

Pebble Hills and Zaragoza

City Plan Commission — March 12, 2026 **REVISED**

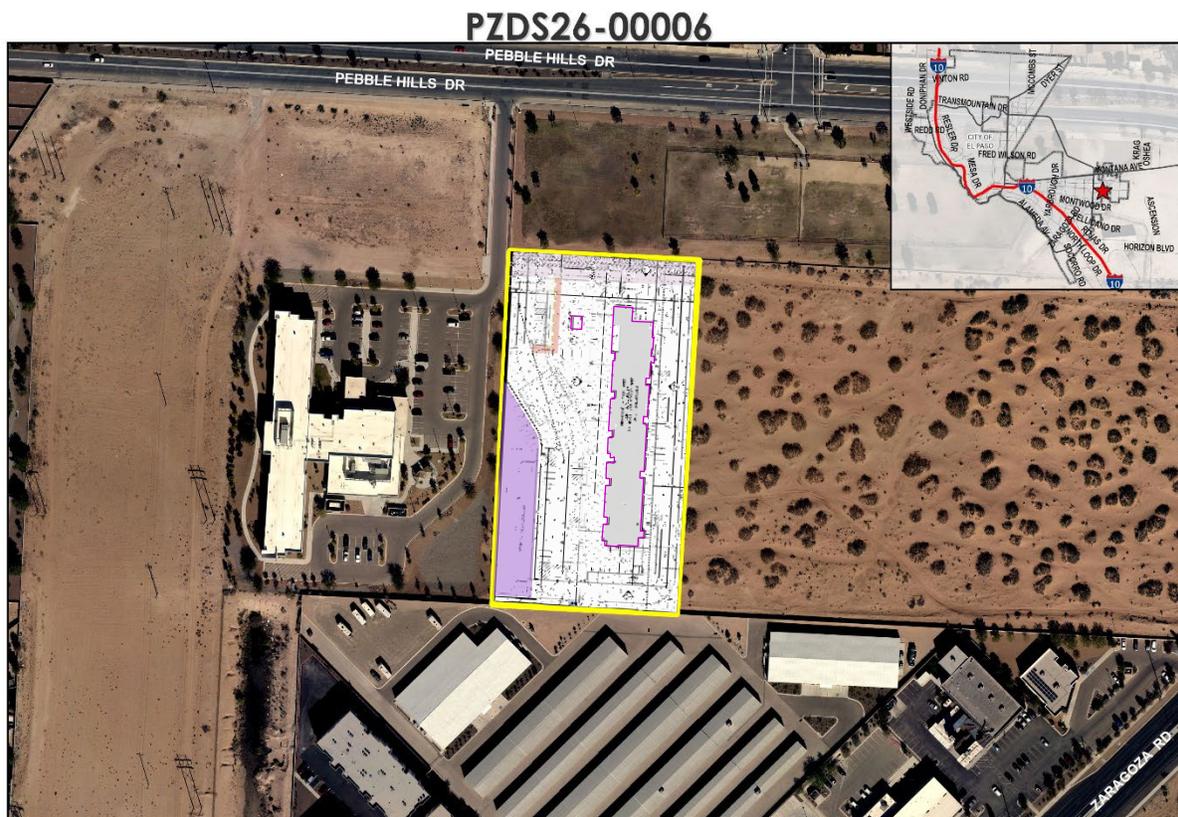
SITE PLAN



CASE NUMBER:	PZDS26-00006
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Genagra, LP
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	South of Pebble Hills Blvd. and West of N. Zaragoza Rd. (District 5)
PROPERTY AREA:	3.50 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 17916
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required per Ordinance No. 17916, dated December 18, 2012. The applicant proposes to develop the subject property as apartments.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the A-3/c (Apartment/conditions) zone district and is compatible with surrounding uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.



