ZONING

5200 Marcus Uribe Drive

City of El Paso — Plan Commission — 5/17/2018

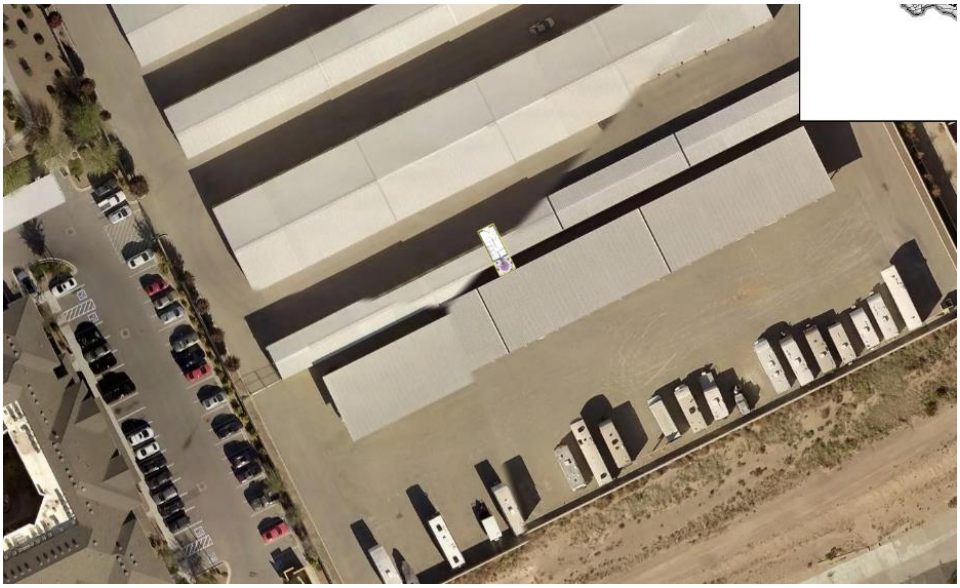
PZST16-00037 Special Permit

SPECIAL PERMIT

STAFF CONTACT:	Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
OWNER:	Climate Self Storage, Marcus Uribe Storage L.P.
APPLICANT:	Verizon Wireless c/o Black & Veatch Corp.
REPRESENTATIVE:	Amy McKenzie, Black & Veatch Corp, agent for Verizon Wireless
LOCATION:	5200 Marcus Uribe Drive, District 4
LEGAL DESCRIPTION:	A portion of Lot 2, Block 1, Sandstone Ranch Estates Unit Two, City of El Paso, El Paso County, Texas
EXISTING ZONING:	A-2 (Apartment)
REQUEST:	Special Permit to allow for Personal Wireless Service Facility (PWSF) in A-2 (Apartment) zone district
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Planning did not receive any phone call or letters in support or opposition to the special permit request; Notices sent to property owners within 300 feet on May 3, 2018.
STAFF RECOMMENDATION:	Approval (see pages 2—5 for basis of recommendation)

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the A-2 (Apartment) zone district as required by El Paso City Code Section 20.10.455.D. The site plan shows a 285 sq. ft. lease area for a 62 ft. high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a palm tree, while the equipment will be screened with a wrought iron fence.

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



DESCRIPTION OF REQUEST

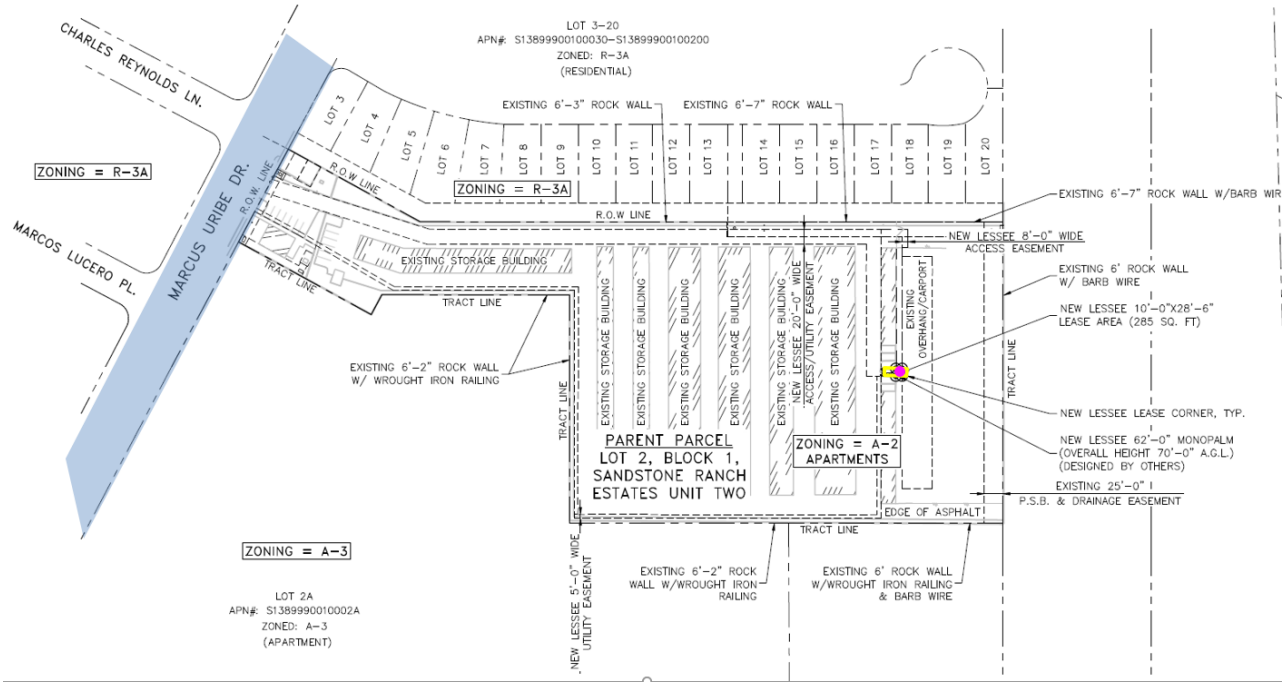
The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the A-2 (Apartment) zone district as required by El Paso City Code Section 20.10.455.D. The site plan shows a 285 sq. ft. lease area for a 62 ft. high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a palm tree, while the equipment will be screened with a wrought iron fence. The new tower is also providing space for collocation in the future. The proposed PWSF meets all setback and height requirements for location in an A-2 (Apartment) district. The applicant opted to request a landscape buyout as permitted by the landscaping ordinance for PWSF facilities. There are no other PWSF facilities within one-half mile of the subject property. A maintenance access easement off a private driveway within the subject property proposed from Marcus Uribe Drive.

