

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

AGENDA DATE: November 12, 2024
PUBLIC HEARING DATE: December 3, 2024

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

DISTRICT(S) AFFECTED: District 2

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of Section 13 and 14, Block 81, Township 2, Texas and Pacific Railroad Surveys, 7000 Alabama Street, City of El Paso, El Paso County, Texas from R-2 (Residential) and R-3 (Residential) to C-3 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 7000 Alabama St.
Applicant: 7000 Alabama, LLC, PZRZ24-00017

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property to allow permitted commercial uses. City Plan Commission recommended 7-0 to approve the proposed rezoning on October 3, 2024. As of October 29, 2024, the Planning Division has received one (1) call in 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 CHANGING THE ZONING OF A PORTION OF SECTION 13 AND 14, BLOCK 81, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, 7000 ALABAMA STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-2 (RESIDENTIAL) AND R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *a portion of Section 13 and 14, Block 81, Township 2, Texas and Pacific Railroad Surveys, 7000 Alabama Street, located in the 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, be changed from **R-2 (Residential) and R-3 (Residential)** to **C-3 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
2. *Where structures, parking areas, or drives located within fifty feet (50') to residential zone districts or uses, a ten-foot (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 twenty feet (20') on center along the property lines. 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 or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*
3. *No vehicular ingress and/or egress shall be permitted onto Byron Street.*
4. *No office warehouse uses shall be permitted.*
5. *No auto related uses shall be permitted.*
6. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*

- a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
- b. *Providing outdoor amplified sound.*

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, **2024**.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russel T. Abeln

Philip Etiwe

Russell T. Abeln
Senior Assistant City Attorney

Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

A portion of Section 13 and 14,
Block 81, Township 2, Texas and
Pacific Railroad Surveys,
City of El Paso, El Paso County, Texas
December 21, 2023

METES AND BOUNDS DESCRIPTION

7000 Alabama Street
Exhibit "A"

FIELD NOTE DESCRIPTION of a portion of Section 13 and 14, Block 81, Township 2, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found City Monument at the intersection of Morningside Circle (60' R.O.W.) and Byron Street (60' R.O.W.); **THENCE**, leaving said intersection, North 88°49'00" West, a distance of 30.00 feet to a point for corner at the easterly right-of-way line of Byron Street and Block 1, Monterrey Park Replat; **THENCE**, leaving along said easterly right-of-way line, North 01°11'00" West, a distance of 135.00 feet to a found 5/8 inch rebar for corner at the easterly right-of-way line of Byron Street and Block 1, Monterrey Park Replat and Section 14; **THENCE**, leaving said easterly right-of-way line, North 43°29'55" East, a distance of 35.95 feet to a found 5/8 inch rebar for corner and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 88°53'18" West, a distance of 1094.85 feet to a found 5/8 inch rebar for corner;

THENCE, South 89°15'35" West, a distance of 171.04 feet to a point for corner at the easterly right-of-way line of Alabama Street (150' R.O.W.);

THENCE, along said easterly right-of-way line of Alabama Street, 698.05 feet along the arc of a curve to the right whose radius is 1925.00 feet, whose interior angle is 20°46'36", whose chord bears North 30°29'11" East, a distance of 694.23 feet to a point for corner along said easterly right-of-way line;

THENCE, continuing along said easterly right-of-way, North 40°52'29" East, a distance of 232.90 feet to a point for corner;

THENCE, continuing along said easterly right-of-way line of Alabama Street, 786.55 feet along the arc of a curve to the left whose radius is 2075.00 feet, whose interior angle is 21°43'07", whose chord bears North 30°00'55" East, a distance of 781.85 feet to a found 5/8 inch rebar for corner along said easterly right-of-way line and the common boundary corner of Section 14 and Mount Franklin Terrace (Fort Bliss);

THENCE, leaving said easterly right-of-way line of Alabama Street, along the common boundary line of Section 14 and Mount Franklin Terrace (Fort Bliss), North 88°53'18" East, a distance of 437.49 feet to a found 1" pipe for corner at the common boundary corner of Section 14, Mount Franklin Terrace (Fort Bliss) and Fort Bliss;