This map is designed for illustrative purposes only. The features depicted here are approximate and do not constitute a site plan. This map is not intended to show accurate boundaries. Discrepancies of this map to scales greater than its original can include errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 40 80 160 240 320
Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan in accordance with Ordinance No. 17916, dated December 18, 2012, which requires approval from the City Plan Commission prior to issuance of building permits. The proposed development consists of a 3.50-acre property located south of Pebble Hills Boulevard and west of North Zaragoza Road. The site plan proposes the construction of a four-story apartment building totaling approximately 20,640 square feet, with a maximum height of 57.6 feet, containing seventy (70) dwelling units. The development provides ninety-two (92) off-street parking spaces and six (6) bicycle parking spaces. Pedestrian and vehicular access to the site will be provided through a shared access agreement via adjacent properties, with connectivity to Pebble Hills Boulevard and North Zaragoza Road.

PREVIOUS CASE HISTORY: Ordinance No. 17916 (Attachment 4), dated December 18, 2012, changed the zoning for Parcel 1 from R-F (Ranch and Farm) to A-3 (Apartment) and Parcel 2 from R-F (Ranch and Farm) to C-3 (Commercial) with the following applicable conditions:

1. That prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved in accordance with the requirements of the El Paso City Code, and;
Note: Condition is satisfied through this request.

2. That a 20-foot-wide landscaped buffer with high-profile native trees of at least two (2) inch caliper and fifteen (15) feet in height shall be placed at ten (10) feet on center along the property lines adjacent to any residential or apartment zoning districts or use. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, 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.
Note: Condition is satisfied through this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is generally compatible with the surrounding land uses and zoning pattern. To the north, the property is zoned R-5 (Residential) and includes a dog park. Property to the east is split-zoned A-3/c (Apartment/conditions) and C-3/c (Commercial/conditions) and is currently vacant. To the south, property is zoned C-3 (Commercial) and include a self-storage facility and a shopping center. To the west, property is zoned A-3/c (Apartment/conditions) and is developed with a clinic. The nearest school is Paseo del Norte Fine Arts Academy, located approximately 0.8 miles from the subject property. The nearest park is Tierra Buena Dog Park, located approximately 0.02 miles from the subject property.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed-Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Per Ordinance No. 17916, dated December 18, 2012, the property owner must obtain Detailed Site Development Plan approval prior to issuance of any building permits for the subject property.

<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met</p> <p>A-3 (Apartment) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed use of apartments is permitted by right in the A-3 (Apartment) zone district and complies with all requirements.</p>
<p>THE PROPOSED ZONING DISTRICT'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>There are no Historic District or Special Designations on the subject property.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.</p>	<p>There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access will be provided through a shared access agreement with adjacent properties. This access connects through Pebble Hills Boulevard, designated as major arterial in the City of El Paso's Major Thoroughfare Plan (MTP). Existing infrastructure is considered adequate to serve the proposed development. Currently, there are no bus stops located within walking distance (0.25-miles) of the subject property. However, sidewalks are available along both Pebble Hills Boulevard and North Zaragoza Road, which supports pedestrian connectivity in the area.

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

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

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:

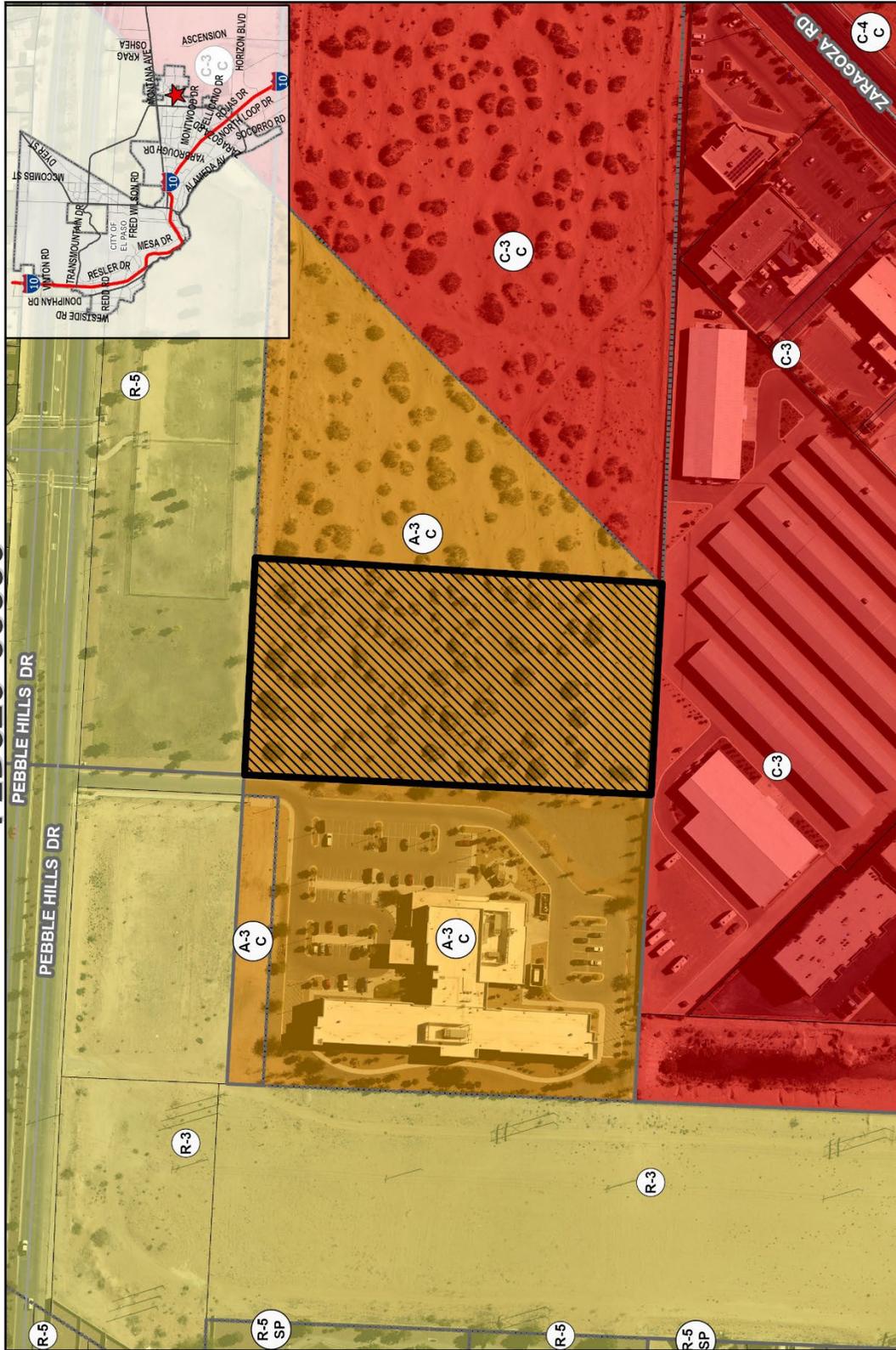
1. **Approve** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Approve the Detailed Site Development Plan 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. **Deny** the Detailed Site Development Plan, 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. Ordinance No. 17916
5. Department Comments