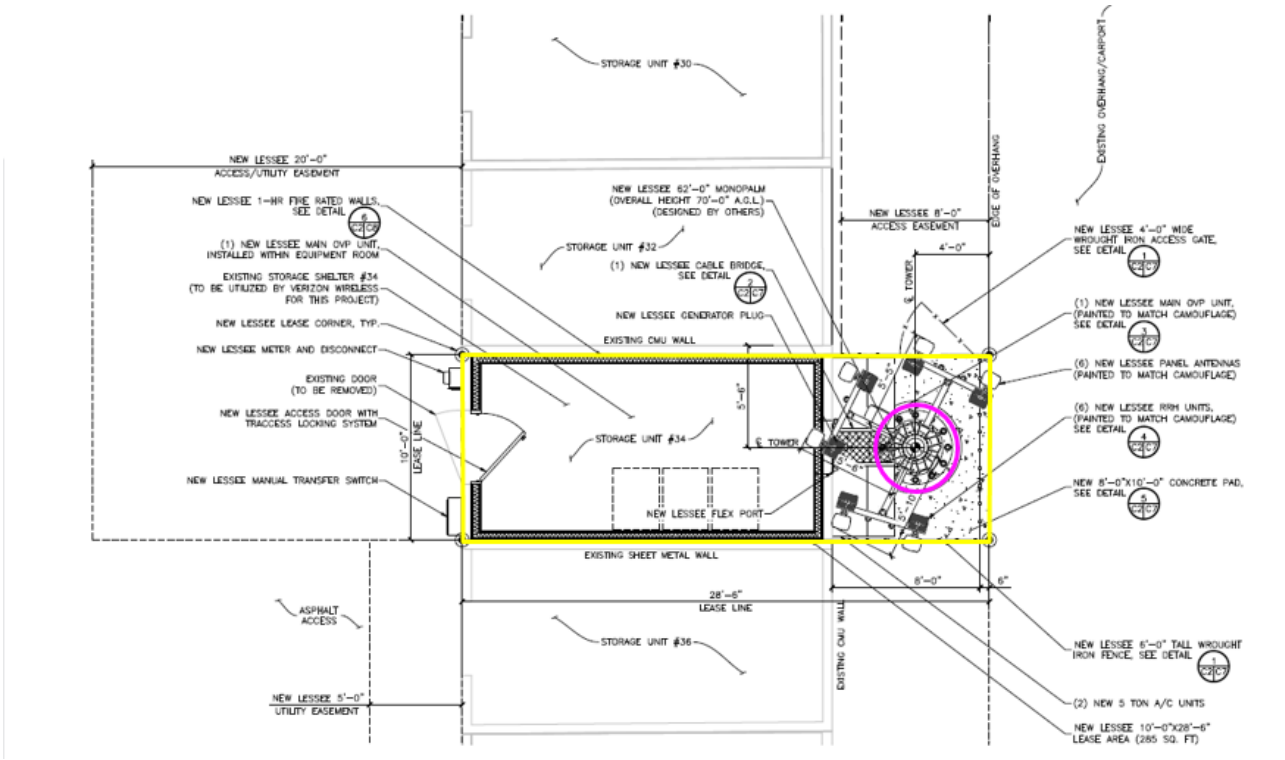
SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a personal wireless service facility (PWSF), the applicant must comply with the following standards, per 20.10.455 PWSF, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

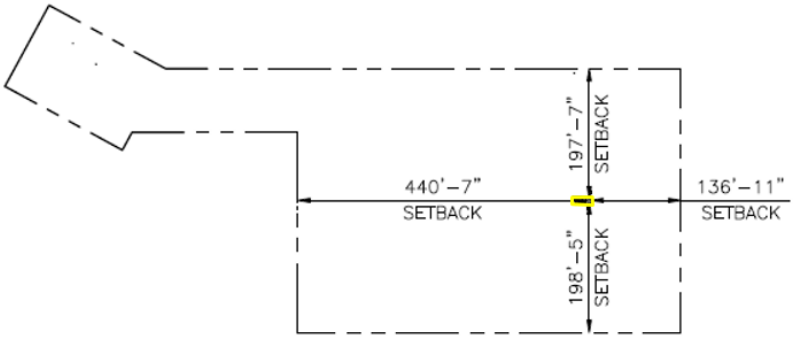
20.10.455 PWSF	**DOES IT COMPLY?**
Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions: a. Setbacks. i. A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than one foot for each foot of height, measured from the PSWF antenna support structure base.	Yes. The proposed PWSF meets the setback requirement includes right-of-way and easement of the A-2 zone district.
c. Separation Between PWSF Antenna Support Structures. The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile.	There are no other PWSF within one-half mile buffer of the subject property.
G. All ground-mounted PWSF located in residential and apartment zoning districts shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.	The PWSF is proposed 62 ft. monopalm tower included concealment panels with a painted color to match palm on the self-storage facility.
i. Screening Fence. A six-foot high screening wall or fence of other than chain-link shall be constructed	The PWSF is proposed 6 ft. wrought iron fence.

around the base of a PWSF antenna support structure to provide for security	
j. Access Driveway. The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the building official.	A maintenance access easement off a private driveway within the subject property proposed from Marcus Uribe Drive.





