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

PUBLIC HEARING DATE: March 28, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

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:
A Resolution approving a detailed site development plan for being the South 83 feet of the West ½ of Tract 153, Sunrise Acres No. 2, 7838 Mount Latona Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed detailed site plan 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: 7838 Mount Latona Drive
Applicant: Development Group, Inc., PZDS22-00031

BACKGROUND / DISCUSSION:
The applicant is requesting a Detailed Site Development Plan approval per Ordinance No. 8368, dated May 28, 1985 to allow for an duplex. The City Plan Commission recommended 7-0 to approve the proposed Detailed Site Development Plan on November 17, 2022. As of March 20, 2023, the Planning Division has not received any communication in support or opposition to the detailed site development plan 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 _X_NO

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

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

DEPARTMENT HEAD:

Philip Etiwe

Philip F. Etiwe – Planning and Inspections Director

Revised 04/09/2021

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR THE PROPERTY DESCRIBED AS BEING THE SOUTH 83 FEET OF THE WEST ½ OF TRACT 153, SUNRISE ACRES NO. 2, 7838 MOUNT LATONA DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, GOAL DEVELOPMENT GROUP INC**,** (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval as per section 20.04.150. The detailed site development plan is subject to the development standards in the A-2/SC (APARTMENT/SPECIAL CONTRACT) **District** regulations and 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,

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code:

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to **permit a duplex** as required under the **A-2/sc (Apartment/special contract)** District as per Section **20.04.150**, on the following described property which is located in a **A-2/sc (Apartment/special contract)** District:

   Being the South 83 feet of the West ½ of Tract 153 Sunrise Acres No. 2, 7838 Mount Latona Drive, City of El Paso, El Paso County, Texas.

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "B"** and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **A-2/sc (Apartment/special contract)** District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards

applicable in the **A-2/sc (Apartment/special contract)** District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

APPROVED this _____ day of _____, 2023.

THE CITY OF EL PASO

_____
Oscar Leeser
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, GOAL DEVELOPMENT GROUP INC, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the **A-2/sc (Apartment/special contract)** District located within the City of El Paso.

EXECUTED this 2 day of March, 2023.

GOAL DEVELOPMENT GROUP INC,

By: Francisco Vinieyra

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 2 day of MARCH, 2023, by FRANCISCO VINIEGRA, in his legal capacity on behalf of Goal Development Group Inc.

Notary Public, State of Texas

My Commission Expires:

7-7-2026

PETE ARMENDARIZ
Notary ID #11277307
My Commission Expires
July 7, 2026

(Exhibits on the following pages)

Being the South 83 Feet of the West
½ of Tract 153.
Sunrise Acres No. 2,
City of El Paso, El Paso County, Texas
December 17, 2021

METES AND BOUNDS DESCRIPTION
7838 Mount Latona Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of the South 83 Feet of the West ½ of Tract 153, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found rod at the right-of-way intersection of Mount Latona Drive (60' R.O.W.) and Atlas Avenue (60' R.O.W.); **THENCE,** leaving along said Mount Latona Drive, South 01°11'00" East, a distance of 223.00 feet to a point; **THENCE,** leaving said right-of-way line of Mount Latona Drive, North 88°49'00" East, a distance of 30.00 feet to a point for corner at the easterly right-of-way line of Mount Latona Drive same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said easterly right-of-way line, North 88°49'00" East, a distance of 78.90 feet to a point for corner;

THENCE, South 01°11'00" East, a distance of 83.00 feet to a point for corner;

THENCE, South 88°49'00" West, a distance of 78.90 feet to a point for corner at the easterly right-of-way line of Mount Latona Drive;

THENCE, along said easterly right-of-way line of Mount Latona Drive, North 01°11'00" West, a distance of 83.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 6,548.70 square feet or 0.1503 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2021\21-3000_7838 Mount Latona Exhibit "A"

3/2/23

STATE OF TEXAS
REGISTERED
CARLOS M. JIMENEZ
3960
PROFESSIONAL
LAND SURVEYOR

Exhibit "B"