ATTACHMENT 1

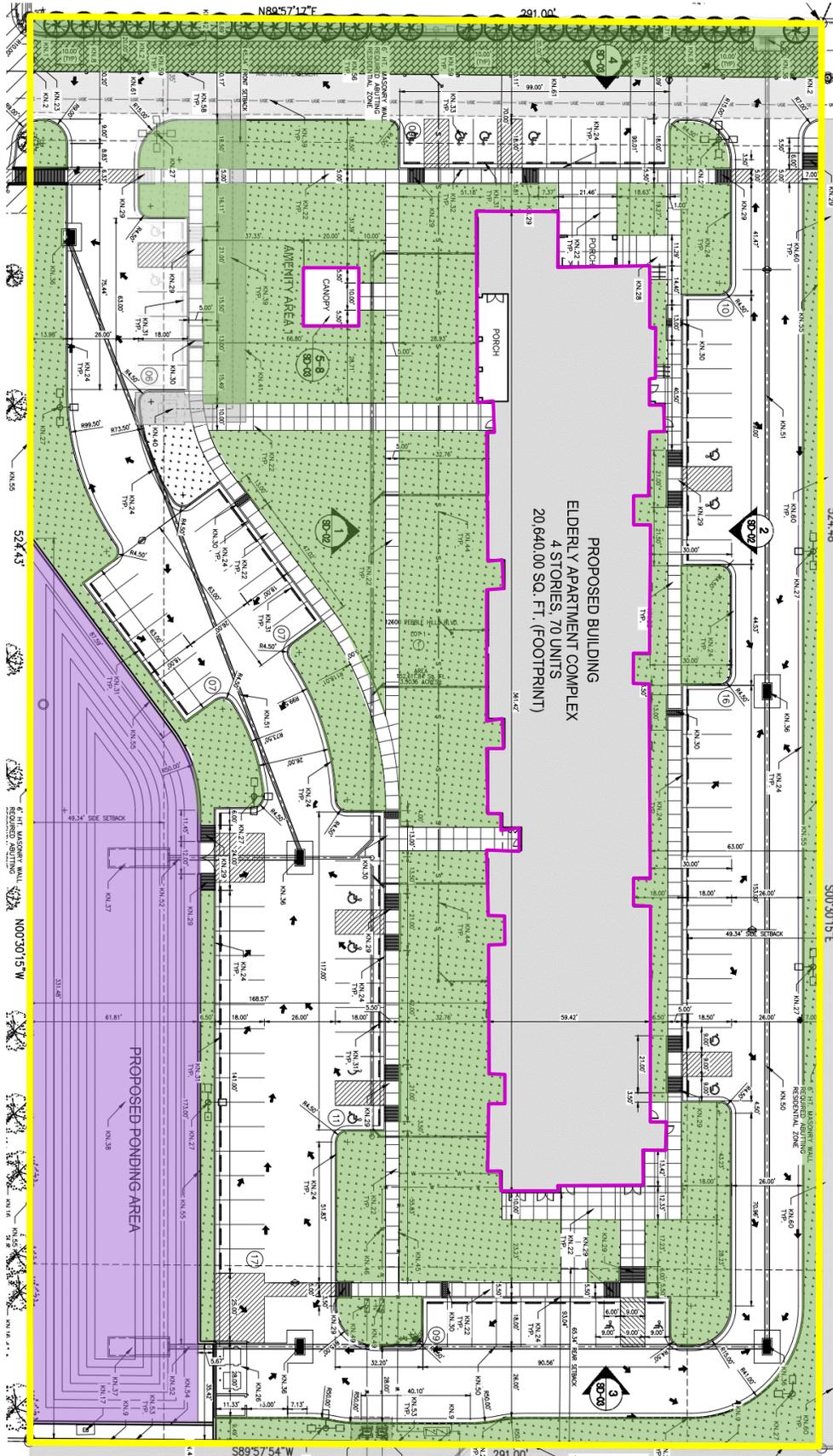
PZDS26-00006



 Subject Property

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ATTACHMENT 2



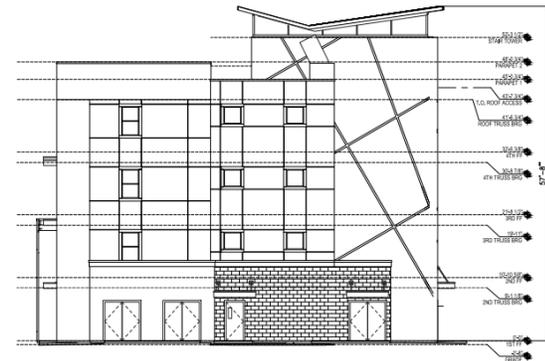
ATTACHMENT 3



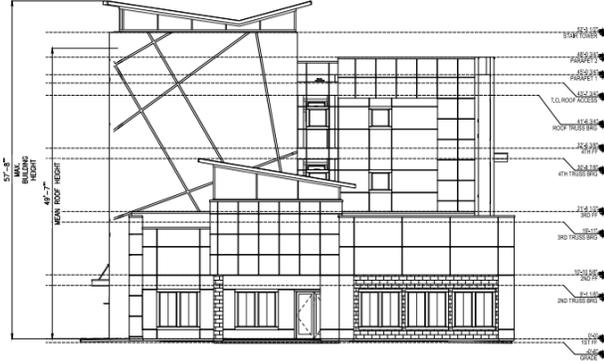
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



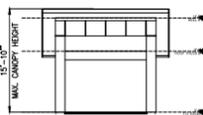
2 EAST ELEVATION
SCALE: 1/8"=1'-0"



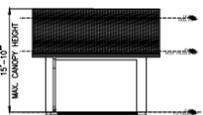
3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



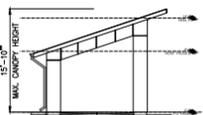
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



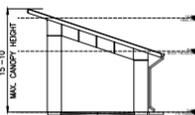
5 EAST ELEVATION
SCALE: 1/8"=1'-0"



6 WEST ELEVATION
SCALE: 1/8"=1'-0"



7 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



8 NORTH ELEVATION
SCALE: 1/8"=1'-0"

CANOPY ELEVATIONS

ATTACHMENT 4

CITY CLERK DEPT.