THENCE, continuing along said common boundary line of Section 14 and Fort Bliss, South 01°17'56" East, a distance of 585.82 feet to a found 5/8 iron rebar for corner;

THENCE, leaving said common boundary line of Section 14 and Fort Bliss, South 88°42'04" West, a distance of 135.00 feet to a point rebar for corner;

THENCE, South 01°17'56" East, a distance of 331.03 feet to a point for corner;

THENCE, South 69°54'19" East, a distance of 79.69 feet to a point for corner;

THENCE, South 34°47'14" East, a distance of 110.19 feet to a found 5/8 iron rebar for corner along the common boundary line of Section 14 and Mount Franklin Terrace (Fort Bliss);

THENCE, continuing along said common boundary line, South 01°17'56" East, a distance of 226.00 feet to a point for corner along the common boundary line of Section 14 and Mount Franklin Terrace (Fort Bliss);

THENCE, leaving said common boundary line of Section 14 and Fort Bliss, South 88°53'18" West, a distance of 100.00 feet to a found 1" pipe for corner;

THENCE, South 01°17'56" East, a distance of 171.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 1,217.163.15 square feet or 27.9422 acres of land more or less.

Carlos M. Jimenez
R.P.L.S.# 3950

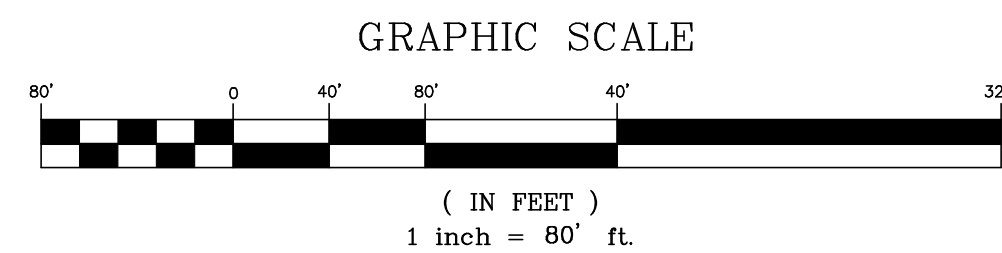
CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-2652_7000 Alabama.wpb



IMPROVEMENT SURVEY

7000 ALABAMA STREET
 A PORTION OF SECTION 13 AND 14, BLOCK 81, TOWNSHIP 2,
 TEXAS AND PACIFIC RAILROAD SURVEYS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING: 1,217,163.15 SQ.FT. OR 27.9422 ACRES ±



LINE	LENGTH	BEARING
L1	135.00	S88°42'04"W
L2	79.69	S69°54'19"E
L3	110.19	S34°47'14"E
L4	100.00	S88°53'18"W
L5	232.90	S40°52'29"W

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	698.05	1925.00	20°46'36"	S30°29'11"W	694.23
C2	786.55	2075.00	21°43'07"	N30°00'55"E	781.85
C3	97.89	637.55	8°47'49"	S84°25'05"W	97.79
C4	97.89	637.55	8°47'49"	N84°25'06"E	97.79

