

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: August 13, 2013
Public Hearing: September 17, 2013

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 5

SUBJECT:

An ordinance approving a detailed site development plan for a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys; located at 14400 Pebble Hills Boulevard, and to permit an increase in height from the height limit regulations of the S-D (Special Development) zone district, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.360A5 the penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 14400 Pebble Hills Boulevard. Property Owner: Socorro Independent School District. PZDS13-00010 (**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) – scheduled for August 8, 2013.

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF SECTION 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS; LOCATED AT 14400 PEBBLE HILLS BOULEVARD, AND TO PERMIT AN INCREASE IN HEIGHT FROM THE HEIGHT LIMIT REGULATIONS OF THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.360A5 THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Socorro Independent School District (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to exceed the height regulations of a S-D (Special Development) Zone District as per Section 20.10.360 A 5. The detailed site development plan is subject to the development standards in the S-D (Special Development) Zone District regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

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

WHEREAS, the height regulations for a building in an S-D (Special Development) shall not exceed forty-five feet in height except when the proposed development consists of twenty-five acres or more; and

WHEREAS, the proposed development consists of seventy acres; and

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

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

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to allow for increased height as permitted under the S-D (Special Development) Zone District Section 20.10.360 A 5 on the following described property which is located in a S-D (Special Development) Zone District:

#196112/13-1007-784/14400 Pebble Hills Blvd Approval of DSP

ORDINANCE NO. _____

ZONING CASE NO.: PZDS13-00010

A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, located at 14400 Pebble Hills Boulevard, City of El Paso, El Paso County, Texas, City of El Paso, El Paso County, Texas.

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

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development) Zone District** regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development) Zone District**. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

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

PASSED AND APPROVED this _____ day of, _____ 2013.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Karla M. Nieman
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

(Development Agreement and Acknowledgment on following page.)

#196112/13-1007-784/14400 Pebble Hills Blvd Approval of DSP

ORDINANCE NO. _____

ZONING CASE NO.: PZDS13-00010

DEVELOPMENT AGREEMENT

By execution hereof, **Socorro Independent School District** ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the **S-D (Special Development)** Zone District located within the City of El Paso.

EXECUTED this _____ day of _____, 2013.

Socorro Independent School District

By: _____

(Name/Title)

(Signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)

)

CO UNTY OF EL PASO)

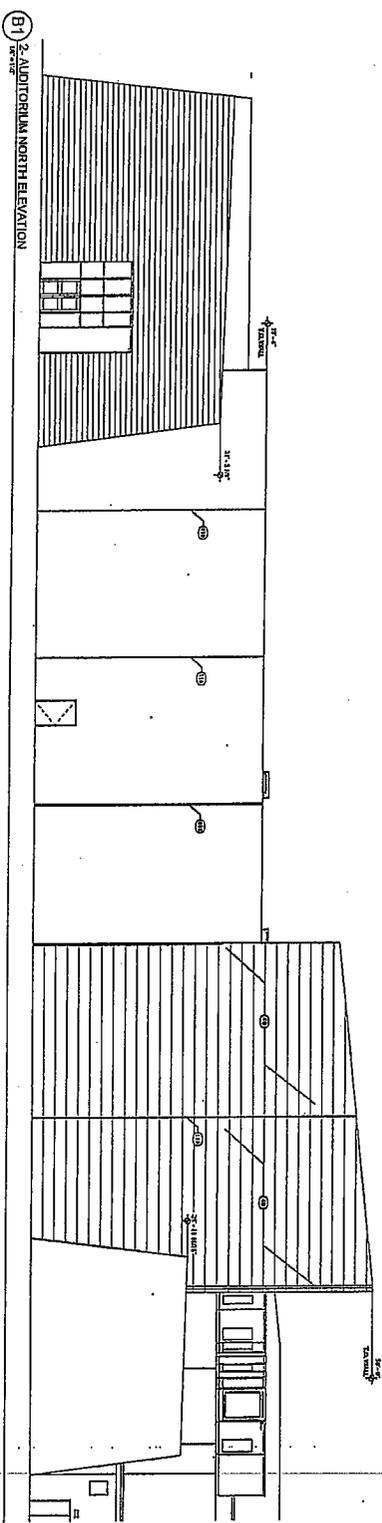
This instrument is acknowledged before me on this _____ day of _____, 2013,
by _____, for **Socorro Independent School District**, as owner.

My Commission Expires:

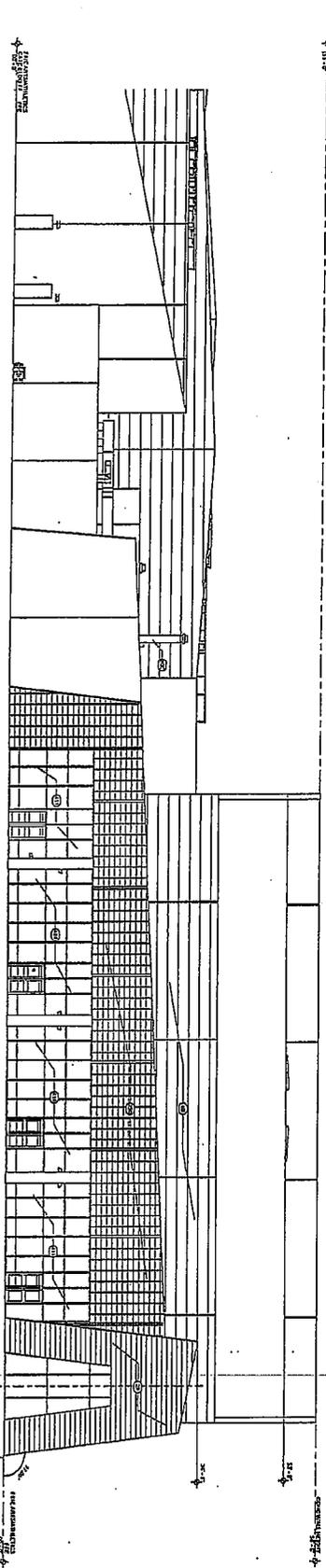
Notary Public, State of Texas

GENERAL NOTES

- KEY NOTES**
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B) AUDITORIUM NORTH ELEVATION



A) AUDITORIUM EAST ELEVATION

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FLIGHT
M**

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**EXTENSION ELEVATIONS -
FINE ARTS / FABRICS**

A-201

KEY NOTES
AS SHOWN ON
GENERAL NOTES
AND SPECIFICATIONS
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES

THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFICATIONS TO THE CONTRACT DOCUMENTS. ANY CHANGES TO THESE PLANS SHALL BE INDICATED BY A REVISION TABLE AND A CORRECTED SET OF PLANS SHALL BE PROVIDED TO THE OWNER AND ALL CONTRACTORS.



