



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00030
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: September 10, 2015
Staff Planner: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Location: 1040 Hawkins Boulevard
Legal Description: A portion of Lot 1, Block 12, Unit Three Eastside Industrial District, City of El Paso, El Paso County, Texas
Acreage: 0.94 acres
Rep District: 3
Zoning: M-1/sc (Light Manufacturing/special contract)
Existing Use: Automobile part storage
C/SC/SP/ZBA/LNC: Special Contract dated October 23, 1956 (see Attachment #5)
Request: Special Permit to allow for a Personal Wireless Service Facility (PWSF)
Proposed Use: Ground-mounted PWSF

Property Owner: Ruben Nares, Sr.
Applicant: Verizon Wireless
Representative: Les Gutierrez, Tectonic Engineering

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Light Manufacturing/special contract) / Auto parts store
South: M-1/sc (Light Manufacturing/special contract) / Office warehouse
East: M-1/sc (Light Manufacturing/special contract) / Office warehouse
West: M-1/sc (Light Manufacturing/special contract) / Hardware warehouse

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Rail yards, (Mission Valley Area)

NEAREST PARK: Vista Del Valle Park (3,834 feet)

NEAREST SCHOOL: Del Norte Heights Elementary (4,885 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 27, 2015. The Planning Division has not received any communication in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on the proposed site within a one-half mile radius of an existing PWSF site as required by El Paso City Code Section 20.10.455G. The site plan shows a 1,050 sq. ft. lease area for a 65-foot high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a pine tree. The proposed PWSF meets all setback and height requirements for location in a manufacturing district. The applicant opted to request a landscape buyout as permitted by the landscaping ordinance for PWSF facilities. The nearest PWSF is 0.316- mile to the southwest and is located on Hawkins Boulevard. A maintenance access easement within an existing driveway is proposed from Hawkins Boulevard.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.10.455 PWSF, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.10.455 Personal Wireless Service Facility (PWSF)

G. M-1, M-2, M-3, P-I, & Q (Manufacturing, Industrial and Quarry Districts).

1. Ground-mounted PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. **Setbacks.** The PWSF antenna support structure shall meet the yard standards of the district, except that a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district shall be required. In the case where a right-of-way or easement separates the property from a residential zoning district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, that the setback from the property line shall never be less than that required in the district yard standards.

b. **Separation Between PWSF Antenna Support Structures.** The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in subsection (G)(1)(c) of this section. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

c. **Modified Separation Between PWSF Antenna Support Structures.** The minimum separation between ground-mounted PWSF antenna support structures may be reduced below one-half mile by city council upon approval of a special permit application if the city council finds that:

i. The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;

ii. The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;

iii. The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas;

iv. The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

v. The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

d. **Height Restriction.** The PWSF antenna support structure and appurtenant antennas shall not exceed one hundred fifty feet in height, except as provided in subsection (G)(1)(e) or (G)(1)(f) of this section.

e. **Modified Height Restriction.** If the applicant is collocating two or more antennas on a structure or if the structure is camouflaged, then the height for a PWSF antenna support structure and appurtenant antennas shall not exceed one hundred seventy-five feet.

f. **Special Permit for Additional Height.** The height for a ground-mounted PWSF antenna support structure and appurtenant antennas may be increased by city council upon approval of a special permit application, if the city council finds that:

- i. The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;
 - ii. The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;
 - iii. The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and
 - iv. Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.
- g. Camouflage and Screening.
 - i. Camouflage is required for any ground-mounted PWSF. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging, includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.
 - ii. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light-reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.
 - iii. Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.
 - iv. Landscaping shall comply with all code requirements for landscaping.
- h. Other Requirements. The following must accompany a request for a building permit or special permit:
 - i. A detailed plan showing the PWSF antenna support, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antennas support site to the nearest public street; and,
 - ii. A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.
- i. The design of related support structures for new PWSF antenna support structures shall incorporate materials, colors, textures, screening, and camouflaging techniques that will blend them to the extent reasonably possible into the natural setting and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree angles for a full three hundred sixty-degree radius, shown to scale. The building official shall review and consider any of the five items above to mitigate negative visual impacts created by the proposed PWSF antenna support structure and may require reasonable revisions necessary to bring the application into compliance with one or more of the five items above.
- j. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of an antenna support structure to provide for security. The gate which provides access to the antenna support shall remain locked at all times except when being used for access by maintenance personnel.
- k. The access driveway and off-street parking spaces for use by maintenance vehicles shall be paved as approved by the building official.
- l. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted. A structural recertification report prepared and sealed by a licensed professional engineer

shall be required, and such report shall be reviewed and approved by the building official prior to issuance of a building permit.

The application meets the requirements for PWSF.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 - 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
 - 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 - 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 - 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 - 5. The design of the proposed development mitigates substantial environmental problems;
 - 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 - 7. The proposed development is compatible with adjacent structures and uses;
 - 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

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.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and verified that it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-7 Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the M-1 (Light Manufacturing) district is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections to the special permit request.

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department – Plan Review

No objections to Special Permit.

Planning and Inspections Department - Landscaping Division

No Landscape required as per submitted landscape buy out letter.

Planning and Inspections Department - Land Development

No objections.

Fire Department

Recommends approval.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Hawkins Blvd. that is available for service, the water main is located approximately 9 feet from the east right-of-way line.

Sewer:

3. There is an existing 12-inch diameter sanitary sewer main extending along Hawkins Blvd. that is available for service, the sewer main is located approximately 35 feet from the west right-of-way line.

General:

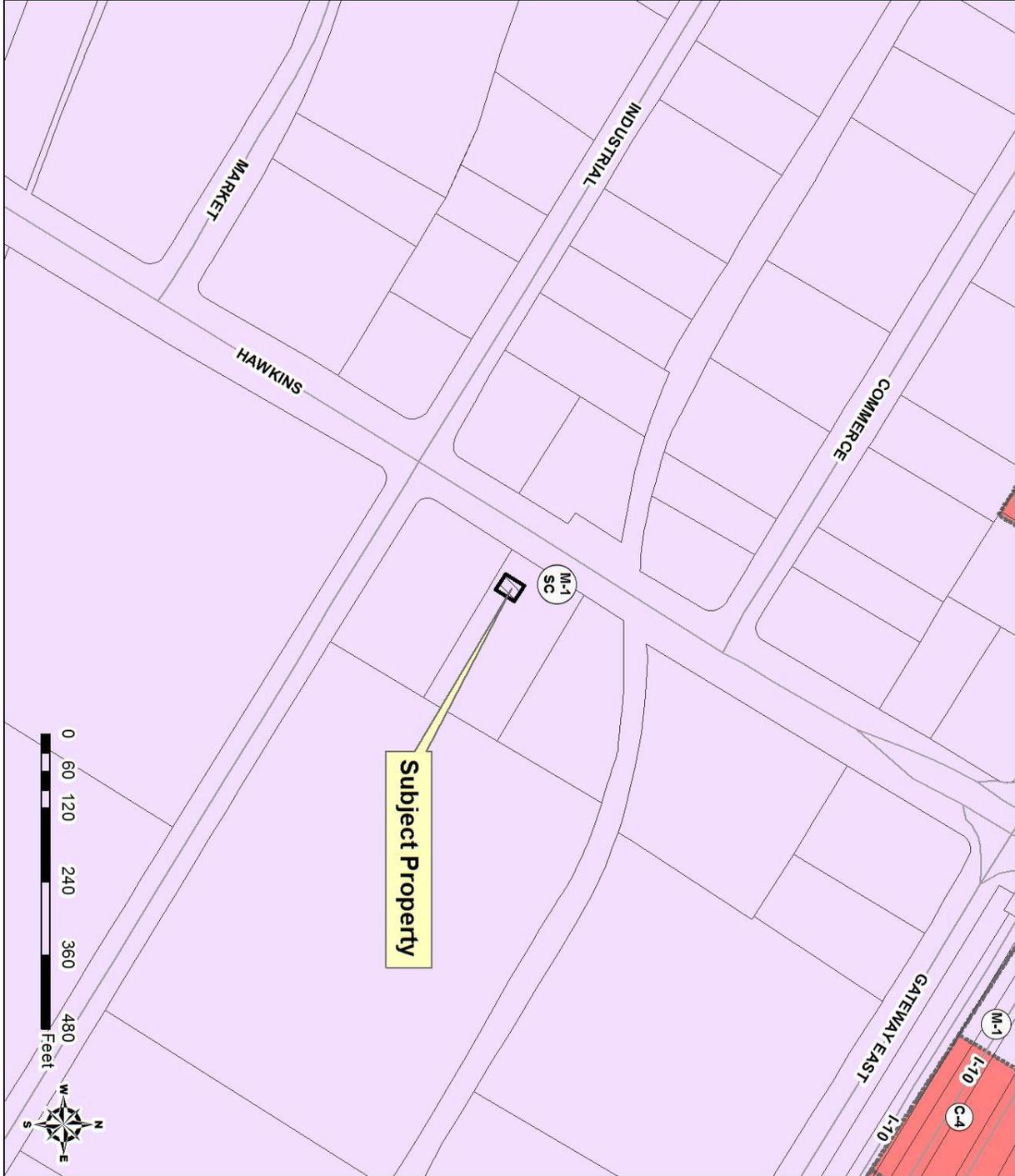
4. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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 EPWU – 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.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Simulation Pictures
5. Special Contract dated October 23, 1956