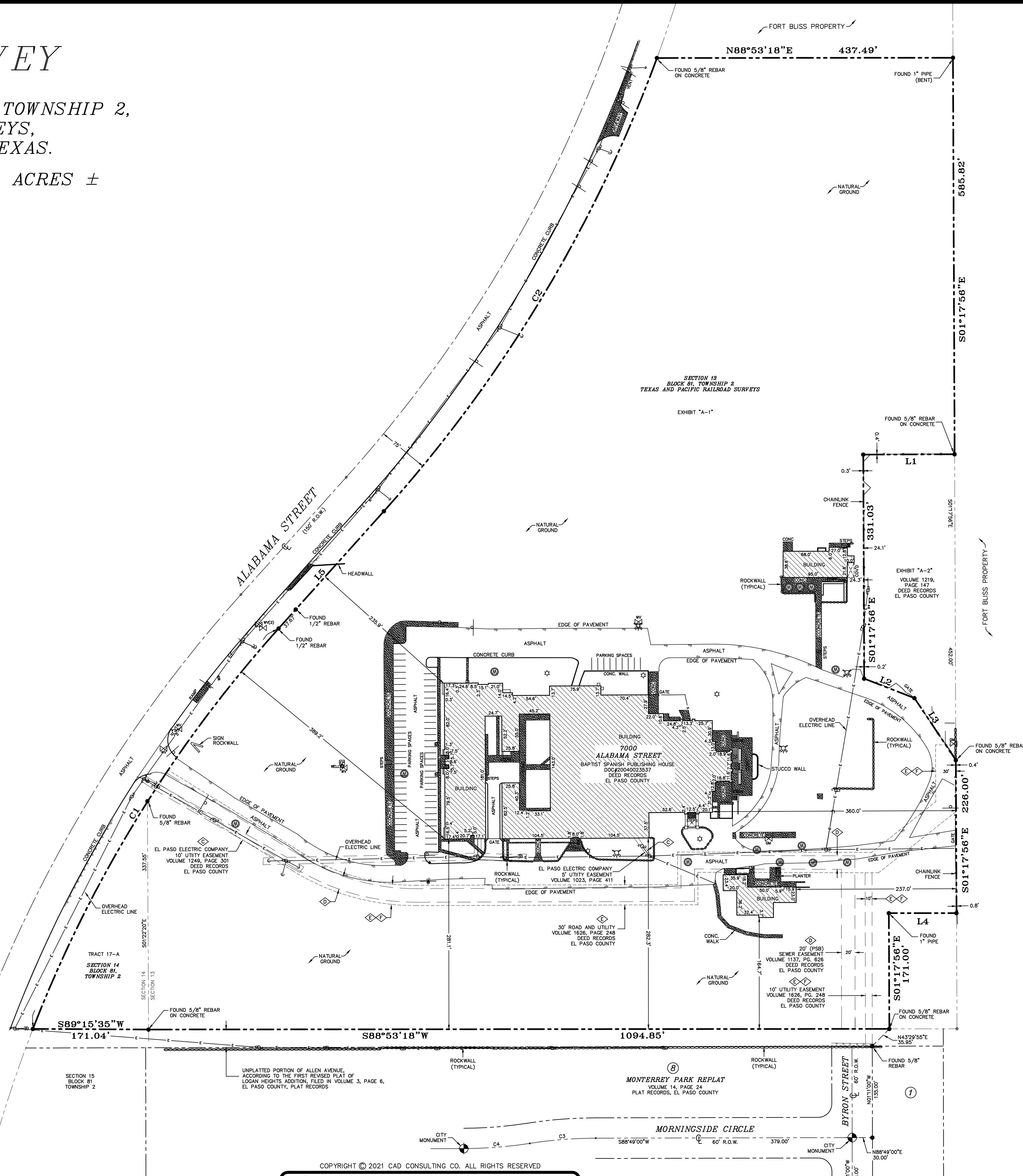
TITLE COMMITMENT INFORMATION

* THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY, FILE#1511851 EFFECTIVE DATE 11/14/2021, ISSUED DATE 12/08/2021.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