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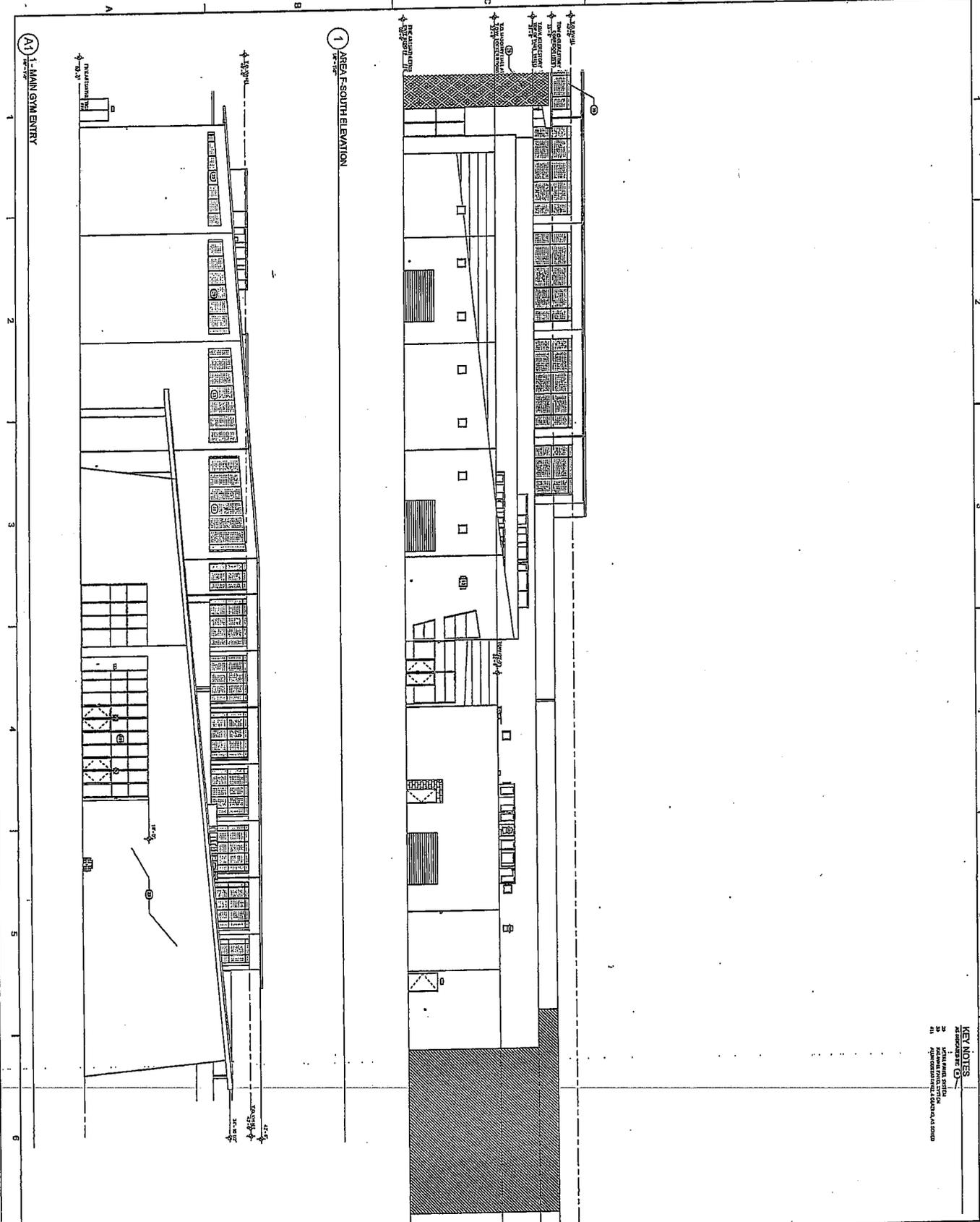
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DOCUMENTS