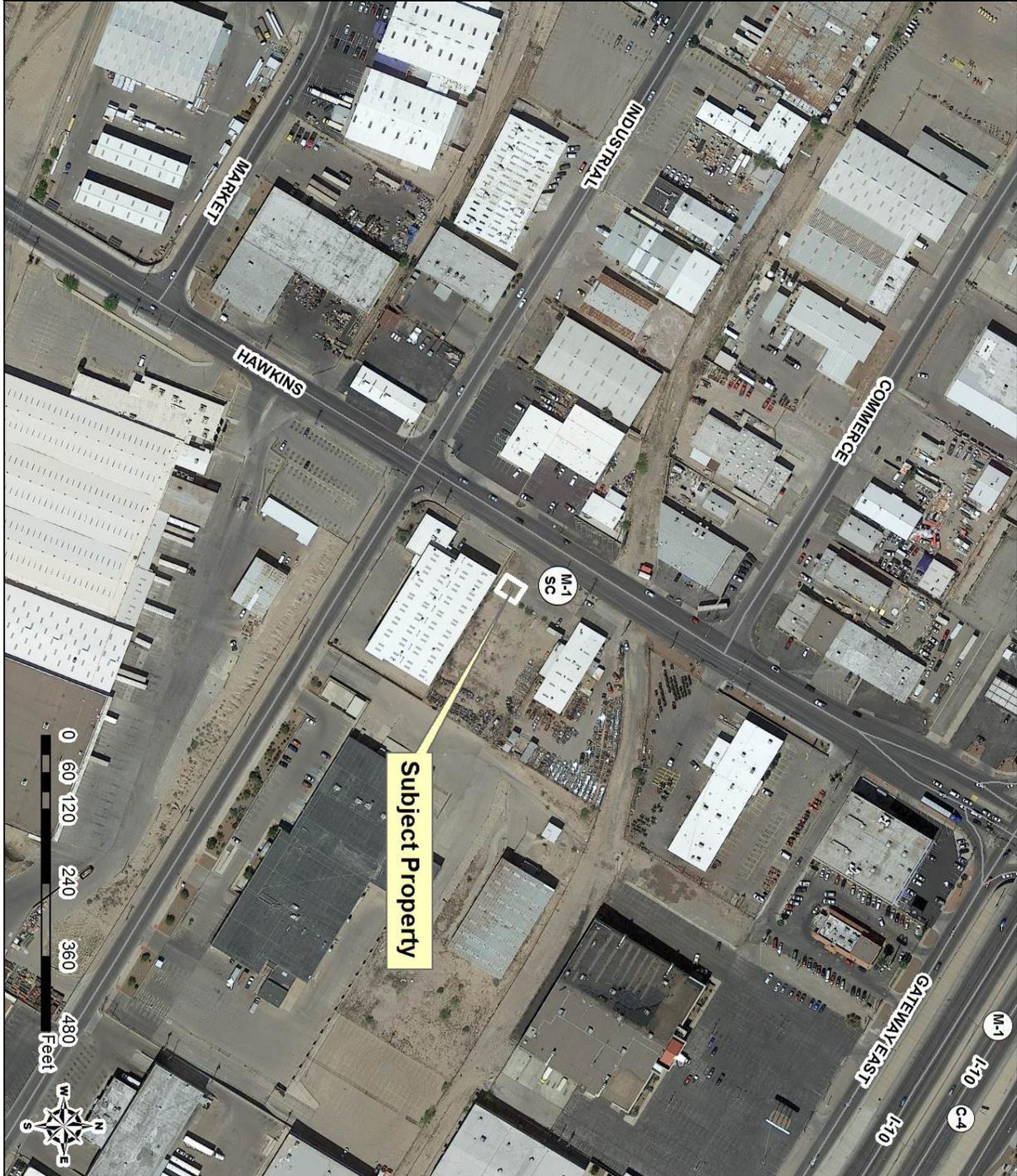
ATTACHMENT 1: ZONING MAP

PZST15-00030



ATTACHMENT 2: AERIAL MAP

PZST15-00030



NOTES

1. REFERENCE WAS MADE TO A REPORT OF TITLE BY US TITLE SOLUTIONS FILE NO. 49236-TX1410-3010, REFERENCE NO. 6022 ELP CHINO, SITE NAME 10/02/2014. NO EASEMENTS CALLED OUT IN SCHEDULE B OF SAID REPORT OF TITLE APPEAR TO BE DEPICTED HEREON.