SETBACK TABLE:		
	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	440'–7"	418'–7"
SOUTH	136'–11"	135'–5"
WEST	198'–5"	195'–11"
EAST	197'–7"	195'–1"



SETBACK SITE PLAN
SCALE: 1"=300'–0"

NORTH

TOWER DESIGN CRITERIA:	
1.	TOWER MOUNTED EQUIPMENT (AND ANTENNAS) WILL BE PAINTED TO MATCH MONOPALM.
2.	TOWER SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (1) ADDITIONAL CARRIER. (BY OTHERS)
3.	ANY ADDITIONAL ANTENNA SHALL BE SCREENED TO BLEND INTO THE EXISTING CAMOUFLAGING BY ADDING ITEMS SUCH AS, BUT NOT LIMITED TO, ADDITIONAL BRANCHES OR HUSKS.

KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
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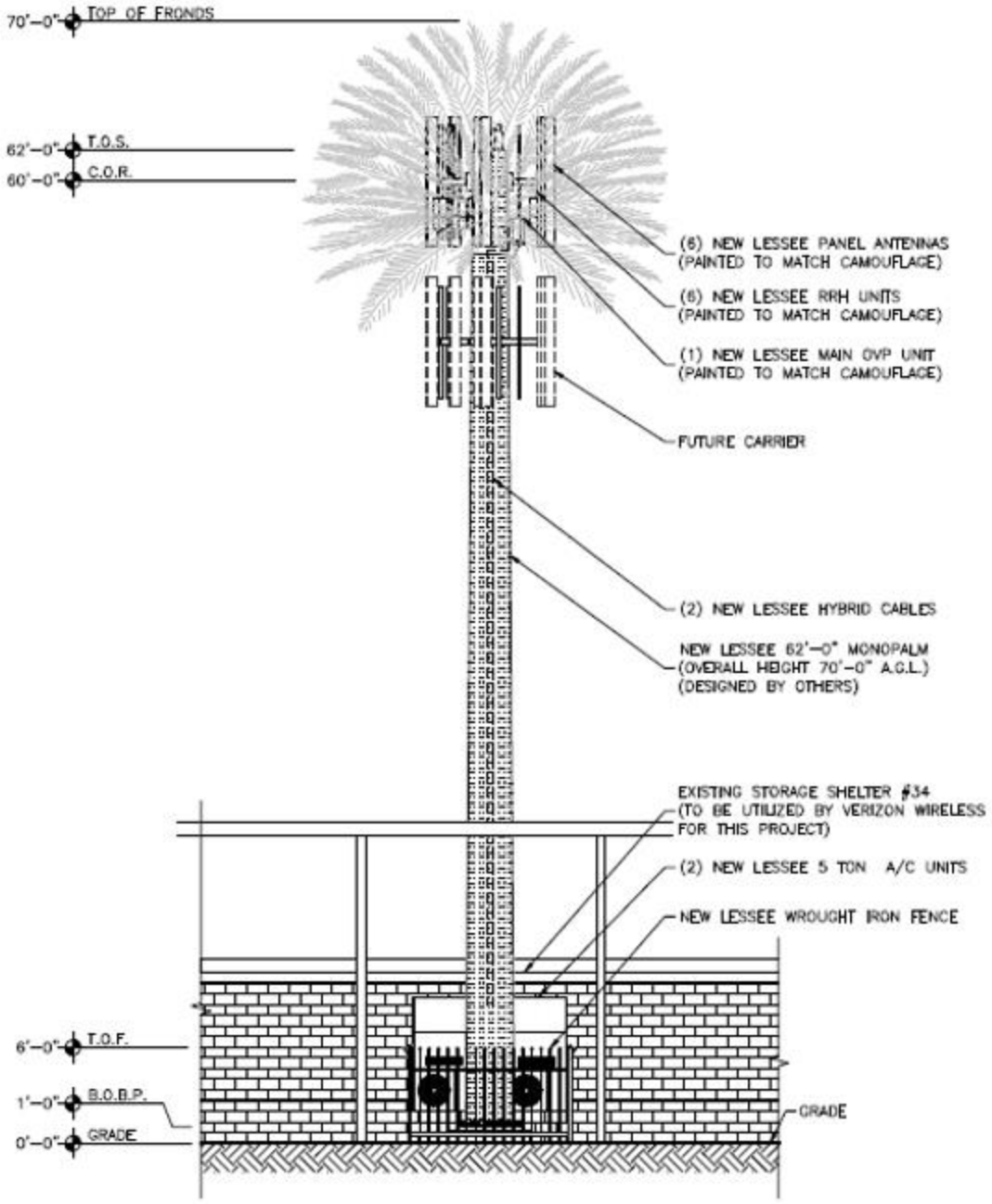
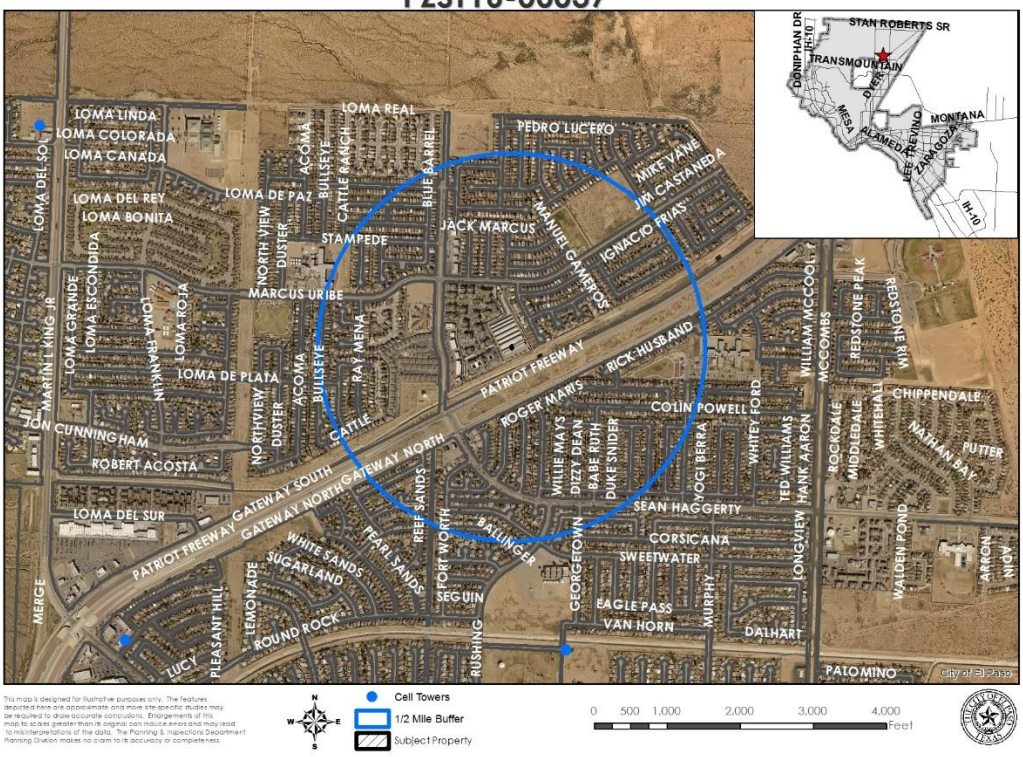