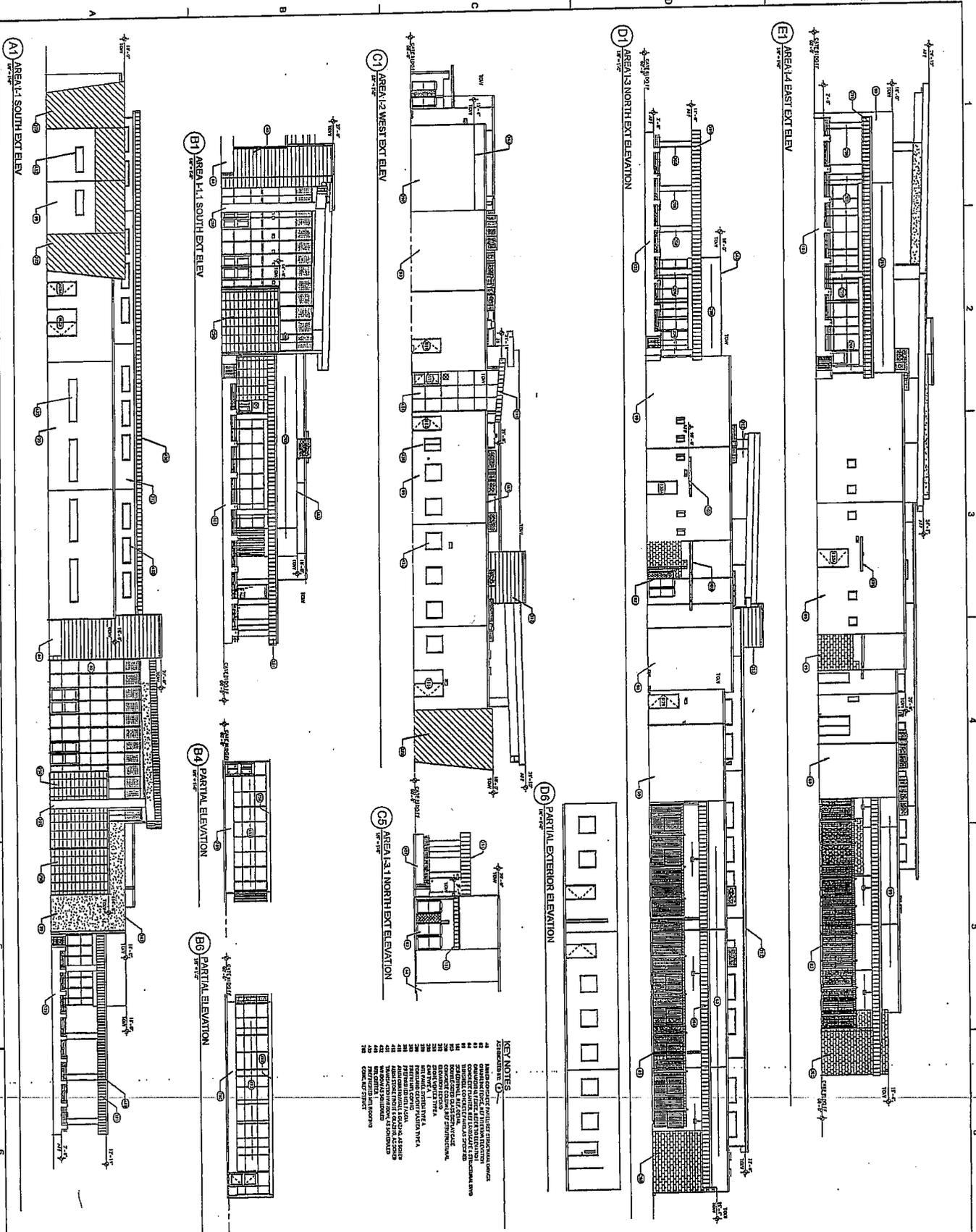
1400 CENTRAL AVENUE, SUITE 1000, DENVER, COLORADO 80202

ARCHITECT
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EXTENSION ELEVATIONS -
FINE ARTS/ATHLETICS

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KEY NOTES

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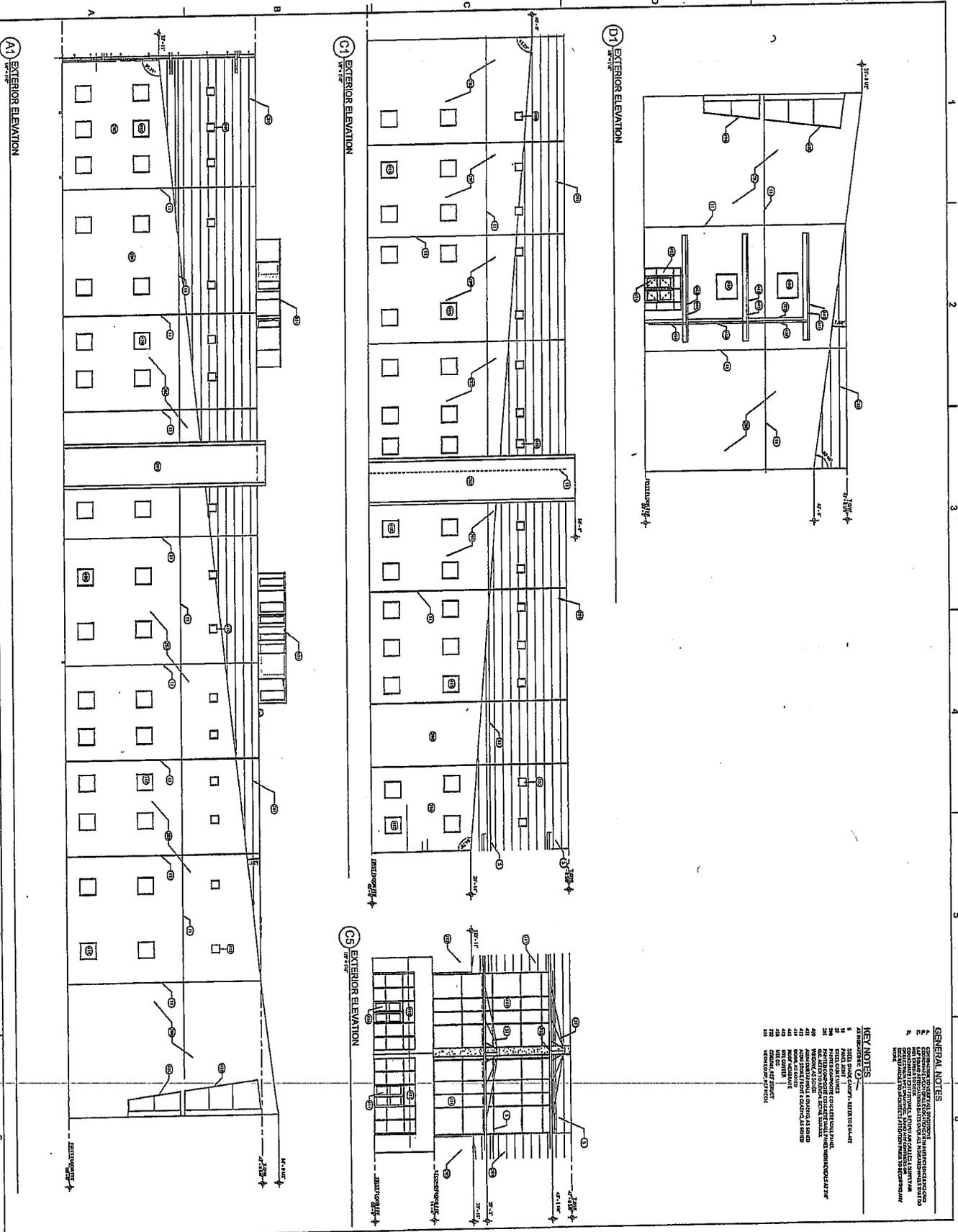
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EXTERIOR ELEVATIONS