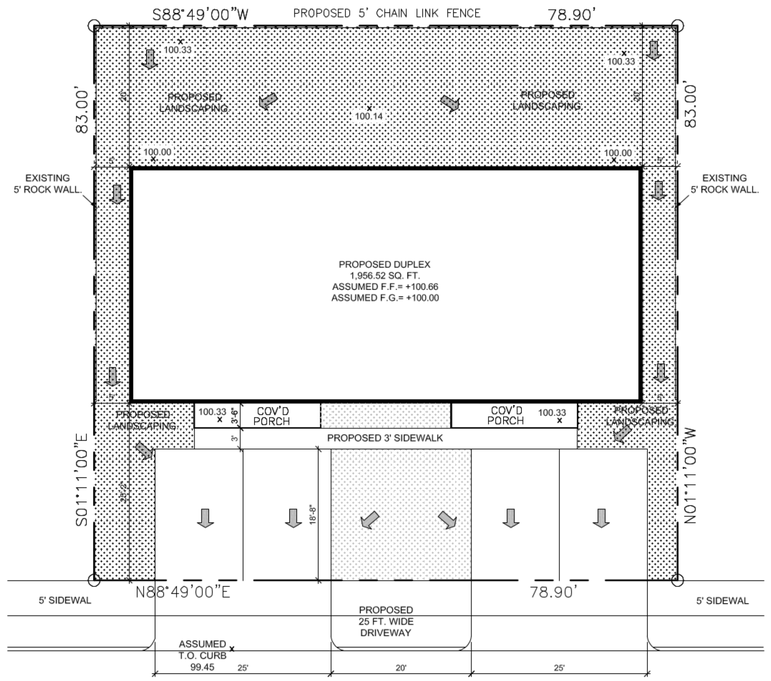
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

3/2/23
DATE

APPLICANT

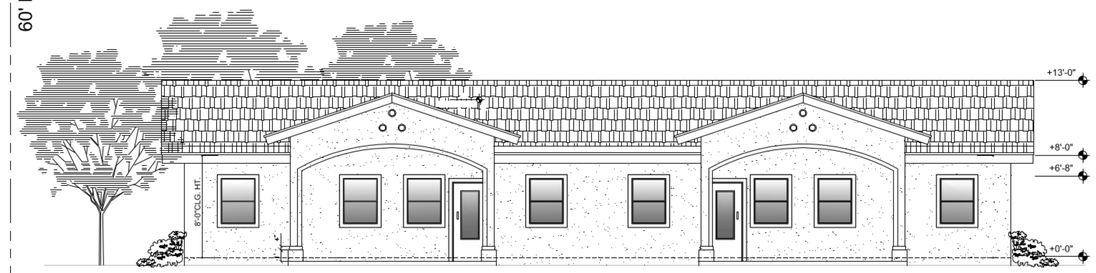
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER



MOUNT LATONA DRIVE

60' R.O.W.



PROPOSED DUPLEX

LEGAL DESCRIPTION

SUNRISE ACRES #2 S 83 FT OF W 1/2 OF 153

ZONING CODE

ZONING A-2 SC

PID: S917999002F3100

OCCUPANCY CLASSIFICATION

GROUP R - RESIDENTIAL

CONSTRUCTION TYPE

TYPE V-B

AREA FOOTAGE:

1,231 S.F. PER UNIT

31 S.F. COV. PORCH

2,462 S.F. TOTAL AREA

N

1/1 **SITE PLAN**
SCALE: 1" = 10'-0"

DATE: JULY 18 - 2022

A PROJECT FOR:
DUPLEX
7838 MOUNT LATONA EL PASO,TX 79904

REVISIONS	DATE

DRAWING BY:
BHB DESIGNS
ARCHITECTURAL / ENGINEERING
DRAFTING SERVICES
PH - (915) 875-1220
planosblueprint @ gmail.com

SHEET TITLE
ARCHITECTURAL
1
SHT. 1 OF 1

ANY COPY OR REPRODUCTION OF THIS PLAN OR PORTION THEREOF WITHOUT WRITTEN AUTHORIZATION FROM 'BHB DESIGNS' WILL BE CONSIDERED A COPYRIGHT INFRINGEMENT SUBJECT TO PROSECUTION.

