

**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*****

Philip Fiore

DEPARTMENT HEAD: _____

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST24-00007, TO ALLOW FOR A GOVERNMENTAL USE, BUILDING ON THE PROPERTY DESCRIBED AS TRACT 1B, A.F. MILLER SURVEY 214, 6500 N. MESA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 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 20.04.260 of the El Paso City Code to allow for Governmental use, building; 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 District: *Tract 1B, A.F. Miller Survey 214, 6500 N. Mesa Street, City of El Paso, El Paso County, Texas* and as more particularly described by metes and bounds on the attached **Exhibit "A"**; 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 Governmental use, building 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-1 (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. PZST24-00007, 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 _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln

Russell T. Abeln
Senior Assistant Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

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 **C-1 (Commercial) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2025.

City of El Paso

[Signature]

(Signature)

YVETTE HERNANDEZ / CITY ENGINEER

(Name/Title)

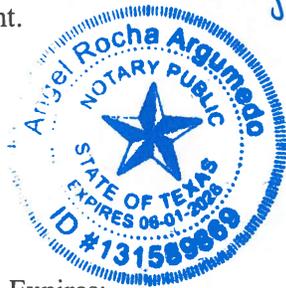
ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this 11th day of August, 2025, by Yvette Hernandez, City Engineer for City of El Paso as Applicant.

(Seal)



[Signature]
Notary Public, State of Texas

Signature

Angel R. Argumedo
Printed or Typed Name

My Commission Expires:

08.01.2026

METES AND BOUNDS

PROPERTY DESCRIPTION:

Tract 1B, A. F. MILLER SURVEY No. 214, City of El Paso, El Paso County, Texas and is being more particularly described by metes and bounds as follows:

Commencing at a found City Monument lying on the centerline of a turning-heel of Hidden Crest Creek; Thence, South 33°57'10" East, a distance of 574.80 feet to point for a boundary corner lying on the westerly right-of-way line of Fountain Road (60.00 feet Public right-of-way) being the "TRUE POINT OF BEGINNING" of this property description;

THENCE, South 77°19'00" East, a distance of 150.00 feet to a point for a boundary corner;

THENCE, South 12°42'00" West, a distance of 197.27 feet to point for a boundary corner lying on the northerly right-of-way line of North Mesa Street;

THENCE, North 73°44'34" West, along said right-of-way line, a distance of 116.58 feet to a point for a boundary corner;

THENCE, North 77°19'00" West, a distance of 33.59 feet to a point for a boundary corner lying on the westerly right-of-way line of Fountain Road (60.00 feet Public Right-Of-Way);

THENCE, North 12°41'00" East, along said right-of-way line, a distance of 190.00 feet back to the "TRUE POINT OF BEGINNING" of this description.