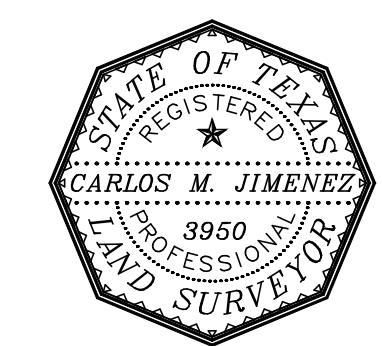
- 100) EASEMENT TO EL PASO ELECTRIC COMPANY, RECORDED IN VOLUME 1023, PAGE 1411 AND VOLUME 1948, PAGE 301, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS; WITH MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S INTEREST GRANTED, SOLD, AND OUTCLAIMED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1231, PAGE 646, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)
- 100) EASEMENT TO THE CITY OF EL PASO, FOR THE USE AND BENEFIT OF ITS PUBLIC SERVICE BOARD (EL PASO WATER UTILITIES), RECORDED IN VOLUME 1137, PAGE 626, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)
- 103) EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS, LIMITED TO ONE STREET OF A MAXIMUM OF 30 FOOT WIDTH TO A DEDICATED AND PAVED STREET OF THE CITY OF EL PASO, AS SET OUT IN DEED FILED ON 11/13/1981, RECORDED IN VOLUME 1219, PAGE 147, LAST CORRECTED IN VOLUME 1026, PAGE 248, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)
- 107) UTILITY EASEMENT TO J. WILSON ROSS AND JIMMIE RUTH ROSS, TO CONNECT TO WATER, SEWER, AND NATURAL GAS LINES ON A REMUNERATED BASIS, AS SET OUT IN DEED FILED ON 11/13/1981, RECORDED IN VOLUME 1219, PAGE 147, LAST CORRECTED IN VOLUME 1626, PAGE 248, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)

LEGEND	
	= GAS METER
	= FIRE HYDRANT
	= SIGN
	= WATER VALVE
	= POWER POLE
	= ELECTRIC PANEL
	= LIGHT POLE
	= WATER METER
	= MANHOLE
	= GUARD POST
	= GUY WIRE
	= METAL BARRICADE
	= OVERHEAD ELECTRIC
	= ROCKWALL
	= CHAINLINK FENCE
	= STUCCO WALL
	= CONCRETE
	= PROPERTY LINE



NOTE(S):
 1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE COMMUNITY PANEL NO. 480214-0029-B, DATED 10/15/1982.

CAD CONSULTING COMPANY
 1790 LEE TREVINO DRIVE SUITE 309
 EL PASO, TEXAS 79936
 TEL(915) 633-6422 FAX(915) 633-6424



CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7000 Alabama



City Plan Commission — October 3, 2024 **REVISED ON 10/24/2024**

CASE NUMBER: PZRZ24-00017
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: 7000 Alabama, LLC
REPRESENTATIVE: Carlos Gallinar
LOCATION: 7000 Alabama St. (District 3)
PROPERTY AREA: 27.94 acres
REQUEST: Rezone from R-2 (Residential) and R-3 (Residential) to C-3 (Commercial)
RELATED APPLICATIONS: None
PUBLIC INPUT: One (1) call in opposition as of October 24, 2024

SUMMARY OF REQUEST: The applicant requests to rezone from R-2 (Residential) and R-3 (Residential) to C-3 (Commercial) to allow for commercial uses.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. The proposed zoning district is in character with the G-3, Post-war designation of *Plan El Paso*. The conditions are the following:

1. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.
2. Where structures, parking areas, or drives located within fifty feet (50') to residential zone districts or uses, a ten-foot (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 twenty feet (20') on center along the property lines. 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 or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.
3. No vehicular ingress and/or egress shall be permitted onto Byron Street.
4. No warehouse uses shall be permitted
5. No auto related uses shall be permitted
6. That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant requests to rezone from R-2 (Residential) and R-3 (Residential) to C-3 (Commercial) to allow for commercial uses and that the special permit granted to the property be rescinded. Proposed uses for the property is commercial in the multiple buildings existing on the property. The property is 27.94 acres in size with main access to Alabama Street.