ZONING

7838 Mount Latona Drive

City Plan Commission — November 17, 2022 - REVISED

SITE PLAN

CASE NUMBER:	**PZDS22-00031**
CASE MANAGER:	David Samaniego, (915) 212-1608, SamaniegoDC@elpasotexas.gov
PROPERTY OWNER:	Goal Development Inc.
REPRESENTATIVE:	Luis F. Contreras
LOCATION:	7838 Mount Latona Dr. (District 2)
PROPERTY AREA:	0.15 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 8368
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. 8368, dated May 28, 1985, which requires approval by the City Plan Commission and City Council prior to the issuance of building permits. The applicant proposes to construct a 1,957 square-foot duplex on a vacant lot.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed duplex is consistent with the surrounding residential development and meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan. Furthermore, the development complies with the G3, Post-War future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

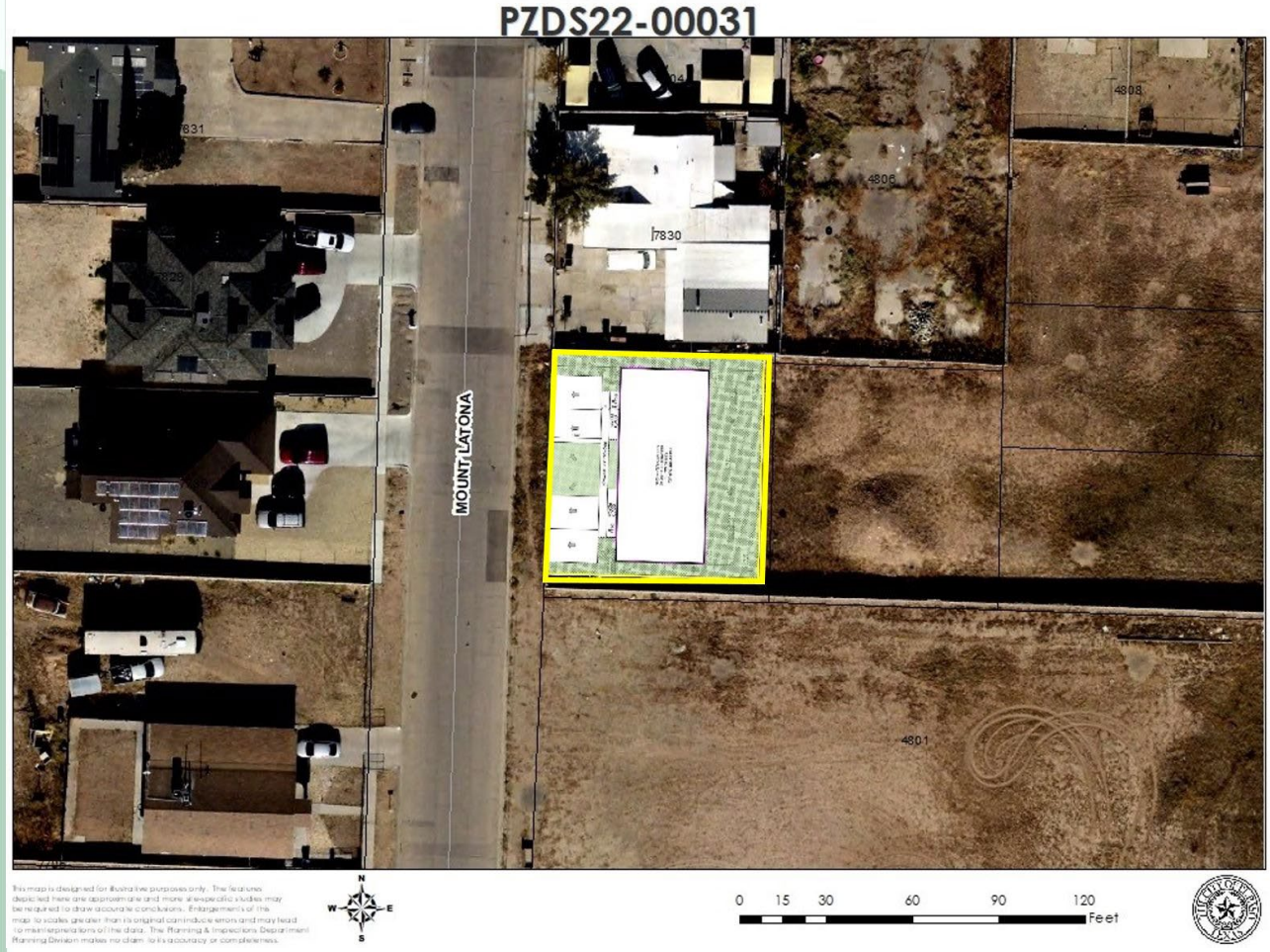


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting City Plan Commission and City Council approval of a Detailed Site Development Plan, per Ordinance No. 8368, dated May 28, 1985. The applicant is proposing to construct a 1,957 square-foot duplex on a vacant lot at 7838 Mount Latona Drive. Access to the development is proposed from Mount Latona Drive, which is classified as a local street per the City of El Paso's Major Thoroughfare Plan (MTP). The subject property is also located within the Northeast Planning Area.

PREVIOUS CASE HISTORY: There is an existing Legal Nonconforming registration for the subject property, PLAC22-00026, that permits a lot width of 83-feet and a lot depth of 78.90-feet in an A-2 (Apartment) zone district. In addition, Ordinance No. 8368, dated May 28, 1985 (attachment 3), changed the zoning from R-4 (Residential) to A-2 (Apartment) with the following special conditions:

1.) Prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan Commission and the City Council.

Note: condition No. 1 is satisfied through this request

2.) Not more than twenty (20) dwelling units can be constructed on the property.

