

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

AGENDA DATE: November 22, 2022
PUBLIC HEARING DATE: December 13, 2022

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

DISTRICT(S) AFFECTED: District 3

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance granting Special Permit No. PZST21-00013, to allow for parking spaces serving another property and reduction of lot size on the property described as a portion of Tract 1-B-3-A-2, and a portion of Tract 1-U-1, Block 5, Ascarate Grant, 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: 7750 Gateway East Blvd.
Applicant: Banes General Contractors, PZST21-00013

BACKGROUND / DISCUSSION:

The applicant is requesting approval of a special permit to allow for parking spaces serving another property, which includes twenty-four (24) spaces to serve as employee parking for an existing adjacent property, as well as for a reduction of lot size from the required 20,000 square feet to approximately 12,000 square feet. City Plan Commission recommended 5-0 to approve the proposed special permit on May 19, 2022. As of November 15, 2022, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division
SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00013, TO ALLOW FOR PARKING SPACES SERVING ANOTHER PROPERTY AND REDUCTION OF LOT SIZE ON THE PROPERTY DESCRIBED AS A PORTION OF TRACT 1-B-3-A-2, AND A PORTION OF TRACT 1-U-1, BLOCK 5, ASCARATE GRANT, 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 SNAP Partners L.P., has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for parking spaces serving another property and reduction of lot size; 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 R-3 (Residential) District:
A portion of Tract 1-B-3-A-2, and a portion of Tract 1-U-1, Block 5, Ascarate Grant, 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 parking spaces serving another property and reduction of lot size on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the R-3 (Residential) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "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. PZST21-00013, shall be subject to termination; construction

ORDINANCE NO. _____

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 _____, 2022.

THE CITY OF EL PASO:

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Wendi N. Vineyard

Wendi N. Vineyard
Assistant City Attorney

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

AGREEMENT

SNAP Partners L.P., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-3 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 09 day of NOV, 2022.

SNAP Partners L.P.

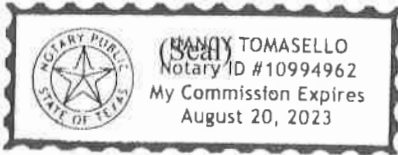
[Signature]
(Signature)

STEVE FOX / OWNER
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 09 day of NOV, 2022, by STEVE FOX for SNAP Partners L.P. as Applicant.



[Signature]
Notary Public, State of Texas
Signature

NANCY TOMASECCO
Printed or Typed Name

My Commission Expires:

8.20.2023

ORDINANCE NO. _____

Field Note Description for a Parking Lot Easement containing 0.2796 Acres of land, being a Portion of Tract 1-B- 3-A-2, and a Portion of Tract 1-U-1, Block 5, Ascarate Grant, El Paso County, Texas

A field note description of 0.2796 acre or 12,183 square feet parcel or tract of land, being 0.2784 acre or 12,129 square feet portion of Tract 1-B-3-A-2 and a 0.00124 acre or 54 square feet portion of Tract 1-U-1, Block 5, Ascarate Grant and lying within the corporate limits of El Paso County, Texas. The said parcels of land are part of the City of El Paso Storm Drainage System, El Paso County, Texas.

The Basis of Bearings are based on those bearing depicted on the plat of Ranchland Commercial District Unit 2, recorded in volume 20, page 18 found in the El Paso County Plat Records located in the City of El Paso, Texas. The parcel or tract of land is being more particularly described by metes and bounds as follows:

Beginning at a half-Inch reinforcement bar with a cap stamped TX 5679 G-3NG set on the most easterly of the 0.2796 acre being described, from which a found rebar bears the following course;

Thence, South 54°07'00" East, a distance of 400.41 feet to a found half-inch rebar with a cap stamped TX 6085 for a corner on the westerly Right-of-Way of Giles Road (90' Right-of-Way);

Thence from the beginning, South 36°52'37" West, a distance of 81.85 feet to a half-Inch reinforcement bar with a cap stamped TX 5679 G-3NG set for a corner;

Thence, North 89°34'00" West, a distance of 75.15 feet to a half-Inch reinforcement bar with a cap stamped TX 5679 G-3NG set for a corner;

Thence, North 00°26'00" West, a distance of 155.66 feet to a found half-inch rebar with no cap found on the most northerly corner of a said City of El Paso Ponding Area.

Thence, South 54°07'00" East, a distance of 154.83 feet to the Beginning and containing 0.2796 acres or 12,183 square feet of land more or less.

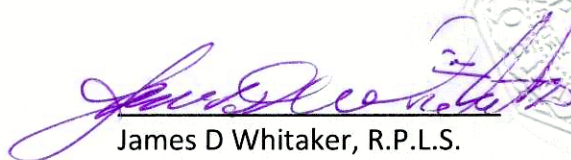


Field Note Description for a Parking Lot Easement containing 0.2796 Acres of land, being a Portion of Tract 1-B- 3-A-2, and a Portion of Tract 1-U-1, Block 5, Ascarate Grant, El Paso County, Texas

This field note description follows a plat of survey of equal date.

I, James D. Whitaker, a Registered Professional Land Surveyor, certify this field note description and accompanying survey plat is a representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.

