PZBA12-00009 5631 Dyer Street Walmart Real Estate
Applicant requests a Variance under Section 2.16.030 from Section 20.18.450 B., On-premise sign regulations.

The request is for a Variance from the sign regulations in the El Paso City Code, Section 20.18.450 B., On-premise signs, pole sign, C-4 zone district, primary sign with arterial frontage.

This would permit a pole sign with a height greater than the permitted 25 feet for a primary pole sign on a major arterial.

BACKGROUND

The applicant is requesting the Variance for a pole sign higher than 25 feet, with a sign area of 95 square feet, for their new Walmart store. The applicant's representative has been contacted to provide an elevation drawing that shows the requested sign height and also to explain the unnecessary hardship, by reason of topography of land or odd shaped lot. The requested information has not been received as of the date of this report.

STAFF RECOMMENDATION

Staff recommends denial of the Variance request as there are no special conditions, neither topographic nor odd shape of the lot, existing on the subject property.

The Zoning Board of Adjustment is empowered under Section 2.16.030 to:

"Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done."

The following questions should be carefully considered in order to grant a variance:

1. Is the variance consistent with public interest?
2. Is the need for the variance due to special conditions?
3. Would a literal enforcement of the ordinance create an unnecessary hardship?
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?

Definition of Unnecessary Hardship, Section 20.02.1128

"Unnecessary hardship" means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.

FIRELANE PAVEMENT MARKINGS:

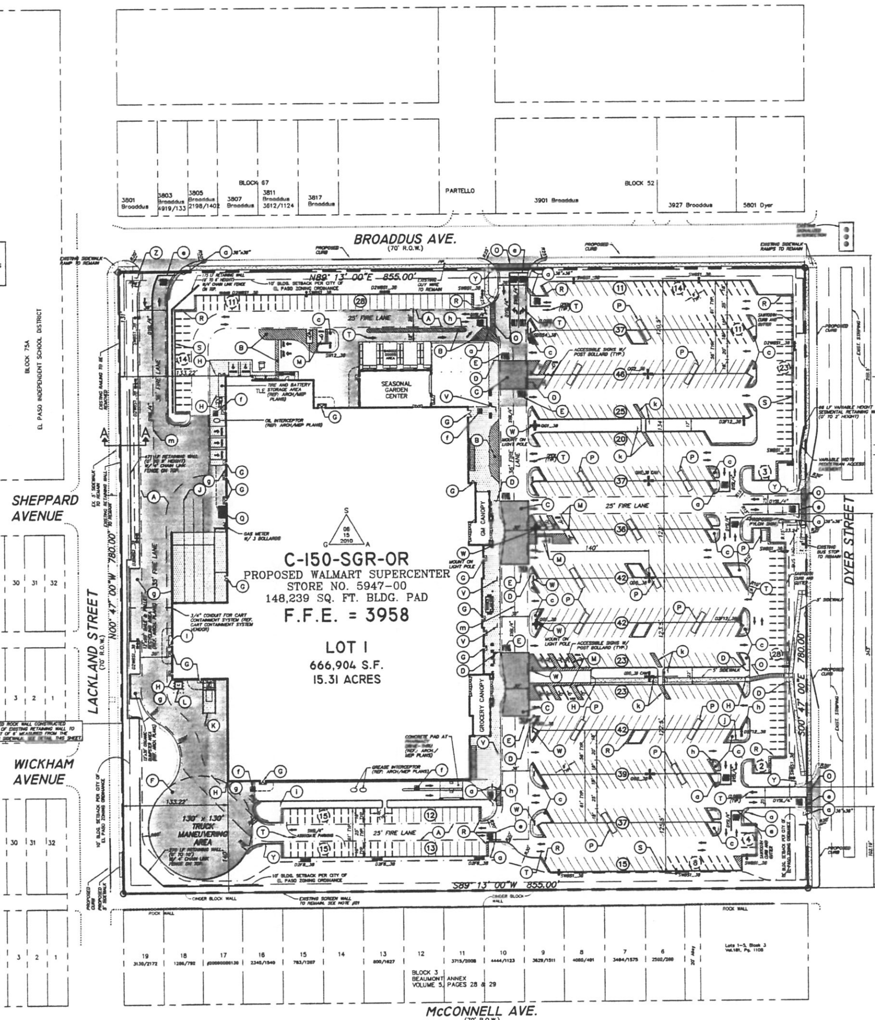
SHALL BE OF RED TRAFFIC PAINT 6-INCHES WIDE TO SHOW THE EXACT BOUNDARY LINES OF THE FIRE LANE. THESE BOUNDARY LINES MAY BE ON THE CURBS OR ON THE FLAT PAVEMENT. THE LINES SHALL BE MARKED BY PAINTED 4-INCH HIGH LETTERING, USING A 1-INCH WIDE STROKE OF WHITE TRAFFIC PAINT ON THE CONTRASTING RED BACKGROUND STATING: "NO PARKING – FIRE LANE". THIS MARKING IS TO BE PLACED AT 20-FOOT INTERVALS ALONG EACH BOUNDARY LINE.