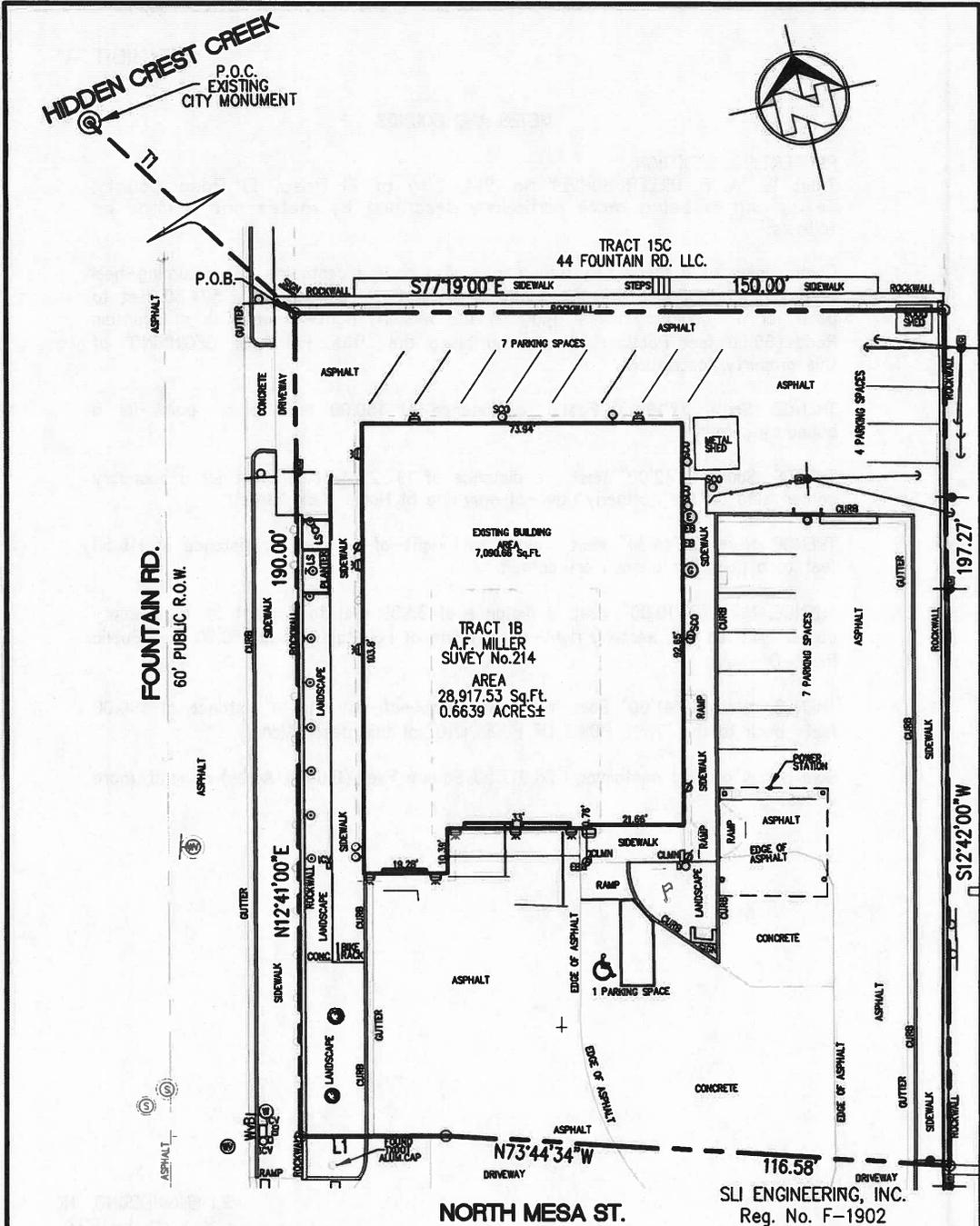
Said parcel of land containing 28,917.53 Square Feet (0.6639 Acres) of land, more or less.

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00



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This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JULY 25, 2024.

PLAT OF SURVEY		
 SLI ENGINEERING, INC. <small>CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 6000 WESTWOOD DRIVE EL PASO, TEXAS (915) 884-4457</small>	FIRE STATION No.22 6500 N MESA ST.	CERTIFICATION I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  GUILLERMO LICON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LICENSE NO. 2998 DATE: <u>7-25-2024</u>
	PROPERTY DESCRIPTION TRACT 1B, A. F. MILLER SURVEY No. 214 EL PASO, EL PASO COUNTY, TEXAS.	
JOB #: 06-23-5008 DRAWN BY: CV CK BY: GH/ET DATE: 07/25/2024 SCALE: 1"=30'	PLAT REFERENCE VOLUME PAGE	



HIDDEN CREST CREEK
 P.O.C. EXISTING CITY MONUMENT

TRACT 15C
 44 FOUNTAIN RD. LLC.

577'19"00" E SIDEWALK STEPS 150.00' SIDEWALK ROCKWALL

FOUNTAIN RD.
 60' PUBLIC R.O.W.

TRACT 1B
 A.F. MILLER
 SURVEY No. 214
 AREA
 28,917.53 Sq.Ft.
 0.6639 ACRES±

NORTH MESA ST.

LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S33°57'10"E	574.80'
L1	N77°19'00"W	33.59'

SLI ENGINEERING, INC.
 Reg. No. F-1902
 SURVEYING
 Reg. No. 100120-00



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PLAT OF SURVEY		FIRE STATION No.22 6500 N MESA ST. PROPERTY DESCRIPTION TRACT 1B, A. F. MILLER SURVEY No. 214 EL PASO, EL PASO COUNTY, TEXAS. PLAT REFERENCE VOLUME PAGE	CERTIFICATION I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. GUILLERMO LICON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LICENSE NO. 2998 DATE: <u>7-25-2024</u>
 SLI ENGINEERING, INC. <small>CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 6600 WESTINGHOUSE DRIVE EL PASO, TEXAS (910) 594-4407</small>	JOB #: 06-23-5008 DRAWN BY: CV CK BY: GI/ET DATE: 07/25/2024 SCALE: 1"=30'		

Fire Station No. 22

6500 N. Mesa El Paso TX 79912

LEGAL DESCRIPTION	PARKING REQUIREMENTS	ZONING TABLE
A F MILLER SURV 214 ABST 3598 TR 1-B (0.664 AC)	TOTAL - OCCUPANTS 37	ZONING CODE - C-1 ZONING DISTRICT - 8
GEOGRAPHIC IDENTIFICATION NUMBER: X214999000A0300	CALCS. BY SHIFT = 3 SHIFTS TOTAL 12 OCCUPANTS PER SHIFT = 12 PARKING SPACES REQUIRED	EXISTING LAND USE - GOVERNMENTAL FACILITY PROPOSED USE - GOVERNMENTAL FACILITY
BUILDING HEIGHT: (TABLE 504.3 IBC2021) MAX ALLOWED B.S: 35'-0" ACTUAL 18'-4" (TOP OF ROOF RIDGE)	PROVIDED = 12 PRIVATE PARKING SPACES 4 PUBLIC PARKING SPACES 1 ADA PARKING SPACE	MINIMUM SETBACKS REQUIRED: FRONT YARD - 0'-0" REAR YARD - 10'-0" CUMULATIVE FRONT & REARYARD - N/A SIDE YARD 10'-0" WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT SIDE STREET - 10'-0" MAXIMUM HEIGHT 35' - 0"
ALLOWABLE AREA: (TABLE 506 IBC2021) STORAGE S-2: 26,000 SF BUSINESS B: 23,000 SF	(1) BIKE RACK 3 SPACES TOTAL = 17 PARKING SPACES	MAY EXCEED BY WHEN AN ADDITIONAL SETBACK OF ONE FOOT IS PROVIDED FROM ALL ADJACENT YARDS FOR EACH FOOT OF HEIGHT IN EXCESS OF 35' AS PER CITY ZONING APPENDIX B TABLE OF DENSITY AND DIMENSIONAL STANDARDS

