

3251 N. Zaragoza

City Plan Commission — July 31, 2025

SITE PLAN

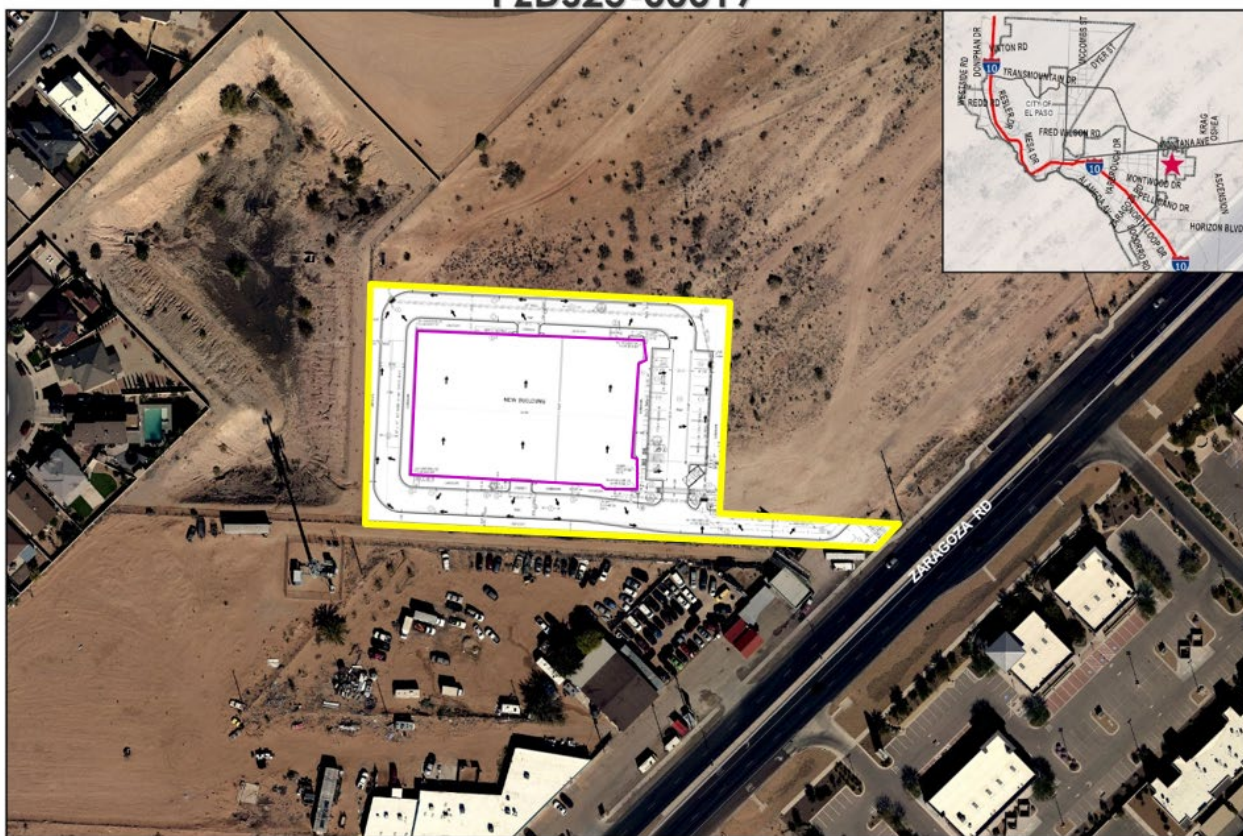


CASE NUMBER:	PZDS25-00019
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	CAP Storage Joe Battle LLC
REPRESENTATIVE:	SLI Engineering Inc.
LOCATION:	3251 N. Zaragoza Rd. (District 5)
PROPERTY AREA:	2.16 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 16995
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of Detailed Site Development Plan as required per Ordinance No. 16995, dated September 9, 2008. The applicant proposes to develop the subject property as a self-storage warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in the C-2/c (Commercial/conditions) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00019



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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 30 60 120 180 240
Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required by Ordinance No. 16995, dated September 9, 2008. In accordance with the ordinance, approval from the City Plan Commission is required prior to the issuance of building permits. The proposed site plan outlines the development of a 2.16-acre lot located at 3251 N. Zaragoza Road as a self-storage warehouse. The development includes a three-story building totaling 35,222 square feet with a height of 47 feet. The development proposes twenty-seven (27) vehicular parking spaces and three (3) bicycle spaces, meeting the parking requirements set forth in El Paso City Code Section 20.14. Pedestrian and vehicular access will be provided from N. Zaragoza Road.