NOTE:
TRAFFIC SIGNAL LINE SPOTTING WILL BE REQUIRED. THIS SERVICE CAN BE REQUESTED TO THE CITY'S DEPT. OF TRANSPORTATION AT (915) 621-6872. CONTACT: ISRAEL TORO. REQUEST MUST BE SUBMITTED AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.

NOTE:
ALL DAMAGED OR MODIFIED TRAFFIC STREET SIGNS SHALL BE REINSTALLED IN ITS ORIGINAL LOCATION OR RELOCATED BY THE APPROVAL OF THE CITY'S DEPT. OF TRANSPORTATION.

NOTE:
ANY DAMAGE TO THE TRAFFIC SIGNAL INFRASTRUCTURE WILL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY OF EL PASO. ALL REPAIRS SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY'S DEPT. OF TRANSPORTATION AND UNDER FULL COMPLIANCE WITH THE CITY'S STANDARDS.

NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-00298, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD HAZARD ZONE 'C' AREAS OF MINIMAL FLOODING.



SITE INFORMATION

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

ALL DRIVES ARE: 25' – TWO WAY
20' – ONE WAY
30' – STORE FRONT UNLESS SPECIFICALLY NOTED OTHERWISE

ALL 60° PARKING STALLS: 9' X 18'
ALL 90° PARKING STALLS: 9' X 18'
EXCEPT ACCESSIBLE STALLS: 8' X 18'

ALL PARALLEL PARKING STALLS: 8' X 20'

ACCESSIBLE MANEUVERING AISLES: 6' (BLUE STRIPING)
VAN MANEUVERING AISLES: 8' (BLUE STRIPING)
ALL ACCESSIBLE AISLES: 5' (BLUE STRIPING)
(UNLESS SPECIFICALLY NOTED OTHERWISE)

ALL CURBS ARE SHOWN ONE FOOT IN WIDTH FOR VISIBILITY (APPLICABLE DIMENSIONS ARE TO FACE OF CURB)

PAINTING STRIPING LEGEND

SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SWSL/6" – SINGLE WHITE SOLID LINE / 6" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE
SYBL/4" – SINGLE YELLOW BROKEN LINE / 4" WIDE
DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE

SITE LEGEND

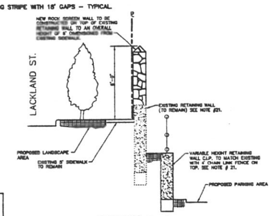
(A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 20' BETWEEN TEXT. SEE DETAIL SHEET.
(B) AREA STRIPED AT SYSL/4" AT 45° @ 2'-0" O.C.
(C) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-6" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
(D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
(E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
(F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
(G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
(H) 6"ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
(I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
(J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
(K) 16'-8" X 42' CONCRETE COMPACTOR PAD AND 16'-8" X 42' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
(L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
(M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
(N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
(O) 6'-0" WIDE PEDESTRIAN CROSSWALK. EDGE LINES PAINTED SWSL/8" WITH INSIDE STRIPING PAINTED SWSL/6" AT 2'-0" O.C. PERPENDICULAR TO EDGE LINES.
(P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
(Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
(R) 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE. SEE DETAIL SHEET.
(S) TYPE 'B' INTEGRAL CURB & GUTTER TYPICAL. SEE DETAIL SHEET.
(T) PAINTED DIRECTIONAL ARROW TYPICAL. SEE DETAIL SHEET.
(U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
(V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
(W) AISLE INDICATOR SIGNS TYPICAL. SEE DETAIL SHEET.
(Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
(Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
(a) "STOP" SIGN. SEE DETAIL SHEET.
(c) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
(e) STOP BAR. SEE DETAIL SHEET.
(f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
(g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
(h) "DO NOT ENTER" SIGN. SEE DETAIL SHEET.
(i) "PHARMACY DRIVE-THRU" SIGN. SEE DETAIL SHEET.
(j) "ONE WAY" SIGN. SEE DETAIL SHEET.
(k) CART CROSSOVER AND "CART CROSSING" SIGNS. SEE DETAIL SHEET.
(m) 6' LONG STRIPE WITH 18' GAPS – TYPICAL.