September 23, 2020



James D Whitaker, R.P.L.S.
Registration Number: 5679

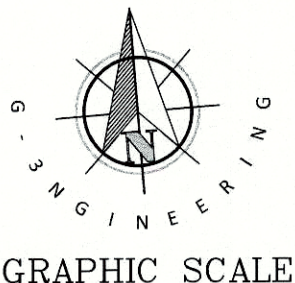
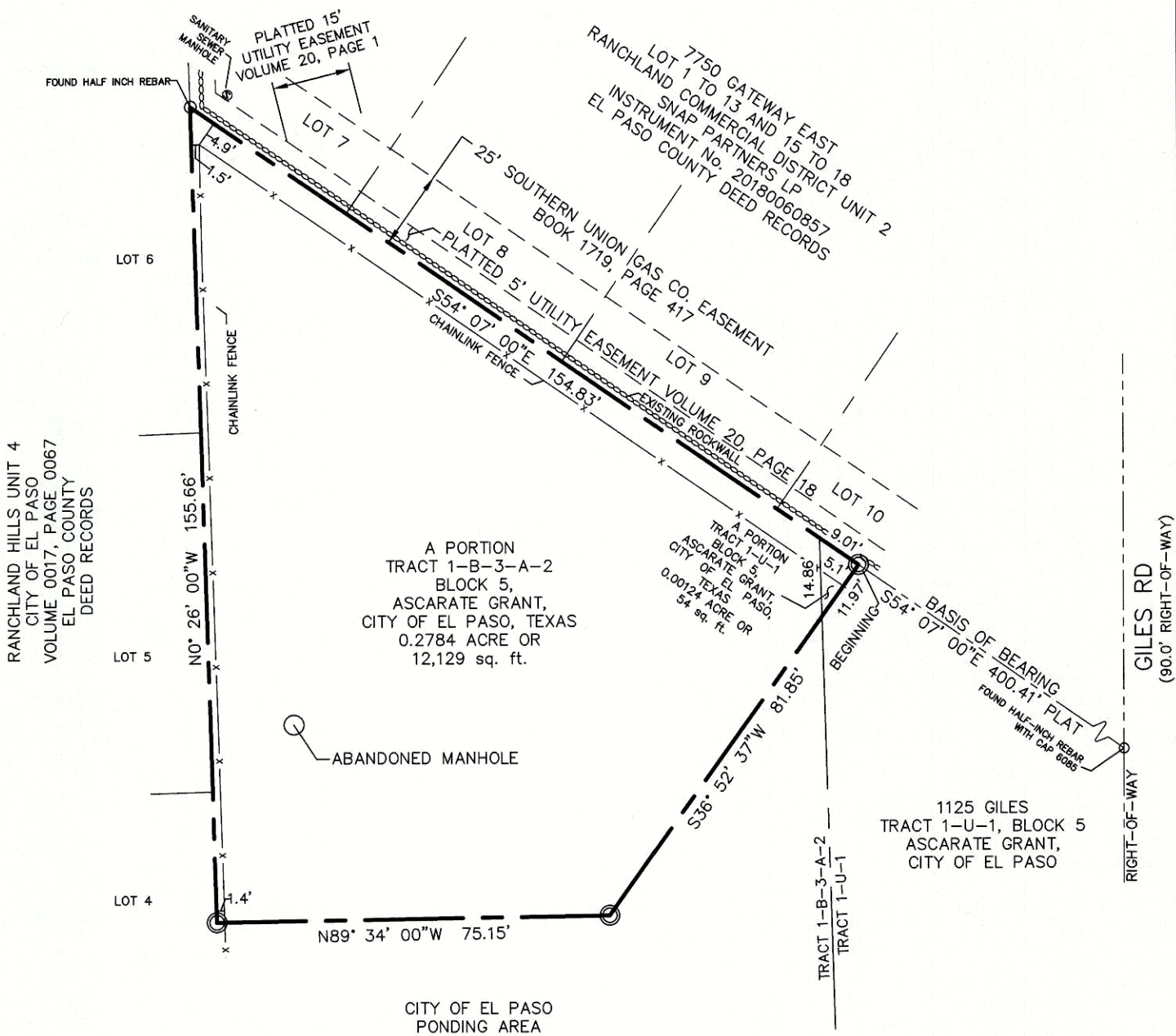


This field note description was prepared
For the benefit of SNAP PARTNERS LP

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, T.S.P.S. Land Title Survey.



EXHIBIT "A"



GRAPHIC SCALE

1 inch = 30 ft.

NOTES:

1. THE BASIS OF BEARING CONFORM TO THOSE BEARINGS FOUND ON A PLAT FOR RANCLAND COMMERCIAL DISTRICT UNIT 2 AS FILED IN VOLUME 20, PAGE 18 PLAT RECORDS OF EL PASO COUNTY, LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF SNAP PARTNERS LP
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", AS DESIGNATED BY THE F.I.R.M. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, FEBRUARY 06, 2006, COMMUNITY No. 480214, PANEL NUMBER 0041 C.
5. VISIBLE UTILITIES WHERE LOCATED AND ARE SHOWN HEREIN WHETHER PUBLIC OR PRIVATE.
6. THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES LISTED IN SECTIONS 663.15 THROUGH 663.21 PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
7. LAND SURVEYING IS UNDER THE JURISDICTION OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, COMPLAINTS REGARDING SURVEYING SERVICES MAY BE ADDRESSED TO: 12100 PARK 35 CIRCLE, BUILDING A, SUITE 156, MC-230, AUSTIN, TEXAS 78753, PHONE (512) 239-5263.
8. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, T.S.P.S LAND TITLE SURVEY.
9. THIS PLAT OF SURVEY FOLLOWS A FIELD NOTE DESCRIPTION OF EQUAL DATE

I, James D Whitaker, a Registered Professional Land Surveyor, certify this plat is a correct representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.