NEW SOUTH ELEVATION
SCALE: 1" = 10'-0"

PZST16-00037



REALATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
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.	Yes. The subject property, and the proposed development for it, meet the intent of the G-4, Suburban (Walkable) Future Land Use Map designation.
ZONING DISTRICT	**DOES IT COMPLY?**
A-2 (Apartment) The purpose of these districts is 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 nonresidential uses and support facilities.	Yes. PWSF is permitted in the A-2 District with special permit approval and the proposal meets all dimensional requirements.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site meets the minimum dimensional requirements of the A-2 (Apartment) District, and the proposed use is permitted by special permit.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of this district is 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 nonresidential uses and support facilities.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Per reviewing departments, the subject property is adequately served by the existing infrastructure to accommodate the proposed use. A new water service permit will be required, which will require coordination with the El Paso Water Utility.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or identified environmentally sensitive areas.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Upper Valley Neighborhood Association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 3, 2018. The Planning Division did not receive any phone calls or letters in support or opposition to the Special Permit request.

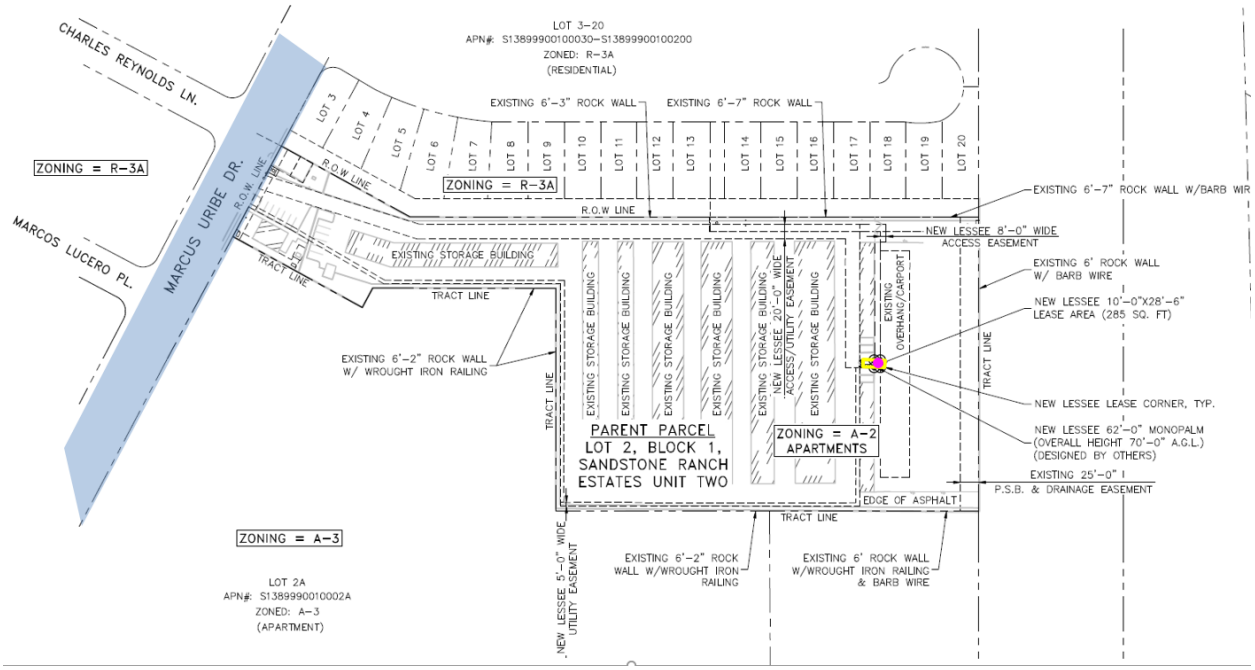
STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. The applicant will need to coordinate with the El Paso Water Utility to establish service at the subject property. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

