

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: September 5, 2006
Public Hearing: September 26, 2006

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of Parcel 1: A portion of Lots 2, 3, and 4, Block 8, Rocket Warehouse Park Unit Two, a portion of Lot 1, Block 1, Rocket Warehouse Park Unit Three, and a portion of Tracts 1D1 And 7C, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas; and Parcel 2: A portion of Tracts 1D1 And 7C, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: Dyer Street near Ameen Avenue. Applicant: Cardon and Pratt. ZON06-00054 (District 4)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Schubert, CBO

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF LOTS 2, 3, AND 4, BLOCK 8, ROCKET WAREHOUSE PARK UNIT TWO, A PORTION OF LOT 1, BLOCK 1, ROCKET WAREHOUSE PARK UNIT THREE, AND A PORTION OF TRACTS 1D1 AND 7C, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL) TO PR-1 (PLANNED RESIDENTIAL 1); AND PARCEL 2: A PORTION OF TRACTS 1D1 AND 7C, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL) TO A-M (APARTMENT AND MOBILE HOME PARK). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: A portion of Lots 2, 3, and 4, Block 8, Rocket Warehouse Park Unit Two, a portion of Lot 1, Block 1, Rocket Warehouse Park Unit Three, and a portion of Tracts 1D1 and 7C, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **C-4 (Commercial)** to **PR-1 (Planned Residential 1)**; and,

Parcel 2: A portion of Tracts 1D1 and 7C, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **C-4 (Commercial)** to **A-M (Apartment and Mobile Home Park)**.

PASSED AND APPROVED this _____ day of _____, 2006.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

(signatures continue on following page)

Doc #24498/Planning/ZON06-00054 (Rezoning)/HMCG

ORDINANCE NO. _____

Zoning Case No. ZON06-00054

APPROVED AS TO FORM:

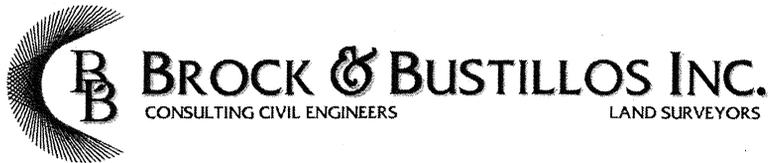


Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department



ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
OSCAR V. PEREZ
Vice President - Operations
ISAAC CAMACHO, R.P.L.S.
Survey Manager

METES AND BOUNDS DESCRIPTION

A 26.5679 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas, as a portion of Lots 2, 3 & 4, Block 8, Rocket Warehouse Park Unit Two, as recorded in Volume 44, Page 30, Plat Records, El Paso County, Texas, a portion of Lot 1, Block 1, Rocket Warehouse Park Unit Three, as recorded in Volume 68, Page 23, Plat Records, El Paso County, Texas, and a portion of Tracts 1D1 & 7C, Section 31, Block 80, Township 1, Texas & Pacific Railway Company Surveys, and being more particularly described by metes and bounds as follows to wit:

COMMENCING for reference at a City Monument found at the centerline intersection of Palomino Street (60.00 feet wide) and Laramie Circle (60.00 feet wide); **THENCE**, leaving the centerline of Palomino Street and following the centerline of Laramie Circle, South 73°01'58" East, a distance of 181.08 feet (180.00 feet ~ record) to the westerly boundary line of said Rocket Warehouse Park Unit Three, **THENCE**, leaving the centerline of Laramie Circle and following the westerly boundary line of Rocket Warehouse Unit Three, South 16°58'02" West, a distance of 417.00 feet to the northwest corner and **POINT OF BEGINNING** of the parcel herein described;

THENCE, leaving the westerly boundary line of Rocket Warehouse Park Unit Three, South 73°01'58" East, a distance of 112.80 feet to an angle point;

THENCE, South 16°58'02" West, a distance of 56.30 feet to an angle point;

THENCE, South 89°58'42" East, a distance of 475.96 feet to the beginning of a non-tangent curve to the left;

THENCE, following the arc of said non-tangent curve to the left having a radius of 480.00 feet, a central angle of 10°16'48", an arc length of 86.12 feet and a long chord which bears, South 09°33'37" West, a distance of 86.01 feet to a point of tangency;

THENCE, South 14°42'01" East, a distance of 310.47 to a point of curvature;