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	3	D2F12_38	ROTATED OPTICS	1-EAMMSM4L57A4CBLCXF & 1-EAMMSM4R57A4CBLCXF 38ft pole on 3ft base
	2	D5F8_38	ROTATED OPTICS	1-EAMMSF4L57A4CBLCXF & 1-EAMMSF4R57A4CBLCXF 38ft pole on 3ft base
	1	D2F8_38	ROTATED OPTICS	1-EAMMSH4L57A4CBLCXF & 1-EAMMSH4R57A4CBLCXF 38ft pole on 3ft base
	6	D2WBS1_38	ROTATED OPTICS	1-EAMMSH5L57A4CBLCXFS1 &1-EAMMSH3R57A4CBLCXFS1 shielded 35 ft pole on 3 ft base
	3	QD8_38	4 @ 90 DEGREES	4-EAMTSD8N57A4CBLCXF 35 ft pole on 3 ft base
	4	QG1_38	GROUP	3-EAMTSD8N57A4CBLCXF & 1-EAMMSM3F57A4CBLCXF 35 ft pole on 3 ft base
	2	QG2_38	GROUP	2- EAMMSH4F57A4CBLCXF, 1-EAMMSM5L57A4CBLCXF & 1-EAMMSM3R57A4CBLCXF 35 ft pole on 3 ft base
	1	SDSB4_38	SINGLE	1-EAMTSD8N57A4CBLCXFB4 shielded 35 ft pole on 3 ft base
	1	SW12_38	SINGLE	1-EAMMSM3F57A4CBLCXF 35 ft pole on 3 ft base
	12	SWBS1_38	SINGLE	1-EAMMSH3F57A4CBLCXFS1 shielded 35 ft pole on 3 ft base

Dunaway Associates, L.P. has developed this drawing for the express use of Walmart Stores, Inc. for the development of the Walmart facility shown. Beyond said use, this drawing is for information purposes only and should be used at ones own risk. Dunaway Associates, L.P. makes no representations, written or verbal, that the information contained in this drawing is accurate or should be relied upon for construction except as noted above. Any reproduction of these sheets without the appropriate preliminary stamp, or professional engineering seal and signature, and the approval of Dunaway Associates, L.P. is a violation of the Professional Engineering Practice Act. Dunaway Associates, L.P. is not responsible for any re-use of this drawing by any entity related to other developments beyond the aforementioned Walmart improvements.

SITE ANALYSIS TABLE	
TOTAL SITE AREA	±15.31 ACRES
BUILDING AREA (WALMART)	148,239 S.F.
PARKING PREFERRED BY WALMART	741 (5.0/1,000 S.F.)
PARKING REQUIRED BY CITY	593 (4.0/1,000 S.F.)
PARKING PROVIDED (ASSOCIATE AND CUSTOMER)	679 (4.58/1,000 S.F.)
ACCESSIBLE PARKING (REQUIRED / PROVIDED)	17 / 20
CART CORRALS (THE 28 PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO)	14.5

REFERENCE THE CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION FOR COMPLETE CITY OF EL PASO STANDARD DETAILS.



SECTION A–A
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.

WARNING TO CONTRACTOR:

CALL 1-800-344-8377 (DIG-TESS), 1-800-245-4545 (Texas One), 1-800-669-8344 (Lonestar Notification) or other Utility Locating Services 72 hours prior to construction activity. DUNAWAY ASSOC. L.P. is not responsible for knowing locations of all existing utilities or depicting exact locations of those utilities shown on any drawing.