Note: condition No. 2 is satisfied through this request

3.) The maximum height of all buildings shall not exceed one (1) story.

Note: condition No. 3 is satisfied through this request

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed duplex is consistent with the surrounding residential and mixed-use zone districts. To the north is zoned R-4 (Residential) and consists of single-family and duplex developments. To the south is zoned R-MU (Residential Mixed Use) and consists of a single-family home. To the west is zoned R-4 (Residential) and consists of single-family homes. To the east is zoned A-2/sc (Apartment/special contract) and consists of vacant land. The nearest school, Sunrise Mountain Elementary, is 0.26 miles and the nearest park, Mountain View Park, is 0.55 miles in proximity to the proposed duplex.

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 8368, dated May 28, 1985, a detailed site plan is required to be approved by the City Plan Commission and City Council prior to the issuance of a building permit.

COMPLIANCE WITH *THE ZONING ORDINANCE* – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met **A-2 (Residential) District:** The purpose of the district is 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.	Yes. The applicant is proposing a duplex which is a permitted use in the A-2 (Apartment) zone district. The detailed site development plan is in keeping with the applicable regulations and the spirit of the A-2 district.
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. The subject property is not located within any Historic Overlay District nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	None. There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the proposed development is from Mount Latona Drive, which is classified as a local street on the City of El Paso's Major Thoroughfare Plan (MTP). The applicant is proposing to construct a five (5) foot sidewalk to serve the property. The nearest bus stop is 0.32 miles from the subject property,

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

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

RELATED APPLICATIONS: N/A

CITY PLAN COMMISSION OPTIONS:

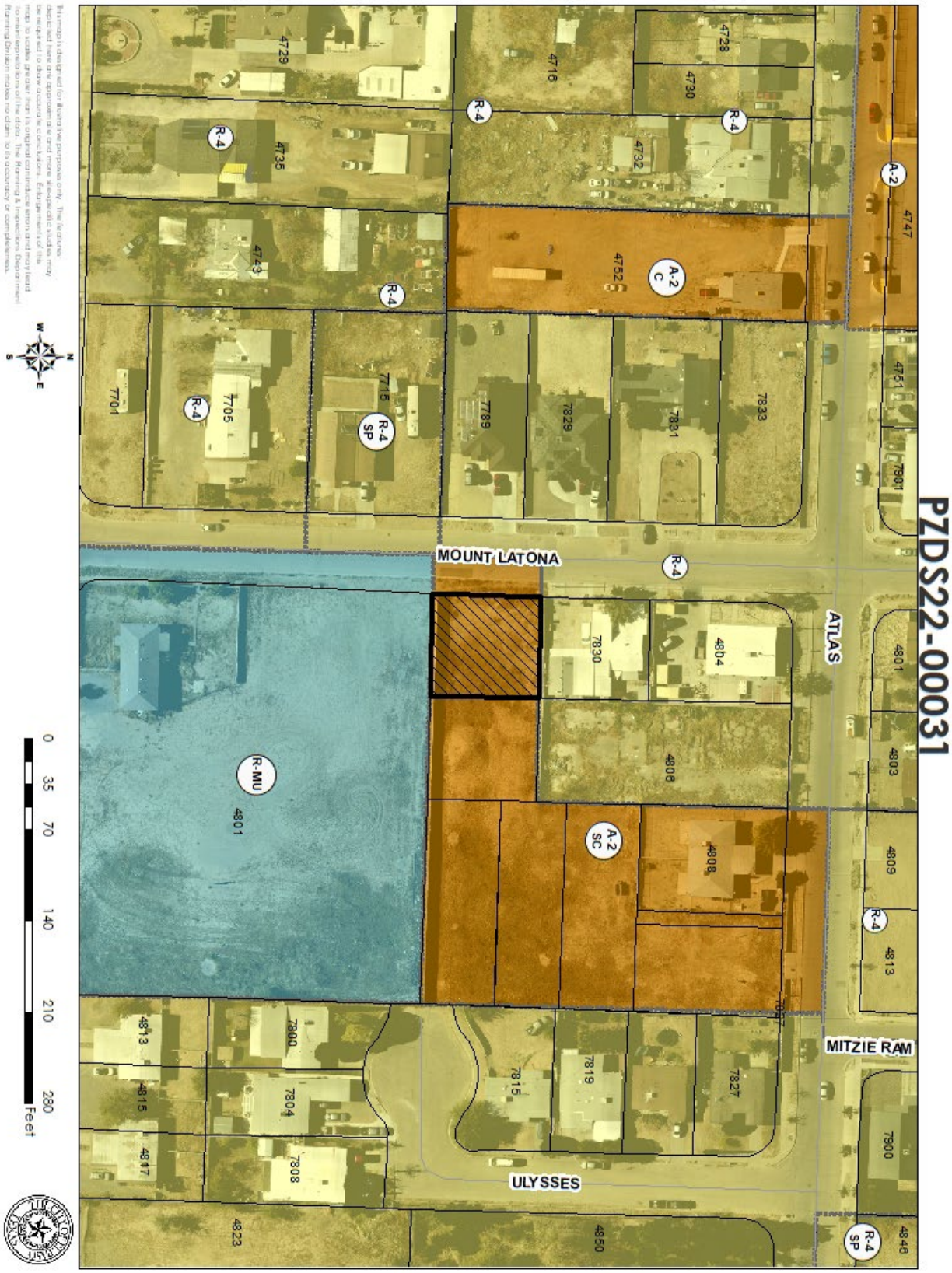
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the 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. **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. **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.

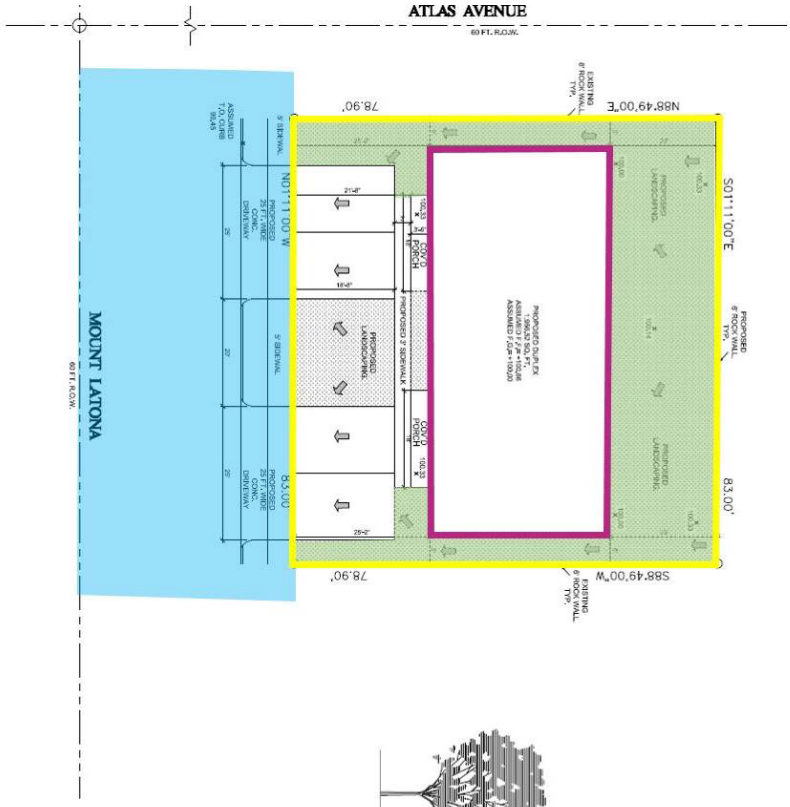
ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Ordinance No. 8368
4. Department Comments

