

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

DEPARTMENT: City Development Department
AGENDA DATE: Introduction: June 26, 2012
Public Hearing: July 17, 2012
CONTACT PERSON/PHONE: Esther Guerrero, (915) 541-4720
DISTRICT(S) AFFECTED: 5

SUBJECT:

An ordinance changing the zoning of the following real property known as:
Parcel 1: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, from C-2/c (Commercial/condition) to A-O/c (Apartment-Office/condition); and
Parcel 2: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, from PR-I (Planned Residential I) to A-O (Apartment-Office), the penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Rich Beem Boulevard @ Eastbrook Drive. Property Owner: Tropicana Development, Inc. PZRZ12-00007 (**District 5**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC): Recommend Approval

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
City Development Department Director

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

PARCEL 1: PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-2/C (COMMERCIAL/CONDITION) TO A-O/C (APARTMENT-OFFICE/CONDITION); AND,

PARCEL 2: PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM PR-I (PLANNED RESIDENTIAL I) TO A-O (APARTMENT-OFFICE), THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of *Parcel 1: portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; *and, Parcel 2: portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “B”, incorporated by reference, be changed as listed for **PARCEL 1: FROM C-2/C (COMMERCIAL/CONDITION) TO A-O/C (APARTMENT-OFFICE/CONDITION); AND, PARCEL 2: PR-I (PLANNED RESIDENTIAL I) TO A-O (APARTMENT-OFFICE)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2012.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

Barragan & Associates Inc.

Land Planning & Land Surveying

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Of a 2.43 acre tract of land out of a 31.49 acre tract described in Warranty Deed filed for record in Document No. 20080085098, of the Real Property Records of El Paso County, Texas, and being a portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by Metes and Bounds as follows:

COMMENCING for reference at found ½" rebar with cap stamped "TX 5152" for the southeasterly corner for a 577.07 acre tract in Document No. 20050097104, of the Real Property Records of El Paso County, Texas, from whence a found ½" rebar with cap stamped "TX 5152" for the northeasterly corner for said 577.70 acre tract bears, North 00°33'26" West (Bearing basis), a distance of 5038.10 feet; **THENCE**, North 47°47'20" West, a distance of 4383.53 feet to a found ½" rebar, marking the southwesterly corner for said 31.49 acre tract, said rebar being the **POINT OF BEGINNING** of this description;

THENCE, 96.63 feet along the arc of a curve to the left, with a radius of 1500.00 feet, an interior angle of 03°41'28", and a chord which bears North 01°50'54" East, a distance of 96.61 feet to a point;

THENCE, North 00°00'11" East, a distance of 133.07 feet to a point;

THENCE, 477.88 feet along the arc of a curve to the right, with a radius of 1282.00 feet, an interior angle of 21°21'27", and a chord which bears South 78°05'15" East, a distance of 475.12 feet to a point;

THENCE, South 22°35'30" West, a distance of 249.98 feet to a point on the Northerly right-of-way line of Eastbrook Drive;

THENCE, along the Northerly right-of-way line of Eastbrook Drive, 304.44 feet along the arc of a curve to the left, a radius of 1032.00 feet, and a chord which bears North 75°50'40" West, a distance of 303.34 feet to a point;

THECNE, 30.71 feet along an arc to the curve to the right, with a radius of 20.00 feet, an interior angle of 87°59'22" and a chord which bears North 40°18'03" West, a distance of 27.78 feet to a set ½" rebar with cap stamped "B&A INC" for a corner;

THENCE, North 86°18'22" West, a distance of 60.00 feet to the **POINT OF BEGINNING** of this parcel containing in all 2.43 acres of land more or less.

NOTES:

1. Bearings recited herein are based on the Easterly line for Section 27, Block 79, TSP 2, T & P RR Surveys as described in Doc. No. 20050097104, Real Property Records of El Paso County, Texas.
2. A Plat of Survey of even date accompanies this Description.
3. This property may be subject to easements whether of record or not.
4. A subdivision process may be required. It is the responsibility of the client/owner to investigate if it is required before conveying property.