BENCHMARKS:

PRIMARY
Found 'X' chiseled on southeast curb return of Broaddus Ave. and Dyer St.
Elevation........3944.62'

LEGEND

HEAVY DUTY CONCRETE	
STANDARD DUTY CONCRETE	
CONCRETE (REF: ARCH. PLANS)	
SIDEWALKS	
FIRELANE	(RED STRIPING)
PAVEMENT MARKING	(YELLOW STRIPING)
CURBED PAVING EDGE	
NO CURB PAVING EDGE	
HD CONCRETE BUFFER (3' TYP.)	
PROPOSED PARKING SPACES SYSL/4"	47
ASSOCIATED PARKING SPACES SWSL/4"	23
PARKING LOT LIGHTING	
CART CORRAL	
CART CONTAINMENT SYSTEM	

NOTE:
TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN. 18" WIDE SOD STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFERENCE SITEWORK SPECIFICATIONS.
5. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "SITE SPECIFIC SPECIFICATIONS".
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
13. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
14. PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON UTILITY PLAN.
15. SEE SITE PLAN COORDINATES FOR RADII INFORMATION.
16. CONTRACTOR TO USE TYPE "A" CURB FOR ASPHALT PAVEMENT, TYPE "B" CURB FOR CONCRETE PAVEMENT AND TYPE "D" CURB FOR LANDSCAPE ISLANDS. USE TYPE "C" MOUNTABLE CURB WHERE NOTED. SEE CURB DETAILS ON SITE DETAIL SHEET.
17. THE BOTTOMS OF ALL SCREEN WALLS MUST BE 4" ABOVE THE FINISHED GROUND ELEVATION.
18. SEE SITE DETAILS FOR CONCRETE PAVEMENT JOINTING DETAILS.
19. ALL LIGHT STANDARDS TO BE 38' IN HEIGHT.
20. ALL SIGNAGE SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM BACK OF CURB OR EDGE OF STRIPING, AND OUTSIDE OF ANY PROPOSED SIDEWALKS OR 3 FOOT CONCRETE BUFFERS. HEIGHT OF SIGNS SHALL BE INSTALLED PER DETAIL LOCATED IN THIS SET OF DOCUMENTS. ALL SIGNS SHALL FACE THE DIRECTION OF THE TRAFFIC IT IS INTENDED TO CONTROL AND SHALL BE PLACED AS NOT TO CREATE A VISUAL HAZARD FOR VEHICLE OR PEDESTRIAN TRAFFIC.
21. CONTRACTOR SHALL PAINT THE EXISTING AND PROPOSED RETAINING WALL AND SCREEN WALL WITH SW# 2823 ROOKWOOD CLAY COLOR. REFERENCE ARCHITECTURE SPECIFICATIONS FOR APPLICATION INSTRUCTIONS.

No.	DATE	REVISION DESCRIPTION

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

Site Plan

Supercenter No. 5947-00
5631 Dyer Street
El Paso, Texas

Walmart

STATE OF TEXAS
CHRISTOPHER M. BIGGERS
100189
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER M. BIGGERS P.E. 100189 ON 5/3/2011

JOB No.	2010018
DRAWN BY:	
DESIGNED BY:	JBB
CHECKED BY:	CMB
QUALITY CONTROL:	DC
DATE:	May 3, 2011
SCALE:	1"=60'
SHEET:	5a OF 18