ATTACHMENT 1

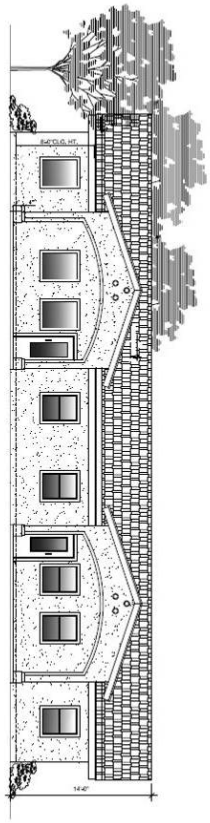


ATTACHMENT 2



SITE PLAN

SCALE: 1" = 10'-0"



PROPOSED DUPLEX

LEGAL DESCRIPTION

SUNRISE ACRES #2 S 83 FT OF W 112 OF 159

ZONING CODE

ZONING: A-2 SC

PID: 901199906201100

OCCUPANCY CLASSIFICATION

GROUP R-RESIDENTIAL

CONSTRUCTION TYPE

TYPE VB

AREA FOOTAGE:

1,231 SF. PER UNIT

31 S.F. COV. PORCH

2,462 SF. TOTAL AREA

PARKING SPACES
CAR PARKING SPACES REQUIRED 2 / DWELLING UNIT
CAR PARKING SPACES PROPOSED 4-6

SETBACK TABLE: A-2

SETBACK	REQUIREMENTS	PROPOSED
FRONT	10.0 FT.	21.66 FT.
BACK	10.0 FT.	20.0 FT.
NORTH SIDE	5.0 FT.	5.0 FT.
SOUTH SIDE	5.0 FT.	5.0 FT.
CUMULATIVE	45.0 FT.	45.66 FT.

DRAWING BY:
BHB DESIGNS
ARCHITECTURAL / ENGINEERING
DRAFTING SERVICES
PH - (915) 875-1220
planosblueprint @ gmail.com

REVISIONS	DATE

A PROJECT FOR:

DUPLEX

7838 MOUNT LATONA EL PASO,TX 79904

DATE:
NOV. 09 - 2022

SHEET TITLE
ARCHITECTURAL

A

SHT. 1 OF 1

ATTACHMENT 3

8368

AN ORDINANCE CHANGING THE ZONING
OF THE SOUTH 83 FEET OF TRACT 153 AND
ALL OF TRACT 156, SUNRISE ACRES #2,
THE PENALTY BEING AS PROVIDED IN
SECTION 25-96 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the south 83 feet of Tract 153 and all of Tract 156, Sunrise Acres #2, be changed from R-4 (Residential) to A-2 (Apartment) District within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 28th day of May, 1985.

Patrick B. Haggerty
Mayor PRO-TEM

ATTEST:

Carole Hunter
City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Planning Department

I certify that the zoning map has been revised to reflect the amendment of ordinance #8368
By R Gonzalez Date 6-28-85

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: 2, D.
6-28-85 COUNTER
6-28-85 ORIGINAL
6-28-85 Bldg. Inspection
7-1-85 CONTROL
R Gonzalez

85-5047

RECEIVED
JUN 26 1985
PLANNING DEPARTMENT

8368
8368
(Contract 5/28/85)