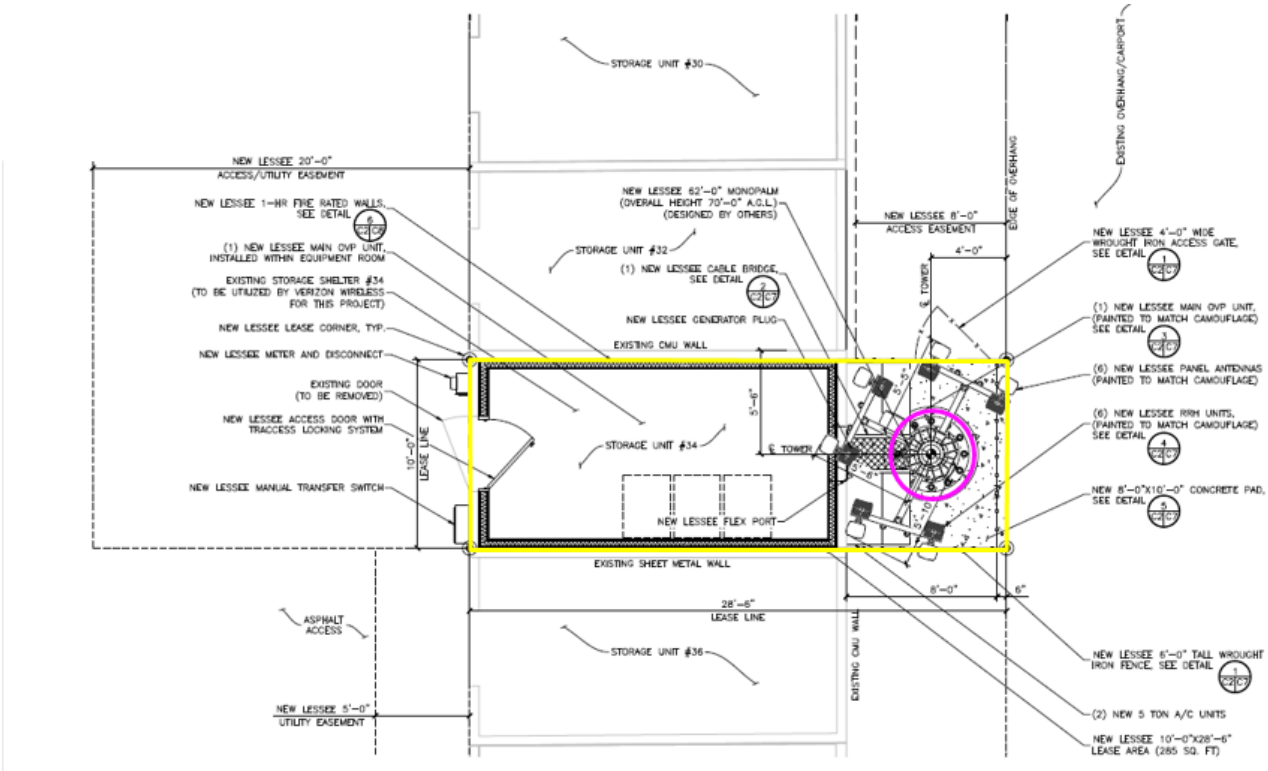
OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:
1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Simulation Photos
5. Project Purpose Statement
6. Landscape Buyout Request
7. Department Comments
8. Neighborhood Notification Boundary Map

ATTACHMENT 1

Site Plan





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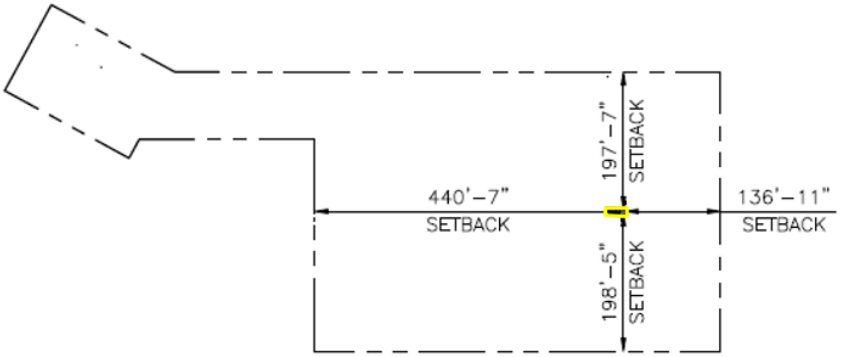

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SCALE: 1"=300'–0"