PREVIOUS CASE HISTORY: Ordinance No. 16995 (Attachment 4), dated September 9, 2008, changed the zoning from R-3 (Residential) to C-2 (Commercial) with the following applicable conditions:

1. *That a detailed site development plan be approved as per the El Paso City Code prior to the issuance of building permits.*

Note: Condition is satisfied through this request.

2. *That a 10' wide landscape buffer to include high profile native trees of at least 2" caliper placed 15' on center adjacent to residential and apartment uses and zoning.*

Note: Property does not abut residential zones or uses.

3. *Restrict the following uses:*

- a. *Ambulance service*
- b. *Automobile, boat, bus, light truck, sales, service, storage, rental*
- c. *Automotive repair garage*
- d. *Commercial equipment repair*
- e. *Commercial dry-cleaners*
- f. *Heliport*
- g. *Industrial equipment repair*
- h. *Manufactured homes sales, display, and repair*
- i. *Building and construction material sales*
- j. *Mobile home sales, display, and repair*
- k. *Major automotive repair*
- l. *Recreation vehicle park*
- m. *Transportation terminal type B*
- n. *Tattoo parlor*
- o. *Paintball centers*
- p. *Shooting ranges*

Note: Proposed use is self-storage warehouse.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the surrounding commercial uses and maintains compatibility with similarly zoned properties. To the north, properties are zoned C-2/c (Commercial/conditions) and are currently vacant, along with an existing school zoned R-5 (Residential). To the south, the property lies within El Paso's Extraterritorial Jurisdiction (ETJ) and is currently vacant. To the west, adjacent properties are zoned C-2/c (Commercial/conditions) and include a pond, as well as single-family residences zoned R-5 (Residential). To the east, the property is adjacent to a shopping center zoned C-4/c (Commercial/conditions). The nearest school, Sgt. Roberto Ituarte Elementary, is located approximately 0.68 miles from the subject property, while the nearest park, Tierra Buena Dog Park, is approximately 0.65 miles away.

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	Yes. Per Ordinance No. 16995, dated September 9, 2008, the property owner must obtain Detailed Site Development Plan approval by the City Plan

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
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.	Commission prior to the issuance of any building permits for the subject property.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-2 (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.	Yes. The proposed use of self-storage warehouse is permitted by right in the C-2 (Commercial) zone district and complies with all requirements.
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.	There are no Historic Districts or Special Designations on the subject property.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from N. Zaragoza Road, which is designated as a major arterial per the City of El Paso's Major Thoroughfare Plan (MTP). The existing streets are appropriate to serve the proposed development. There are no bus stops within walkable distance (0.25 mile) of the subject property at this time. The nearest bus stop is approximately 1.4 miles away, and sidewalks are present along North Zaragoza Road, enhancing pedestrian accessibility.

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/Recommend Approval** 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. (Staff Recommendation)