2. SCHEDULE B ITEMS

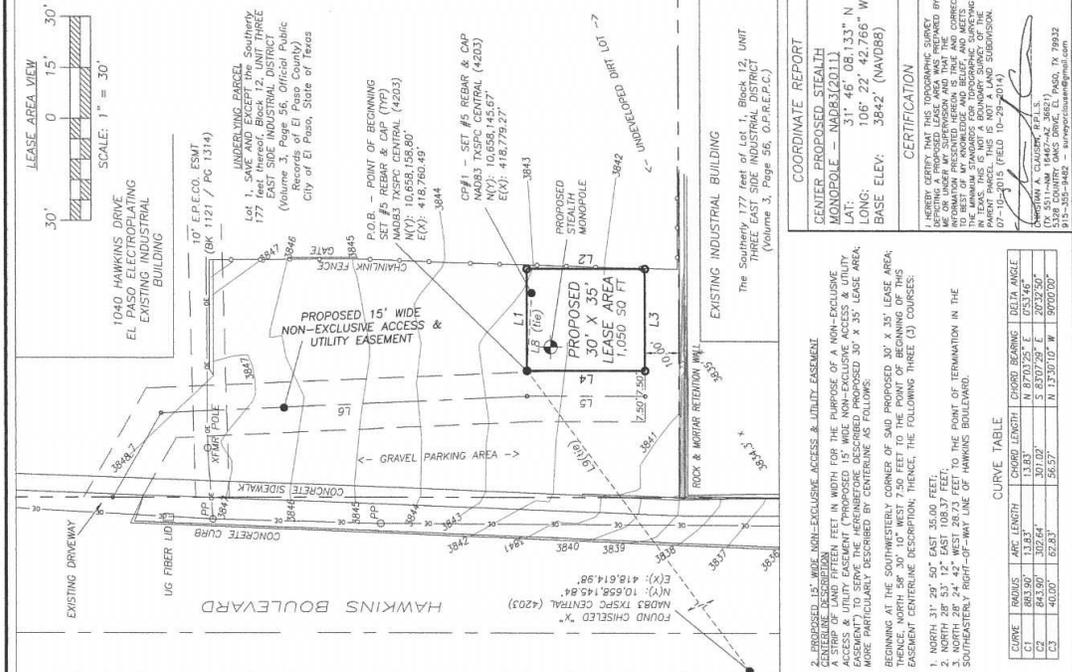
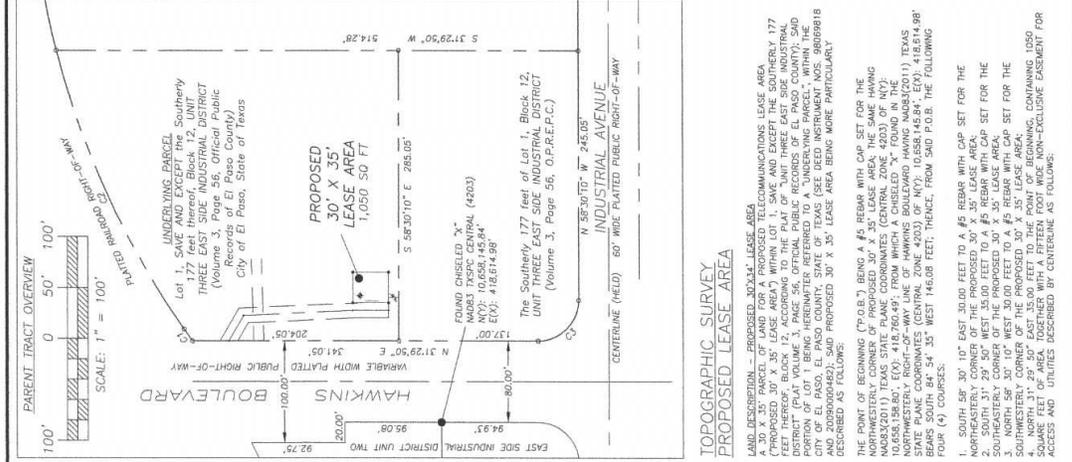
-9. Easement by The Flory Company, a Corporation, et al. to Texas and New Mexico dated 6/22/1960 recorded 3/79/1965 in book 65 page 1579. Notes: Easement for Railroad right of way

-10. Easement by Philip Mewad to El Paso Electric Company and Mt. States Telephone and Cable Company recorded 10/16/1980 in book 1121 page 1314. Notes: Easement for Pole Line

-11. Map of East Side Industrial District in book 3 page 56.

-12. Affidavit - Re: Filing of Notice of Claim to the Ysleta Grant and Aboriginal Title Areas dated 4/12/1993 recorded 4/16/1993 in book 2553 page 1958.

3. BASIS OF BEARINGS IS GRID NORTH FOR THE NAD83 TEXAS STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE (4203). DISTANCES ARE SURFACE.



LINE TABLE	
LINE	DESCRIPTION
L1	S 87°00'00" E 50.00'
L2	S 31°29'50" W 35.00'
L3	N 89°30'10" W 30.00'
L4	N 11°29'50" E 35.00'
L5	N 11°29'50" E 35.00'
L6	N 85°31'12" E 108.37'
L7	N 85°24'25" W 28.73'
L8	S 54°54'55" W 146.08'

PROJECT INFORMATION
PROPOSED WIRELESS LEASE AREA

The information contained in this set of documents is proprietary and confidential and shall not be used for any other than that which relates to the client name is strictly prohibited.

TECTONIC
Professional Engineering & Surveying Consultants, LLC
1010 West Loop South, Suite 102
Houston, Texas 77027
Phone: (832) 212-5204
Fax: (832) 212-5204
www.tectonicengineering.com

STATE OF TEXAS
COUNTY OF DALLAS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5511