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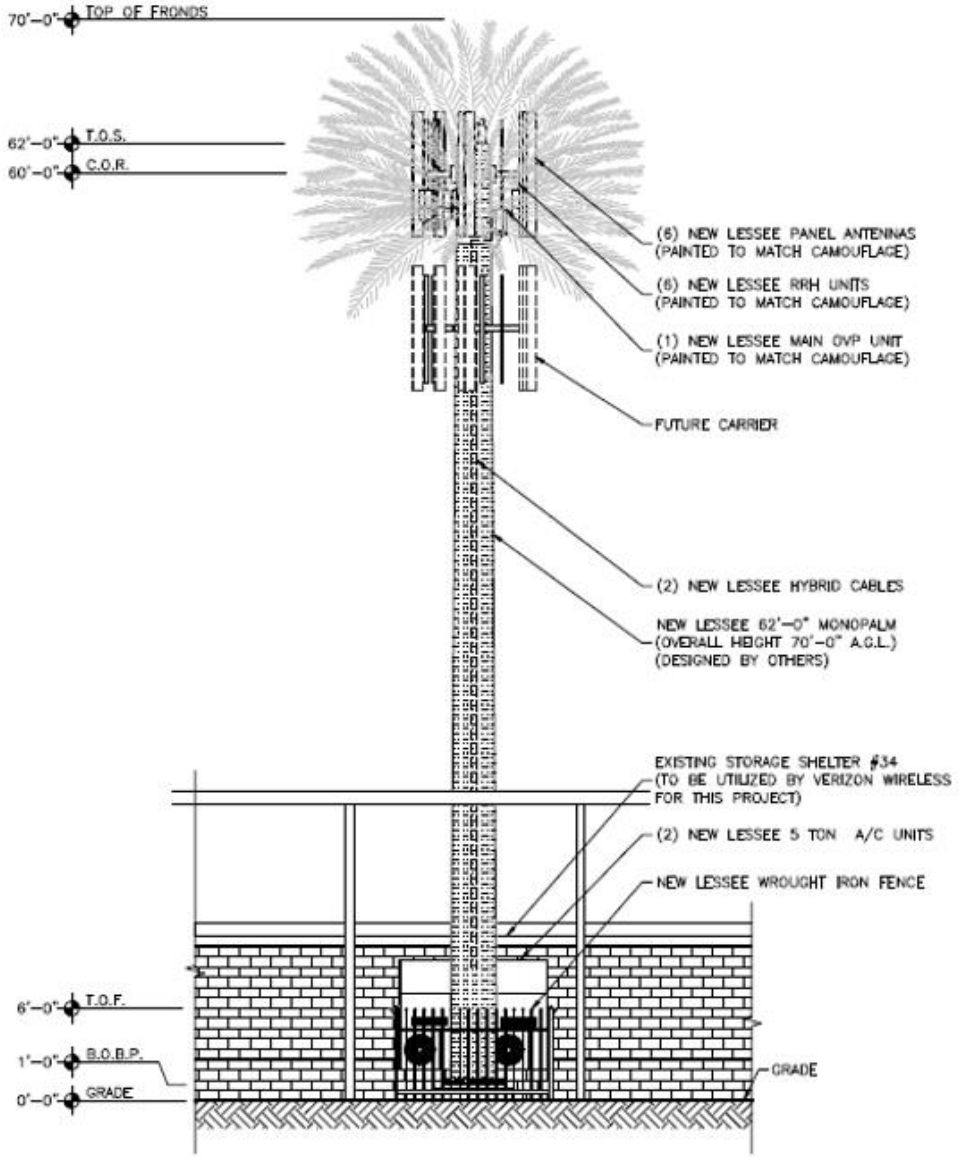
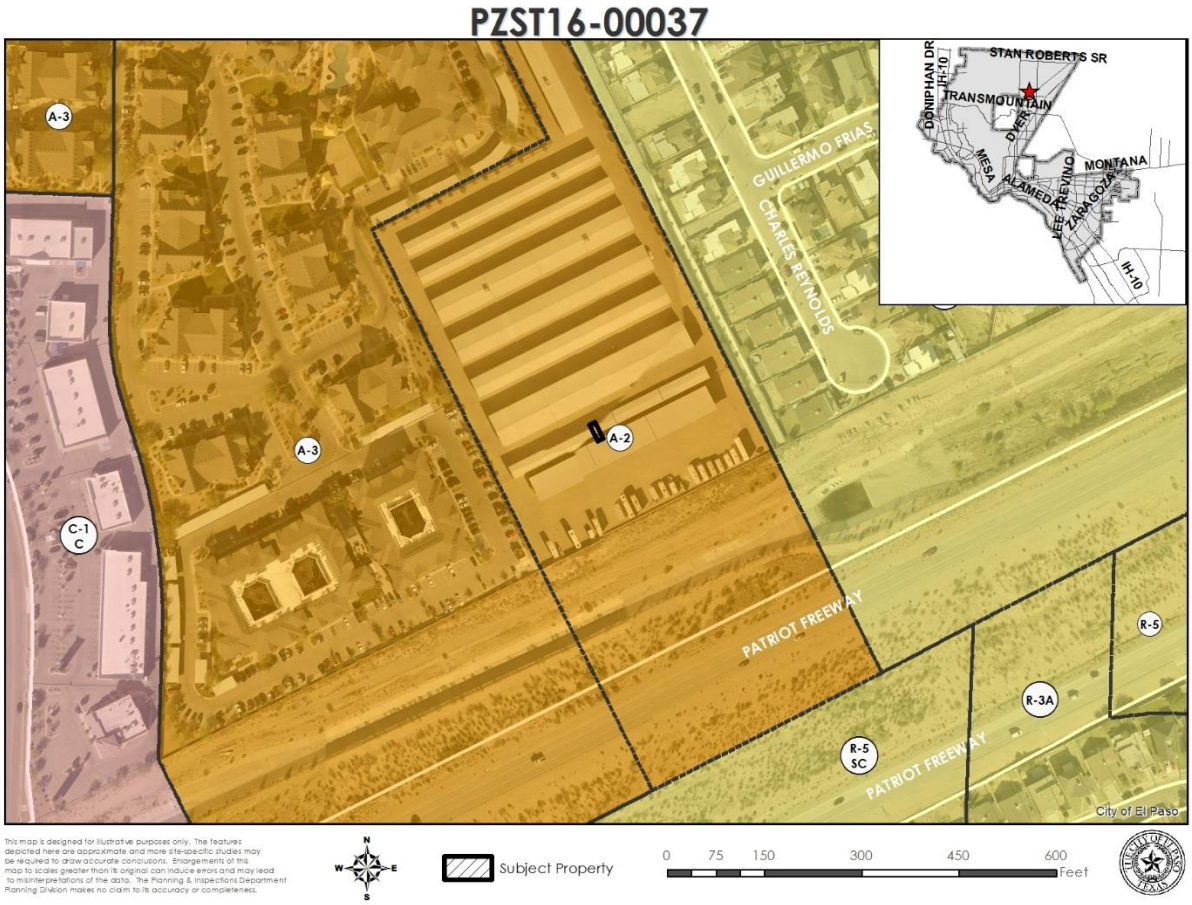


NEW SOUTH ELEVATION
SCALE: 1" = 10'-0"