James D Whitaker
 James D Whitaker
 Texas Registration Number: 5679
 09/23/20

© SET HALF INCH REINFORCING BAR WITH A PLASTIC CAP STAMPED G-3NG TX, RPLS 5679, LLC UNLESS OTHERWISE SHOWN

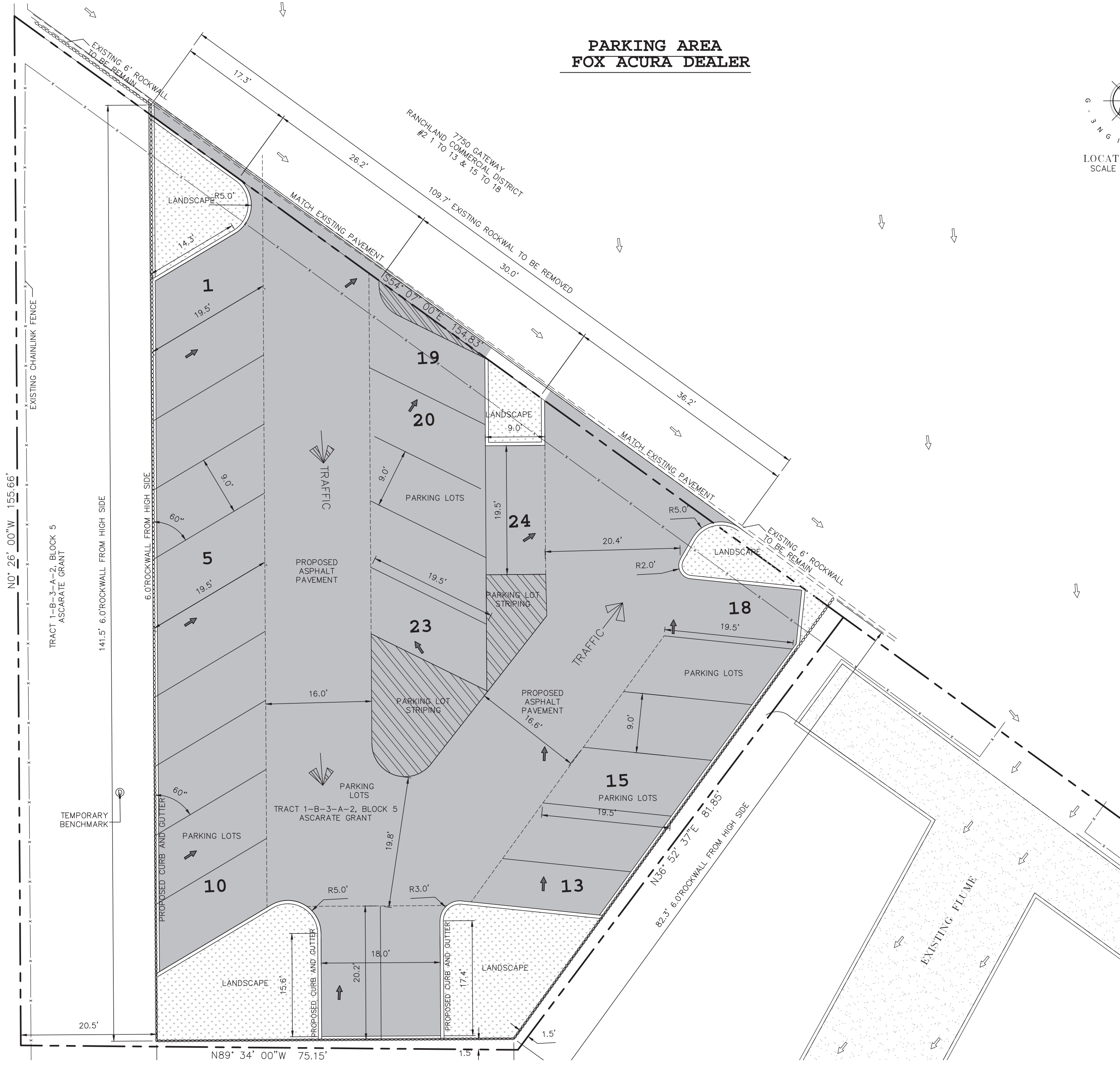
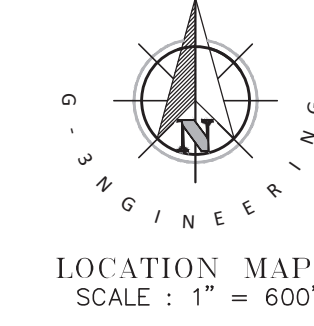
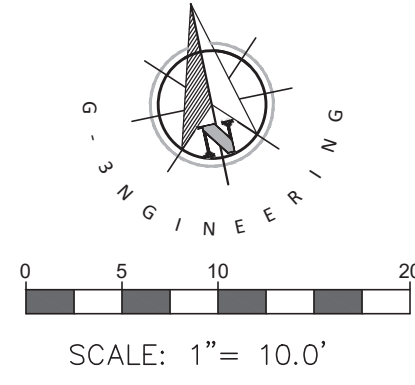
Field 12/18/19 Book _007 Pg. _004

