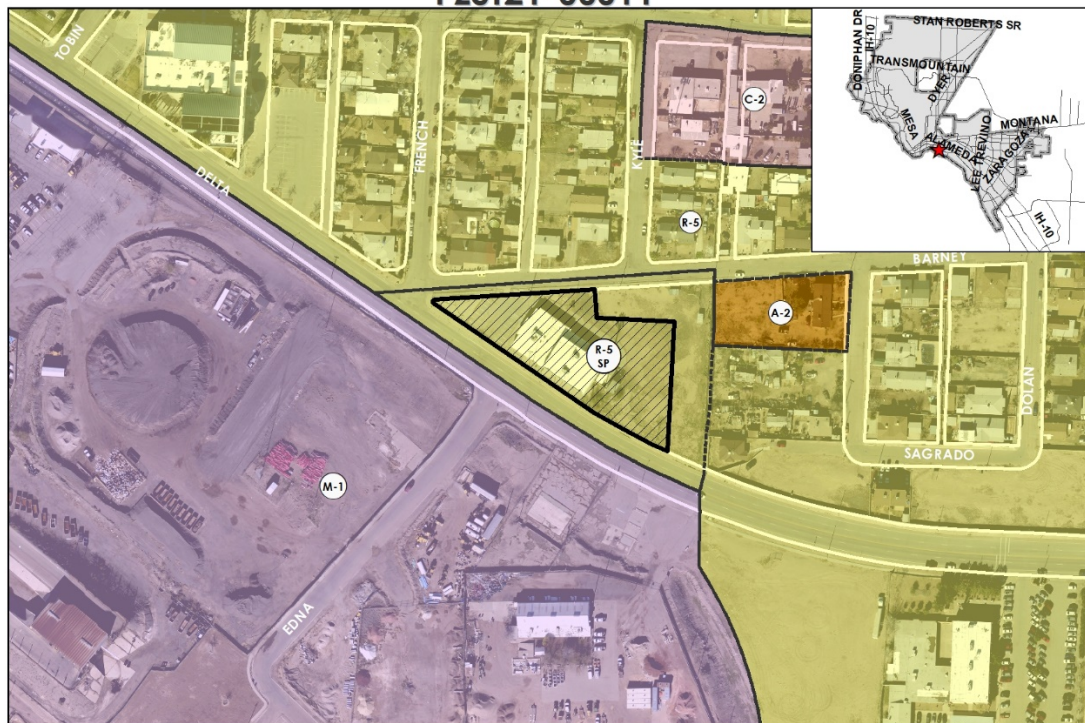


CASE NUMBER: PZST21-00011
CASE MANAGER: Andrew Salloum, (915)212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: The Upright Group, LLC.
REPRESENTATIVE: Dorado Engineering, Inc.
LOCATION: 4625 Delta Drive (District 8)
PROPERTY AREA: 1.22-acres
EXISTING ZONING: R-5/sp (Residential/special permit)
REQUEST: Special Permit to allow for a small contractor's yard in C-2 (Commercial) zone district
RELATED APPLICATIONS: PZRZ20-00013
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a small contractor's yard in the C-2 (Commercial) zone district.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends approval of the special permit for a small contractor's yard in C-2 (Commercial) zone district. The proposal meets all the requirements of 20.04.320 Special Permit and 20.04.150, Detailed Site Development Plan. Approval of the Detailed Site Development Plan will satisfy the related zoning condition requiring Detailed Site Development Plan approval prior to issuance of building permits.

PZST21-00011



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show accurate calculations. Changes to this map to better grades from 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.



Subject Property

0 50 100 200 300 400 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for a small contractor’s yard in the C-2 (Commercial) zone district. This special permit application is related to the rezoning application PZRZ20-00013, the applicant is also requesting to rezone from R-5/sp (Residential/special permit) to C-2/sp (Commercial/Special Permit) in order to allow for a small contractor’s yard.