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT, made this 28th day of May, 1985, by and between JAMES J. CARTER and JOHNNIE E. CARTER, First Parties, the GOVERNMENT EMPLOYEES CREDIT UNION OF EL PASO, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning the South 83 feet of Tract 153 and all of Tract 156, Sunrise Acres #2, City and County of El Paso, Texas. To remove certain objections to such rezoning, First Parties and Second Party covenant that if the property is rezoned from R-4 (Residential) to A-2 (Apartment) District within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. Prior to the issuance of any building permits, a detailed site development plan must be approved by the City Plan Commission and the City Council.
2. Not more than twenty (20) dwelling units can be constructed on the property.
3. The maximum height of all buildings shall not exceed one (1) story.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and Second Party and their successors in title. Any future conveyance of the land shall contain these restrictions, conditions and covenants and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity, or necessitating the amendment of, the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

85-5047

RECEIVED
JUN 26 1985
PLANNING DEPARTMENT

Ord. # 8368
(5/28/85)

Second Party is the owner and holder of a recorded lien on the property and consents to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

First Parties

JAMES J. CARTER

JOHNNIE E. CARTER

THE CITY OF EL PASO
Second Party

By _____
Mayor Pro-Tem

ATTEST:

City Clerk

APPROVED AS TO CONTENT:

Planning Department

APPROVED AS TO FORM:

Assistant City Attorney

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 19th day of June, 1985, by JAMES J. CARTER and JOHNNIE E. CARTER.

Notary Public, State of Texas

My Commission Expires:

10-4-88

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 19th day of June, 1985, by Nancy Borden, representative for the GOVERNMENT EMPLOYEES CREDIT UNION OF EL PASO.

Notary Public, State of Texas

My Commission Expires:

10-4-88

85-5047

RECEIVED
JUN 26 1985
PLANNING DEPARTMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 28th day of May, 1985, by Patrick B. Haggerty, as Mayor Pro-Tem of the City of El Paso.

Gloria Gonzalez
Notary Public, State of Texas

My Commission Expires:

10/21/87

85-5047

RECEIVED
JUN 26 1985
PLANNING DEPARTMENT

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with JAMES J. CARTER and JOHNNIE E. CARTER as Property Owners, and the GOVERNMENT EMPLOYEES CREDIT UNION OF EL PASO as Lienholder, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 8368 and more particularly known as the South 83 feet of Tract 153 and all of Tract 156, Sunrise Acres #2 (4808 and 4810 Atlas Avenue).

ADOPTED this 28th day of May, 1985.

Patrick B. Haggerty
Mayor PRO-TEM

ATTEST:
Carole Hunter
City Clerk

APPROVED AS TO FORM:
John R Bolz
Assistant City Attorney

85-5047

RECEIVED
JUN 26 1985
PLANNING DEPARTMENT

ATTACHMENT 4

Planning and Inspections Department - Planning Division
Staff recommends approval of the detailed site development plan (DSDP).

Planning and Inspections Department – Plan Review & Landscaping Division
Recommend approval.

Planning and Inspections Department – Land Development
1. Add note: "The retention of the difference between historic and developed storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)." Historic Storm water runoff rates must not be exceeded.
2. Coordinate and verify if access easement required for the lot in the back (Portion of tract 153)
3. Verify lot width and lot deep from the Detail site plan, front of the lot is 83.00' not 78.90'.

Fire Department
Recommend approval – no adverse comments.

Streets and Maintenance Department
No TIA required – no objections.

El Paso Water
EPWater does not object to this request.

Water:
There is an existing 6-inch diameter water main that extends along Mount Latona Dr., located approximately 20-feet west of the east right-of-way line. This main is available for service.

Previous water pressure from fire hydrant #204, located on the northeast corner of Atlas Ave. and Mount Latona Dr., has yielded a static pressure of 100 (psi), a residual pressure of 90 (psi), and a discharge of 1,300 (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 sanitary sewer main that extends along Mount Latona Dr., located approximately 25-feet east of the west right-of-way line property. This main dead-ends approximately 510-feet north of Vulcan Dr. This main is available for service.

General:
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:
- EPWater – SW has reviewed the case distribution described above and has no objections to the proposal.

El Paso County Water Improvement District No. 1
Not within the boundaries of EPCWID1.

El Paso County 911 District
The 911 district has no comments/concerns.

Sun Metro
No comments received.

Texas Department of Transportation
No comments received.

Police Department
No comments received.

Environment Services
No comments received.