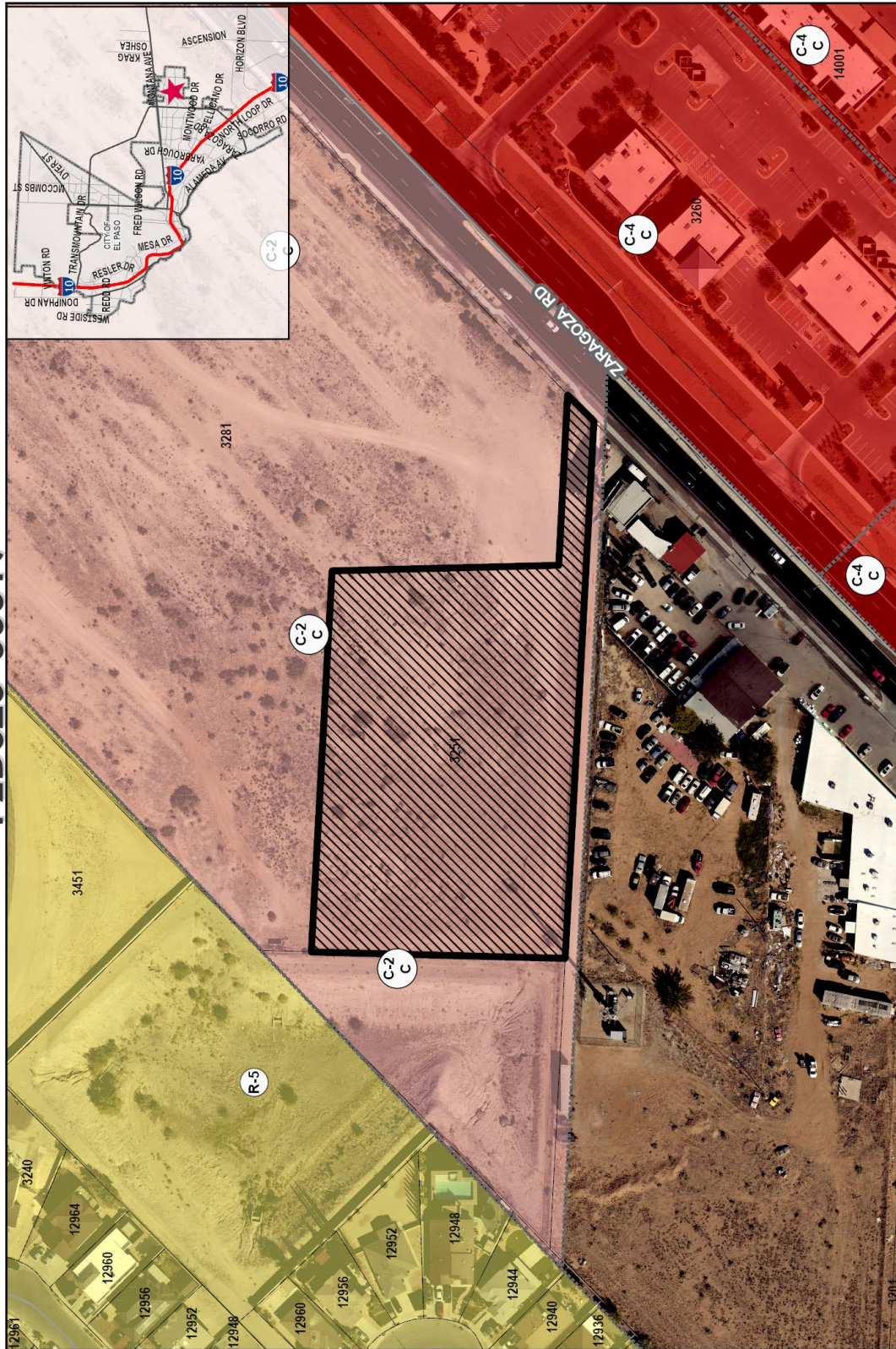
2. **Approve/Recommend Approval of the Detailed Site Development Plan With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Deny/Recommend Denial** of 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. 16995
5. Department Comments