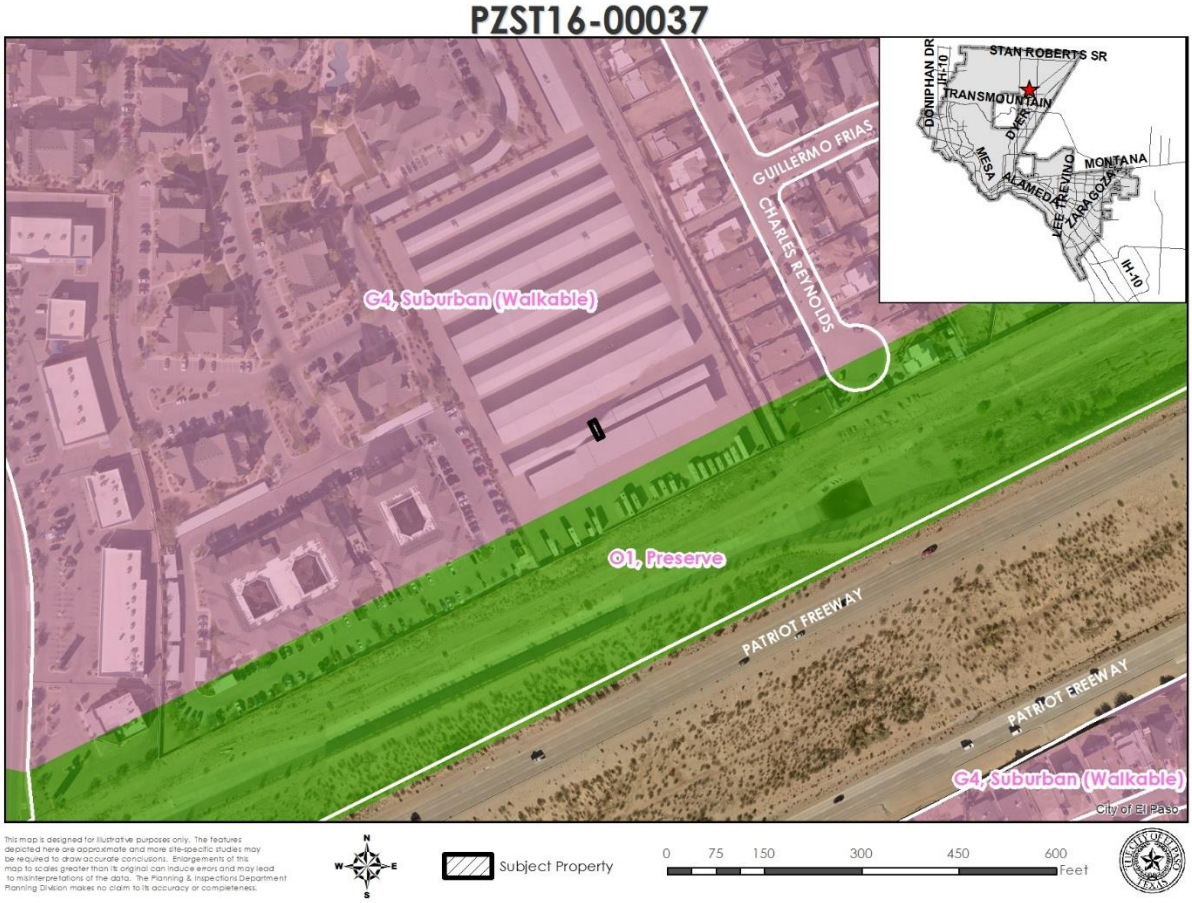
ATTACHMENT 2

Zoning Map



ATTACHMENT 3

Future Land Use Map



ATTACHMENT 4

Simulation Photos

ELP BALLINGER

PHOTO SIMULATION
JULY 29, 2017

SITE ADDRESS:
5200 MARCUS URIBE DRIVE
EL PASO, TEXAS 79934
EL PASO COUNTY

COORDINATES:
LAT: 31°56'02.349"N
LONG: 106°25'16.483"W

CONTENTS:

1: COVER
2: EXISTING NORTH ELEVATION
3: NORTH ELEVATION SIMULATION
4: EXISTING EAST ELEVATION
5: EAST ELEVATION SIMULATION
6: EXISTING SOUTH ELEVATION
7: SOUTH ELEVATION SIMULATION
8: EXISTING SOUTHWEST ELEVATION
9: SOUTHWEST ELEVATION SIMULATION
10: EXISTING BACK ELEVATION
11: BACK ELEVATION SIMULATION
12: EXISTING CLOSE UP ELEVATION
13: CLOSE UP ELEVATION SIMULATION
14: EXISTING BALCONY 1 ELEVATION
15: BALCONY 1 ELEVATION SIMULATION
16: EXISTING BALCONY 2 ELEVATION
17: BALCONY 2 ELEVATION SIMULATION

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

REV-2

TOWERCOM TECHNOLOGIES, LLC
767 N Star Road Star, ID 83669 (208) 286-0266
Albuquerque, NM • Star, ID • El Paso, TX • Las Vegas, NV • Denver, CO • Irvine, CA • Tempe, AZ • West Valley, UT

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ELP BALLINGER
SITE PHOTO
EXISTING NORTH ELEVATION
JULY 29, 2017

ELP BALLINGER
SITE PHOTO
NORTH ELEVATION SIMULATION
JULY 29, 2017

ELP BALLINGER
SITE PHOTO
EXISTING EAST ELEVATION
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ELP BALLINGER
SITE PHOTO
EAST ELEVATION SIMULATION
JULY 29, 2017

ELP BALLINGER
SITE PHOTO
EXISTING SOUTH ELEVATION
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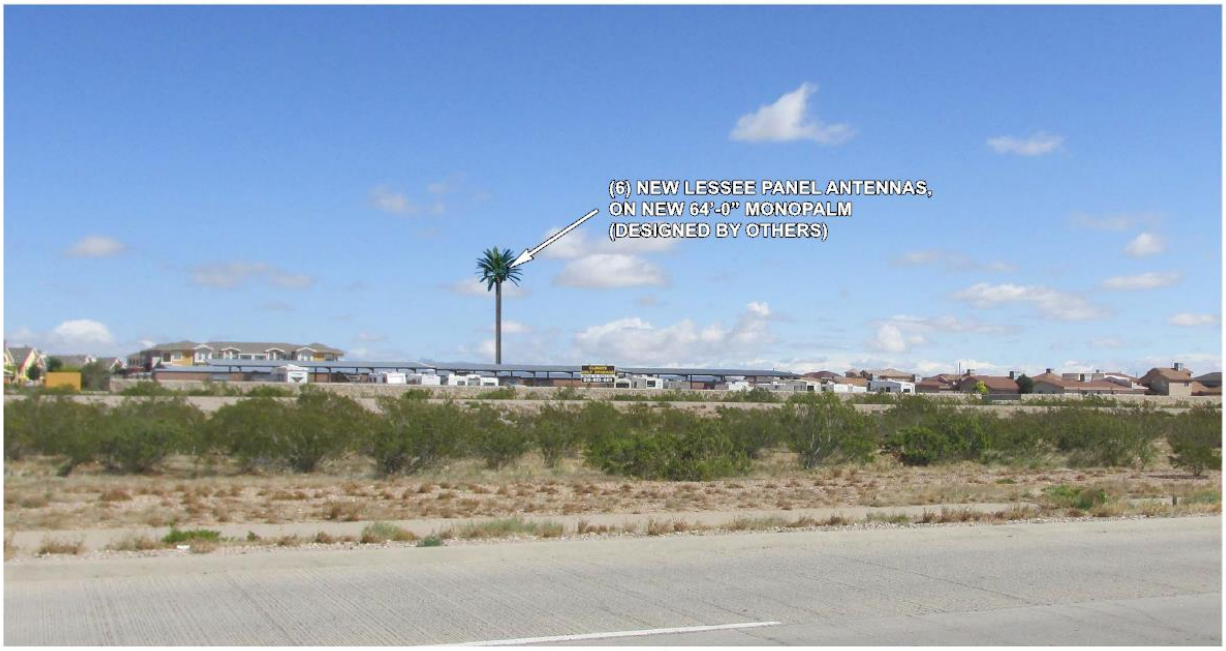