2012 NOV 20 PM 1:38

Doc# 20130004548

11B-2

ORDINANCE NO. 017916

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS AND A PORTION OF YSLETA-CARLSBAD CUT-OFF ROAD (ZARAGOZA ROAD), EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO A-3 (APARTMENT); PARCEL 2: A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS AND A PORTION OF YSLETA-CARLSBAD CUT-OFF ROAD (ZARAGOZA ROAD), EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) 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:

That the zoning of Parcel 1: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas and Parcel 2: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed: Parcel 1 from R-F (Ranch and Farm) to A-3 (Apartment) and Parcel 2 from R-F (Ranch and Farm) to C-3 (Commercial) within the meaning of the zoning ordinance, 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 density 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) That prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved in accordance with the requirements of the El Paso City Code, and;*
- 2) That A 20-foot wide landscaped buffer with high-profile native trees of at least two (2) inch caliper and fifteen (15) feet in height shall be placed at ten (10) feet on center along the property lines adjacent to any residential or apartment zoning districts or use. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, 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.*

(Signatures continue on following page)

ORDINANCE NO. 017916

Zoning Case No: ZON08-00080

PASSED AND APPROVED this 18th day of December, 2012.



ATTEST:

[Signature]
Richarda Duffy Momsen, City Clerk

THE CITY OF EL PASO

[Signature]
John F. Cook
Mayor

APPROVED AS TO FORM:

[Signature]
Karla M. Herman
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Mathew S. McElroy, Director
City Development Department

CITY CLERK DEPT.
2012 NOV 20 PM 1:38

#145971/12-1007-558 Annexation Rezoning
ORDINANCE NO. 017916

Zoning Case No: **ZON08-00080**

METES AND BOUNDS DESCRIPTION
 (Proposed Annexation to the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road))

Description of a 21.3709 acre parcel of land being all Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road), El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Starting from an existing City Monument located at the centerline of Pebble Hills Boulevard and Tierra Mina Drive, Thence South 52°35'20" East a Distance of 432.87 feet to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar being the southeast corner of Lot 1, Block 108, Tierra Del Este Unit Twenty Seven and the southwest corner of Tract 1C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys; said rebar being the "TRUE POINT OF BEGINNING";

Thence North 89°57'19" East Field Bearing (North 89°58'07" East Deed Bearing) a Distance of 868.98 feet Field Distance to a point along the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road);

Thence South 42°34'03" West Field Bearing along said along the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road) a Distance of 713.44 feet Field Distance to a point;

Thence North 90°00'00" West Plat / Field Bearing (North 89°58'58" West Deed Bearing) along said common line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and the northeast corner of Lot 1, Block 132, Tierra Del Este Unit Thirty Two a Distance of 1531.12 Field Distance to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar, said rebar being the southwest corner of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and the northwest corner of Lot 2, Block 132, Tierra Del Este Unit Thirty Two;

Thence North 00°30'15" West Plat / Field Bearing (North 00°32'12" West Deed Bearing) along westerly tract line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys a Distance of 523.88 feet Plat / Field Distance 524.78 feet Deed Distance) to a set 5/8" rebar with yellow plastic cap stamped TX 2449, Roe Engr., L.C., said rebar, said rebar being the northwest corner of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys;

Thence North 89°57'19" East Field Bearing (East Deed Bearing) along the northerly tract line of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys a Distance of 1149.36 feet Plat / Field Distance (1150.03 feet Deed Distance) back to the "TRUE POINT OF BEGINNING" and containing in all 930,917.13 square feet or 21.3709 acres of land more or less.