THENCE, following the arc of a curve to the left having a radius of 20.00 feet, a central angle of 75°16'41", an arc length of 26.28 feet and a long chord which bears, South 52°20'21" East, a distance of 24.43 feet to point of tangency;

THENCE, South 89°58'42" East, a distance of 120.88 feet to a point of curvature;

THENCE, following the arc of a curve to the left having a radius of 20.00 feet, a central angle of $76^{\circ}39'27''$, an arc length of 26.76 feet and a long chord which bears, North $51^{\circ}41'34''$ East, a distance of 24.81 feet to a point of reverse curvature;

THENCE, following the arc of a curve to the right having a radius of 45.00 feet, a central angle of $76^{\circ}39'27''$, an arc length of 60.21 feet and a long chord which bears, North $51^{\circ}41'34''$ East, a distance of 55.82 feet to a point of tangency;

THENCE, South $89^{\circ}58'42''$ East, a distance of 204.46 feet to a point of curvature;

THENCE, following the arc of a curve to the right having a radius of 45.00 feet, a central angle of $76^{\circ}39'27''$, an arc length of 60.21 feet and a long chord which bears, South $51^{\circ}38'58''$ East, a distance of 55.82 feet to a point of reverse curvature;

THENCE, following the arc of a curve to the left having a radius of 20.00 feet, a central angle of $76^{\circ}39'27''$, an arc length of 26.76 feet and a long chord which bears, South $51^{\circ}38'58''$ East, a distance of 24.81 feet to a point of tangency;

THENCE, South $89^{\circ}58'42''$ East, a distance of 171.15 feet to a point of curvature;

THENCE, following the arc of a curve to the right having a radius of 520.00 feet, a central angle of $15^{\circ}46'53''$, an arc length of 143.23 feet and a long chord which bears, South $82^{\circ}05'15''$ East, a distance of 142.78 feet to the end of said curve to the right;

THENCE, South $75^{\circ}32'28''$ East, a distance of 255.77 feet to the beginning of a non-tangent curve to the right;

THENCE, following the arc of a said non-tangent curve to the right having a radius of 302.00 feet, a central angle of $13^{\circ}37'49''$, an arc length of 71.84 feet and a long chord which bears, South $67^{\circ}22'54''$ East, a distance of 71.67 feet to a point of tangency;

THENCE, South $60^{\circ}34'00''$ East, a distance of 9.56 feet to a point of curvature;

THENCE, following the arc of a curve to the left having a radius of 20.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 31.42 feet and a long chord which bears, North $74^{\circ}26'00''$ East, a distance of 28.28 feet to the westerly right-of-way line of Dyer Street/U.S. Highway No. 54 (100.00 feet wide), for a point of tangency;

THENCE, following the westerly right-of-way line of Dyer Street, South $29^{\circ}26'00''$ West, a distance of 92.06 feet to a point of curvature;

THENCE, leaving the westerly right-of-way line of Dyer Street and following the arc of a curve to the left having a radius of 20.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 31.42 feet and a long chord which bears, North $15^{\circ}34'00''$ West, a distance of 28.28 feet to a point of tangency;

THENCE, North 60°34'00" West, a distance of 9.56 feet to a point of curvature;

THENCE, following the arc of a curve to the left having a radius of 250.00 feet, a central angle of 13°37'49", an arc length of 59.47 feet and a long chord which bears, North 67°22'54" West, a distance of 59.33 feet to the end of said curve to the left;

THENCE, North 72°51'10" West, a distance of 255.77 feet to the beginning of a non-tangent curve to the left;

THENCE, following the arc of a curve to the left having a radius of 480.00 feet, a central angle of 06°32'57", an arc length of 54.87 feet and a long chord which bears, North 77°28'17" West, a distance of 54.84 feet to the beginning of a compound curve to the left;

THENCE, following the arc of a said compound curve to the left having a radius of 20.00 feet, a central angle of 78°57'40", an arc length of 27.56 feet and a long chord which bears, South 59°46'24" West, a distance of 25.43 feet to a point of tangency;

THENCE, South 20°17'34" West, a distance of 334.39 feet to a point of curvature;