The detailed site development plan shows the existing 10,506 square-foot building which is proposed to be converted to a professional office and a small contractor’s yard. The site plan also shows a six-foot (6’) high combination masonry/wrought iron wall along the property line abutting Barney Street. Additionally, a ten-foot (10’) landscaped buffer along the property line abutting Barney Street and adjacent to residential zone districts or uses to comply with the proposed zoning conditions. The development requires twenty-two (22) spaces and three bicycle spaces. The applicant is providing twenty-two (22) spaces on the subject property, including one accessible parking, as well as the three (3) required bicycle on the site. Access to the subject property is provided from Delta Drive.

The property currently has an approved special permit, approved by City Council on February 24, 1998, to allow the existing ground mounted PWSF on the property, see attachment 5.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (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 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-2 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 Delta Drive, the improved minor arterial. A proposed rezoning condition would prohibit access on Barney 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.
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.

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:

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-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing 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 use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<p>Yes, the subject property and the proposed developments meet the intent of the G-2 Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development is adjacent to light manufacturing, apartment, and residential lots; and would thus contribute to the intent of the G-2 sector to have commercial uses integrated into residential areas.</p>
<p>Compatibility with Surroundings: The proposed use is compatible with those surrounding the site:</p> <p>C-2 (Commercial) District: The purpose of the district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes, the proposed professional office and a small contractor's yard are consistent with commercial and manufacturing uses in the neighborhood. The proposed office is permitted by right, and the proposed small contractor's yard is requiring a special permit in C-2 zone district. The surrounding properties are zoned R-5 (Residential), A-2 (Apartment), and M-1 (Light Manufacturing). The surrounding area uses vary from single-family dwellings, apartments, church, large contractor's yard, and the treatment plant.</p>
<p>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<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 proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: 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>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 residential, light manufacturing 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. The established neighborhood is comprised of single-family, apartment, and treatment plant uses. There have been no recent rezoning requests for this area.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property borders Delta Drive and Barney Street, which are designated a minor arterial and local street respectively. Access is proposed from Delta Drive. 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 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 El Paso Central Business Association, the Sunrise Civic Group, and the Val Verde Neighborhood Association, all of which were notified of the special permit application. Public notices were mailed to property owners within 300 feet of the subject property on July 1, 2021. As of July 8, 2021, the Planning Division has not received any communication in support or opposition to the request from the public. Additionally, several members of the neighborhood voiced their opposition to the proposed rezoning at the meeting held with the neighborhood on March 18, 2021.

RELATED APPLICATIONS: N/A.

CITY PLAN COMMISSION OPTIONS:

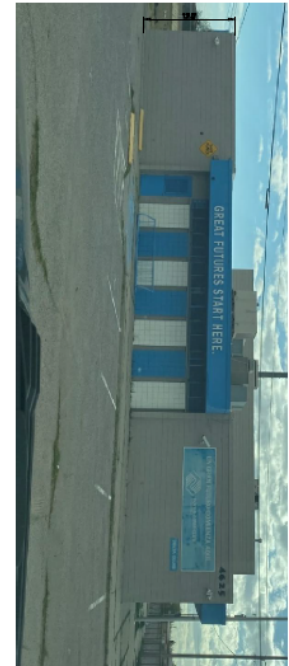
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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. **(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. Special Permit SP-97-24

ATTACHMENT 1



NOTE:
That a ten feet (10') landscaped buffer with high-quality natives or naturalized trees of at least two-feet (2') caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.