<p>FILING INFORMATION</p> <p>DATE: DECEMBER 8, 2008 ORDERS TRACT: N/A DISTRICT: EAST 8 AREA: 31 COUNTY PLAT RECORDS BOOK: N/A PAGE: N/A FIELD: U.S. OFFICE: L.A. N.O. 07188-3 FILE: 8.2 X 11 ENROLLING SCALE: 1" = 60'</p>		<p>METES AND BOUNDS DESCRIPTION (Proposed Annexation to the centerline of Ysleta - Carlsbad Cut-Off Road (Zaragoza Road)) BEING ALL OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS CONTAINING IN ALL 930,917.13 SQ. FT. OR 21.3709 ACRES OF LAND MORE OR LESS. PREPARED FOR: GENAGRA, L.P., Luis Urrea, Managing Member of Genagra Holding, L.L.C. General Partner</p>	 <p>Roe Engineering, L.C. 801 E. Guadalupe Blvd. Suite 100 El Paso, TX 79906 (915) 833-1436 - FAX (915) 833-8878 (www.roeeng.com) ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING</p> <p>SHEET 1 OF 1</p>
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017916

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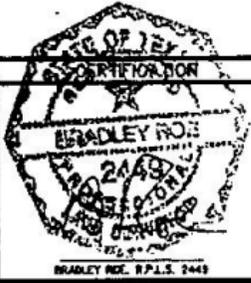
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Zaragoza

FILING INFORMATION	
DATE:	DECEMBER 8, 2008
CONGRESS TRACT:	N/A
DISTRICT:	EAST 8
AREA:	34
COUNTY PLAT RECORDS:	
BOOK:	N/A
PAGE:	N/A
FIELD:	48
OFFICE:	L.A.L.
N.O.:	071108-3
FILE:	8.5 X 11 CHS/11-D
SCALE:	1" = 40'



METES AND BOUNDS DESCRIPTION
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 PREPARED FOR:
 GENAGRA, L.P., Luis Urrea, Managing Member of Genagra Holding, L.L.C. General Partner

Roe Engineering, L.C.
 Dr. E. Carlos B. Roe, III, P.E., 21 Park St., 79408
 (915) 838-1438 - FAX (915) 838-8998
 Email: roe@roeeng.com
 SURVEYING/LAND DEVELOPMENT/PLANNING/ENGINEERING
SHEET 1 OF 1

017916

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. The proposed use is permissible by right in the A-3/c (Apartment/conditions) zone district and is compatible with surrounding uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. 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. The driveway located at the north side of the property adjacent to the city dog park can remain as proposed. The buffer trees required by city ordinance 017916 shall be provided.

Planning and Inspections Department – Land Development

No objections to proposed detailed site plan.

Fire Department

Check with Fire Marshal's Office for Section D105, Aerial Fire Apparatus Access Roads.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application.

Streets Lighting:

Does not object to this request.

Street Lights Department requires that a project 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.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

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

El Paso Water

EPWater-PSB does not object to this request.

This subdivision was annexed into the City in 1999, there are fees associated with the annexation. Annexation fees are due at the time of new service application for individual water meters within the subject property.

Water:

There is an existing 24-inch diameter water main along Pebble Hills Blvd., located approximately 30-foot north of centerline. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules and Regulations.

There is an existing 8-inch diameter water main along a 15/20-foot utility easement, located south of the property. This main is available to provide service.

Previous water pressure from fire hydrant #8734 last tested 12/28/2023 located at 2996 Tierra Cortez Avenue, has yielded a static pressure of 64 psi, a residual pressure of 60 psi, and a discharge of 978 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main along 15-foot utility easement south of Pebble Hills Blvd and west of property. This main dead ends x-feet south of Pebble Hills. This main is available to provide service.

General:

No building, reservoir, trees, 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.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing EPWater-PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

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:

As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, 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.

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

The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. The preliminary calculations appear to show sufficient available capacity but a lower required capacity. Please revise sections 4.3.1.2 and 4.3.2.1 for rational method parameters.

Please update contact information for Stormwater Utility – use El Paso Water (Customer Service) 915 594 5500 or 915 594 5775 (dispatch). The listed number is an unassigned number within the utility.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Texas Gas Service does not have any comments.

El Paso Electric

No comments.