ISSUED FOR:	DATE:
REVIEW	11-10-2014
DATE	11-12-2014
DATE	04-30-2015
DATE	07-07-2015

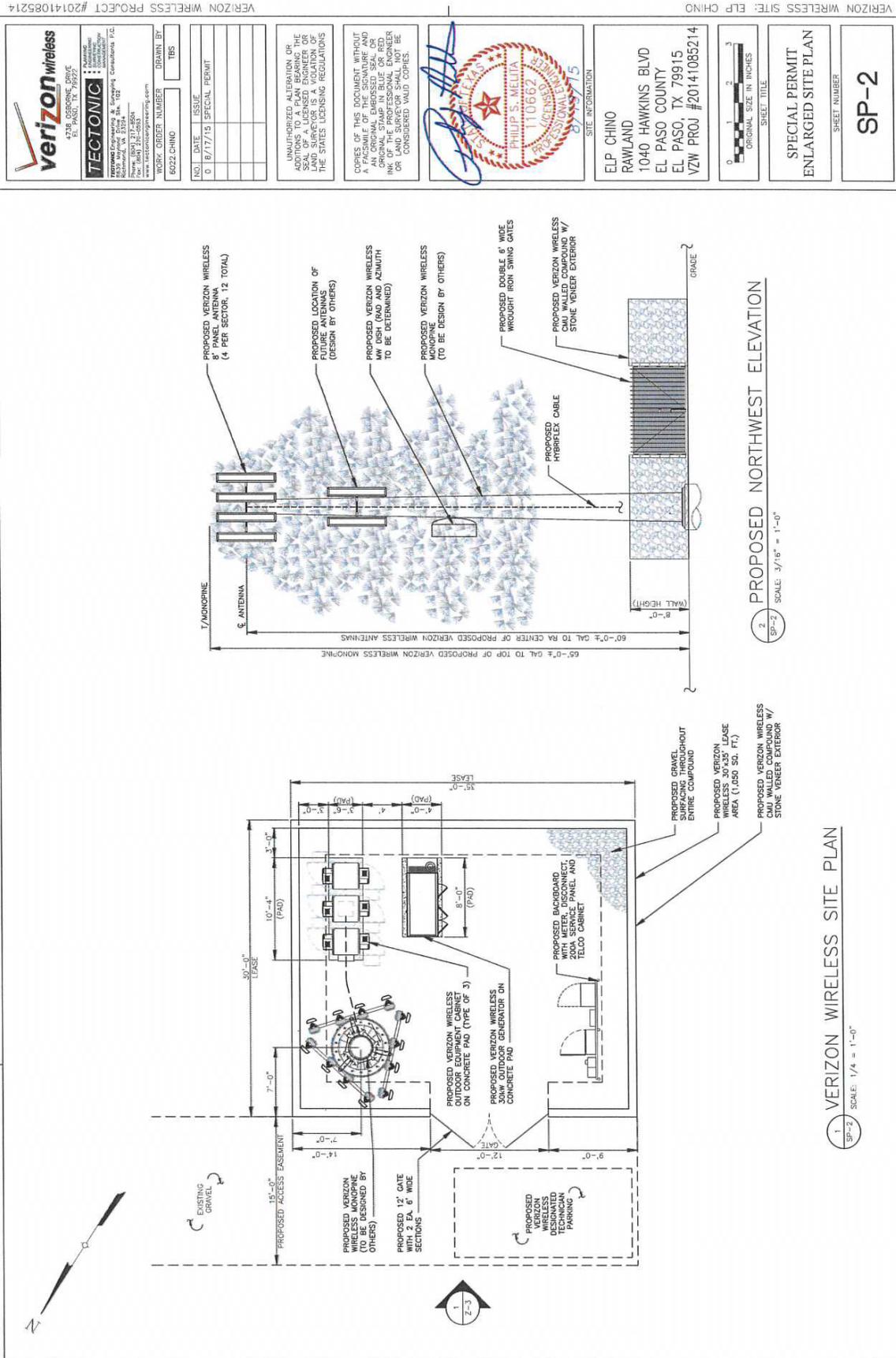
SITE NAME: ELP - CHINO
SITE ADDRESS: 1040 HAWKINS BOULEVARD EL PASO, TX 79915

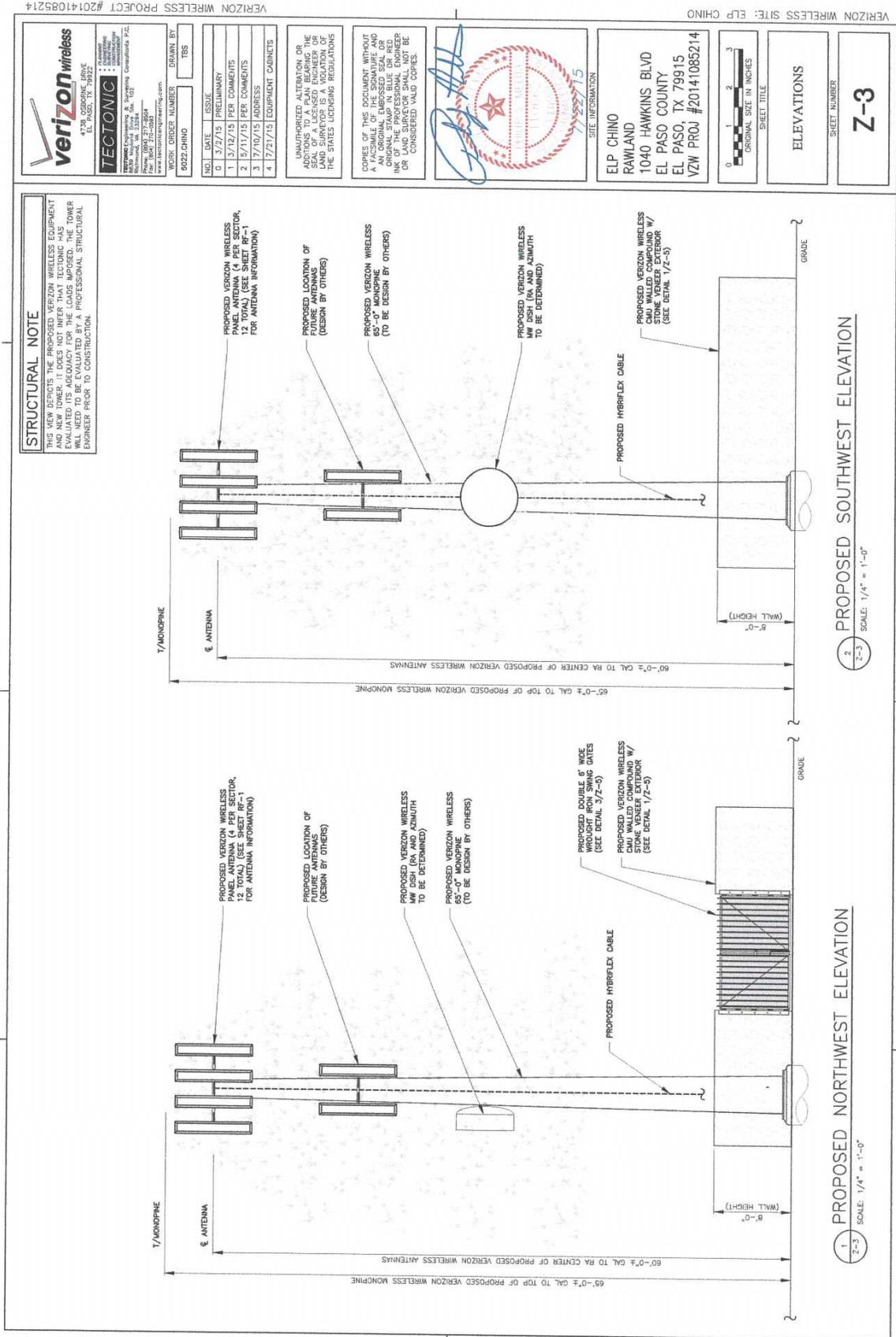
SHEET TITLE: SURVEY SHEET
SHEET NUMBER: SUR-1

COORDINATE REPORT
CENTER PROPOSED STEALTH MONOPOLE - NAD83(2011)
LAT: 30° 08' 33" N
LONG: 105° 27' 02.766" W
BASE ELEV: 3842 (NAVD88)

CERTIFICATION
I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY OPERATING UNDER THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.051, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING IN TEXAS. THIS IS NOT A BOUNDARY SURVEY OF THE KIND DESCRIBED IN SECTION 81.051, SUBSECTION (C) OF THE SURVEYING ACT, CHAPTER 81, SUBCHAPTER A, SECTION 81.051, AND THEREFORE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
SURVEYOR: [Signature]
No. 5511-AM 16467-AZ 2667-1 HAS. TX 79923
915-335-8425 - surveyor@tectonic.com

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	863.50'	13.83'	N 87°03'25" E	073.746'	13.83°
C2	40.00'	62.63'	N 17°30'10" W	5970.00'	173.00°





ELEVATIONS

SHEET NUMBER

Z-3



IBC 2009 STRUCTURAL DESIGN CRITERIA

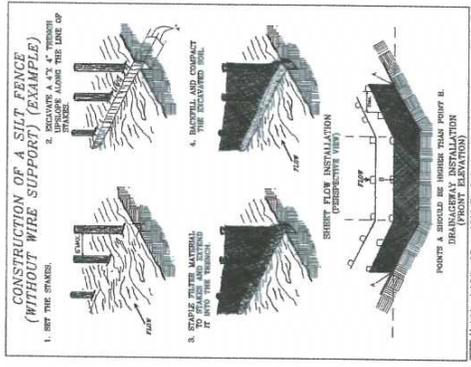
1. ALL LOADS DERIVED FROM RECORDING EQUIPMENT SHALL BE DESIGNATED AS "RECORDING EQUIPMENT" AND SHALL BE DESIGNED TO THE FOLLOWING CRITERIA:
 - ANSI/TIA-222-C "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS"
 - WIND LOADS:
 - $V_{30} = 80$ MPH
 - HEIGHT & EXPOSURE COEFFICIENT = 1.0
 - IMPORTANCE FACTOR = 1.0
 - SEISMIC LOADS:
 - SEISMIC FACTOR (S) = 1.0
 - IMPORTANCE CATEGORY CAT = I
 - $S_s = 0.333$
 - $S_1 = 0.160$
 - $S_m = 0.340$
 - SEISMIC DESIGN CATEGORY C

GENERAL PROJECT NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRIERS AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4. MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE FOLLOWING:
 - REMOVED FROM THE SITE AND DISPOSED BY A LEGAL ENTITY
 - ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
5. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO PROPERTY OWNER. CONSTRUCTION LAYOUT AREA SHALL BE FENCED-IN WITH CONSTRUCTION FENCING. FENCING SHALL BE 4" HIGH GALV. STEEL PIPE WITH 4" CONSTRUCTION OF 8" HIGH CAN LINK FABRIC AND S1 TO BE REMOVED AT THE END OF CONSTRUCTION. LAYOUT AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
6. ALL MATERIALS AND METHODS SHOWN OR SPECIFIED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
8. NEW EQUIPMENT COMPOUND SHALL BE COVERED WITH 4" CRUSHED ROCK. INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