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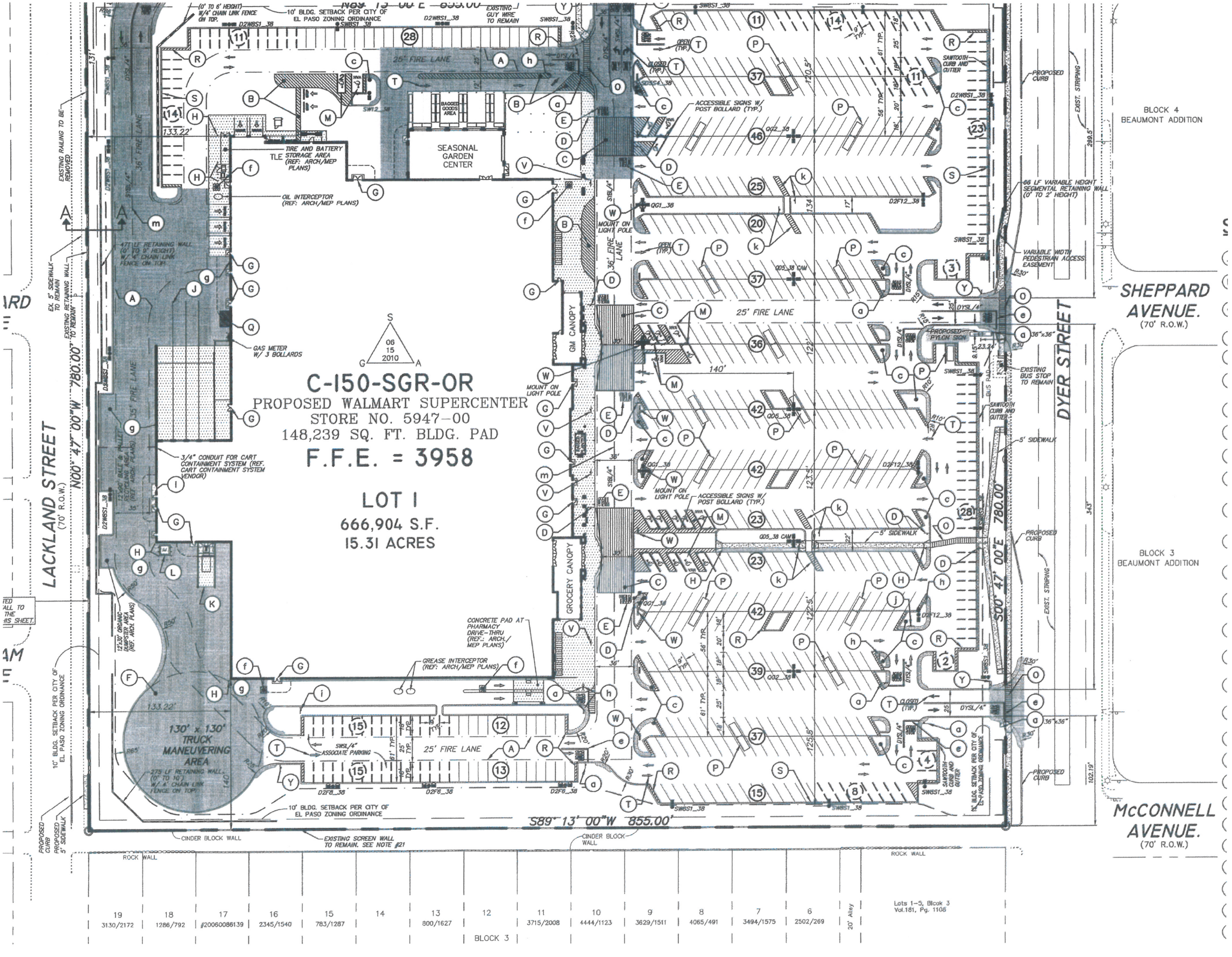