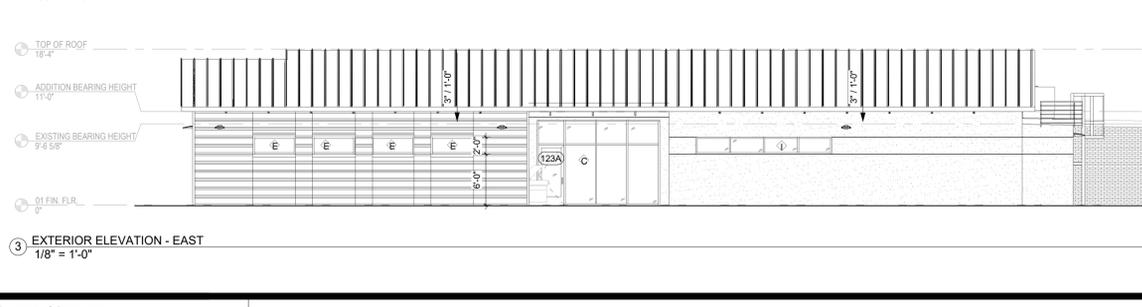
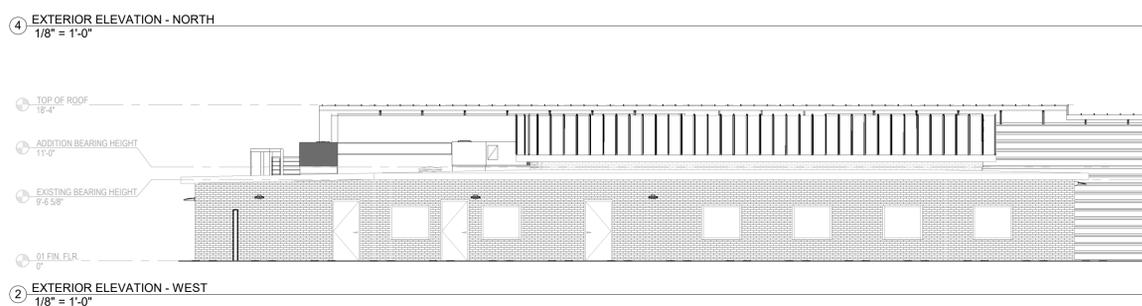
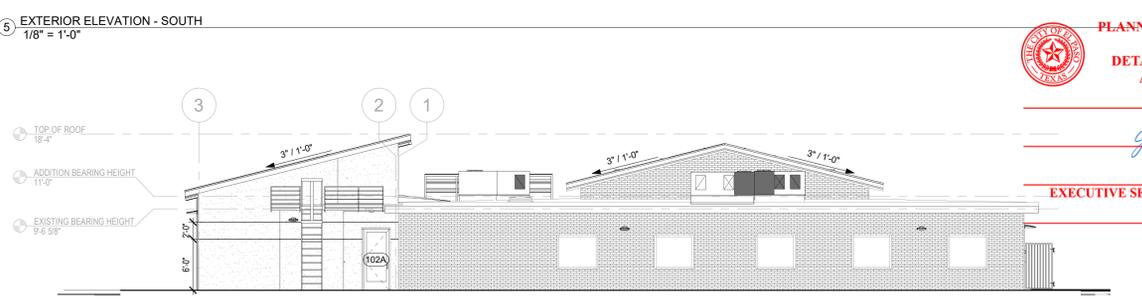
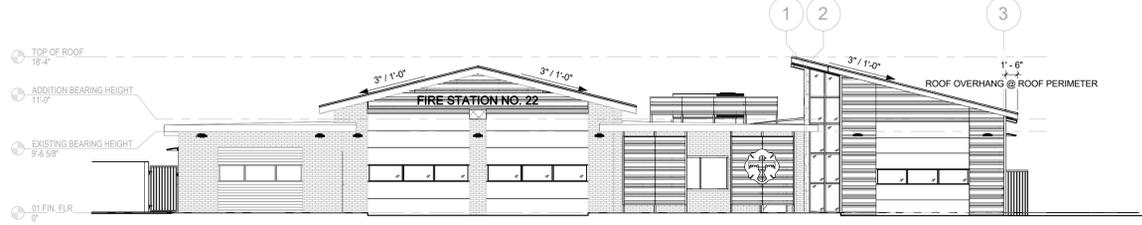
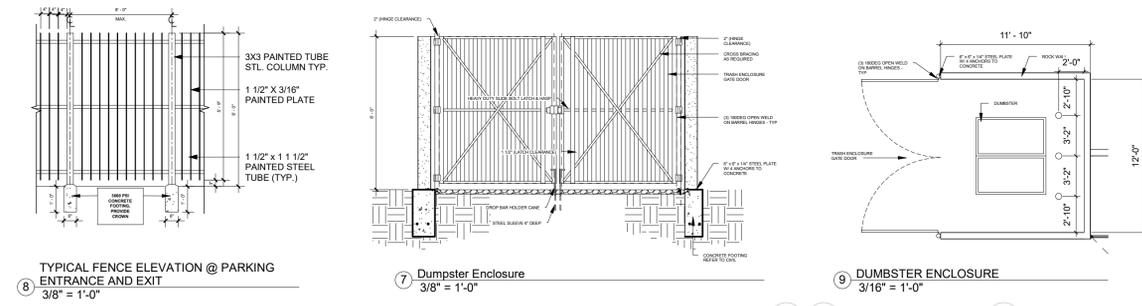


EXHIBIT "B"

LANDSCAPE ORDINANCE CALCULATIONS

NEW BUILDING ADDITION FOOTPRINT = 1,931 SF
LANDSCAPE AREA PROVIDED = 2,988 SF (1,961 X .15 = 294 SF)
REQUIRED UNITS OF PLANT MATERIAL = 1,093 SF OF REQUIRED LANDSCAPE AREA