CONCRETE NOTES

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," LATEST EDITION & HAVE THE FOLLOWING:
 - A. MINIMUM 28-DAY COMPRESSIVE STRENGTH (F'c) OF 4,000 PSI.
 - B. CEMENT SHALL BE "LOW-ALKALI" TYPE I (HIGH SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
 - C. PROVIDE AIR ENTRAINMENT IN EXTERIOR EXPOSED CONCRETE TO OBTAIN TOTAL AIR CONTENT OF 5 ± 1% IN ACCORDANCE WITH ACI 301.
 - D. CONCRETE SLUMP SHALL NOT EXCEED 5 INCHES UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER. SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C193.
 - E. CONCRETE PROPORTIONS SHALL BE DETERMINED FROM A PROPERLY CONDUCTED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF LABORATORY TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
 - F. ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE MAXIMUM AGGREGATE SIZE TO BE USED TO CAUSE EXCESSIVE SHRINKAGE.
 - G. CHLORIDE-CONTAINING ADMIXTURES SHALL NOT BE USED.
2. CONCRETE WORK AND MATERIALS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 301.
3. FOR CONCRETE CAST AGAINST AND PERMANENTLY TO EARTH, CONCRETE COVER FOR REINFORCING SHALL BE:
 - 2" FOR #4 AND LARGER BARS
 - 1-1/2" FOR #5 AND SMALLER BARS OR WIRE FABRIC
4. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615; "DEFORMED AND FLAT BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT," GRADE 60.



1 SILT FENCE DETAIL SCALE: N.T.S.

15. PROVIDE NO LESS THAN 48 HOURS NOTICE TO THE "VERICON REPRESENTATIVE" PRIOR TO PLACEMENT OF CONCRETE.
16. REMOVE ALL LOOSE MATERIAL AND DEBRIS FROM SURFACE PRIOR TO PLACING CONCRETE. CONCRETE SHALL NOT BE PLACED ON FROZEN UPGRADE.
17. WHEN AMBIENT TEMPERATURE IS BELOW 50 DEGREES F, CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 308 "COLD WEATHER CONCRETING".
18. WHEN AMBIENT TEMPERATURE IS ABOVE 90 DEGREES F, CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 308 "HOT WEATHER CONCRETING".
19. CONCRETE SHALL BE SUFFICIENTLY CONSOLIDATED BY VIBRATION TO REMOVE AIR VOIDS. VIBRATION SHALL BE IN ACCORDANCE WITH ACI 309 "STANDARD PRACTICE FOR CONSOLIDATION OF CONCRETE".
20. THE TOP OF ALL CONCRETE SURFACES SHALL BE TRUE AND LEVEL WITH A SMOOTH FLOAT FINISH, UNLESS OTHERWISE NOTED.
21. THROUGHOUT CONSTRUCTION, THE CONCRETE WORK SHALL BE ADEQUATELY PROTECTED FROM EXCESSIVE HEAT, FROST, OR EXCESSIVE WIND. PROTECT CONCRETE FROM EXCESSIVE HEAT AND FREEZING FOR NOT LESS THAN 14 DAYS.
22. DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE PREVENTED BY COVERING ALL SURFACES WITH A MEMBRANE. MEMBRANE SHALL BE APPLIED USING MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE, APPLIED AS SOON AS FORMS ARE REMOVED. IF MEMBRANE CURING AGENT IS USED, EXERCISE CARE NOT TO DAMAGE SURFACE.
23. CONSTRUCTION SHALL BE RESPONSIBLE TO THE IMMEDIATE ATTENTION OF THE "VERICON REPRESENTATIVE" IN THE EVENT OF ANY DEFECTS OR ERRORS IN THE WORK. PRIOR TO MAKING REPAIRS, CONTRACTOR SHALL OBTAIN PERMISSION FROM THE "VERICON REPRESENTATIVE" TO PATCH OR OTHERWISE REPAIR DEFECTS OTHER THAN MINOR HONEYCOMBING.
24. IF ENCOUNTERED, UNSUITABLE MATERIALS SUCH AS ORGANIC MATERIAL AND SOFT SOIL SHALL BE REMOVED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

verizon wireless
4730 GOSBORNE DRIVE
EL PASO, TX 79922

TECTONIC
10000 McKittrick Drive, Suite 100
El Paso, TX 79907
Phone: (989) 317-8500
Fax: (989) 317-0895
www.TECTONIC.com

WORK ORDER NUMBER:
60272 CHNO

DRAWN BY: TBS

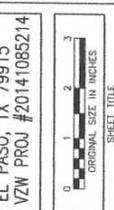
NO.	DATE	ISSUE
0	3/27/15	PRELIMINARY
1	3/12/15	PER COMMENTS
2	5/11/15	PER COMMENTS
3	7/10/15	ADDRESS
4	7/27/15	EQUIPMENT CABINETS

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SITE INFORMATION
ELP CHINO
RAWLAND
1040 HAWKINS BLVD
EL PASO COUNTY
EL PASO, TX 79915
VZW PROJ. #20141085214



SPECIFICATIONS SHEET

SHEET NUMBER
Z-4

4730 GORDON DRIVE
EL PASO, TX 79922

TECTONIC
1800 Westfield Blvd., #5, #07
El Paso, TX 79924
Phone: (901) 291-0505
Fax: (901) 291-0506
www.tectonic.com

WORK ORDER NUMBER	DRAMA BT
8022 OHNO	TBS
NO. DATE	ISSUE
0 3/27/15	PRELIMINARY
1 3/12/15	PER COMMENTS
2 5/11/15	PER COMMENTS
3 7/10/15	ADDRESS
4 7/21/15	EQUIPMENT CABINETS

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SITE INFORMATION
 ELP CHINO
 RAWLAND
 1040 HAWKINS BLVD
 EL PASO COUNTY
 EL PASO, TX 79915
 VZW PROJ. #20141085214

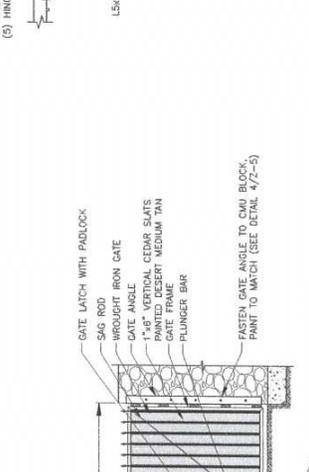
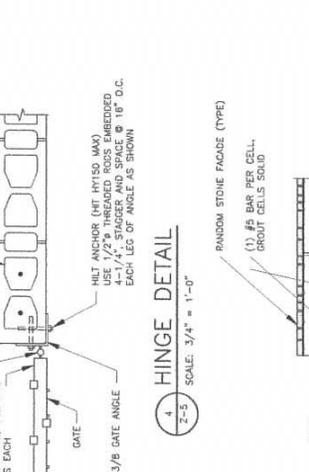
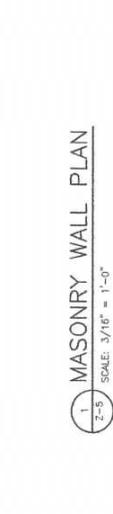
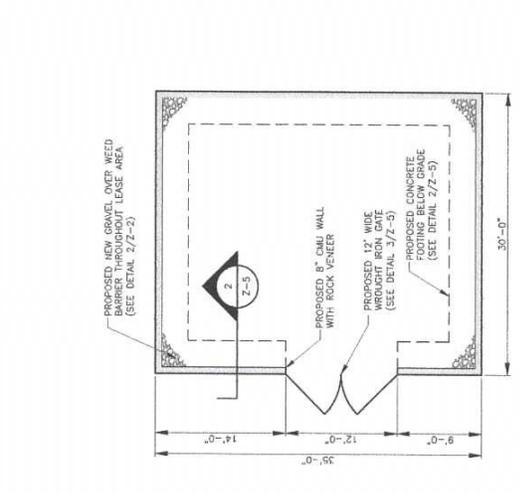
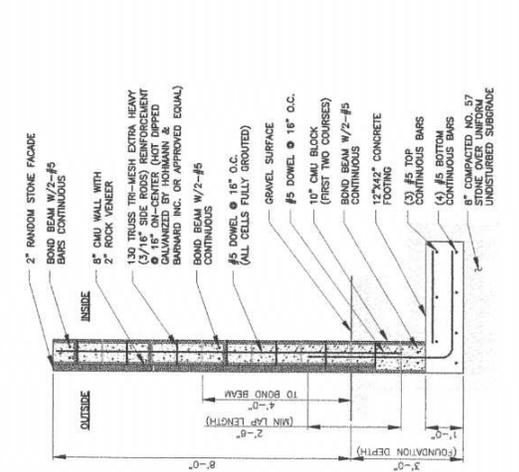
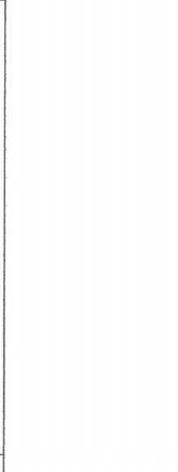
COMPOUND DETAILS