Benito Barragan
Benito Barragan, TX. R.P.L.S. No. 5615
Date: April 19, 2012 Three Palms Townhomes 2.43 Acres

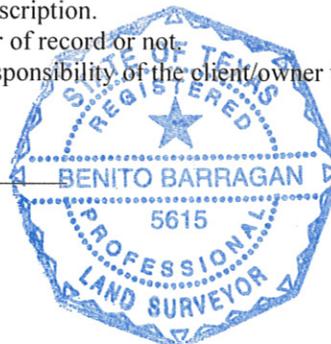
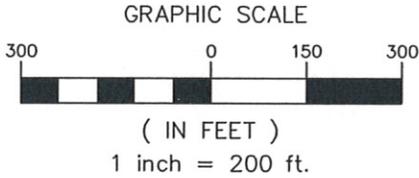


Exhibit "A"
(2 of 2)

FOUND 1/2" REBAR
W/CAP "TX 5152"
22 23
27 26



SECTION 27,
BLOCK 79, TSP 2
BOOK 2104, PAGE 0085
DOC.# 20050097104

PROPOSED
FUTURE
DEVELOPMENT

DOC.# 20080085098
1,372,087 sq. ft.
31.49 acres

P.S.B. EASEMENT
DOC# 20080086292

PROPOSED
FUTURE
DEVELOPMENT



DOC.# 20080085098
APPARENT
20' P.S.B. EASEMENT
NO RECORDS FOUND

15' P.S.B. EASEMENT
DOC# 20080071195

106,042 sq. ft.
2.43 acres

DOC.# 20100088531

PROPOSED
FUTURE
DEVELOPMENT

(BEARING BASIS)
N00°33'26"W 5038.10

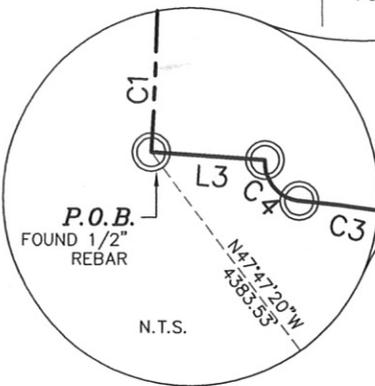
P.O.B.
FOUND 1/2"
REBAR

15' P.S.B. EASEMENT
DOC# 20080071195

⑬ TRES SUEÑOS
UNIT FOUR
AMENDING PLAT
CLERK'S FILE NO.
20090009718

P.O.C.
FOUND 1/2" REBAR
W/CAP "TX 5152"

27 26
34 35

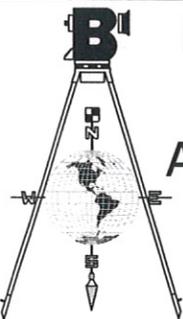


LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'11"E	133.07'
L2	S22°35'30"W	249.98'
L3	N86°18'22"W	60.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	96.63'	1500.00'	48.33'	3°41'28"	N01°50'54"E	96.61'
C2	477.88'	1282.00'	241.74'	21°21'27"	S78°05'15"E	475.12'
C3	304.44'	1032.00'	153.34'	16°54'09"	N75°50'40"W	303.34'
C4	30.71'	20.00'	19.31'	87°59'22"	N40°18'03"W	27.78'

NOTE:

- BEARINGS SHOWN HEREIN ARE BASED ON THE EASTERLY LINE FOR SECTION 27, BLOCK 79, TSP 2, T & P RR SURVEYS AS DESCRIBED IN DOC.# 20050097104, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
- THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.



**Barragan
&
Associates
Inc.**

LAND PLANNING & SURVEYING

10950 Pelicano Dr. Building-F,
El Paso, Tx 79935

Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A 2.43 ACRE TRACT OUT OF
A 31.49 ACRE TRACT RECORDED
IN DOCUMENT NUMBER 20080085098,
REAL PROPERTY RECORDS
OF EL PASO COUNTY TEXAS,
AND BEING PORTION OF SECTION 27,
BLOCK 79, TOWNSHIP 2,
T&P R.R. COMPANY SURVEYS,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

Plat Reference Vol/Bk N/A Pages N/A

Scale: 1"=300' Date: 04/19/12 Drawn By: RV/BM

I hereby certify that the foregoing survey
was made on the ground and under my
supervision and is true and correct to
the best of my knowledge and belief.



Benito Barragan, TX, R.P.L.S. No. 5615

Job No. 120420-01 Copy Rights ©

Barragan & Associates Inc.