PREVIOUS CASE HISTORY: On December 2, 1980, City Council granted a special permit to allow the use of philanthropic institution in the subject property. The special permit was then amended on February 4, 1986 by City Council to reduce the area under consideration of the special permit. This current special permit is being requested to be rescinded.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning to C-3 (Commercial) is appropriate for the property and the neighborhood. Properties to the west across Alabama Street to the south of the subject property consist of single-family homes zoned P-R 1 (Planned Residential) and R-3 (Residential). Property to the east consist of single-family homes zoned R-3 (Residential), on Fort Bliss Military Base. Property to the north is currently vacant zoned R-3 (Residential). While the subject property is surrounded on its entirety by residential zoning and development, the topographical features on this property will buffer the proposed commercial development from negatively impacting existing homes. In addition, the conditions imposed will mitigate negative impacts of the commercial use on adjacent residential development. The closest school is Powell Elementary (1.64 miles) and the closest parkland is the North Open Reserve (0.0 miles) adjacent to the north.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. Rezoning the property to C-3 (Commercial) will allow for integration of commercial uses to serve the community as per the current G-3, Post-war future land use designation of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-3 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and 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 district 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 requested C-3 (Commercial) zoning district will allow uses that can provide goods and services supporting the community in an area that is currently dominated by predominantly single-family zoning districts.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only</p>	<p>Yes. The property is next to Alabama Street, designated as a major arterial per El Paso’s Major Thoroughfare Plan and can support commercial uses. While the property is surrounded by residential uses,</p>

property on the block with an alternative zoning district, density, use and/or land use.	topographical constraints buffers it from adjacent residential homes.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	With a denial of the request the property would continue to be vacant and land to be underutilized.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings happening in the last ten years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The property stopped operating as a publishing company, which was an allowed use granted by a special permit. No commercial uses are currently allowed on the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property has direct access to Alabama Street, classified as a major arterial per the El Paso’s Major Thoroughfare Plan (MTP) and is appropriate to serve proposed commercial uses. There are currently no sidewalks along Alabama Street and may be required to be constructed at the time of new development. There are existing bike lanes along Alabama Street, as well as at multiple public transportation bus stop facilities along the subject property’s block face.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property falls within the El Paso Central Business Association and Sunrise Civic group, which were notified by the applicant regarding the rezoning request. In addition, the applicant also notified the adjacent Mountainside Neighborhood Association of the request. The applicants held a community meeting with the surrounding residents on June 15, 2024 to inform them of the proposed development. **As of October 24, 2024, the Planning Division received one (1) call in opposition to the rezoning request with concerns of possible traffic accidents and concerns regarding developing on arroyos. In addition, one (1) call of inquiry was received.**