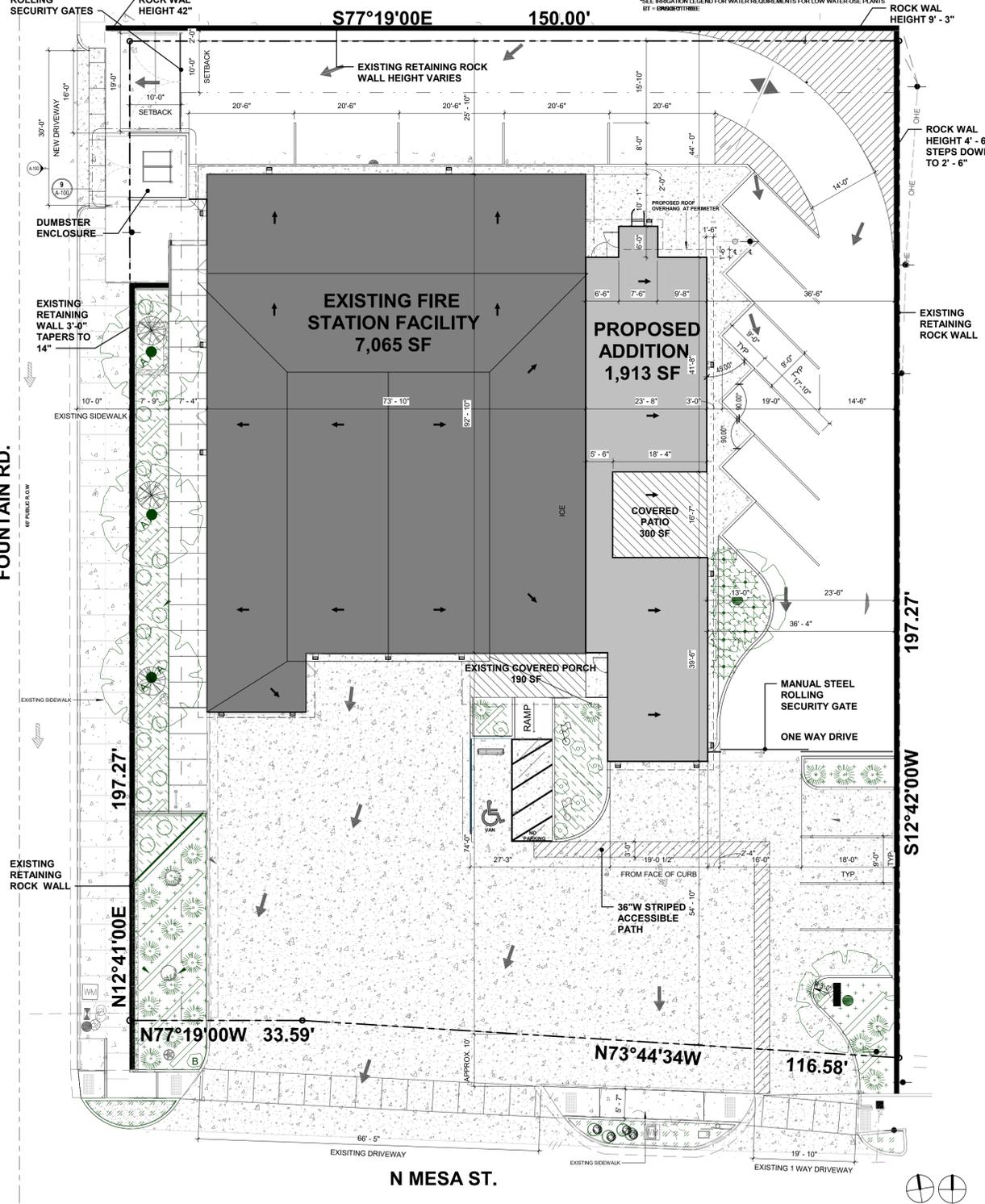
SYMBOL DESCRIPTION	QTY	MODEL	COLOR	DETAIL
SEATING BOULDER	8	3 MIN.	DESERT TAN	SEE DETAIL 4, SHEET LP-501
BOULDER B	1	EQUAL MIX OF 1 & 2	DESERT TAN	SEE DETAIL 5, SHEET LP-501

SYMBOL DESCRIPTION	QTY	COLOR	DEPTH	NOTES
EXISTING LANDSCAPE ROCK TO REMAIN	TOP-DRESS AS NEEDED TO 3" DEPTH. REMOVE ANY DEBRIS FROM THIS AREA AND REMOVE ANY WEEDS ENCOUNTERED			
3/8" ROCK	1,933 SF	GOLDEN BROWN	3"	WITH WEED-BARRIER FABRIC. SEE DETAIL 3, SHEET LP-501
ROCK MIX 2/3 3/4" 1/3 3/4"	562 SF	TRAIL MIX	4"	WITH WEED-BARRIER FABRIC. SEE DETAIL 3, SHEET LP-501