G-3 ENGINEERING, LLC
 1901 ARIZONA, SUITE 205
 EL PASO, TX 79902
 (915) 209-5141
 INFO@G-3NG.COM
 TBPLS F-10194079

PARKING LOT EASEMENT

A PORTION OF TRACT 1-B-3-A-2,
 AND A PORTION OF TRACT 1-U-1,
 BLOCK 5
 ASCARATE GRANT
 EL PASO COUNTY, TEXAS.
 CONTAINING
 0.2796 ACRE OR 12,183 sq.ft. OF LAND
 MORE OR LESS.
 SNAP PARTNERS LP

EXHIBIT "B"



1210 PRESCOTT
LOT 6, BLOCK 13
RANCHLAND HILLS
UNIT 4

1208 PRESCOTT
LOT 5, BLOCK 13
RANCHLAND HILLS
UNIT 4

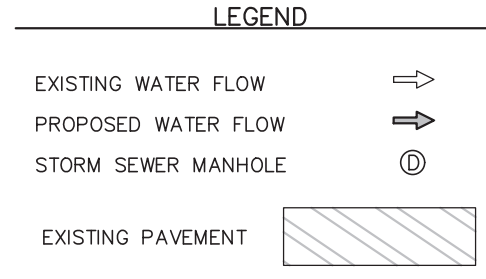
1206 PRESCOTT
LOT 4, BLOCK 13
RANCHLAND HILLS
UNIT 4

**EMPLOYEE PARKING AREA
FOR NEW AND USED FOX ACURA DEALER**

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
NOVEMBER 9, 2022
DATE _____
APPLICANT *Kevin Smith*
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

PROVIDED PARKING AREA
TOTAL 24 SPACE

NOTE:
A LOT SIZE REDUCTION IS BEING REQUESTED
FROM THE MINIMUM LOT SIZE OF 20,000
SQ. FEET TO THAT OF THE SUBJECT
PROPERTY UNDER THE R-3 ZONE DISTRICT.



TEXAS EXCAVATION SAFETY SYSTEM DIG CONFIRMATION
NUMBER (# _____)

WARNING!! BEFORE YOU DIG
TEXAS LAW REQUIRES TWO (2) WORKING DAYS NOTICE
PRIOR TO ANY EXCAVATION CALL TEXAS EXCAVATION
SAFETY SYSTEM ANYWHERE IN TEXAS 1-800-344-8377

DETAILED SITE DEVELOPMENT PLAN
SCALE: 1" = 10'

G-3 ENGINEERING, LLC
1901 ARIZONA, SUITE 205
EL PASO, TX 79902
(915) 209-5141
info@G-3eng.com

PROJECT NAME
**FOX ACURA
PARKING LOT**

Property Description
TRACT 1-B-3-A-2,
TRACT 1-U-1,
BLOCK 5,
ASCARATE GRANT
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
(0.2037 ACRES)

BENCHMARK
STORM SEWER MANHOLE LOCATED
AT THE NORTH WEST OF THE
PROPERTY.
3817.08 (NAVD88 DATUM)

The above referenced
property is within Zone "X"
(Explanation: Areas determined
to be outside the 500 year
flood plain.) according to the
Federal Emergency
Management Agency Flood
Insurance Rate Maps, as per
Area Community Panel No.
480214 0041 C dated
February 16, 2006.

THIS SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
Luis Alonso Gutierrez,
P.E. 107384
ON JANUARY 20, 2022. ALTERATION OF
A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO
RESPONSIBLE ENGINEER IS AN
OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.
F-14940



REVISIONS	DATE	BY

SCALE
HOR: 1" = _____ VER: AS NOTED
FILE NAME: _____
W.O.: 21.01.013
DATE: 1/22/2021
DRAWN BY: J.C.C
DESIGN BY: J.C.C
CHKD. BY: L.A.G
APPD. BY: L.A.G

GRADING AND DRAINAGE
DSDP1
1 OF 1

NOTE:
ALL EXISTING AND NEW SIDEWALKS, BARRIER
FREE RAMPS, HANDICAP PARKING, DRIVEWAY
CROSSWALKS, DRIVEWAYS AND ACCESSIBLE
ROUTES SHALL COMPLY WITH ADA/TAS AND
CITY OF EL PASO REQUIREMENTS. EXISTING
INFRASTRUCTURE NOT COMPLYING SHALL BE
REMOVED AND REPLACED TO MEET
STANDARDS.

!!!CAUTION!!!
ALL UNDERGROUND UTILITIES SHALL
BE FIELD VERIFIED BY CONTRACTOR
PRIOR TO CONSTRUCTION.

NOTE:
NO CHANGES TO THE PROPERTY WILL BE
PERMITTED IN THE FUTURE WITHOUT A NEW
APPROVAL

ALL DRAWINGS SUBMITTED IN RELATION TO
THIS PROJECT, ARCHITECTURAL, CIVIL,
MECHANICAL, STRUCTURAL, ELECTRICAL,
LANDSCAPING, ETC., ARE INTERRELATED. THE
CONTRACTOR AND SUBCONTRACTORS SHALL
REVIEW AND COORDINATE THE ENTIRE SET OF
DRAWINGS AND PROJECT SPECIFICATIONS.
THE CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING ALL DATA SHOWN ON THE
PLANS. IF DISCREPANCIES ARE FOUND, THE
CONTRACTOR SHALL NOTIFY THE OWNER OR
ENGINEER IMMEDIATELY SO THAT PROPER
CORRECTIONS CAN BE MADE.