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

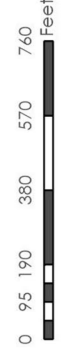
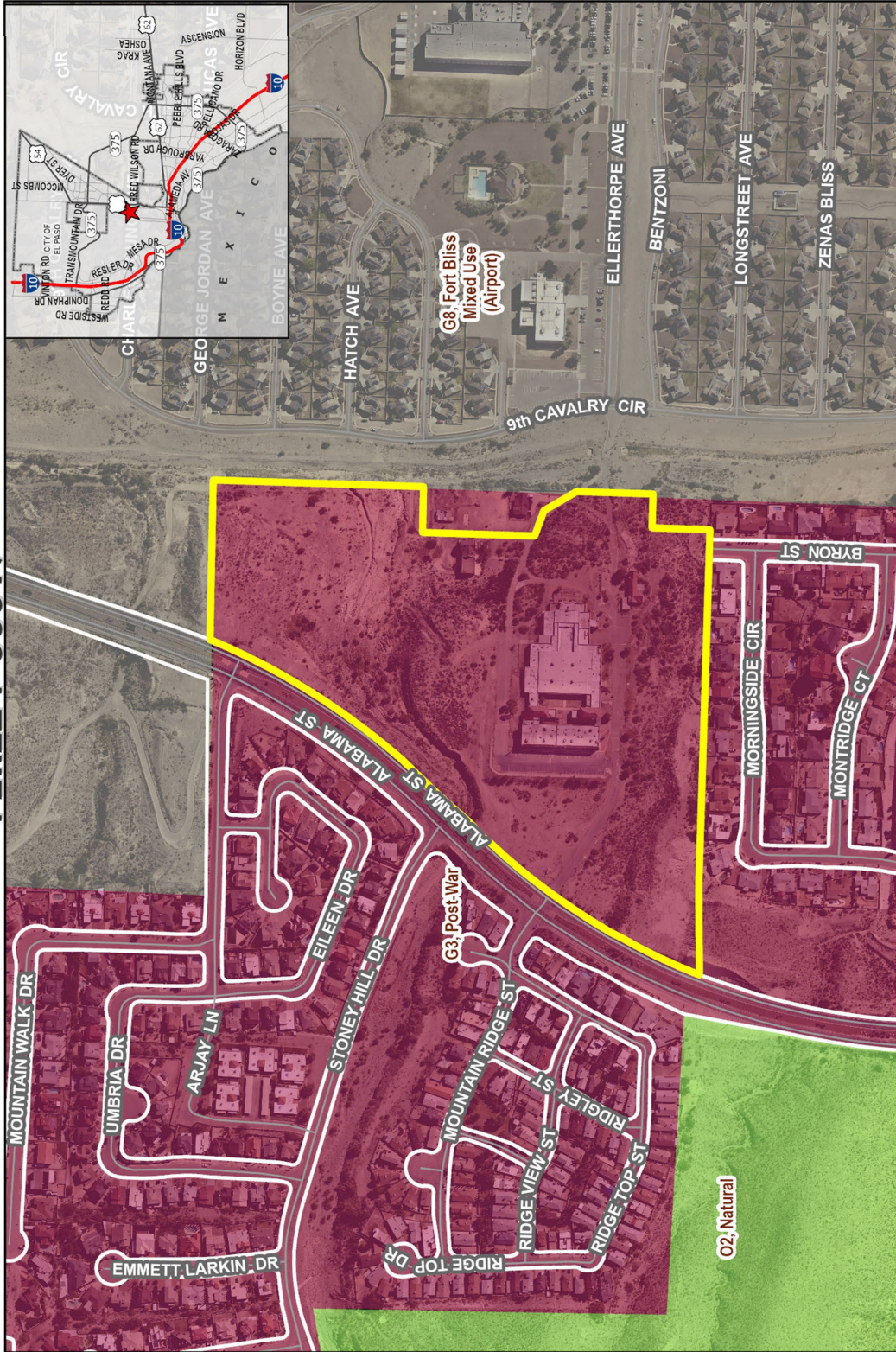
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Detailed Site Plan (Non-binding)
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