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GENERAL NOTES

1. CONSULT ALL APPLICABLE CODES AND REGULATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

3. ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.

8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.

10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENERGY EFFICIENCY STANDARDS.

KEY NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2. ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.

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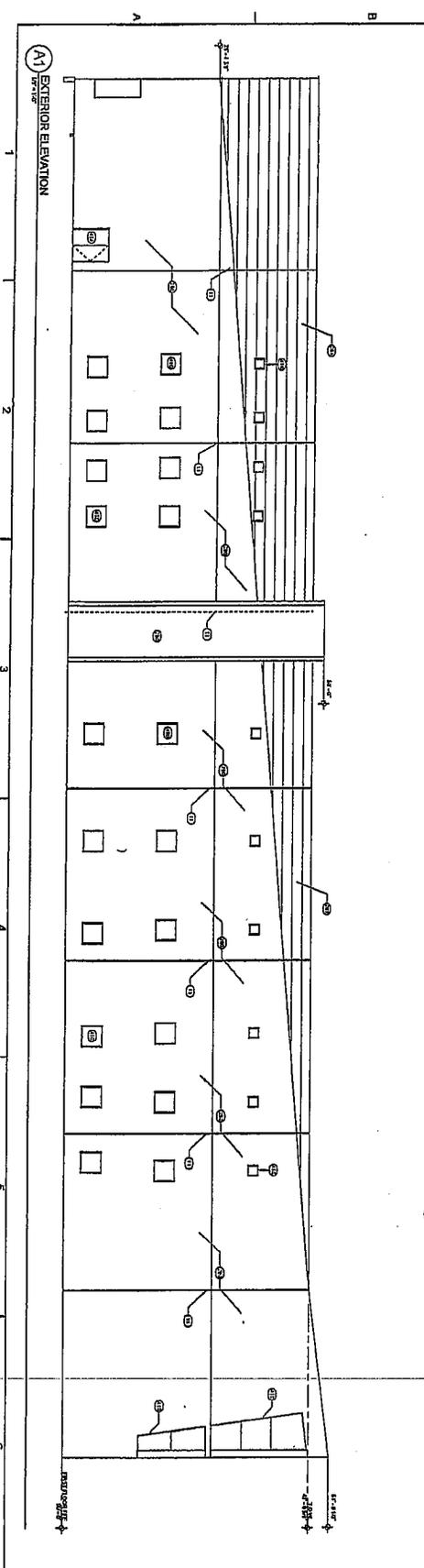
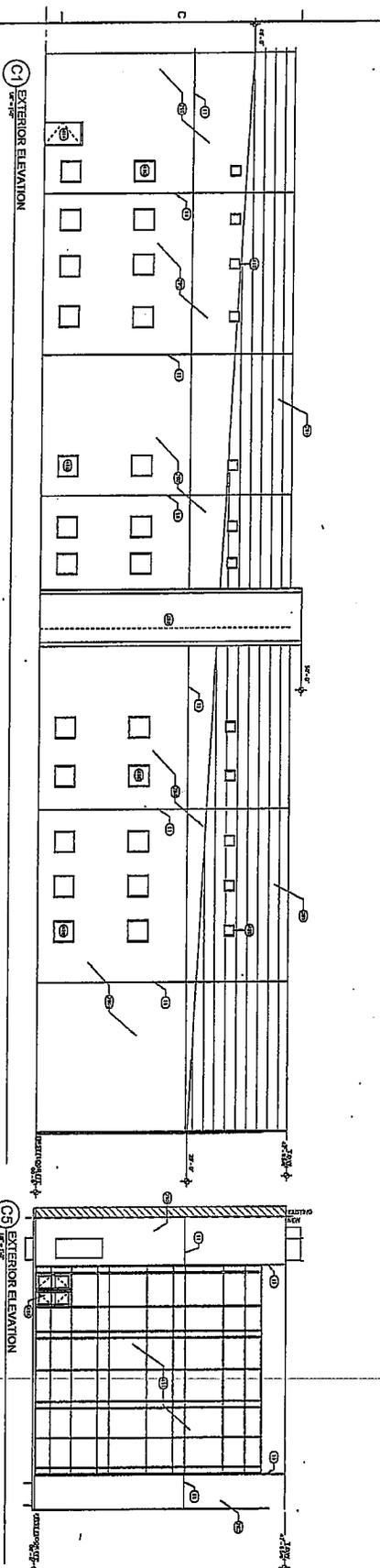
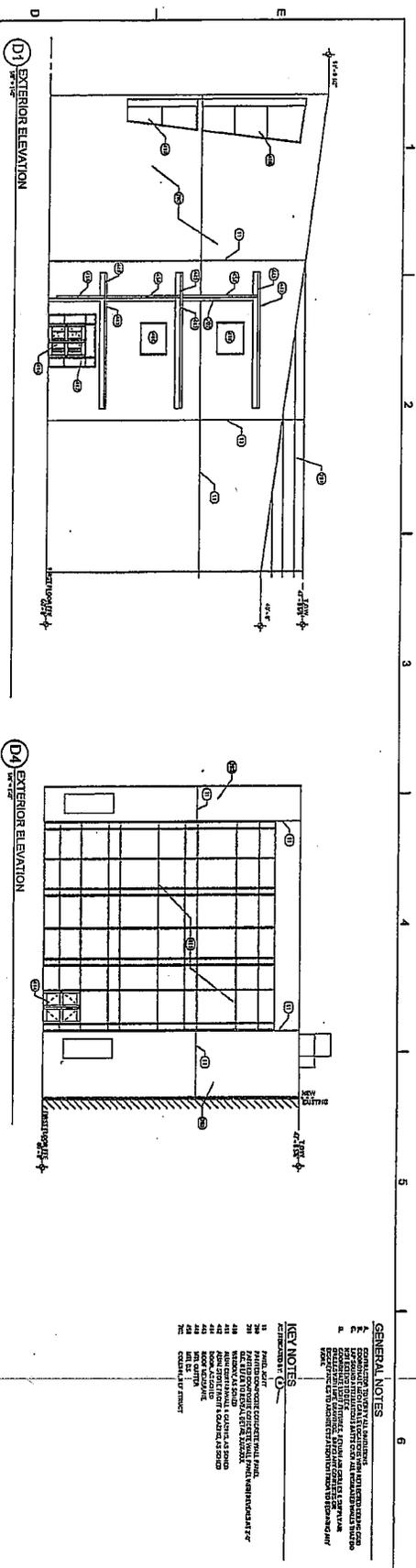
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9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENERGY EFFICIENCY STANDARDS.