C-150-SGR-OR
PROPOSED WALMART SUPERCENTER
STORE NO. 5947-00
148,239 SQ. FT. BLDG. PAD
F.F.E. = 3958
LOT 1
666,904 S.F.
15.31 ACRES
06 15 2010
LACKLAND STREET
(70' R.O.W.)
N00° 47' 00"W 780.00'
SHEPPARD AVENUE.
(70' R.O.W.)
DYER STREET
McCONNELL AVENUE.
(70' R.O.W.)
S00° 47' 00"E 780.00'
S89° 13' 00"W 855.00'
BLOCK 4 BEAUMONT ADDITION
BLOCK 3 BEAUMONT ADDITION
SEASONAL GARDEN CENTER
TIRE AND BATTERY TLE STORAGE AREA (REF: ARCH/MEP PLANS)
OIL INTERCEPTOR (REF: ARCH/MEP PLANS)
GAS METER W/ 3 BOLLARDS
3/4" CONDUIT FOR CART CONTAINMENT SYSTEM (REF. CART CONTAINMENT SYSTEM VENDOR)
GREASE INTERCEPTOR (REF: ARCH/MEP PLANS)
CONCRETE PAD AT PHARMACY DRIVE-THRU (REF.: ARCH/MEP PLANS)
130' x 130' TRUCK MANEUVERING AREA
25' FIRE LANE
36' FIRE LANE
GM CANOPY
GROCERY CANOPY
ACCESSIBLE SIGNS W/ POST BOLLARD (TYP.)
MOUNT ON LIGHT POLE
SAWTOOTH CURB AND GUTTER
PROPOSED CURB
EXIST. STRIPING
5' SIDEWALK
EXISTING BUS STOP TO REMAIN
PROPOSED PYLON SIGN
66 LF VARIABLE HEIGHT SEGMENTAL RETAINING WALL (0' TO 2' HEIGHT)
VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT
47' TLE RETAINING WALL (0' TO 9' HEIGHT) W/ 4' CHAIN LINK FENCE ON TOP
275 LF RETAINING WALL (0" TO 10') W/ 4' CHAIN LINK FENCE ON TOP
EXISTING RAILING TO BE REMOVED
EX. 5' SIDEWALK TO REMAIN
EXISTING RETAINING WALL TO REMAIN
10' BLDG. SETBACK PER CITY OF EL PASO ZONING ORDINANCE
(0' TO 6' HEIGHT) W/ 4' CHAIN LINK FENCE ON TOP
EXISTING GUY WIRE TO REMAIN
CINDER BLOCK WALL
EXISTING SCREEN WALL TO REMAIN. SEE NOTE #21
ROCK WALL
PROPOSED CURB
PROPOSED 5' SIDEWALK
19 3130/2172
18 1286/792
17 #20060086139
16 2345/1540
15 783/1287
14
13 800/1627
12
11 3715/2008
10 4444/1123
9 3629/1511
8 4065/491
7 3494/1575
6 2502/269
20' Alley
Lots 1-5, Block 3 Vol.181, Pg. 1108
BLOCK 3

Sign	Qty.	Type	Color	Height	Illumination	Area (S.F.)	Total S.F.
Walmart	1	Identity	White/Yellow	4'–9"	Internal	95.00	95.00
					Total Site Signage		**95.00**

Pylon Sign Front Elevation

Side Elevation

Walmart

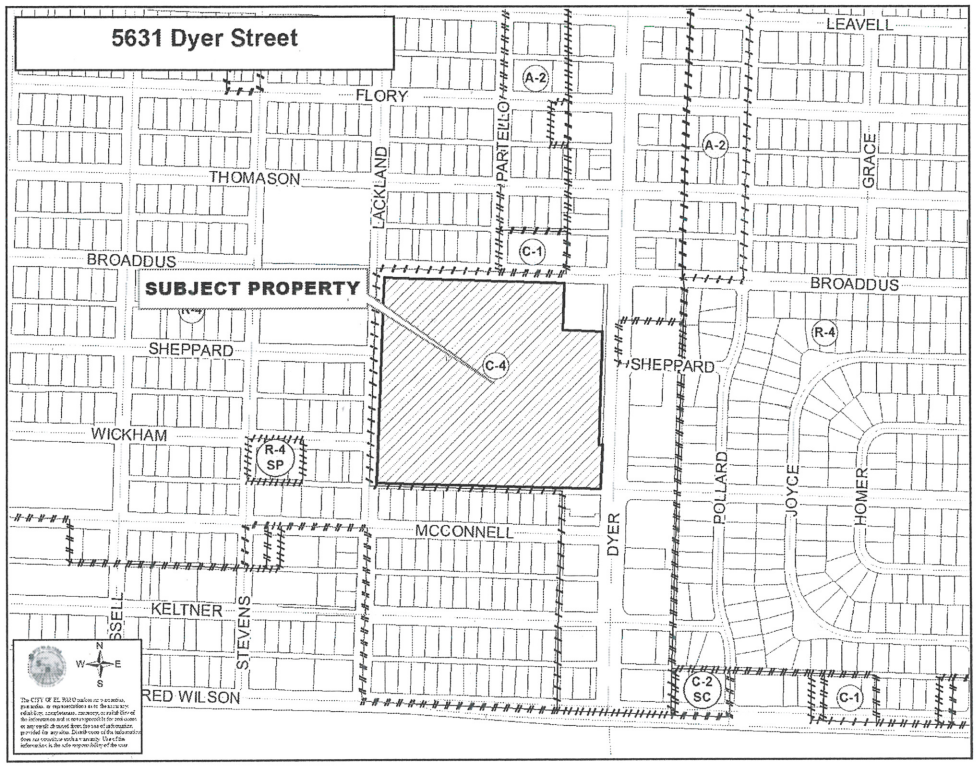
Scott&Goble Architects, P.C.	April 5, 2011	El Paso (North Central), Texas #5947 - New Store	Daryl L. Bray #17200 NOTE: Not for regulatory approval, permitting, or construction.	Site Signage Calculations	10