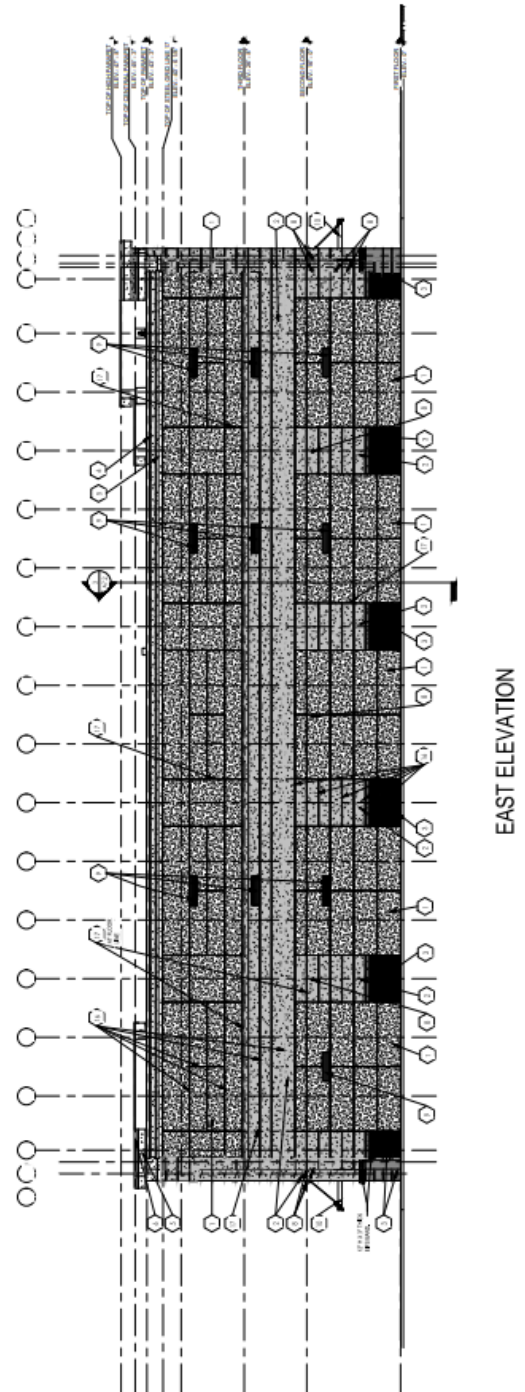
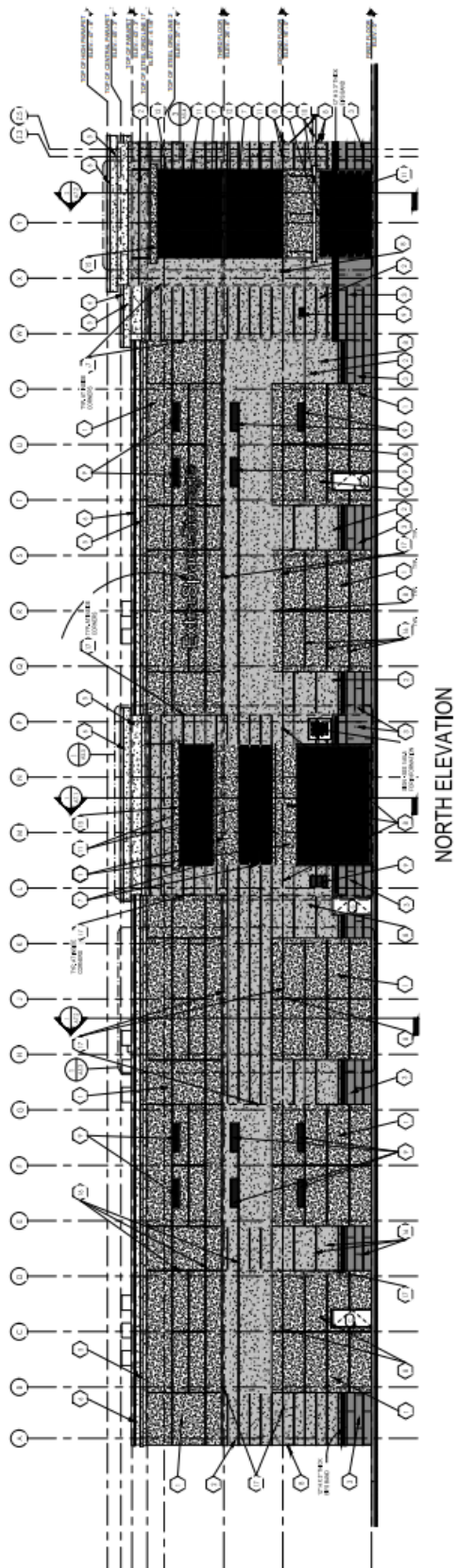
ATTACHMENT 1

PZDS25-00019



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ATTACHMENT 3



ATTACHMENT 4

Doc# 20080078010

10D
15/15

CITY CLERK DEPT.

08 SEP 23 AM 8:16 ORDINANCE NO. 016995

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 1B AND 1B3, SECTION 39, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND C-2 (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 a portion of Tracts 1B and 1B3, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, 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-3 (Residential) 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.

That the zoning of a portion of Tracts 1B and 1B3, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from R-3 (Residential) to C-2 (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 a detailed site development plan be approved as per the El Paso City Code prior to the issuance of building permits.
2. That a 10' wide landscape buffer to include high profile native trees of at least 2" caliper placed 15' on center adjacent to residential and apartment uses and zoning.
3. Restrict the following uses:
 - a. Ambulance service
 - b. Automobile, boat, bus, light truck, sales, service, storage, rental
 - c. Automotive repair garage
 - d. Commercial equipment repair
 - e. Commercial dry-cleaners
 - f. Helipad
 - g. Industrial equipment repair
 - h. Manufactured homes sales, display, and repair
 - i. Building and construction material sales

ORDINANCE NO. 016995

ZON08-00015

Doc #41184/Plan/Cg/Ord/ZON08-00015 (Re-zoning)

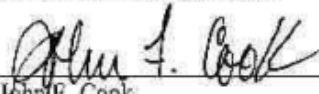
CITY CLERK DEPT.