THENCE, following the arc of a curve to the left having a radius of 20.00 feet, a central angle of 112°12'35", an arc length of 39.17 feet and a long chord which bears, South 35°48'44" East, a distance of 33.20 feet to the end of said curve to the left;

THENCE, North 88°04'59" East, a distance of 178.69 feet to the beginning of a non-tangent curve to the right;

THENCE, following the arc of a said non-tangent curve to the right having a radius of 96.00 feet, a central angle of 29°26'00", an arc length of 49.32 feet and a long chord which bears, South 75°17'00" East, a distance of 48.78 feet to a point of tangency;

THENCE, South 60°34'00" East, a distance of 100.65 feet to a point of curvature;

THENCE, following the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", an arc length of 31.42 feet and a long chord which bears, North 74°26'00" East, a distance of 28.28 feet to the westerly right-of-way line of Dyer Street, for a point of tangency;

THENCE, following the westerly right-of-way line of Dyer Street, South 29°26'00" West, a distance of 92.13 feet to the northeast corner of Tract 8, Section 31, Block 80, Township 1, Texas & Pacific Railway Company Surveys, for the southeast corner of the parcel herein described; Identical to the southeast corner of said Tract 7C;

THENCE, following the northerly boundary line of Tract 8, South 90°00'00" West, a distance of 1,766.44 feet to the southwest corner of the parcel herein described;

THENCE, leaving the northerly boundary line of the aforementioned Tract 8, North 00°00'00" West, a distance of 100.00 feet to an angle point;

THENCE, South 90°00'00" West, a distance of 69.51 feet to the westerly boundary line of Rocket Warehouse Park Unit Three, for an angle point;

THENCE, following the westerly boundary line of Rocket Warehouse Park Unit Three, North 16°58'02" East, a distance of 957.02 feet to the **TRUE POINT OF BEGINNING**.

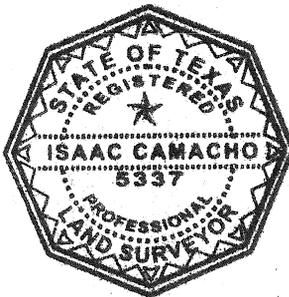
Said Parcel contains 26.5679 acres (1,157,297.7 square feet) more or less.

Isaac Camacho

Isaac Camacho, R.P.L.S., TX No. 5337

Date: June 27, 2006

Job No. E-6591-01





METES AND BOUNDS DESCRIPTION

A 7.2503 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas, as a portion of Tracts 1D1 and 7C, Section 31, Block 80, Township 1, Texas & Pacific Railway Company Surveys, and being more particularly described by metes and bounds as follows to wit:

COMMENCING for reference at a City Monument found at the centerline intersection of Palomino Street (60.00 feet wide) and Laramie Circle (60.00 feet wide); **THENCE**, leaving the centerline of Palomino Street and following the centerline of Laramie Circle, South 73°01'58" East, a distance of 181.08 feet (180.00 feet ~ record) to the westerly boundary line of Rocket Warehouse Park Unit Three, as recorded in Volume 68, Page 23, Plat Records, El Paso County, Texas; **THENCE**, leaving the centerline of Laramie Circle and following the westerly boundary line of Rocket Warehouse Park Unit Three, South 16°58'02" West, a distance of 417.00 feet; **THENCE**, leaving the westerly boundary line of Rocket Warehouse Park Unit Three, South 73°01'58" East, a distance of 112.80 feet; **THENCE**, South 16°58'02" West, a distance of 56.30 feet; **THENCE**, South 89°58'42" East, a distance of 475.96 feet to the beginning of a non-tangent curve to the left; **THENCE**, following the arc of said non-tangent curve to the left having a radius of 480.00 feet, a central angle of 00°51'47", an arc length of 7.23 feet and a long chord which bears, South 04°51'06" East, a distance of 7.23 feet to the north boundary line of said Tract 1D1, for the northwest corner and **POINT OF BEGINNING** of the parcel herein described;

THENCE, following the north boundary line of said Tract 1D1, North 90°00'00" East, a distance of 956.97 to the northeast corner of said Tract 1D1, for the northeast corner of the parcel herein described; Identical to the northwest corner of Lot 1, Block 8, Rocket Warehouse Park Unit Two, as recorded in Volume 44, Page 30, Plat Records, El Paso County, Texas;