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METES AND BOUNDS DESCRIPTION

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THENCE, N 00°00'11" East, a distance of 349.19 feet to a point;

THENCE, South 89°59'49" East, a distance of 217.00 feet to a point;

THENCE, 267.15 feet along an arc to the curve to the right, with a radius of 1649.00 feet, an interior angle of 09°16'57" and a chord which bears South 76°49'08" East, a distance of 266.86 feet to a point;

THENCE, 124.71 feet along an arc to the curve to the left, with a radius of 401.00 feet, an interior angle of 17°49'10" and a chord which bears South 81°05'15" East, a distance of 124.21 feet to a point;

THENCE, South 89°59'49" East, a distance of 47.55 feet to a point;

THENCE, North 00°00'11" East, a distance of 22.64 feet to a point;

THENCE, South 89°59'49" East, a distance of 189.00 feet to a point;

THENCE, South 00°00'11" West, a distance of 806.63 feet to a point for a corner on the southerly line of said 31.49 acre tract;

THENCE, North 89°59'49" West, along the southerly line of said 31.49 acre tract, a distance of 32.00 feet to a point;

THENCE, 40.86 feet along an arc to the curve to the right, with a radius of 20.00 feet, an interior angle of 117°02'33" and a chord which bears South 58°31'27" West, a distance of 34.11 feet to a point;

THENCE, North 62°57'16" West, a distance of 374.54 feet to a point;

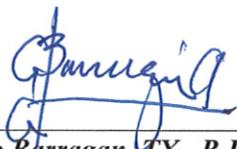
THENCE, 79.95 feet along an arc to the curve to the left, with a radius of 1032.00 feet, an interior angle of $04^{\circ}26'19''$ and a chord which bears North $65^{\circ}10'26''$ West, a distance of 79.93 feet to a point;

THENCE, North $22^{\circ}35'30''$ East, a distance of 249.98 feet to a point;

THENCE, 477.88 feet along the arc of a curve to the left, with a radius of 1282.00 feet, an interior angle of $21^{\circ}21'27''$, and a chord which bears North $78^{\circ}05'15''$ West, a distance of 475.12 feet to the **POINT OF BEGINNING** of this parcel, containing in all 10.63 acres of land more or less.

NOTES:

1. Bearings recited herein are based on the Easterly line for Section 27, Block 79, TSP 2, T & P RR Surveys as described in Doc. No. 20050097104, Real Property Records of El Paso County, Texas.
2. A Plat of Survey of even date accompanies this Description.
3. This property may be subject to easements whether of record or not.
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Benito Barragan, TX. R.P.L.S. No. 5615
Date: April 19, 2012
Three Palms Townhomes 10.63 Acres



Exhibit "B"
(3 of 3)