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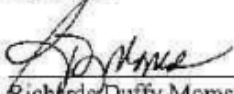
- j. Mobile home sales, display, and repair
- k. Major automotive repair
- l. Recreation vehicle park
- m. Transportation terminal type B
- n. Tattoo parlor
- o. Paintball centers
- p. Shooting ranges

PASSED AND APPROVED this 9th day of September, 2008.

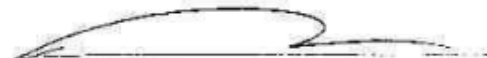
THE CITY OF EL PASO


John F. Cook
Mayor

ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


Mathew S. McElroy
Deputy Director - Planning
Development Services Department

ORDINANCE NO. 016995

ZON08-00015

Doc #A11347PlanningOrdZON08-00015 (Re zoning)

Parcel 1 (R-3 to C-3)
Being a portion of Section 39,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
June 11, 2008

CITY CLERK DEPT.

09 SEP 23 AM 8:16

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument for the centerline intersection of Rich Beem Blvd. and Tierra Bahia Dr. Thence **South 78°38'36" East** a distance of **150.68** feet to a point on the northeasterly right of way line of line of Rich Beem Blvd. for the **"TRUE POINT OF BEGINNING"**.

Thence **North 42°31'49" East** a distance of **1073.15** feet to a point;

Thence **South 47°28'11" East** a distance of **588.31** feet to a point

Thence **South 00°33'11" East** a distance of **0.98** feet to a point on the northwesterly right of way line of Zaragoza Road;

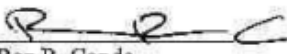
Thence along said right of way line **South 42°31'34" West** a distance of **1028.38** feet to a point of curve;

Thence, **39.27** feet along the arc of a curve to the right which has a radius of **25.00** feet, a central angle of **89°59'34"**, a chord which bears **South 87°31'21" West** a distance of **35.35** feet to a point on the northeasterly right of way line of Rich Beem

Thence along said line, **North 47°28'52" West** a distance of **285.72** feet to a point of curve;

Thence **279.21** feet along the arc of a curve to the left which has a radius of **2055.00** feet a central angle of **07°47'05"** a chord which bears **North 51°22'24" West** a distance of **278.99** feet to **"TRUE POINT OF BEGINNING"** and containing in all **14.29** acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.L.S. No. 5152



CONDE, INC.

ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

EXHIBIT A

Job # 308-11

CITY CLERK DEPT.

08 SEP 23 AM 8:16

Parcel 1A (R-3 to C-2)
Being a portion of Section 39,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
June 11, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument for the centerline intersection of Rich Beem Blvd. and Tierra Bahia Dr. Thence South $78^{\circ}38'36''$ East a distance of 150.68 feet to a point on the northeasterly right of way line of line of Rich Beem Blvd. for the "TRUE POINT OF BEGINNING".

Thence North $42^{\circ}31'49''$ East a distance of 218.94 feet to a point;

Thence South $47^{\circ}28'52''$ East a distance of 589.05 feet to a point on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line South $42^{\circ}31'34''$ West a distance of 175.00 feet to a point of curve;

Thence, 39.27 feet along the arc of a curve to the right which has a radius of 25.00 feet, a central angle of $89^{\circ}59'34''$, a chord which bears South $87^{\circ}31'21''$ West a distance of 35.35 feet to a point on the northeasterly right of way line of Rich Beem

Thence along said line, North $47^{\circ}28'52''$ West a distance of 285.72 feet to a point of curve;

Thence 279.21 feet along the arc of a curve to the left which has a radius of 2055.00 feet a central angle of $07^{\circ}47'05''$ a chord which bears North $51^{\circ}22'24''$ West a distance of 278.99 feet to "TRUE POINT OF BEGINNING" and containing in all 2.7418 acres of land more or less.

Not a ground survey.