SHEET NUMBER

7-5



- MASONRY NOTES**
- CONTRACTOR DESIGN AND CONSTRUCTION OF MASONRY WORK SHALL CONFORM TO ACI STANDARDS "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530 AND "SPECIFICATION FOR MASONRY STRUCTURES" ACI 530.1.
 - MORTAR SHALL CONFORM TO ASTM C270 "MORTAR FOR UNIT MASONRY", TYPE M OR S.
 - CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT HOLLOW LOAD BEARING UNITS CONFORMING TO ASTM C90 "LOAD BEARING CONCRETE MASONRY UNITS", TYPE L, GRADE N. COMPRESSIVE STRENGTH OF MASONRY (F_m) SHALL NOT BE LESS THAN 1,500 PSI.
 - MASONRY GROUT SHALL CONFORM TO ASTM C478 "GROUT FOR MASONRY", AND INSTALLED IN ALL JOINTS. GROUT STRENGTH SHALL BE MINIMUM 3,000 PSI (ALL CELLS FULLY GROUTED).
 - ALL MASONRY UNITS SHALL BE PLACED IN RUNNING BOND.
 - REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615.
 - JOINT REINFORCEMENTS SHALL COMPLY WITH ASTM A 951. THE MAXIMUM SPACING OF JOINT REINFORCEMENTS SHALL BE 48 INCHES. LONGITUDINAL WIRE REINFORCEMENT SHALL BE 16 INCHES.
- DEPTH OF FOOTING NOTES**
- NEW MASONRY WALL FOOTING TO MATCH EXISTING.
 - CONTRACTOR TO NOTIFY ENGINEER CONCERNING ANY DISCREPANCIES.





4334 GERRARD RD
EL PASO, TX 79922

TECTONIC
Professional Engineering & Surveying Consultants P.C.
10000 W. 10th Street
Midland, TX 79701
www.itectonicsurveying.com
Tel: (409) 712-2888
Fax: (409) 712-2889

WORK ORDER NUMBER: 6022-CHINO
DRAWN BY: TBS

NO.	DATE	ISSUE	PRELIMINARY
1	13/27/15	PER COMMENTS	
2	15/11/15	PER COMMENTS	
3	17/10/15	ADDRESS	
4	17/21/15	EQUIPMENT CABINETS	

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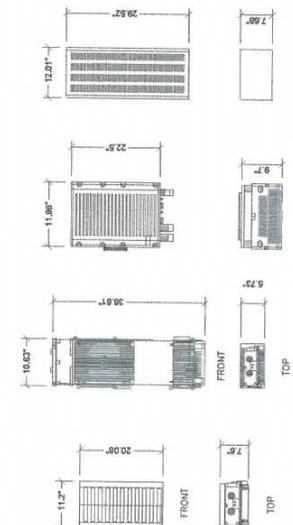


SITE INFORMATION
ELP CHINO
RAWLAND
1040 HAWKINS BLVD
EL PASO COUNTY
EL PASO, TX 79915
VZW PROJ #20141085214

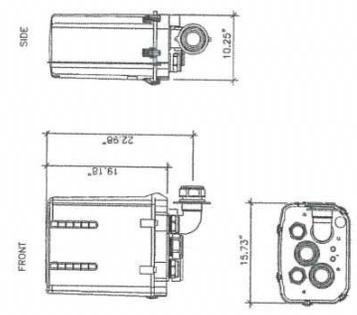


ANTENNA INFORMATION

SHEET NUMBER
RF-1



2 NEW REMOTE RADIO HEAD(S)
RF-1 SCALE: N.T.S.



3 NEW J-BOX
RF-1 SCALE: N.T.S.

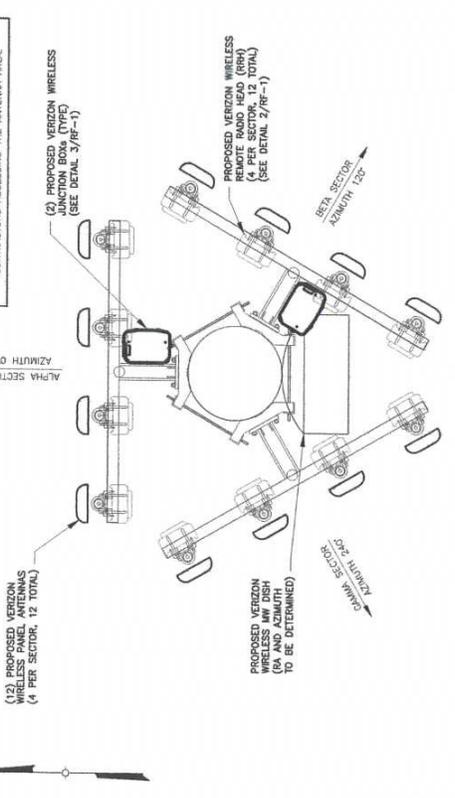
GENERAL NOTES
1. LENGTHS GIVEN ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
2. LENGTHS OF ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION.
3. CONTRACTOR TO PROVIDE AS BUILTS FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
4. CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
5. ALL NEW ANTENNA AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

ATTACH LEVEL (CON)	SEPARATION (FEET)	ANTENNA TYPE	ANTENNA QUANTITY	MECHANICAL BDRR TILT	MOUNT TYPE	COAX (QUANTITY) SIZE (MINIMUM)	SEPARATION (FEET) CABLE LENGTH
60'-0"	0'	TBD	4 (PROP)	3'	INSTALLED ON PROPOSED 9' T-MOUNTS	(2) 1-5/8" HYBRIFLEX	~65'-0"
TBD	120'	TBD	4 (PROP)	3'		(1) E65 COAX (NEW)	TBD
TBD	240'	TBD	4 (PROP)	3'			
TBD	TBD	TBD	1 (PROP)	0'			

NOTES:
1. CONTRACTOR TO INSTALL DUPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY SMR (IF APPLICABLE).

LANDLORD MUST ENSURE THAT VERIZON WIRELESS ANTENNAS ARE INSTALLED ON TOWER OR JUNCTION BOX THAT HAVE BEEN AUTHORIZED BY VERIZON WIRELESS (E.M.E. AWARENESS TRAINED PERSONNEL ONLY). THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED BY CONTRACTORS ACCESSING THE ANTENNA AREA.