THENCE, following the westerly boundary line of said Block 8, South 20°17'34" West, at a distance of 106.62 feet pass the northeast corner of said Tract 1C, and at a total distance of 424.89 feet, a 1/2" rebar with cap stamped "TX 5337" set for the beginning of a non-tangent curve to the left;

THENCE, following the arc of said non-tangent curve to the left having a radius of 520.00 feet, a central angle of 08°16'31", an arc length of 75.10 feet and a long chord which bears, North 85°50'27" West, a distance of 75.04 feet to a point of tangency;

THENCE, North 89°58'42" West, a distance of 171.15 feet to a point of curvature;

THENCE, following the arc of a curve to the right having a radius of 20.00 feet, a central angle of 76°39'27", an arc length of 26.76 feet and a long chord which bears, North 51°38'58" West, a distance of 24.81 feet to a point of reverse curvature;

THENCE, following the arc of a curve to the left having a radius of 45.00 feet, a central angle of 76°39'27", an arc length of 60.21 feet and a long chord which bears, North 51°38'58" West, a distance of 55.82 feet to a point of tangency;

THENCE, North 89°58'42" West, a distance of 204.46 feet to a point of curvature;

THENCE, following the arc of a curve to the left having a radius of 45.00 feet, a central angle of 76°39'27", an arc length of 60.21 feet and a long chord which bears, South 51°41'34" West, a distance of 55.82 feet to a point of reverse curvature;

THENCE, following the arc of a curve to the right having a radius of 20.00 feet, a central angle of 76°39'27", an arc length of 26.76 feet and a long chord which bears, South 51°41'34" West, a distance of 24.81 feet to a point of tangency;

THENCE, North 89°58'42" West, a distance of 120.88 feet to a point of curvature;

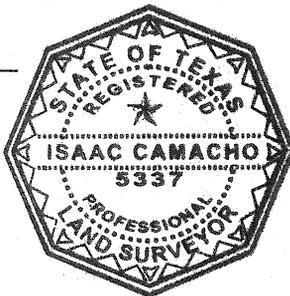
THENCE, following the arc of a curve to the right having a radius of 20.00 feet, a central angle of 75°16'41", an arc length of 26.28 feet and a long chord which bears, North 52°20'21" West, a distance of 24.43 feet to a point of tangency;

THENCE, North 14°42'01" West, a distance of 310.47 feet to a point of curvature;

THENCE, following the arc of a curve to the right having a radius of 480.00 feet, a central angle of 09°25'01", an arc length of 78.89 feet and a long chord which bears, North 09°59'30" West, a distance of 78.80 feet to the **TRUE POINT OF BEGINNING**.

Said Parcel contains 7.2503 acres (315,821.3 square feet) more or less.

Isaac Camacho
Isaac Camacho, R.P.L.S., TX No. 5337
Date: June 27, 2006
Job No. E-6591-01



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES PLANNING DIVISION

August 22, 2006

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson, City Manager

FROM: Christina Valles, Senior Planner

SUBJECT: ZON06-00054

The City Plan Commission (CPC), on August 17, 2006, voted **(5-0)** to recommend **APPROVAL** of rezoning Parcel 1 from C-4 (Commercial) to PR-1 (Planned Residential) and Parcel 2 from C-4 (Commercial) to A-M (Apartment and Mobile Home Park), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed uses are in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed uses are compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

Attachment: CPC Staff Report

STAFF REPORT

Rezoning Case: ZON06-00054

Property Owner(s): Cardon and Pratt

Applicant(s): Cardon and Pratt

Representative(s): Brock & Bustillos, Inc.

Legal Description: Parcel 1: A portion of Lots 2, 3 & 4, Block 8, Rocket Warehouse Park Unit Two, a portion of Lot 1, Block 1, Rocket Park Unit Three, and a portion of Tracts 1D1 & 7C, Section 31, Block 80, Township 1, Texas & Pacific Railway Company Surveys
Parcel 2: A portion of Tracts 1D1 & 7C, Section 31, Block 80, Township 1, Texas & Pacific Railway Company Surveys

Location: Dyer Street near Ameen Avenue

Representative District: 4

Area: Parcel 1: 26.5679 Acres
Parcel 2: 7.2503 Acres

Present Zoning: C-4 (Commercial)