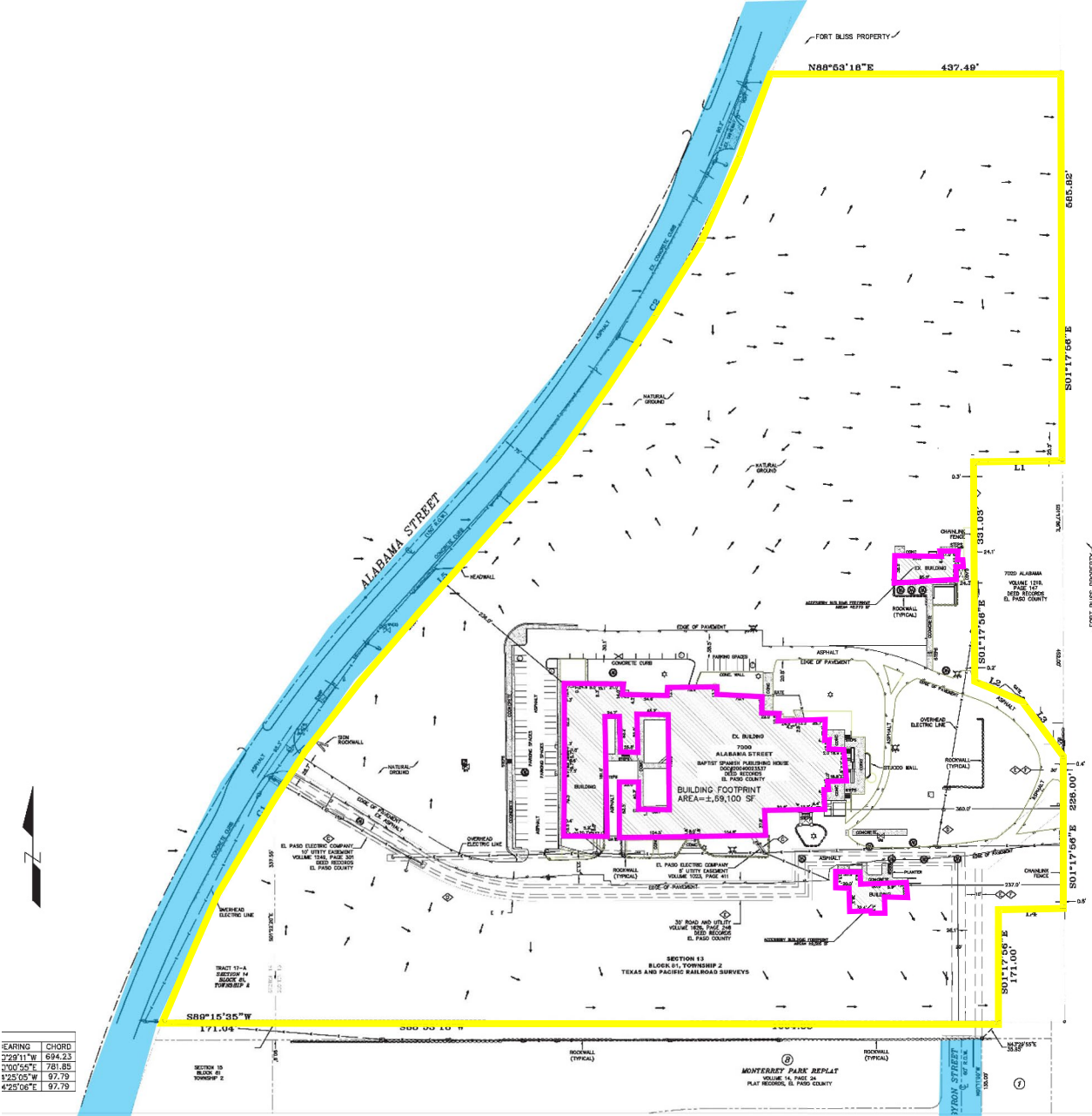
PZRZ24-00017



Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to create a final site plan. The Planning & Inspections Department makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval with conditions of the request. The conditions are the following:

1. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.
2. Where structures, parking areas, or drives located within fifty feet (50') to residential zone districts or uses, a ten-foot (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 twenty feet (20') on center along the property lines. 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 or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.
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6. That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

1. Applicant shall comply with the requirements of Preservation of Natural Arroyos (Section 19.19.010.F) at development stage.
2. Designate easements for natural arroyos as drainage easements and/or open spaces for stormwater runoff at time of platting.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments on the change of zoning for the property.

Streets and Maintenance Department

No comments received.

Sun Metro

No comments received.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main extending along Alabama St. approximately 75-feet west of the east right-of-way line. This main is available service.

Previous water pressure reading from fire hydrant #00019, located at 7000 Alabama St. has yielded a static pressure of 55 (psi), a residual pressure of 53 (psi), and a discharge of 1299 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main in a 20-foot sewer easement bisecting the property. This main is available for service.

General:

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

1. 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.
2. The proposed subdivision is located near a potential sediment flow source. At the improvement plan stage EPWater requires the Engineer to account for sediment volume in all calculations used to size stormwater drainage structures to prevent sediment from clogging the proposed crossings. Provide enough access for mechanized maintenance equipment and vehicles.
3. Confirm that existing downstream conveyance structures have enough capacity to handle the developed runoff from the proposed subdivision. As per the City of El Paso's Drainage Design Manual, the HGL shall remain below the finished grade for the storm frequency.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