10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SUSTAINABILITY STANDARDS.



GENERAL NOTES

1. CONSULT ARCHITECT FOR ALL DIMENSIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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PEBBLE HILLS
HIGH SCHOOL
PHASE IV
VOLUME IV

95% CONSTRUCTION
DOCUMENTS

11 1/2" HIGH PAPER IN 14" X 22" BINDER
11 1/2" HIGH PAPER IN 14" X 22" BINDER

ARCHITECT
PARKHILL SMITH & COOPER
11000 N. 100TH AVENUE
DENVER, CO 80231
TEL: 303.755.1100
WWW.PSCONSTRUCTION.COM

PS&C
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ARCHITECTS
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DENVER, CO 80231
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WWW.PSCONSTRUCTION.COM

MEMORANDUM

DATE: August 5, 2013

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

FROM: Andrew Salloum, Planner

SUBJECT: PZRZ13-00025

The City Plan Commission (CPC) is scheduled for August 8, 2013.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00010 (Related to PZRZ13-00025)
Application Type: Detailed Site Development Plan
CPC Hearing Date: August 8, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 14400 Pebble Hills Boulevard
Legal Description: A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Acreage: 70 acres
Rep District: 5
Zoning: R-F (Ranch and Farm)
Existing Use: School
Request: Detailed Site Development Plan Review per S-D (Special Development) zone district
Proposed Use: School

Property Owner: Socorro Independent School District
Representative: Parkhill, Smith & Cooper, Inc.

SURROUNDING ZONING AND LAND USE

North: G-MU (General Mixed Use) / Vacant
South: R-5 (Residential) / Single family dwellings; C-2/c (Commercial/conditions) / Vacant
East: City Limit
West: C-2/c (Commercial/conditions) / Vacant; A-2 (Apartment)/ Multi-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable)
NEAREST PARK: Tierra Del Este Linear Park (1,042 feet)
NEAREST SCHOOL: El Dorado 9th Grade High

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The detailed site development plan shows an existing 112,497 sq. ft. administrative office, cafeteria, library, and existing 119,370 class room wing, football, baseball, softball, and track fields with a proposed addition of a 148,265 sq. ft. auditorium and athletics building, and a 119,370 class room wing, a 22,136 sq. ft. career and technology education, a 2,592 green house, soccer fields, band practice field, volleyball court, basketball courts, tennis courts, and golf cage. The school elevation shows a 59-foot auditorium in height. The S-D zoning district maximum height limitation is 45 feet, except developments of more than 25 acres or as approved by City Council. The development requires 525 parking spaces; and the applicant is providing 870 parking spaces and 74 bicycle parking spaces. Access to the subject property is proposed from Pebble Hills Boulevard and John Hayes Street.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): 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 S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

City Development Department – Planning Division - Transportation

No objections

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.

City Development Department – Land Development

No objections.

General Comments:

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

City Development Department - Landscaping Division

The School will meet code as proposed. This was a master plan and as previously been approved. The landscaping proposed will be approved.

City Development Department – Plan Review

No objections.

Fire Department

No objections.

El Paso Police Department

No issues.

EPWU

We have reviewed the zoning change request described above and provide the following comments:
A portion of John Hayes Street (Section 48, Block 79, Township 2) is located within the Eastside Impact Fee Service Area. Impact fees will be assessed and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso’s Ordinance # 017113 and the EPWU-PSB Rules and Regulation No. 16.

Impact fees are due at the time new service application for individual water meters within the eastern

half of John Hayes Street.

Annexation fees are due at the time of new service application for individual water meters to provide service to 14400 Pebble Hills Boulevard.

EPWU does not object to this request.

EPWU-PSB Comments

Water:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twelve (12) inch diameter water main.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 10257 located at the corner of Pebble Hills Boulevard and John Hayes Street have yielded a static pressure of 60 pounds per square inch (psi), residual pressure of 56 psi, discharge of 978 gallons per minute (gpm).

Sanitary Sewer:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing thirty-six (36) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

From the intersection of John Hayes Street and Pebble Hills Boulevard along John Hayes Street towards the south there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 1,115 feet south of Pebble Hills Boulevard.

From the intersection of John Hayes Street and Charles Foster Avenue along John Hayes Street towards the north there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 400 feet north of Charles Foster Avenue.

General

As per EPWU-PSB Records 14400 Pebble Hills Boulevard has a single six (6) inch diameter domestic water service, a single six (6) inch diameter water irrigation service (yard meter) and a single six (6) inch diameter fire-fighting water service (fire line).

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. 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.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor.