7750 Gateway East Blvd.

City Plan Commission — May 19, 2022

SPECIAL PERMIT

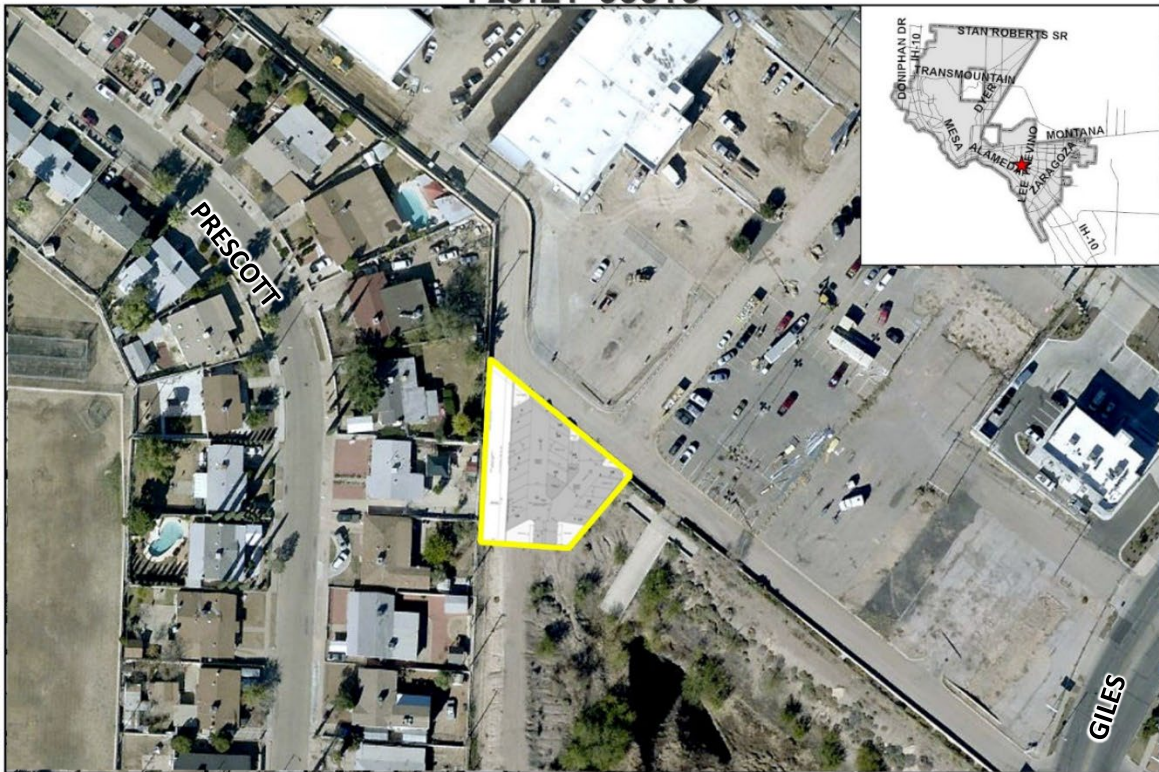


CASE NUMBER:	PZST21-00013
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	SNAP Partners L.P.
REPRESENTATIVE:	Banes General Contractors
LOCATION:	7750 Gateway East Blvd. (District 3)
PROPERTY AREA:	0.28 acres
EXISTING ZONING:	R-3 (Residential)
REQUEST:	Special Permit for use of Parking Spaces serving another Property and to allow a reduction of lot size in the R-3 (Residential) zone district
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of May 12, 2022

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow the use of Parking Spaces serving another Property and to allow a reduction of lot size in the R-3 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special permit request. The proposed development meets the requirements as per El Paso City Code Section 20.04.320 (Special Permit Approvals) and Section 20.04.150 (Detailed Site Development Plan Approval Process - Procedure).

PZST21-00013



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



0 40 80 160 240 320 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow the use of parking spaces serving another property and to allow a reduction of lot size in the R-3 (Residential) zone district. The existing parking lot will provide additional parking for employees. The required minimum lot size for the proposed development consist of 20,000 square feet, with the subject property consisting of approximately 12,181 square feet. The existing parking lot includes twenty-four (24) parking spaces solely to serve the adjacent property to the northeast with main access being provided through the same property via a shared access agreement from Gateway East Boulevard.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 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 proposed development complies with El Paso City Code Section 20.14.040(F) and all density and dimensional standards with the exception of the request for reduction of lot size. The proposed use of parking spaces serving another property is permissible in the R-3 (Residential) district via City Council approval of a special permit. The arrangement of parking spaces allows for adequate maneuvering and ingress/egress. Its location adequately serves the site generating the use and is in character with the neighborhood.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The proposed development will provide additional parking spaces to an existing automotive dealership, which is currently integrated within a residential area.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The proposed development will be private and will only serve the existing automotive dealership. Moreover, access is through an access easement provided by the adjacent property under same ownership.
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 design consisting in providing a twenty-foot (20') gap and a six-foot (6') high rock wall along residential properties is adequate to mitigate any impacts from the proposed use on the adjacent homes.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Any stormwater will be draining properly into the existing flume as required by El Paso Water.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will provide landscaping within the parking spaces. In addition, a six-foot (6') high rock wall is proposed to surround the entire property to the west, south, and east.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed parking lot is in character with the existing automotive dealership that it will solely serve.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed parking lot adds extra surface parking to the adjacent existing automotive dealership and will be buffered from residential dwellings via a twenty-foot (20') gap and a six-foot (6') high rock wall.