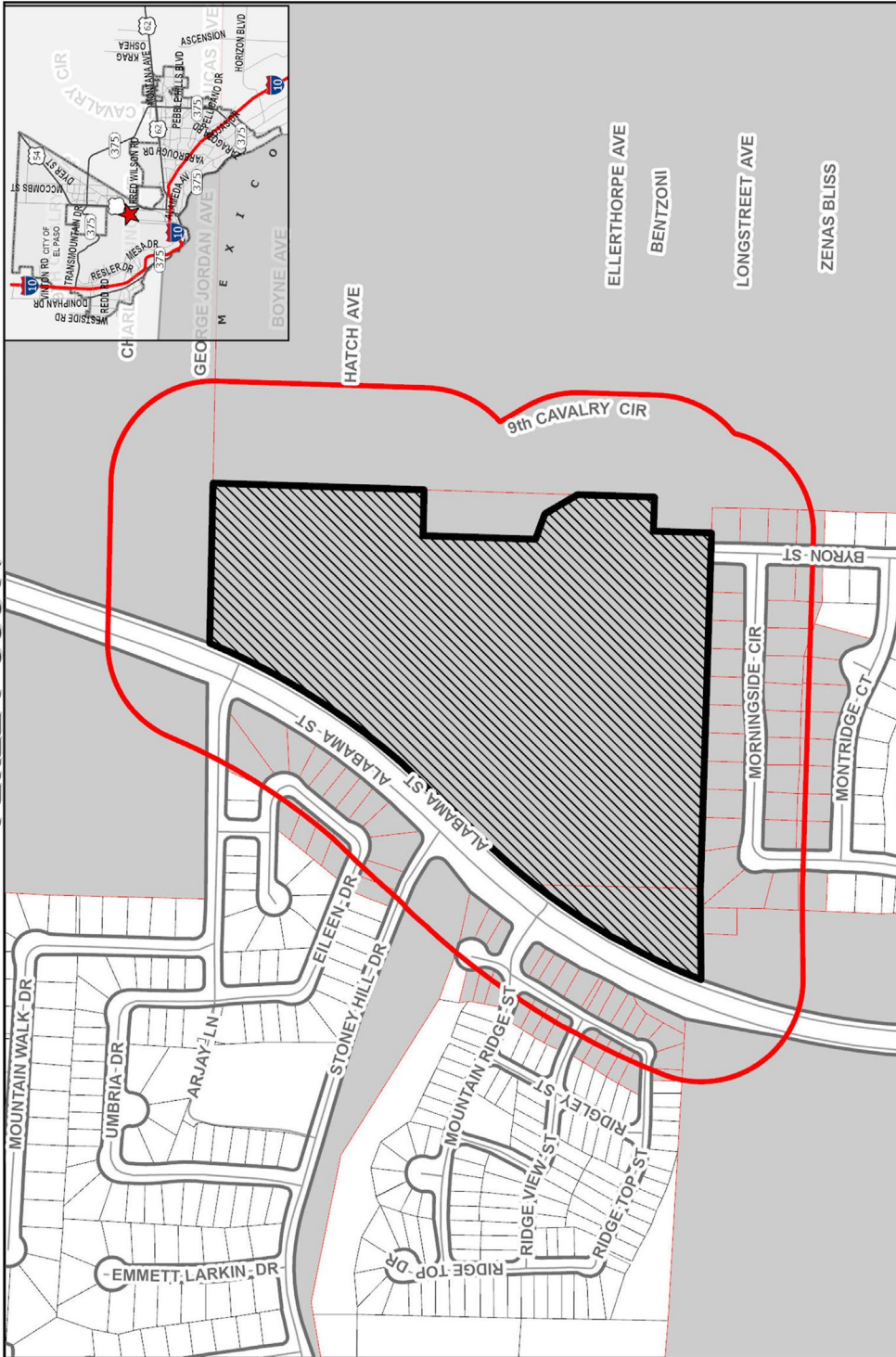
No comments received.

El Paso 911 District

No comments or concerns regarding this rezoning.

ATTACHMENT 4

PZR24-00017



 Subject Property
 300 Feet Notice Area
 Notified Properties



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. Engagements of this nature are not intended to constitute a warranty or any other representation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.