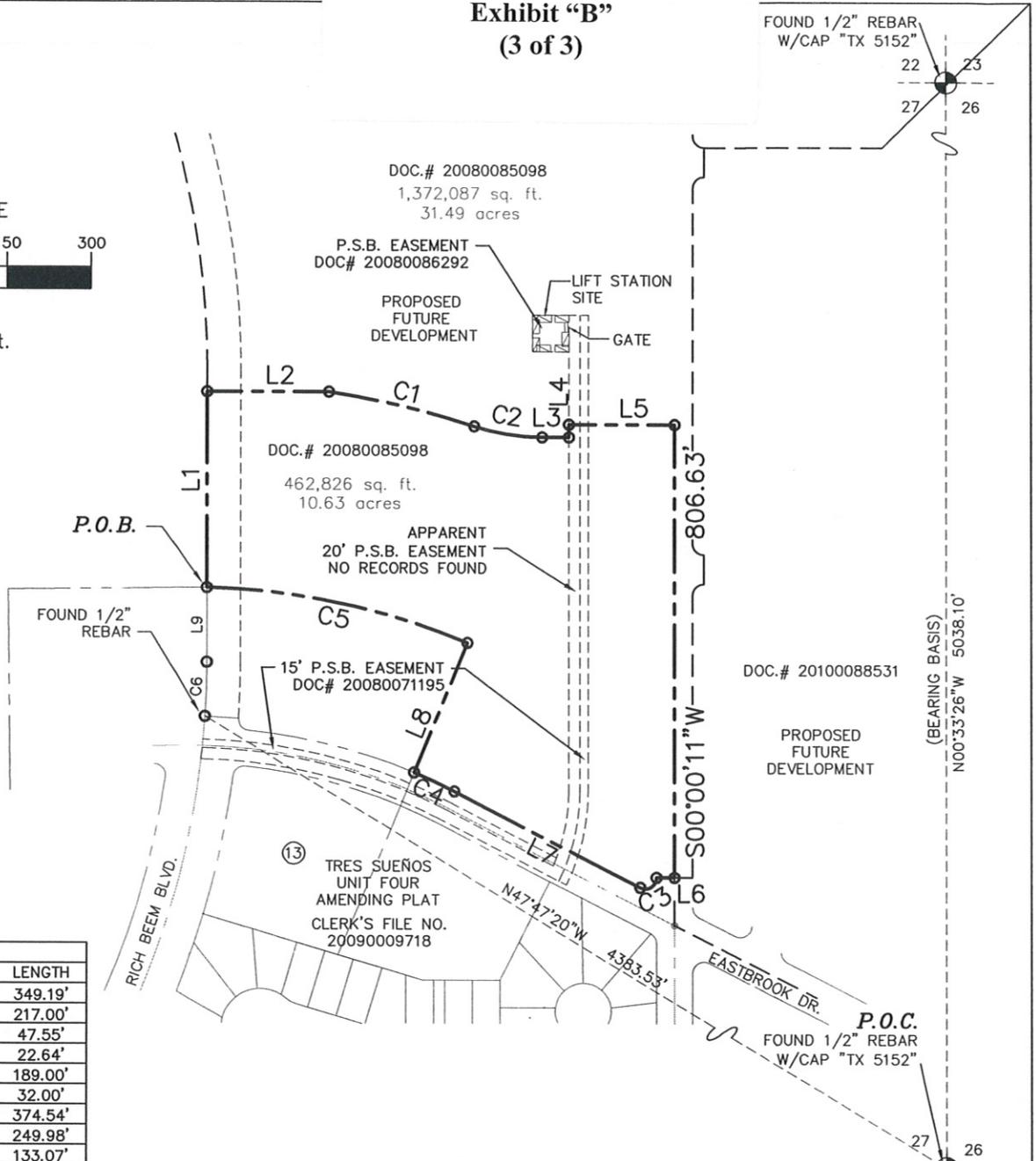
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

SECTION 27,
BLOCK 79, TSP 2
BOOK 2104, PAGE 0085
DOC.# 20050097104

PROPOSED
FUTURE
DEVELOPMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'11"E	349.19'
L2	S89°59'49"E	217.00'
L3	S89°59'49"E	47.55'
L4	N00°00'11"E	22.64'
L5	S89°59'49"E	189.00'
L6	N89°59'49"W	32.00'
L7	N62°57'16"W	374.54'
L8	N22°35'30"E	249.98'
L9	N00°00'11"E	133.07'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	267.15'	1649.00'	133.87'	9°16'57"	S76°49'08"E	266.86'
C2	124.71'	401.00'	62.86'	17°49'10"	S81°05'15"E	124.21'
C3	40.86'	20.00'	32.66'	117°02'33"	S58°31'27"W	34.11'
C4	79.95'	1032.00'	39.99'	4°26'19"	N65°10'26"W	79.93'
C5	477.88'	1282.00'	241.74'	21°21'27"	N78°05'15"W	475.12'
C6	96.63'	1500.00'	48.33'	3°41'28"	N01°50'54"E	96.61'

NOTE:

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- A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.



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Plat of Survey

A 10.63 ACRE TRACT OUT OF
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OF EL PASO COUNTY TEXAS,
AND BEING PORTION OF SECTION 27,
BLOCK 79, TOWNSHIP 2,
T&P R.R. COMPANY SURVEYS,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

Plat Reference Vol/Bk N/A Pages N/A

Scale: 1"=300' Date: 04/19/12 Drawn By: RV/BM

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.



Benito Barragan, TX, R.P.L.S. No. 5615

Job No. 120420-01 Copy Rights ©

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



Date: June 18, 2012
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Esther Guerrero, Planner
Subject: **PZRZ12-00007 Rezoning (Related Condition Release PZCR12-00004)**

On May 31, 2012, the City Plan Commission (CPC) voted 7-0 to recommend **approval** of the rezoning request. This recommendation is in agreement with the recommendation from staff.