LINE	LENGTH	BEARING	CHORD
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88	11.73	N 0° 00' 00" E	11.73
89	11.73	N 0° 00' 00" E	11.73
90	11.73	N 0° 00' 00" E	11.73
91	11.73	N 0° 00' 00" E	11.73
92	11.73	N 0° 00' 00" E	11.73
93	11.73	N 0° 00' 00" E	11.73
94	11.73	N 0° 00' 00" E	11.73
95	11.73	N 0° 00' 00" E	11.73
96	11.73	N 0° 00' 00" E	11.73
97	11.73	N 0° 00' 00" E	11.73
98	11.73	N 0° 00' 00" E	11.73
99	11.73	N 0° 00' 00" E	11.73
100	11.73	N 0° 00' 00" E	11.73

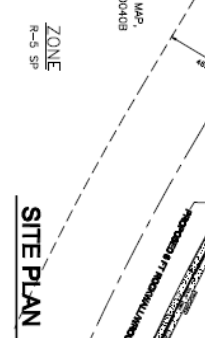
REQUIRED	LANDSCAPE CALCULATIONS	PROVIDED
TOTAL GROSS AREA	20,134.00 SQ. FT.	20,134.00 SQ. FT.
TOTAL GROSS AREA BLDG 1	15,434.00 SQ. FT.	15,434.00 SQ. FT.
TOTAL GROSS AREA BLDG 2	4,700.00 SQ. FT.	4,700.00 SQ. FT.
MINIMUM PARKING REQUIRED	1,460 - 17	1,460 - 17
(CONTRACTOR EQUIP. STORAGE)		
MINIMUM PARKING REQUIRED	2,430.00 SF	2,430.00 SF
(OFFICE/PERSONNEL)	1/475 = 8	1/475 = 8
TOTAL PARKING REQUIRED	22	22
TOTAL PARKING PROVIDED	1/23 = 1	1/23 = 1
HANDICAPPED PARKING REQUIRED	1	1
TOTAL HANDICAPPED PARKING PROVIDED	1	1
BICICLE SPACE PROVIDED	3	3

REQUIRED	LANDSCAPE CALCULATIONS	PROVIDED
TOTAL GROSS AREA	20,134.00 SQ. FT.	20,134.00 SQ. FT.
TOTAL GROSS AREA BLDG 1	15,434.00 SQ. FT.	15,434.00 SQ. FT.
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(OFFICE/PERSONNEL)	1/475 = 8	1/475 = 8
TOTAL PARKING REQUIRED	22	22
TOTAL PARKING PROVIDED	1/23 = 1	1/23 = 1
HANDICAPPED PARKING REQUIRED	1	1
TOTAL HANDICAPPED PARKING PROVIDED	1	1
BICICLE SPACE PROVIDED	3	3

FLOOD ZONE
SITE IS LOCATED ON FLOOD ZONE "C" AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER NO. 480214 0040B DATED: OCTOBER 15, 1992

OWNER
The Uppright Group, LLC
Eric Titterton - President
14081 Pabble Hills Blvd
PL PASO TEXAS 79638

ZONE
R-5 SP



LEGAL DESCRIPTION
A PORTION OF F. N.E. 1/4 OF EL PASO, TEXAS CONTAINING 1.9533 ACRES

REV 09/04/20
04/06/2020

PROJECT NAME
4625 DELTA DRIVE
PROPOSED BUSINESS PARK

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E VANCELL BL. PASO, TEXAS 79603 (817)552-0000

DATE	REVISIONS	BY	CHKD. BY	APPD. BY

ENGINEER SEAL
DORADO ENGINEERING, INC.
TODD HENDERSON
DIRECTOR OF FPM
P-684

REVISIONS
REFERENCES - - BENCHMARKS

SCALE:
DATE: 09/04/20
DESIGN BY: JAD
DRAWN BY: JAD
CHKD. BY: JAD
APPD. BY: JAD

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department – Planning Division

No objections to the special permit request.

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

Land Development

The following comments will be addressed at the building permitting stage:

1. Six foot rock-walls inside property are required from high side along property boundary line abutting residential zone lots.
2. Show proposed drainage flow patterns on the preliminary plat and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision limits.
3. 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.
4. Verify proposed driveway apron radius from Delta Drive does not encroach onto the abutting property line.

Fire

No adverse comments.

Sun Metro

No objections.

Street and Maintenance

No objections.

A Traffic Impact Analysis is not required.