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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of 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 the detailed site development plan into conformance with the review criteria in 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 the detailed site development plan does not conform to the review criteria in 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. Detailed Site Development Plan
4. Building Elevation

ATTACHMENT 1: ZONING MAP

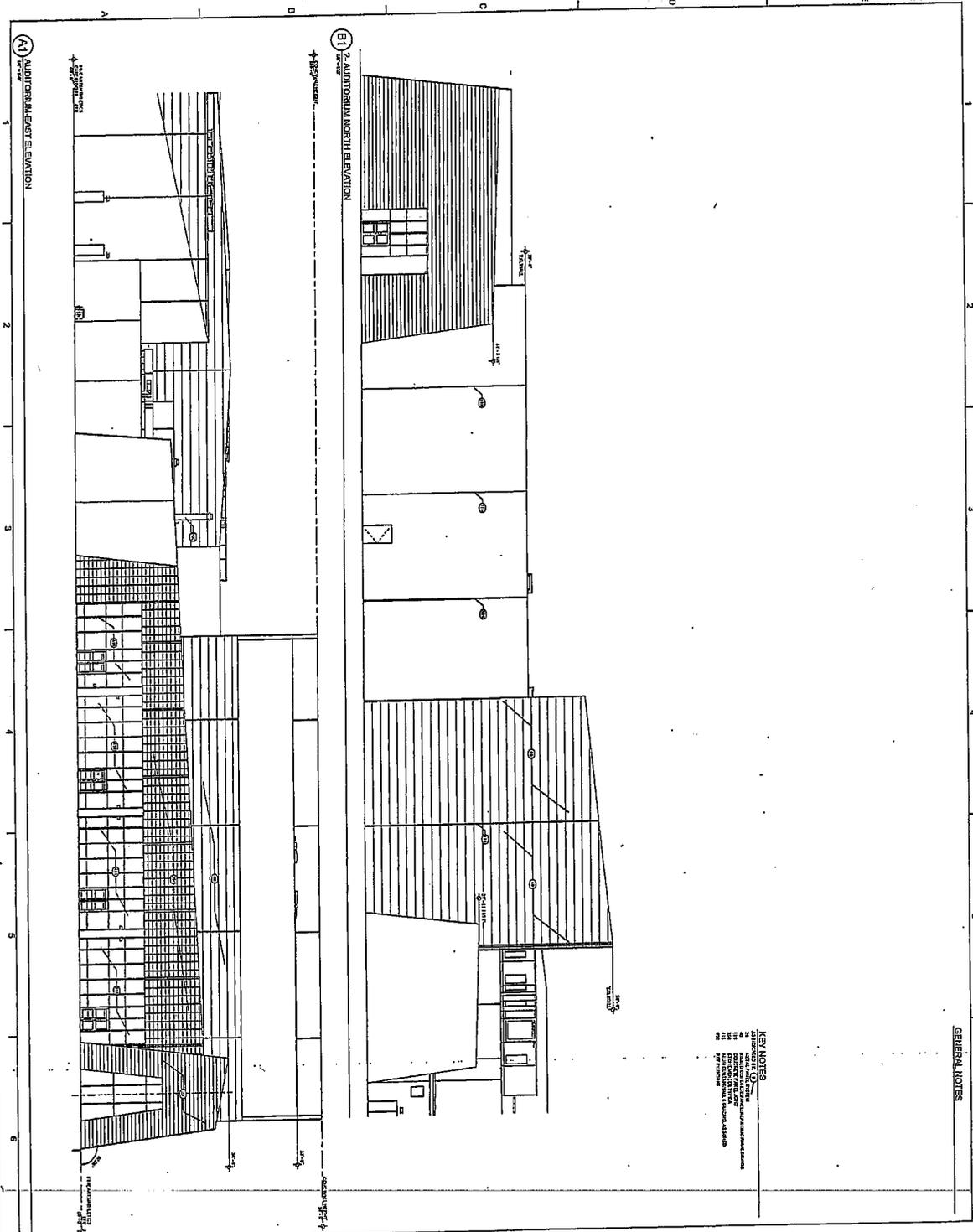
PZRZ13-00025 & PZDS13-00010



PZRZ13-00025 & PZDS13-00010



ATTACHMENT 4: BUILDING ELEVATION



GENERAL NOTES

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EXTENSION ELEVATIONS -
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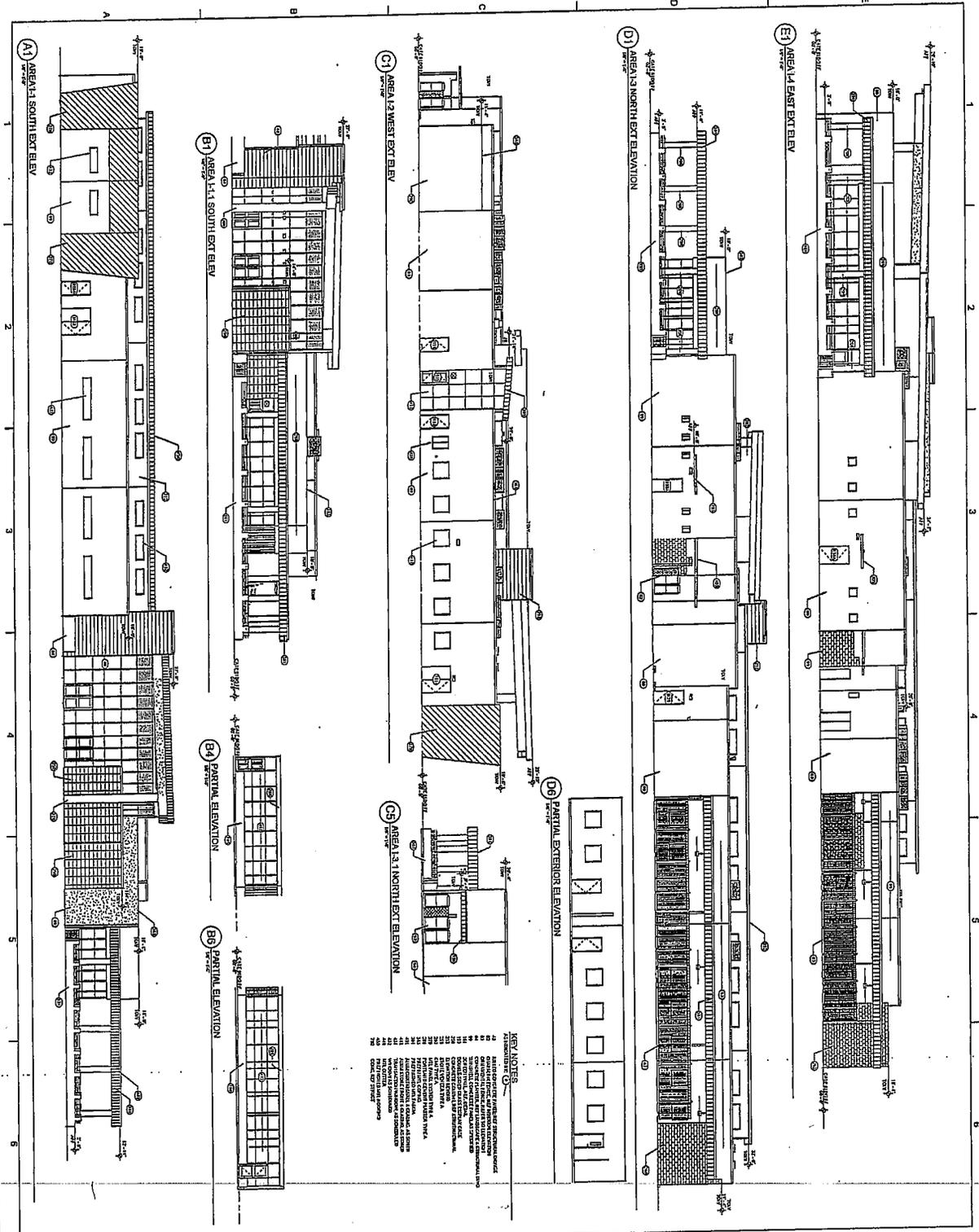
98% CONSTRUCTION DOCUMENTS

PEBBLE HILLS HIGH SCHOOL
 PHASE IV
 VOLUME II