The CPC found that the rezoning is in conformance with review criteria for Plan El Paso. The CPC found that the proposed use is in conformance with the Plan El Paso Projected Land Use Map for the East Planning Area. The CPC also determined that the rezoning will protect the best interest, health, safety, and welfare of the public in general; and will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no one present at the meeting in support or in opposition to this request.

A related zoning condition release will also be considered by the Mayor and City Council (PZCR12-00004).

Attachment: CPC Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



City Development Department

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4024



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00007 (Related Condition Release PZCR12-00004, for Parcel 1 only)
Application Type: Rezoning
CPC Hearing Date: May 31, 2012
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov
Location: Rich Beem Boulevard @ Eastbrook Drive
Legal Description: Parcel 1: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 2.43 acres
Parcel 2: 10.63 acres
Rep District: 5
Zoning: Parcel 1: C-2/c (Commercial/condition)
Parcel 2: PR-I (Planned Residential I)
Existing Use: Vacant
Request: Parcel 1: From C-2/c (Commercial/condition) to A-O/c (Apartment-Office/condition)
Parcel 2: From PR-I (Planned Residential I) to A-O (Apartment-Office)
Proposed Use: Townhomes/Multi-family
Property Owner: Tropicana Development Inc.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-I (Planned Residential I) / vacant

South: C-2/c (Commercial/condition), PR-I (Planned Residential I) / vacant, single-family

East: PR-I (Planned Residential I) / vacant

West: C-2/c (Commercial/condition), PR-I (Planned Residential I) / vacant

Plan El Paso Designation: G4-Suburban (East Planning Area)

Nearest Park: Existing new park (1,523 feet)

Nearest School: Hurshel Antwine Elementary (6,586 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notices of the May 31, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on May 10, 2012. The Planning Division has not received any calls or letters in favor or in opposition to this request.

APPLICATION DESCRIPTION

The request is to change the zoning from C-2/c (Commercial/condition) and PR-I (Planned Residential I) to A-O/c (Apartment-Office/condition) and A-O (Apartment-Office) for Parcel 1 and 2 respectively, to allow for the development of townhomes/multi-family. The conceptual site plan proposes 200 multi-family units; five (5) parks/recreation areas that include a swimming pool, canopies, volleyball court, and playground; and four (4) office units. Access is proposed via Eastbrook Drive to the south, Rich Beem Boulevard to the west and both Evan John and Randall Joseph Streets to the north.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning application as it is compatible with existing and future surrounding land uses.

Plan El Paso Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 Suburban: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the A-O (Apartment/Office) medium density residential district is to promote and preserve residential development within the City associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

City Development Department Section Comments

Traffic Section

- Recommend wheel stops be placed on parking spaces abutting pedestrian paths of travel.
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Permits & Inspections

No comments received.

Land Development

Applicant shall comply with chapter 19.08- Construction Plans and Management.

Police Department

A field check was conducted and it appears the development will not have a negative impact on the community.

Fire Department

Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surfaces.

** Note: A more detailed review will be done by Fire Plan Review during the permitting process.

El Paso Water Utilities

1. EPWU does not object to this request.
2. Show on the site plan the existing 20-foot wide PSB easement and the proposed 35-foot wide PSB Access and Utility Easement as per the Tres Suenos Unit 9 plat.
3. During the site improvement work, the Owner/Developer shall safeguard all the existing sewer mains and appurtenant structures within the development. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

Water:

4. There is an existing 16-inch diameter water main along Andrew Wiseman Street that dead ends

approximately 75-feet north of the intersection with Eastbrook Drive. There is an existing 12-inch diameter water main along Eastbrook Drive. Also, there is an existing 12-inch diameter stub-out along Eastbrook Drive that dead-ends approximately 22-feet east of the east right-of-way line of Andrew Wiseman Street. A 12-inch diameter water main extension from this main will be required along Rich Beem Boulevard. On site water main extensions will be required to be looped to the proposed water main extension along Rich Beem Boulevard, the water main along Eastbrook Drive and the future 16-inch diameter water main extension along Andrew Wiseman Street within Tres Suenos Unit 8.