Texas Department of Transportation (TxDOT)

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

Environmental Services Department

No objections.

El Paso County Water Improvement District #1

The attached item is not within the boundaries of EPCWID.

El Paso Water

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

Water:

There is an existing 4-inch diameter water main that extends along Barney Avenue., fronting the subject property. This main is located along the centerline of the right-of-way. This water main dead ends approximately 143-feet west of Kyle Street This water main is available for service.

There is an existing 12-inch diameter water main that extends along Delta Drive located approximately 13.5-feet south of the property. This water main is available for service.

Previous water pressure from fire hydrant #1028 located at the northeast corner of the intersection of French Place and Delta Drive., has yielded a static pressure of 100 psi, a residual pressure of 92 psi, and a discharge of 1,342 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.

EPWU records indicate one (1) 1-1/2-inch active water service serving the subject property. The address of this service is 4625 Delta Drive.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main that extends along Barney Street fronting the subject property. This main is located north of the right-of-way centerline. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Delta Drive. This main is located approximately 73-feet south of the property. This main is available for service.

There is an existing 12-inch diameter force main that extends along Delta Drive located approximately 15-feet south of the property. No direct service connections are allowed to this main.

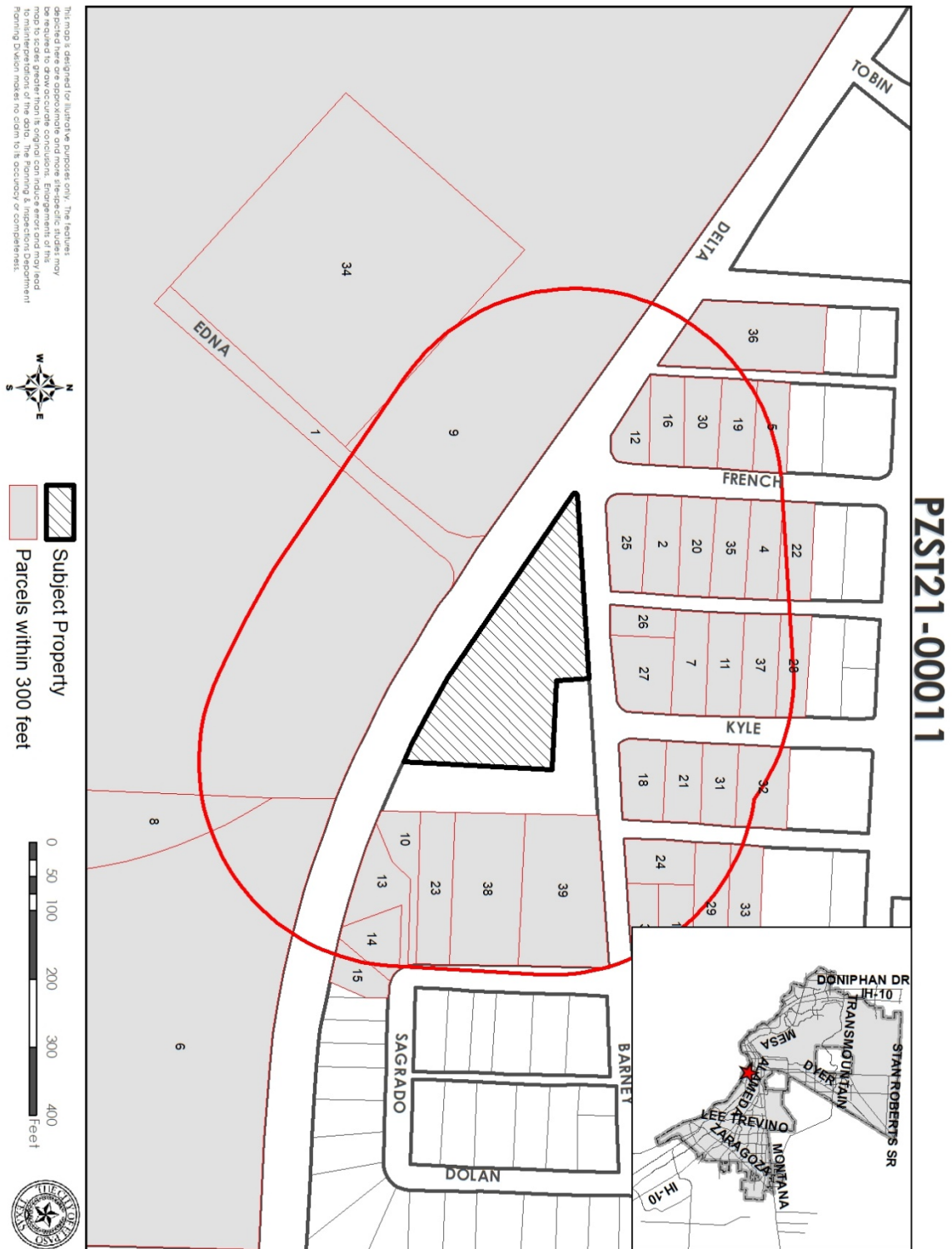
General:

An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for 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 and encourage the use of nonstructural storm water management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.

ATTACHMENT 4



ATTACHMENT 5

ORDINANCE NO. 013504

ORDINANCE GRANTING SPECIAL PERMIT NO. SP 97-24, TO ALLOW FOR A CELLULAR TELECOMMUNICATIONS ANTENNA (65' MONOPOLE) ON A PORTION OF F. NEVE SURVEY #8 (4652 BARNEY STREET) PURSUANT TO SECTION 20.14.040.U (ZONING) OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Cellular One** has applied for a Special Permit under Section 20.14.040.U of the El Paso Municipal Code, to allow for a cellular telecommunications antenna (65' monopole), and;

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

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

1. That the property described as follows is in an R-5 (Residential) District:

A portion of F. NEVE SURVEY #8, City and County of El Paso, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as 4652 Barney Street; and

2. That a cellular telecommunications antenna (65' monopole) is authorized by Special Permit in R-5 (Residential) districts under Section 20.14.040.U of the El Paso Municipal Code; and

3. That the requirements for a cellular telecommunications antenna (65' monopole) under Section 20.14.040.U have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040.U of the El Paso Municipal Code, to allow a cellular telecommunications antenna (65' monopole) on the above-described property; and

NANCE:pnc#52859ZON/PLA/Y7

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11/14/97

ORDINANCE 013504

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5. That this Special Permit is issued subject to the development standards in the R-5 (Residential) district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. 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 of the City Plan Commission before building permits are issued; and

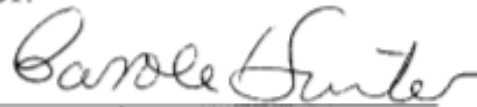
7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. SP 97-24** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 24th day of February, 1998.

THE CITY OF EL PASO


Mayor


ATTEST:


City Clerk

APPROVED AS TO FORM:


John F. Nance
Assistant City Attorney

APPROVED AS TO CONTENT:


Scott Stanfield
Dept. of Planning, Research & Development

NANCE:pme/#52859/ZON/PLA/Y7

ORDINANCE 013504

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11/14/97

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AGREEMENT

CELLULAR ONE, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the R-5 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 2nd day of December, 1997

CELLULAR ONE

By: [Signature]
Title: SITE ACQ MGR.

ACKNOWLEDGMENT

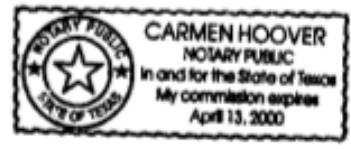
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 2nd day of December, 1997 by Joe Villarreal as Site Acq Mgr on behalf of **CELLULAR ONE**, as Applicant.

My Commission Expires:

[Signature]
Notary Public, State of Texas
Notary's Printed or Typed Name:

Special Permit #SP 97-24



NANCE.pmd#52859ZON/PLA/013504
ORDINANCE _____