ALL EXTRA ANTENNA PORTS MUST BE TERMINATED AND WEATHER PROTECTED FOR FUTURE USE (SEE DIAGRAM BELOW)



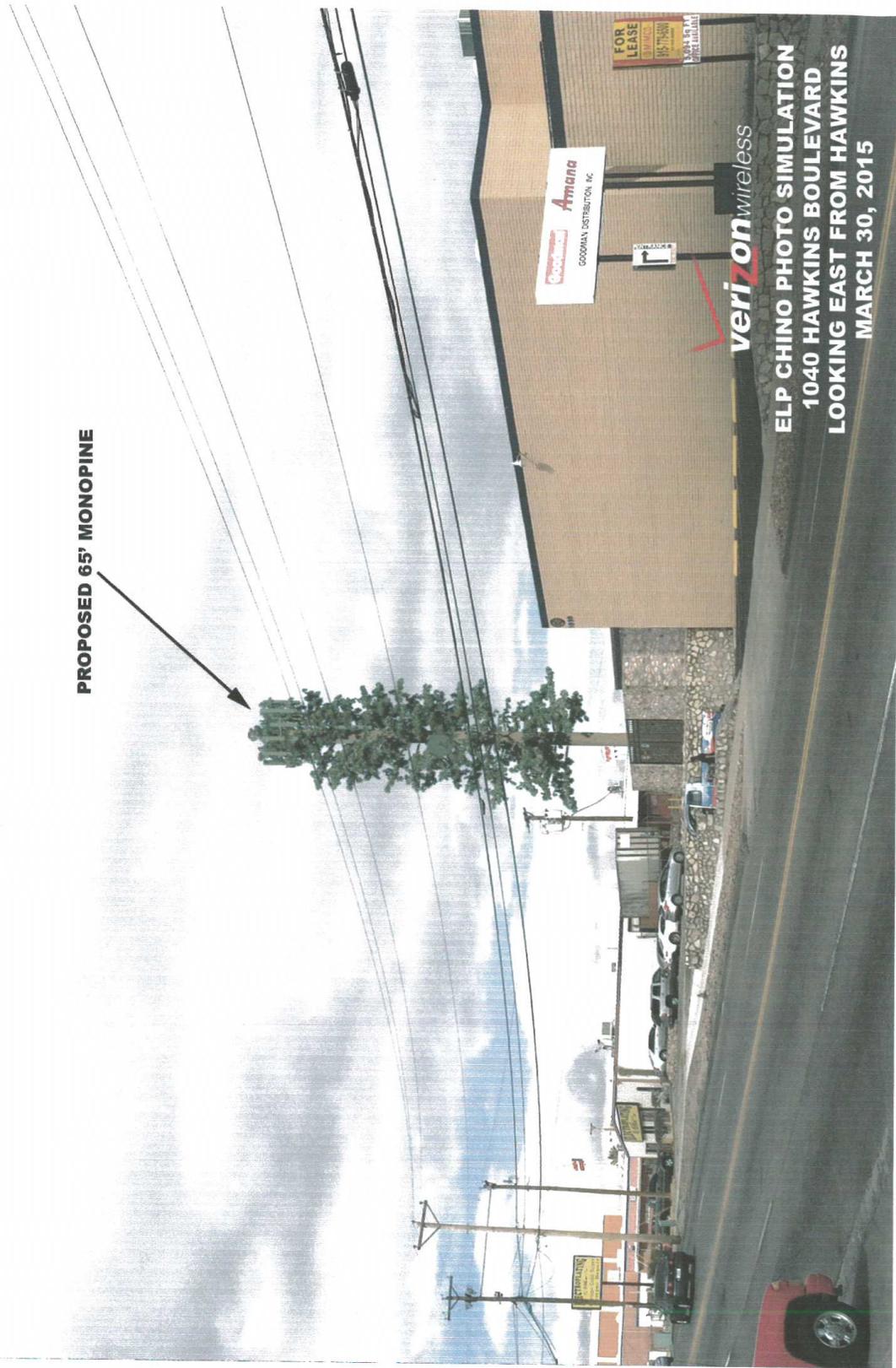
1 PROPOSED ANTENNA ORIENTATION @ 60'
RF-1 SCALE: N.T.S.

ATTACHMENT 4: SIMULATION PICTURES



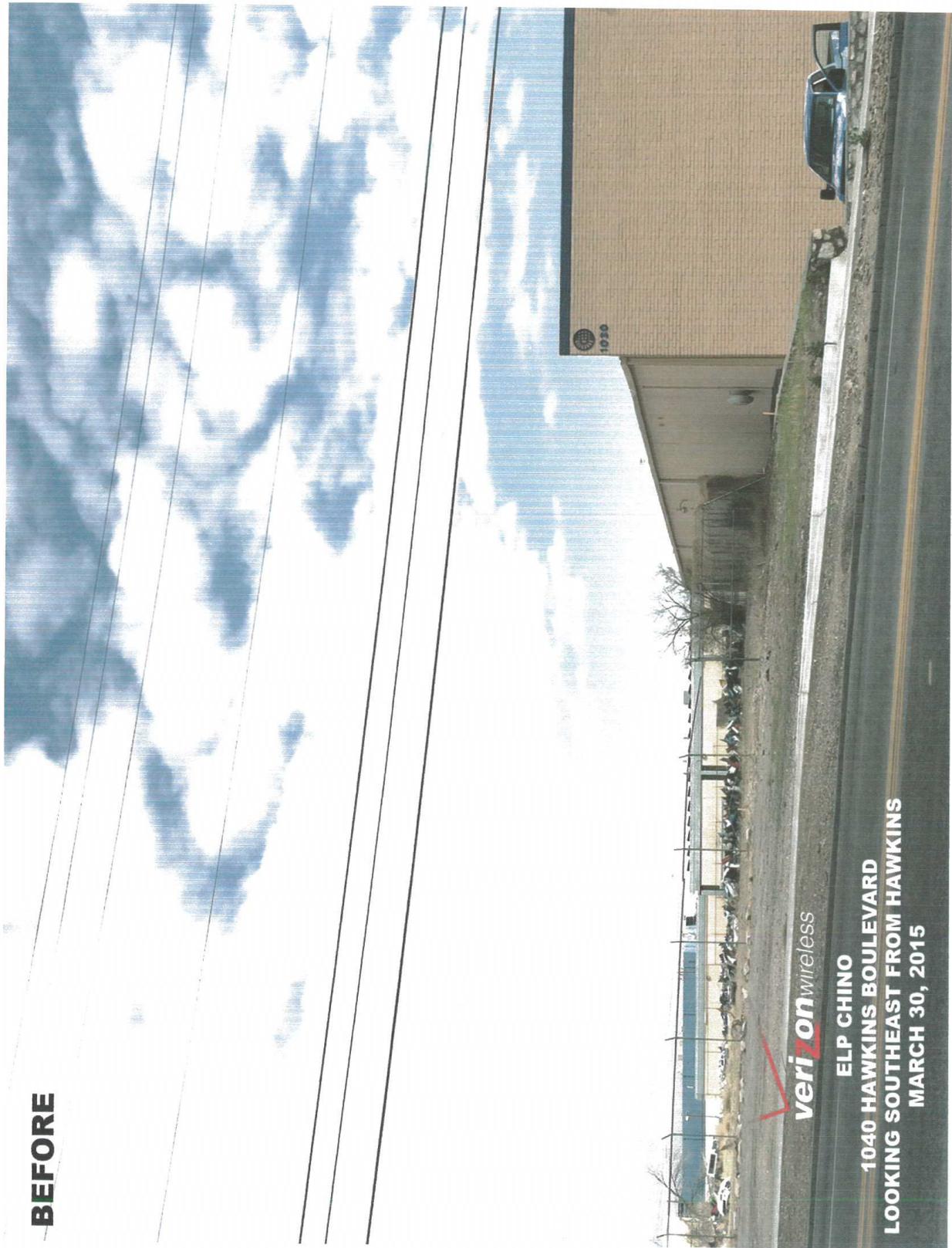
AFTER

PROPOSED 65' MONOPINE



**ELP CHINO PHOTO SIMULATION
1040 HAWKINS BOULEVARD
LOOKING EAST FROM HAWKINS
MARCH 30, 2015**

BEFORE



verizonwireless

**ELP CHINO
1040 HAWKINS BOULEVARD
LOOKING SOUTHEAST FROM HAWKINS
MARCH 30, 2015**



AFTER

PROPOSED 65' MONOPINE

verizon wireless

**ELP CHINO PHOTO SIMULATION
1040 HAWKINS BOULEVARD
LOOKING SOUTHEAST FROM HAWKINS
MARCH 30, 2015**

ATTACHMENT 5: SPECIAL CONTRACT DATED OCTOBER 23, 1956

Pat DeWitt
Harry O. Rearick

*Map of East Side Industrial District
(1st Section)*

CONTRACT

This contract made this 23rd day of October 1956, by and between Pat DeWitt and Harry O. Rearick, copartners doing business as DeWitt & Rearick, hereinafter called First Parties, and the City of El Paso, hereinafter called Second Party, witnesseth:

First Parties have applied to Second Party for the approval of a subdivision map or plat styled the East Side Industrial District, as per copy of said map and plat attached hereto and made a part hereof, and whereas the Planning Commission of the City of El Paso has raised some objection to the use of said property because of its location and to remove objections to the same First Parties have consented if the property is rezoned as requested and the plat approved, to place the hereinafter described restrictions therein:

(1) No premises or building in said district shall be used for other than industrial, commercial and warehousing purposes.

(2) None of said building sites designated on said map or plat may be used for any purpose or use which would constitute a nuisance or which would cause the emission of odors which are injurious or noxious to persons.

(3) No building or structure shall ever be erected on said building sites which shall be nearer than 35 feet to the property line of the road now designated as F.M. 2233 or nearer than 25 feet to the line of any other established access road or frontage road or any cross streets or nearer than 15 feet to the side line of any property.

(4) No structures (including billboards) shall be erected within the areas required for ^{yards} front yard, side street yards without the approval of the City Council.

(5) No billboard or advertising signs other than those identifying the name, business, and products of the person or firm occupying the premises shall be permitted ^{ALL SUCH STRUCTURES SHALL BE AFFIXED TO THE} on any building. No billboard or identifying sign shall be erected to a height greater than five feet higher than the main building on the same site. A sign not to exceed 10' x 20' in size offering the premises for sale or lease may be erected.

(6) Nonnecessary building^{use} shall be construed to permit the keeping of articles, goods, or materials in the open or exposed to public view on the front one-third of the parcel. When necessary to store or keep such materials in the open, the lot or area shall be limited to the rear two-thirds of the property and this area shall be screened by a masonry fence six feet in height measured from the grade of the ground on the high side.

Building sites in the East Side Industrial District shall not be used for any of the following businesses:

The manufacture of paper.
Storage in bulk of junk or secondhand material.
Public blacksmith.
Public horseshoeing.
Public wagon shop.
Public veterinary hospital.
Public stable.
Dairy.
Iron foundry.
Butane or propane.
Automobile wrecking.
Operation of amine or a quarry.

or for the manufacture, storage or distribution of explosives including:

check all spelling

Acetylides.
Azides.
Chlorates.
Dynamite.
Blasting gelatin.
Fulminates. (FULMINATES)
Anhydrous hydrazine.
Ammonium nitrate.
Dinitroresorcinol.
Dinitrotoluene.
Guanidine nitrate.
Guncotton (Cellulose, Nitrate or Pyroxylin).
Hexamine.
Nitroglycerine. - 1
Petn.
Picric Acid.
Tetryl.
Cylonite or Hexogen.
Dinui.
Petryl.
TNT
Perchlorates (when mixed with carbonaceous materials)
Black powder.
Greek fire.
Fireworks.
Permanganates.
Peroxides.

(7) Off-street parking facilities on the premises (in back of the front yard line) shall be provided on each building site to provide adequate space for customers, employees and tenants of the business on said sites.

(3) No loading docks will be permitted to front on the highway now known as F.M. 2233 and provisions for the handling of freight by rail or otherwise shall be provided on the sides of building which do not face a frontage street and all other loading docks shall be located at least 75 feet from the front property line of the site.

(9) No plant of any nature shall create noise in excess of the limits in the following table:

Maximum Sound Pressure Level in Decibels 0.0002 dynes per sq. Centimeter.

<u>Octave Band in Cycles per Second</u>	<u>Resident^a Dist. Boundaries</u>	<u>Industrial DISTRICT SITE Dist. Boundaries</u>
0-75	72	79
75-150	63	74
150-300	55	66
300-600	49	59
600-1200	44	53
1200-2400	39	47
2400-4800	34	41
above 4800	32	39

Objectionable noises, due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to properties in or outside the District.

Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements are to be taken at the property lines of the site.

(10) No plant shall permit emission of smoke from any source whatever during normal operation of a density greater than that density described as No. 1 on the Ringelmann Chart.

For the purpose of grading the density of smoke, the Ringelmann Chart, as published and used by the United States Bureau of Mines which is hereby made a part of these restrictions shall be the standards.

(11) No plant shall employ any process that will emit any dirt, dust, sprays, or mists into the air that will be transmitted beyond their property lines during normal operations.

(12) Incandescent lights shall be so located and shielded that no incandescent light source will be directly visible from the right of way of F.M. 2233. Direct or reflected light in a horizontal plane at a height of 6' at the right of way line of F.M. 2233 shall not exceed an intensity of 20 footcandles.

(13) No plant shall emit any toxic or corrosive gas under any condition.

(14) All welding and heating operations normal to any plant shall be screened from ^{the} view of adjacent properties or roadways. No operation shall be carried on that would produce heat ² which the operation is located as measured in a horizontal plane to a distance of 24 feet above the ground level of the site. *Commission*

(15) All sites shall be landscaped and maintained by the planting of grass in the front set back area, ~~and~~ the planting of evergreen shrubs on an average of every twenty feet of building width shall be required.

(16) Development of all parcels shall conform to the requirements of the Comprehensive Zoning Ordinance of the City of El Paso.

The above agreement by First Parties shall constitute covenants running with the land and easements and servitudes thereon and be binding on First Parties and their successors in title and may be enforced by Second Party by injunction or any other remedy.

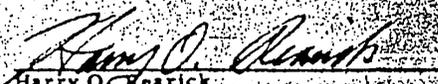
The City Council of the City of El Paso may release the above restrictions or any one or number of them in whole or in relation to any particular site, without the consent of any third person who may be benefitted thereby.

-4-

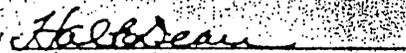
site, without the consent of any third person who may be benefitted thereby.

Witness the following signatures and seal:

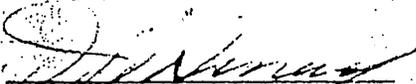

Pat DeWitt


Harry O. Rearick

THE CITY OF EL PASO

by 
Mayor

ATTEST:


City Clerk

THE STATE OF TEXAS |
COUNTY OF EL PASO |

BEFORE ME, the undersigned authority, on this day personally appeared Pat DeWitt and Harry O. Rearick, dba DeWitt & Rearick, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

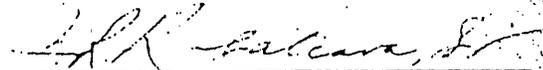
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd day of October 1956.


Notary Public in and for El Paso County, Texas.
Dora Segovia

THE STATE OF TEXAS |
COUNTY OF EL PASO |

BEFORE ME, the undersigned authority, on this day personally appeared ~~Pat DeWitt and Harry O. Rearick~~, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd day of October 1956.


Notary Public in and for El Paso County, Texas.