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?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>O-1 – Preserve: Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas,</p>	Yes. The property used to be part of the adjacent ponding area. No other development is being proposed other than that required to use the property as a parking lot. Moreover, the uses is in character with the adjacent G-4 Suburban (Walkable) Land Use designation of the adjacent property to the north,

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:	
and cemeteries (even if private). These lands will not be developed due to their ownership and current use.	which the proposed use will solely serve. Furthermore, the relatively small sized subject property is no longer publicly owned or used for drainage purposes, the much larger remaining property will remain under public ownership and will continue to serve for drainage purposes.
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-3 (Residential) District: The purpose of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	Yes. Adjacent properties, including the ponding area are zoned R-3. While properties to the west consist of single-family dwellings, they have the rear facing the proposed parking lot, which consist of a twenty-foot (20') gap and a six-foot (6') high rock wall.
THE PROPOSED PROJECT'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.	The proposed development is not within a Historic District, special designation, or study area.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	Approval of this special permit request is not anticipated to result in adverse impacts to surrounding properties or the community.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated negative effects on the natural environment.
Stability: Whether the area is stable or in transition.	The surrounding area is stable and not in transition. There have not been any recent rezoning or special permits in the area.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The physical conditions and location of the property make the existing zoning no longer suitable for the property, but no changes to the zoning are being proposed.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There were no adverse comments provided by reviewing departments.

PUBLIC COMMENT: The proposed development is located within the Corridor 20 Civic Association and the Mission Valley Civic Association, which were notified of the proposal by the applicant prior to the application submittal. Notice was sent on May 9, 2022 to all property owners within 300 feet of the subject property. As of May 12, 2022, there has been no communication in support of or opposition to the special permit 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:

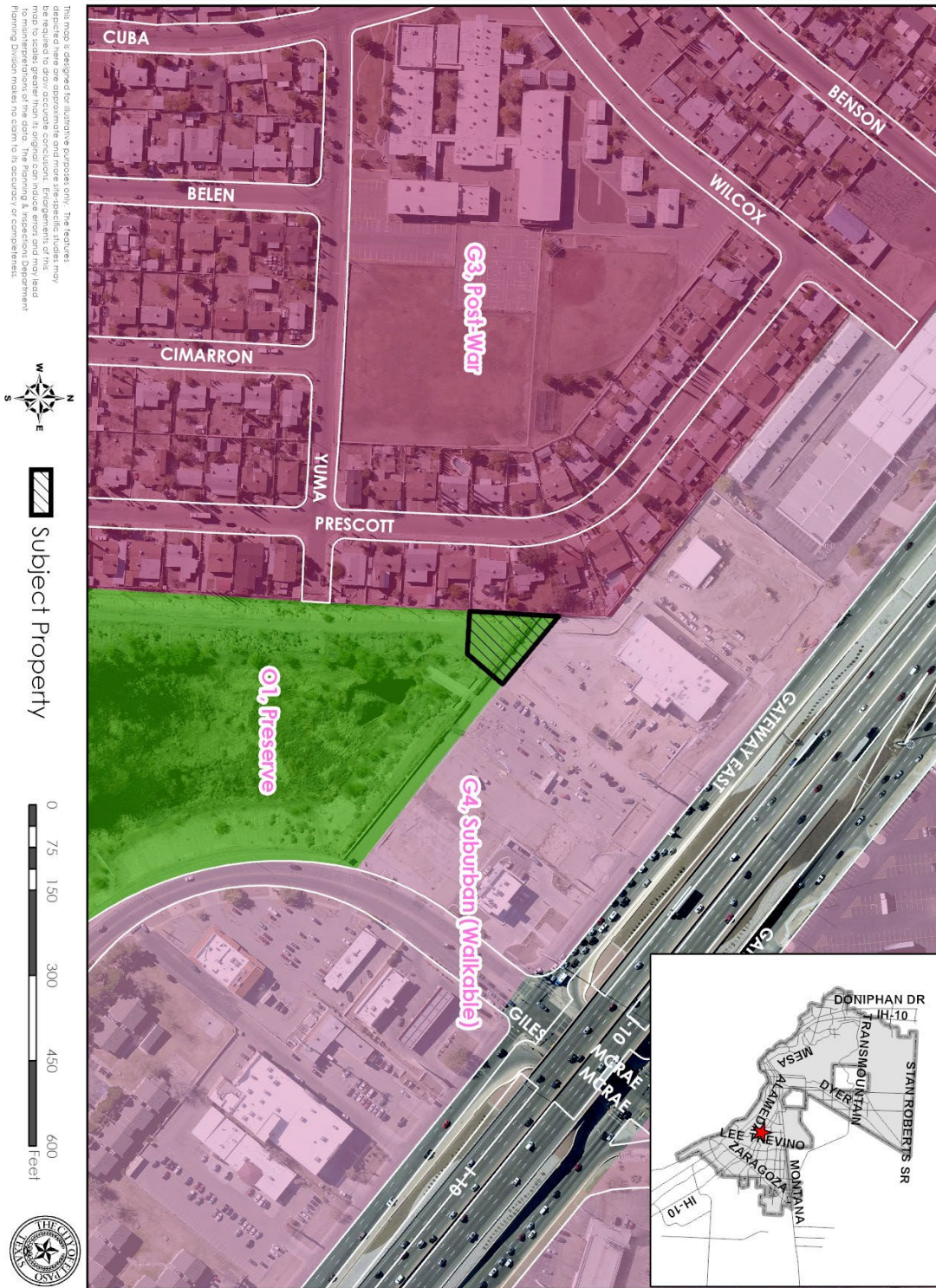
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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:

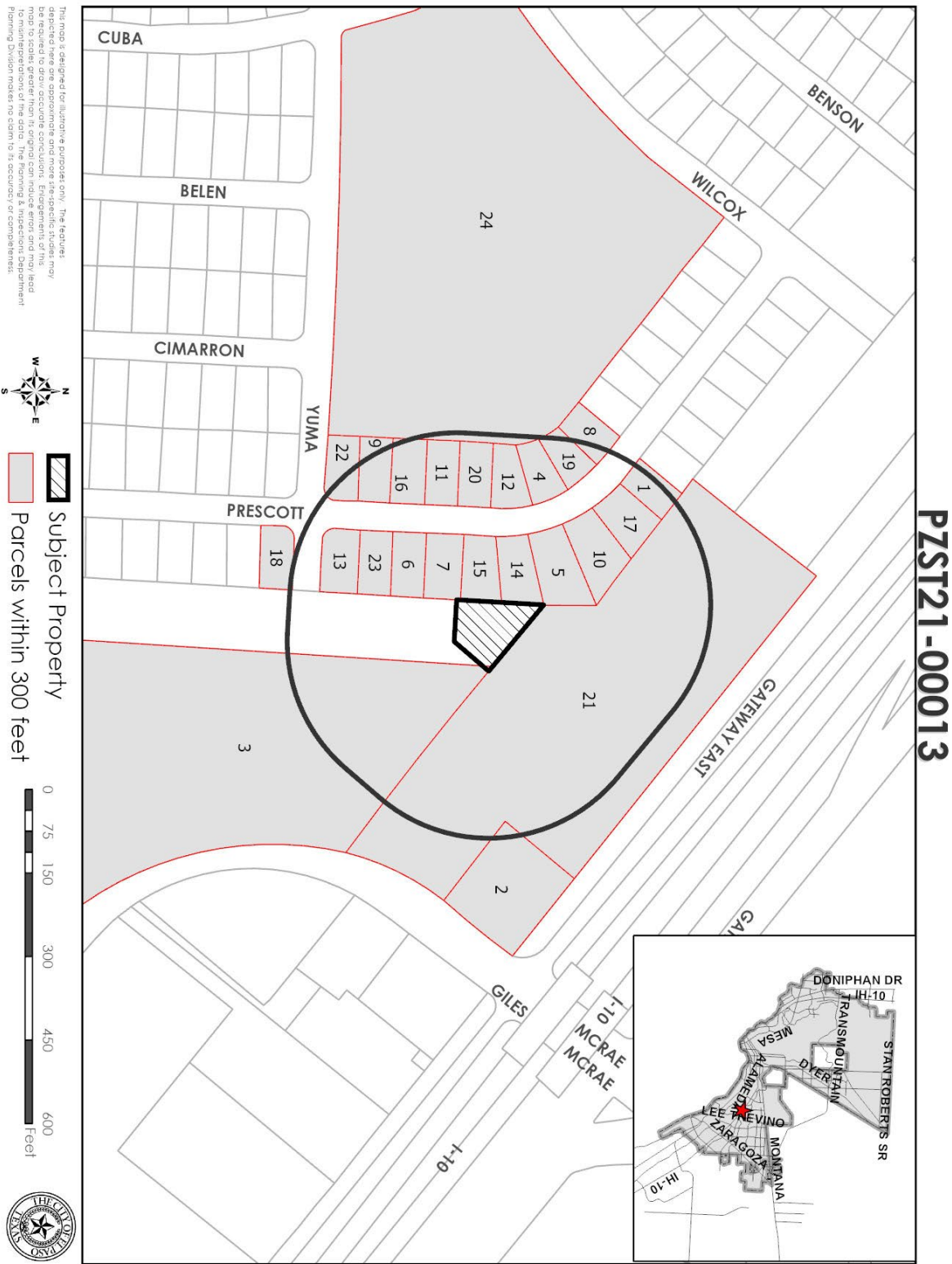
1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Detailed Site Plan
4. Department Comments