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

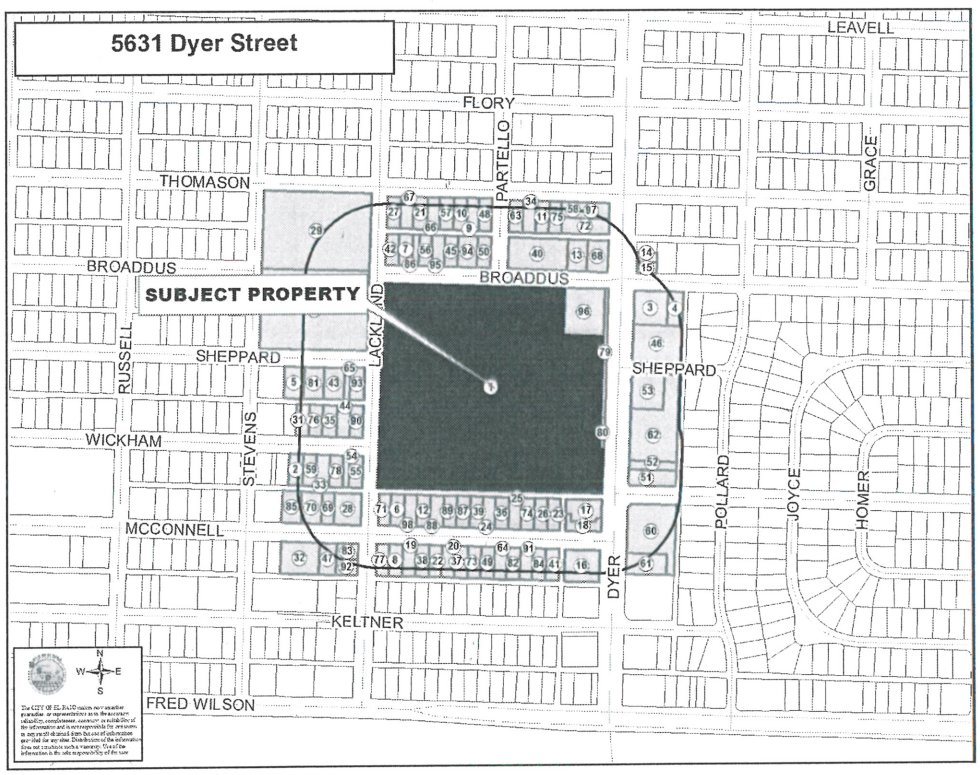
APPENDIX A: Findings – Variances

INQUIRY		FINDINGS
Is the request for a variance owing to special condition inherent in the property itself? If yes, **CONTINUE** If no, **STOP** ↓		The property is/has … (e.g., odd-shaped, unusual topography, etc.)
Is the condition one unique to the property requesting the variance? If yes, **CONTINUE** If no, **STOP** ↓		The condition is unique to this property.
Is the condition self-imposed or self-created? If yes, **STOP** If no, **PROCEED** ↓		The condition necessitating the request was not created by the property owner.
Will the literal enforcement of the zoning ordinance result in an unnecessary hardship? If yes, **CONTINUE** If no, **STOP** ↓		Strict enforcement of the zoning ordinance would impose a hardship above that suffered by the general public.
Will the hardship prevent any reasonable use whatsoever? If yes, **CONTINUE** If no, **STOP** ↓		Without the grant of the requested variance, the property owner would be deprived of the right to use his property. Financial considerations alone cannot satisfy this requirement.
Would the grant of the variance be contrary to public interest? If yes, **STOP** If no, **CONTINUE** ↓		
Is the request within the spirit of the ordinance and does it further substantial justice? If yes, **CONTINUE** If no, **STOP** ↓		

ZONING MAP



NOTIFICATION MAP



March 12, 2012