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

TREES	COMMON NAME	BOTANICAL NAME	MIN SIZE	MIN HEIGHT	QTY
⊙	SWEET ACACIA SINGLE-TRUNK	ACACIA FARNESIANA	2" CAL / 24" BOX	10'	5
⊙	EXISTING SHRUB TO REMAIN				4
⊙	REGAL MIST	MAHONIA	5 GALLON	18"	9
⊙	FLAME ACANTHUS	ANACANTHUS QUADRIFIDUS	5 GALLON	18"	15
⊙	SOYCA	DASYLIRION WHEELERI	5 GALLON	18"	21
⊙	GRANT HESPERALOE	HESPERALOE FUNIFERA	5 GALLON	18"	8

SEE IRRIGATION LEGEND FOR WATER REQUIREMENTS FOR LOW WATER USE PLANTS
ET = EVAPOTRANSPIRATION



**PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL**
8/12/25
Gyette Hernandez
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

6500 N. Mesa

City Plan Commission — July 3, 2025



CASE NUMBER:	PZST24-00007
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	In*Situ Architecture
LOCATION:	6500 N. Mesa St. (District 8)
PROPERTY AREA:	0.66 acres
REQUEST:	Special Permit and Detailed Site Development Plan approval for governmental use, building in the C-1 (Commercial) zone district
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 - Special Permit.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a governmental use, building in C-1 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-4 Suburban (Walkable) Future Land Use Designation and *Plan El Paso*, the City’s adopted Comprehensive Plan.

PZST24-00007



This map is designed for illustrative purposes only. The features and boundaries are approximate and more detailed studies may be required to obtain accurate conclusions. Encroachments of 1/4" or greater in width are shown and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 10 20 40 60 80 Feet



Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery.

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district. The detailed site development plan shows a new 2,213 square-foot addition to the existing 7,065 square-foot fire station. The proposed development complies with all density and dimensional standards, including vehicular and bicycle spaces. Access to the subject property is provided from N. Mesa Street and Fountain Road.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 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 detailed site development plan demonstrates compliance with all other applicable standards per the El Paso City Code.
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-4, Suburban (Walkable) Land Use designation. The proposed development will integrate with the surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Mesa Street, a major arterial, as classified on the City of El Paso's Major Thoroughfare Plan (MTP), and is appropriate for commercial business and traffic.
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. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring 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 proposed redevelopment complies with required landscaping areas.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed redevelopment is compatible with less intensive non-residential uses and structures. 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 <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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>	<p>Yes, the proposed redevelopment is consistent with the Future Land Use designation and is compatible with surrounding development.</p>
<p>Compatibility with Surroundings: The proposed use is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The fire station is permitted under governmental use, building via approval of a Special Permit and the use is consistent with nearby C-1 (Commercial) and C-3 (Commercial) zoning districts and uses in the neighborhood. The surrounding uses vary from apartment, other retail establishment, beauty salon, restaurant, and financial institution, and pawn shop.</p>
THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>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 facility is not anticipated to pose any adverse effects on the community.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The 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, with no rezonings in the area within the last 10 years.</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>Existing zoning will not be changed. Due to the location of the proposed redevelopment and the use of governmental use, building, a special permit is required per city code.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property N. Mesa Street and Fountain Road, a street designated as a major arterial and local street, respectively, under the City of El Paso’s Major Thoroughfare Plan (MTP). Access is proposed from N. Mesa Street and Fountain Road. The classification of this road is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least ten (10) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.01 miles away along N. Mesa Street.

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

PUBLIC COMMENT: The subject property does not lie within any neighborhood associations. Notices were sent to property owners within 300 feet of the subject property on June 19, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition to the special permit and detailed site development plan 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:

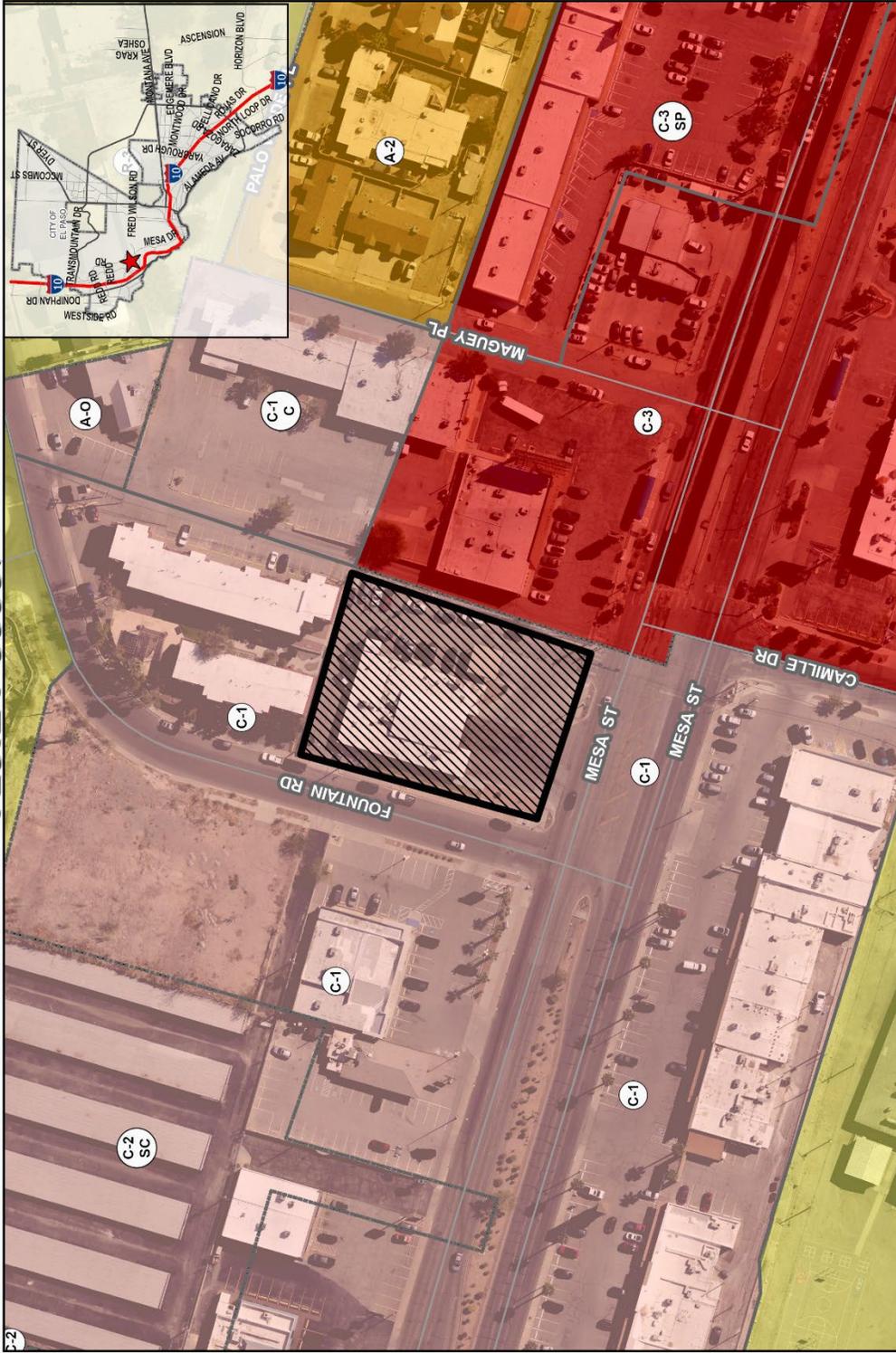
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1