Present Use: Mobile Home Park

Proposed Zoning: Parcel 1: PR-I (Planned Residential I)
Parcel 2: A-M (Apartment and Mobile Home Park)

Proposed Use: Parcel 1: Single-family Residential
Parcel 2: Mobile Home Park

Recognized Neighborhood Associations Contacted: North Hills Neighborhood Pride Association, Northeast Healthy Communities, Northeast Civic Association

Surrounding Land Uses:

North -	C-4 (Commercial) / Vacant
South -	R-4 (Residential), A-M/sc (Apartment and Mobile Home/special contract) / Single-family Residential/Mobile Homes
East -	C-4 (Commercial) / Mobile Homes, Commercial
West-	R-3 (Residential), A-O/sc (Apartment/Office/special contract), C-4/sc (Commercial/special contract) / Single-family Residential, Vacant

Year 2025 Designation: Residential (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, August 17, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00054

GENERAL INFORMATION:

The applicant is requesting a rezoning from C-4 (Commercial) to PR-1 (Planned Residential I) on Parcel 1 in order to permit single-family residential development, and from C-4 (Commercial) to A-M (Apartment and Mobile Home Park) on Parcel 2 in order to permit a mobile home park. Parcel 1 is 26.5679 acres in size and Parcel 2 is 7.2503 acres in size; both are an existing mobile home park. The proposed site plan shows 175 residential lots, open space areas and clustered parking to be located on the site. Access is proposed from Dyer Street via Blanca and Malagena Streets. There are no zoning conditions currently imposed on this property.

There is a related detailed site development plan review application (ZON06-00055) in process for Parcel 1.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received no calls or letters in support or opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from C-4 (Commercial) to PR-1 (Planned Residential I) on Parcel 1 and from C-4 (Commercial) to A-M (Apartment and Mobile Home Park) on Parcel 2.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the **Northeast** Planning Area designates this property for **Residential** land uses.

PR-1 (Planned Residential I) zoning permits residential development and **A-M (Apartment and Mobile Home Park)** permits a mobile home park and **are compatible** with adjacent development.

The Commission must determine the following:

1. Will the PR-1 (Planned Residential I) and A-M (Apartment and Mobile Home Park) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will single-family residential development and a mobile home park be compatible with adjacent land uses?
3. What is the relation of the proposed zone change to the City’s Comprehensive Plan?
4. What effects will the zone change have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review: The proposed single family development does not comply with the requirements of subdivision section 20.54.080 (e) (1) minimum setbacks. a. Front yard: twenty feet b. Rear yard: twenty feet c. side yard: five feet c. Side street yard: ten feet. This project shall be reviewed as a generalized site development plan in accordance with the procedure designated in section 20.04.150 (detailed site development plan review and approval procedure). Typical corner lot site plan submitted will not comply with minimum front set back requirements.

Landscape Review: Landscape not required for this project. Landscape not required for residential use.

Development Services Department - Planning Division Comments:

Current Planning: Recommend approval of the proposed rezoning.

Subdivision Review: No comments received.

Engineering Department - Traffic Division Comments:

No apparent traffic concerns.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

Water

From the intersection of Laramie Circle and Palomino Street, along Laramie Circle towards the east there is an existing eight (8) inch diameter water main. This main dead-ends west of the existing City of El Paso Drainage Channel. Along the existing twenty (20) foot wide utility easement between Mc Combs Street and Dyer Street there is an existing twelve (12) inch diameter raw, un-chlorinated well water main (flow line). No service connections are allowed to this main. From the intersection of Grouse Street and Dyer Street, along Grouse Street towards the west there is an existing eight (8) inch diameter water main. Along Dyer Street between Grouse Street and Ameen Avenue there is an existing sixteen (16) inch diameter water main. Previous water pressure readings conducted on a fire hydrant located along Dyer Street located at approximately 100 feet north of Grouse Street have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 88 psi, discharge of 1,300 gallons per minute (gpm). Previous water pressure readings conducted on a fire hydrant located at the corner of Wrangler Drive and Palomino Street have yielded a static pressure of 92 pounds per square inch (psi), residual pressure of 82 psi, discharge of 1,256 gallons per minute (gpm).