Sewer:

5. Sanitary sewer flows from the site need to be conveyed to an existing 15-inch diameter sewer main that extends within a 20-foot wide PSB easement that follows the alignment of the proposed 35-foot PSB Access and Utility Easement. Within the above mentioned 20-foot easement, there is an existing 12-inch diameter sewer force main.

General:

6. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

7. EPWU-PSB requires a new service application to serve the site. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

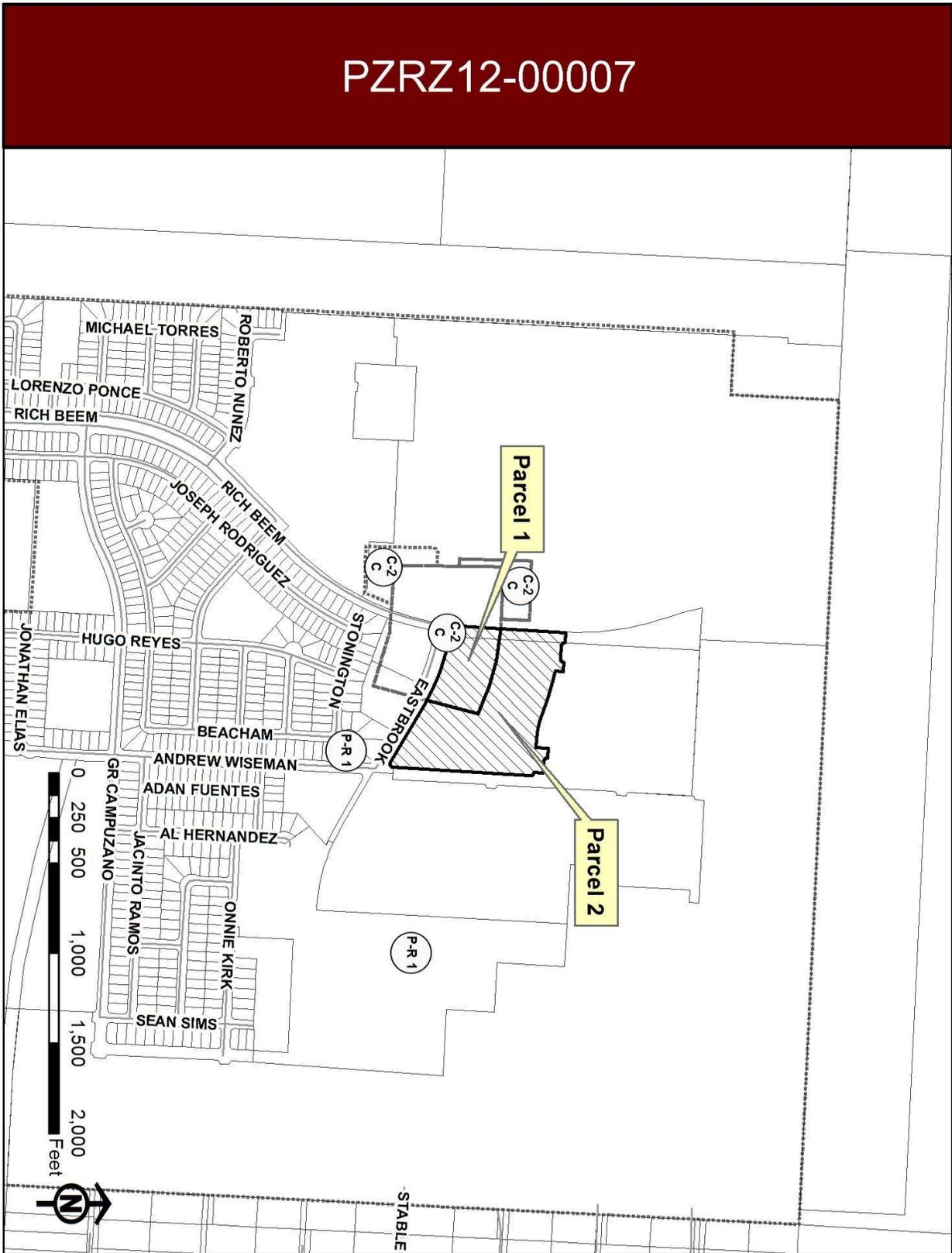
1. Recommend approval of the application finding that it is in conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring it into conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that it does not conform to the review criteria for Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

PZRZ12-00007



ATTACHMENT 2: AERIAL MAP

PZRZ12-00007