ATTACHMENT 1

PZST21-00013

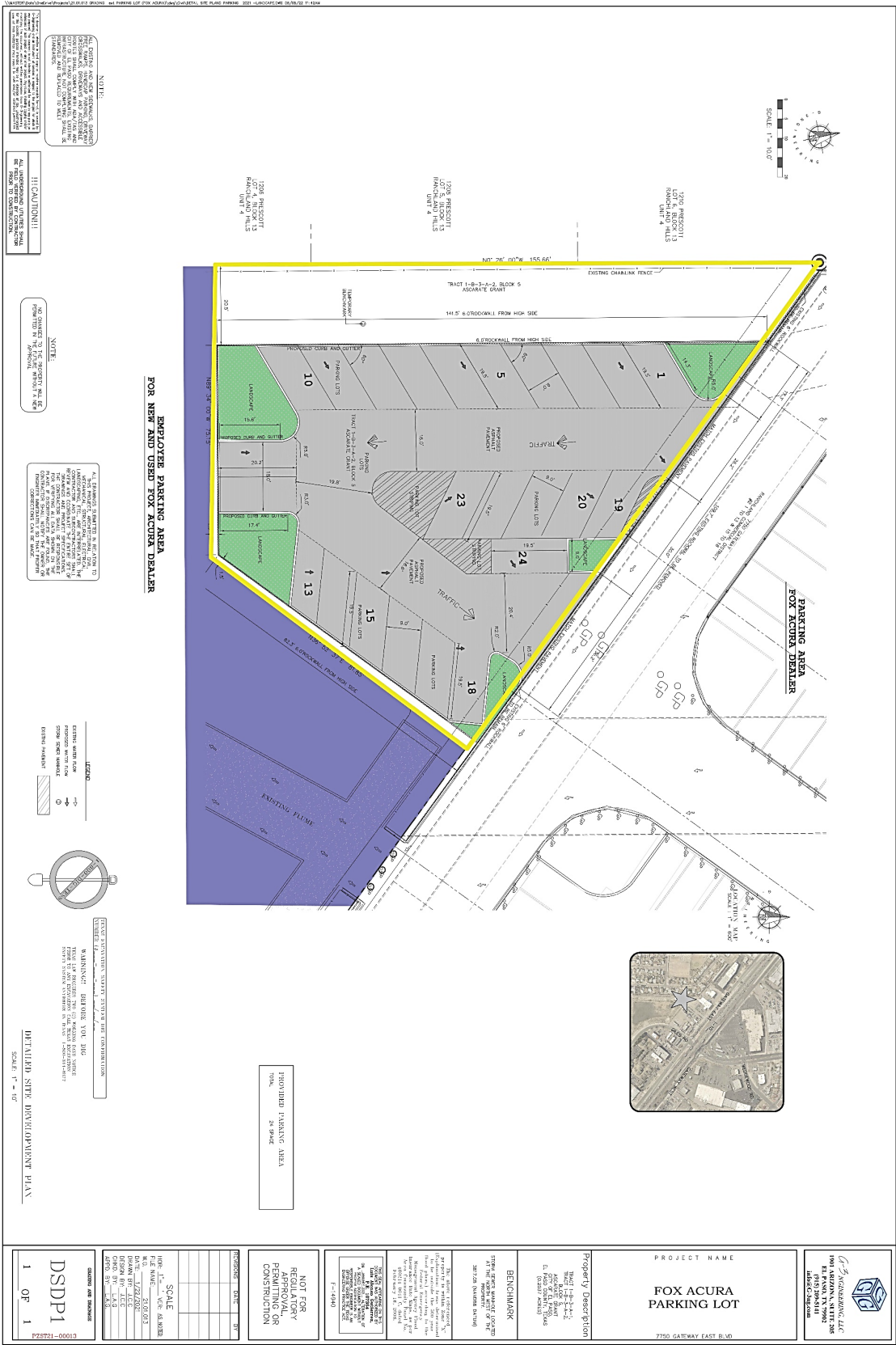


ATTACHMENT 2



PZST21-00013

ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval.

1. Add note on site plan stating a lot size reduction is being requested from the minimum lot size of 20,000 square feet to that of the subject property under the R-3 zone district.
2. Verify legal description on site plan as it does not match that on the metes and bounds and survey provided.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed special permit.

Planning and Inspections Department – Land Development

Show proposed storm-water runoff direction arrows on site plan. Maybe direct stormwater back and through existing flume to avoid erosion.

Note: Comment addressed.

Fire Department

Recommend approval. No adverse comments

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

TIA not required for this application.

Sun Metro

Recommend approval. No objections.

El Paso Water Utilities

EPWater does not object to this request.

Water:

There is an existing 30-inch diameter water transmission main that extends along Gateway East Blvd., located north of the property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 12-inch diameter water main that extends along Gateway East Blvd., located north of the property. This main is available for service.

There is an existing 8-inch diameter water main located approximately 202-feet north of the northern property line and extends approximately 230-feet west of the west right-of-way line of Giles Rd. The line then extends south within a 30-foot easement. This main is available for service.

EPWater records indicate an active 3/4-inch yard meter and a 2-inch domestic water meter serving the subject property. The service address for these meters is 7750 Gateway East Blvd.

EPWater records indicate an active 1½-inch domestic water meter serving the subject property. The service address for this meter is 7738 Gateway East Blvd.

Previous water pressure readings conducted on fire hydrant number 3227 located along Gateway East Boulevard approximately 600-feet east of Benson St. have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 82 psi, discharge of 1,300 gallons per minute (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 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 within an easement parallel and immediately north of the northern boundary line of the subject property. This main is situated inside a 15-foot wide PSB Easement. No trees are allowed within the PSB Easement. Minimal landscaping is allowed within the PSB Easement. EPWater requires a copy of the proposed landscaping plans. EPWater-PSB requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the Property where the existing sanitary sewer easement is located. This is required in order to ascertain that the proposed improvements, including landscaping plans and/or grading will not adversely affect the described existing sanitary sewer main.

General:

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

The subject subdivision will be located within an Intermediate Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

EPWater requires a new service application to provide services 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 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:

The plan needs to show the drainage flow pattern; the runoff cannot go directly into the pond, it needs to discharge through the existing flume.

Note: Comment addressed.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

EPCWID1 has no comments on the item.