R.R.C.
Ron R. Conde
R.P.L.S. No. 5152

EXHIBIT B

PG. 1 OF 2

Job # 308-11

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Parcel 2 (R-3 to C-2)

Being a portion of Section 39,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
September 10, 2008

CITY CLERK DEPT.

09 SEP 23 AM 8:16

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 39, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument for the centerline intersection of Rich Beem Blvd. and Tierra Bahia Dr. Thence **South 33°04'31" East** a distance of 133.10 feet to a point on the southeasterly right of way line of line of Rich Beem Blvd. for the **"TRUE POINT OF BEGINNING"**.

Thence, 279.33 feet along the arc of a curve to the right which has a radius of 1945.00 feet, a central angle of 8°13'43", a chord which bears **South 51°35'43" East** a distance of 279.09 feet to a point.

Thence **South 47°28'52" East** a distance of 285.70 feet to a point of curve;

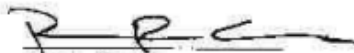
Thence, 39.27 feet along the arc of a curve to the right which has a radius of 25.00 feet, a central angle of 90°00'26", a chord which bears **South 02°28'39" East** a distance of 35.36 feet to a point on the northwesterly right of way line of Zaragoza Road;

Thence along said right of way line **South 42°31'34" West** a distance of 1583.03 feet to a point;

Thence leaving said right of way line **South 89°57'21" West** a distance of 800.10 feet to a point on the easterly line of Tierra Del Este Unit Thirty Four;

Thence along said line **North 42°31'49" East** a distance of 2129.20 feet to **"TRUE POINT OF BEGINNING"** and containing in all 25.36 acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.I.S. No. 5152



CONDE, INC.

ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

EXHIBIT B

PG. 2 OF 2

Job # 308-11

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends approval of the request. The proposed use is permissible by right in the C-2/c (Commercial/conditions) zone district and is compatible with surrounding commercial 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 comments provided.

Planning and Inspections Department – Land Development

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 encourages the use of nonstructural storm water management such as the preservation of greenspace, rain water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. Coordinate and obtain approval from TXDOT for proposed improvements.

Note: comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application.

Street Lights Department:

Does not object to this request.

Zaragoza Rd. is a Texas Departments of Transportation (TXDoT) right-of-way (ROW).

For the development of a subdivision 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.

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.

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

No comments provided.

El Paso Water

Does not object to this request.

Water:

There is an existing 16-inch diameter water main that extends within a 25-foot PSB easement west of and parallel to Zaragoza Rd. This main dead-ends approximately 381-feet south of Rich Beem Blvd. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. The extension of this 16-inch water main is required. watermain extension shall cover the entire Zaragoza Rd. frontage.

Previous water pressure reading from fire hydrant #11444, located on the southwest corner of Zaragoza Rd. and Pebble Hills Blvd., has yielded a static pressure of 66 psi, a residual pressure of 62 psi, and a discharge of 1,27 gpm.

Sanitary Sewer:

Sanitary sewer is critical.

There is an existing 8-inch diameter sanitary sewer main that extends within a 25-foot PSB easement west of and parallel to Zaragoza Rd. This main is available to provide service. This main is approximately 4 feet in depth

There is an existing 8-inch sanitary sewer main that extends along Rich Beem Blvd. approximately 45-feet north of the right of way south right-of-way line. This main can be extended to provide service. This main is approximately 6.5-feet in depth.

General:

Water and sanitary sewer main extensions along a PSB easement will be required to provide service. Water main shall be extended creating a looped system. The owner is responsible for easement acquisition and water and sanitary sewer main extension cost.

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

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 PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

EPWater-PSB requests that site be graded so that sanitary sewer may be provided by gravity

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, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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:

An existing storm sewer pond was built under Tierra del Este #34 and later extended into what is now SWQ Rich Beem. No Improvement Plans were made for review and acceptance. We need to see the design and drainage calculations.

Texas Department of Transportation

1. Proposed driveway shall match FM 659 Master plan.
2. Submit complete construction plans for TXDOT review and permitting.
3. Submit grading and drainage plans for review.

Note: comments will be addressed at the permitting stage.

El Paso County Water Improvement District #1

No comments provided.

El Paso Electric

No comments.

Texas Gas Service

Texas Gas Service will need a 10' easement to provide gas service to the new development.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

911 District

No comments or concerns regarding this zoning.