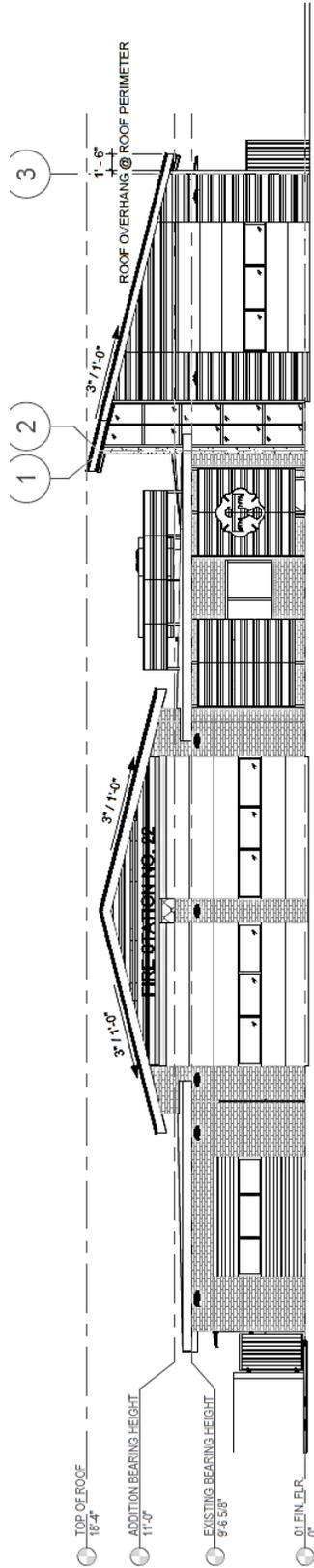
PZST24-00007



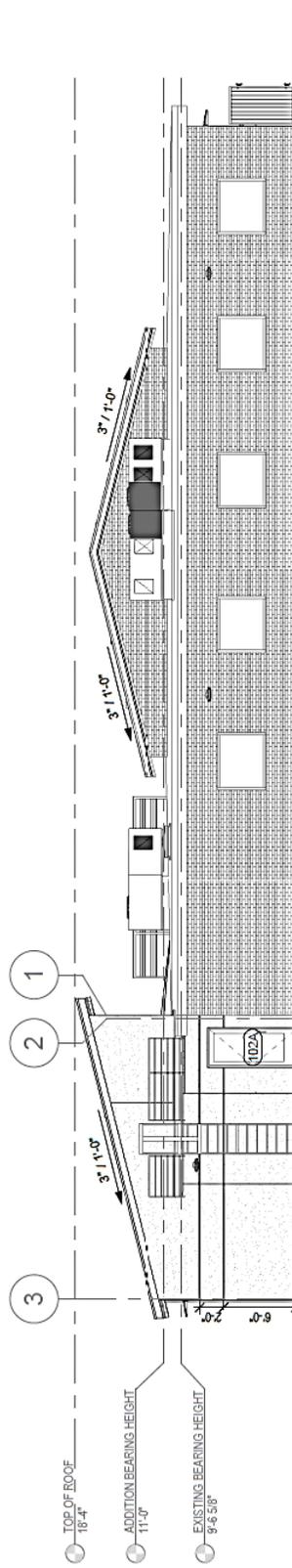
Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific data may be required for final planning. The map is not intended to be used as a legal document and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3



5 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

ATTACHMENT 4

Planning and Inspections Department – Planning Division

Staff recommends approval of the special permit and detailed site development plan per Section 20.04.320 – Special Permit, and Section 20.04.150 – Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

No objections to special permit.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no objections to application.

Street Lights Department

Do not object to this request.

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. The applicant is responsible for any relocations or adjustments of a street light.

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

Recommend Approval.

If any and all construction require a Traffic Control Permit, please provide copy in order to prevent any disruption of Sun Metro transit services.

El Paso Water

Do not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Fountain Dr., located approximately 15-feet west of the east right-of-way line. This main is available for service.

There is an existing 24-inch water transmission main that extends along Mesa St. 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 24-inch water transmission main that extends along Fountain Dr., located approximately 25-feet west of the east right-of-way line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure reading from fire hydrant #2678, located on the southwest corner of Mesa St. and Camille Dr., has yielded a static pressure of 86 (psi), a residual pressure of 70 (psi), and a discharge of 992 (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.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Fountain Dr., located approximately 25-feet east of the west right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the alley east of the property, located approximately 14-feet east of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Mesa St., located approximately 5-feet north of the right-of-way centerline. This main is available for service.

General:

Mesa St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa St. right-of-way requires written permission from TxDOT.

EPWater-PSB 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:

No objections to this proposal.

Recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

Texas Department of Transportation

Submit landscaping, grading, drainage, and traffic control plans to TXDOT for review and approval.

Note: the comments will be addressed at the permitting stage.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric Company

We have no comments for 6500 N. Mesa Street.

Texas Gas Service

Texas Gas Service has an existing service line that will be in conflict with building addition.

Please coordinate with TGS for relocation of the service before building.

Note: the comments will be addressed at the permitting stage.

911 District

The 911 District has no comments/concerns regarding this request.