Sanitary Sewer

Along the existing forty (40) foot wide access easement between the existing City of El Paso Drainage Channel and Dyer Street, there is an existing eighteen (18) inch diameter sanitary sewer main. From the intersection of Dyer Street and the existing forty (40) foot wide access easement, towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main is located west of Dyer Street; within a second easement. This main dead-ends at approximately 650 feet north of the 40-foot wide access easement.

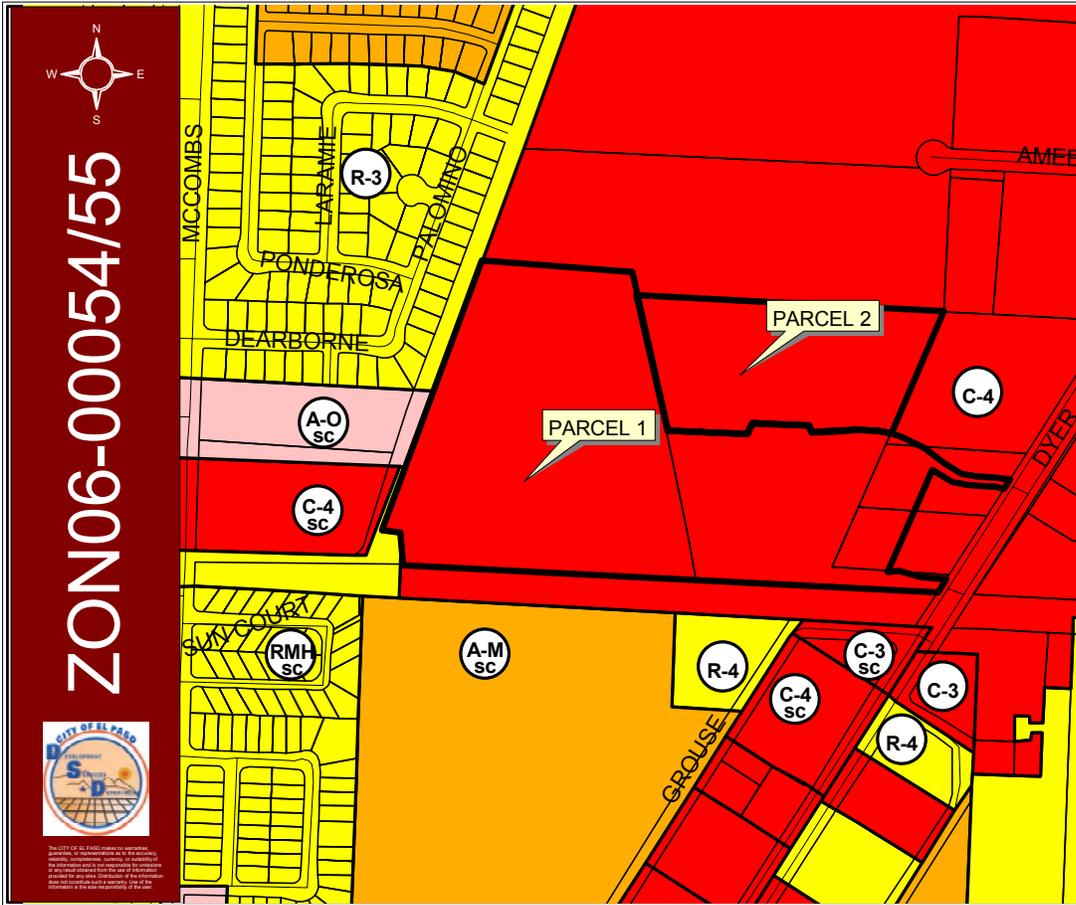
General

EPWU-PSB records do not indicate the existence of publicly-owned water or sanitary sewer mains within the subject Property. Off-site water main extensions are anticipated. Off-site easements are anticipated. The Property Owner/Developer is responsible for the acquisition of the off-site easements, as well as the on-site easements intended for the use of EPWU-PSB. Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street right-of-way requires written permission from TxDOT. The proposed private streets are required to be designated full-width utility easements in order to enable the construction, operation, maintenance, and, repair of the proposed publicly-owned water and sanitary sewer mains. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access at all times to EPWU-PSB main lines within easements. The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject subdivision. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject subdivision must be made in conjunction with the request for water and sanitary sewer main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained at City Hall.

EPWU does not object to this request.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL