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THE PROFESSIONAL SEAL OF THE ARCHITECT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



- KEY NOTES**
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ARCHITECT
PARK HILL SMITH & COOPER

SCALE
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DATE
 11.10.2013

PROJECT
 PEBBLE HILLS HIGH SCHOOL
 PHASE IV

NO. OF SHEETS
 11

SHEET NO.
 A-205

DATE
 11.10.2013

SCALE
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PROJECT
 PEBBLE HILLS HIGH SCHOOL
 PHASE IV

NO. OF SHEETS
 11

SHEET NO.
 A-205

DATE
 11.10.2013

PERMITS
 11.10.2013

CONTRACT
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NO. OF SHEETS
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SHEET NO.
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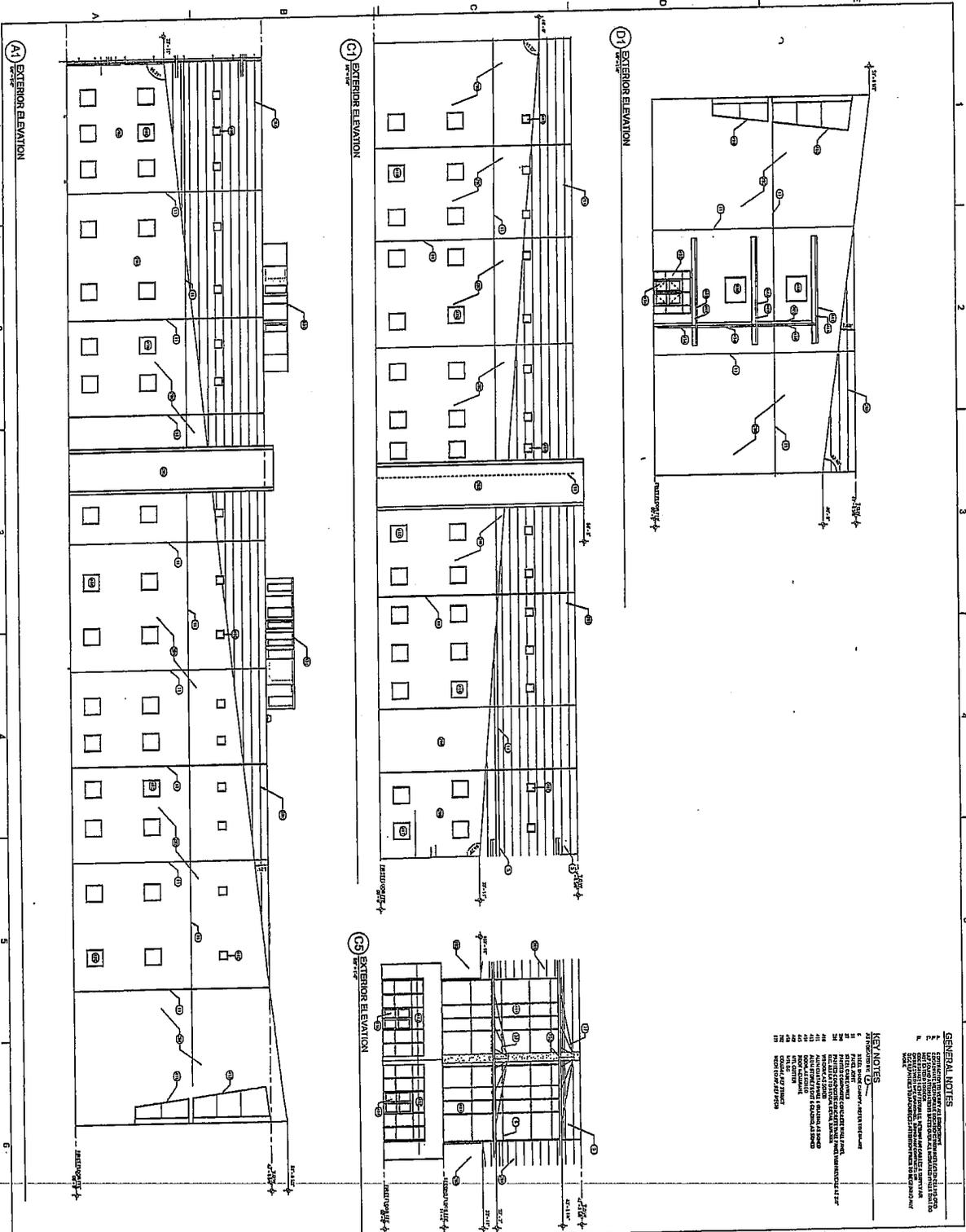
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NO. OF SHEETS
 11

SHEET NO.
 A-205

DATE
 11.10.2013



GENERAL NOTES

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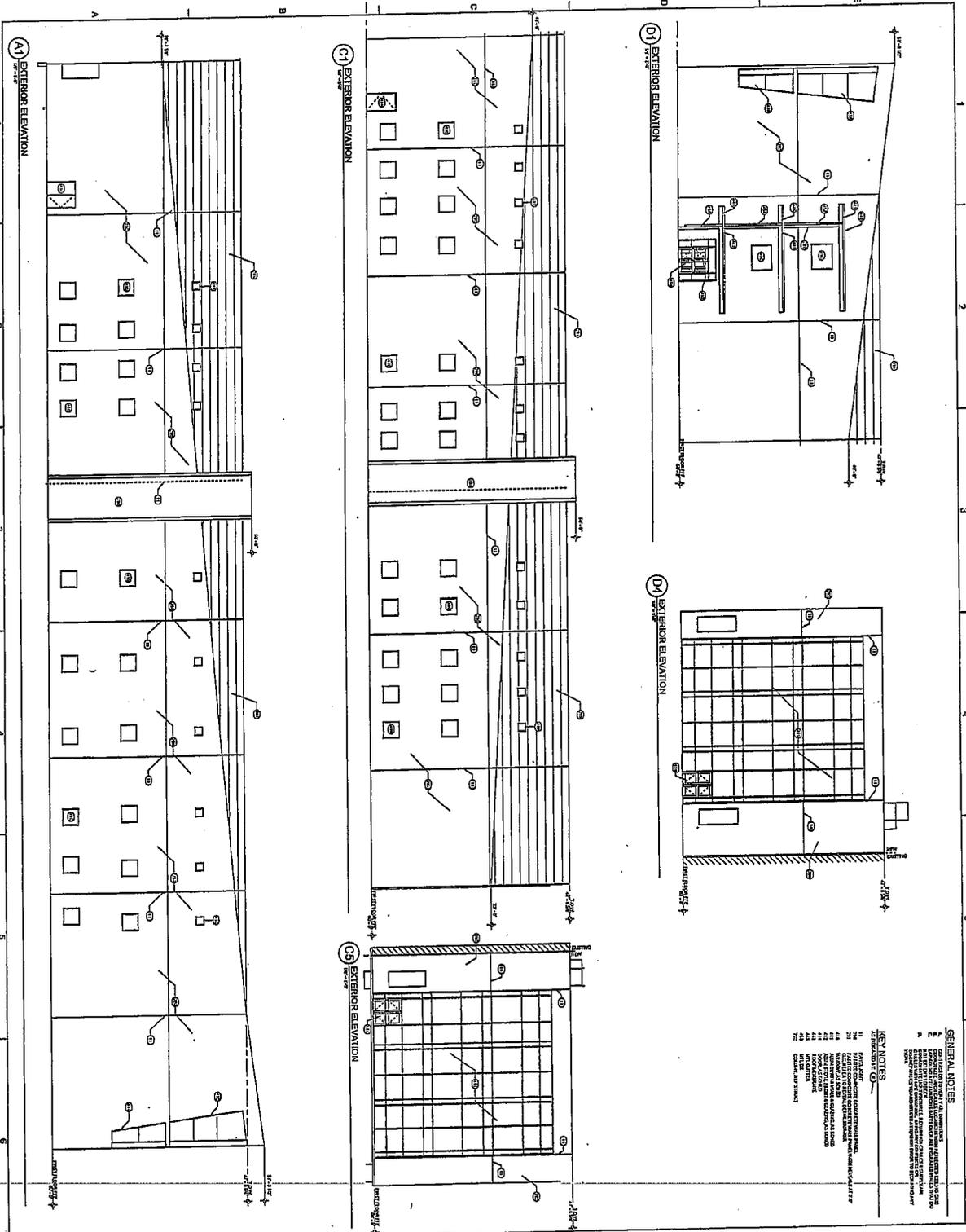
**PEBBLE HILLS
HIGH SCHOOL
PHASE IV
VOLUME IV**

5% CONSTRUCTION DOCUMENTS

14.00 PERIOD OF BIDDING: 30 DAYS
14.01 PERIOD OF CONTRACT: 180 DAYS

ARCHITECT	PS&C
ENGINEER	PS&C
CONTRACTOR	PS&C
OWNER	PS&C
DATE	08/08/13
PROJECT NO.	13-00010
SHEET NO.	A-201
TOTAL SHEETS	20

A-201



GENERAL NOTES

1. CONSULT ARCHITECT FOR ANSWERS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
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KEY NOTES

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PS&C
PARKHILL SMITH & COOPER

PEBBLE HILLS
HIGH SCHOOL
PHASE IV
VOLUME IV

95% CONSTRUCTION
DOCUMENTS

14100 RICHMOND AVENUE
HOUSTON, TEXAS 77040



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/15/12
2	ISSUED FOR CONSTRUCTION	11/15/12
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