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ELP BALLINGER
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JULY 29, 2017

ELP BALLINGER
SITE PHOTO
EXISTING BACK ELEVATION
JULY 29, 2017

ELP BALLINGER
SITE PHOTO
BACK ELEVATION SIMULATION
JULY 29, 2017

ATTACHMENT 5

Project Purpose Statement

Significant Gap Statement
Site: ELP Ballinger
Hamdi Alaaldin, Radio Frequency Engineer
Verizon Wireless

Pursuant to Section 6.1 of the City of El Paso Personal Wireless Service Facility Review Application

1. I am a radio frequency (RF) engineer for the Southwest Area of Verizon Wireless. I have specific training, experience and education in the design of advanced digital wireless networks, including Verizon Wireless's 2G, 3G, and 4G networks based on TMDA, CDMA, LTE and AWS technologies. This statement is submitted in response to the requirements of Section 6.1 of the City of El Paso Personal Wireless Service Facility Review Application (the "Application"). The purpose of this report is to explain and demonstrate Verizon Wireless' significant gap in service and the need for the Proposed Site to provide in-vehicle, in-building and outdoor coverage and capacity that supports reliable voice and data services in the city. References in this report to the "Proposed Site" refer to 5200 Marcus Uribe Drive, El Paso, Texas, the proposed location for the personal wireless service facility in this matter.

2. Without this site, Verizon Wireless will have a significant gap in reliable wireless service in the area of the "Proposed Site" due to the fact that both existing sites, ELP North Hills and ELP Haggerty are at voice and data capacity. Verizon Wireless defers to the courts to define the term "significant gap", but believes that based on the contents of this report, a significant gap in reliable service exists in the City as the gap is in the context of both coverage and capacity in LTE technology. Capacity being defined as the lack of RF signal traffic hand-off between towers for voice and data streaming.

3. The "Proposed Site" is located in an Apartment zoning district and is surrounded by residential and apartment zoned property. The boundary of the "Proposed Site" covers north to Pedro Lucero Drive, south up to Ballinger Drive, east up to Whitey Ford Street, and west up to Bullseye Street. As such, Verizon Wireless's gap in service would cover an area that is more than a mere few blocks and larger than a few dead spots.

4. A gap in reliable wireless service, which includes voice and/or data, can occur if there is: (i) a lack of reliable signal, including poor signal quality; and/or (ii) a lack of system capacity. Since Verizon Wireless operates on a limited number of radio frequencies licensed by the Federal Communications Commission (FCC), each wireless facility is capable of handling only a limited number of wireless users at any given time. Providing quality in-vehicle and in-building voice and data services, with sufficient system capacity and high-speed data rates, is critical to Verizon Wireless's customers and is essential to Verizon Wireless' ability to compete effectively with its competitors. Verizon Wireless strives to provide all customers with a positive wireless voice and data experience. Simply put, a positive wireless experience includes the customer connecting to the network on their first try, staying connected throughout the call or data transmission, and the customer ending the call or data session when they are ready. For data connections (e.g., internet browsing), the speed is as fast as the technology allows. A gap in reliable service causes a negative experience: customers cannot place calls when they want to; when they are connected, voice call quality does not meet customer expectations; the call simply drops off (disconnects) without notice; data speed is not instantaneous or is much slower than the customer requires. The gap may also affect the ability of customers to complete emergency service (911) calls. This overall customer experience is negative and it is inconsistent with the level of service Verizon Wireless strives to achieve.

5. I was able to confirm that Verizon Wireless has a significant gap in reliable wireless for both coverage and capacity by reviewing advanced computer propagation modeling. Computer propagation modeling is routinely used by Verizon Wireless and the wireless industry, to reliably determine whether there is a gap in service that necessitates the installation of a new site. Computer propagation models are maps which predict the radio frequency ("RF") coverage and signal strengths that can be expected over a geographic area based on certain input parameters. These parameters include, without limitation, factors such as: the frequency of the RF signal; the

height, gain and orientation of the antennas; the terrain over which the RF signals are being propagated; and the strength of the RF signals. Thus, coverage maps predict the RF signal strength over geographic areas on a map. (Please refer to the attached El Paso Ballinger LTE Coverage and Capacity presentation below – includes existing and proposed coverage/capacity objective descriptions, propagation maps and street map views.) VZW's capacity issues are based on existing data taken from the adjacent, existing ELP Haggerty and ELP North Hills sites. VZW's records indicate that a new site in this area is necessary to handle the existing and future growth in this area. This will reduce dropped call rates and increase data rate speed.

6. Verizon Wireless's gap in reliable service will be significant if the "Proposed Site" is not constructed. Coverage maps confirm that, as described previously, the gap would extend approximately 0.5 miles in all directions of the Proposed Site for an area comprising approximately 1.2 square miles. This gap is significant in terms of both geographic size and the number of people who reside, work, study, and travel in and throughout this area. The gap would impact commercial business, residential communities and commuters in the immediate area who are also Verizon Wireless customers.

It is my opinion Verizon Wireless will have a gap in service caused by a lack of reliable coverage and capacity in the area surrounding the "Proposed Site". It is also my opinion that the gap in service is significant based on the size of the gap area and the number of people living, working, and travelling within the area who would be affected by the gap.

Hamdi Alaaldin

Name: Hamdi Alaaldin
RF Engineer

PZST16-00037

El Paso Ballinger LTE Coverage and Capacity

Hamdi Alaaldin
RF Design
March 2018

5/17/2018

Voice & Data Usage Today

- On average, voice and data usage is growing exponentially based on the amount of devices being used today. Below are current statistics that are driven by the demand for additional data services from all commercial carrier customers and public agencies.

  - The demand for wireless data services grew 3x between 2013 and 2018 (CTIA, March 2018)
  - 70% of 9-1-1 calls originate from a cellular phone (FCC, September 2017)
  - 49% of households are wireless only (CTIA, March 2018), and that number is only increasing
  - More than 75% of prospective home buyers prefer strong wireless communications (RootMetrics, June 2015)

Existing LTE Coverage/Capacity Gap In The Area

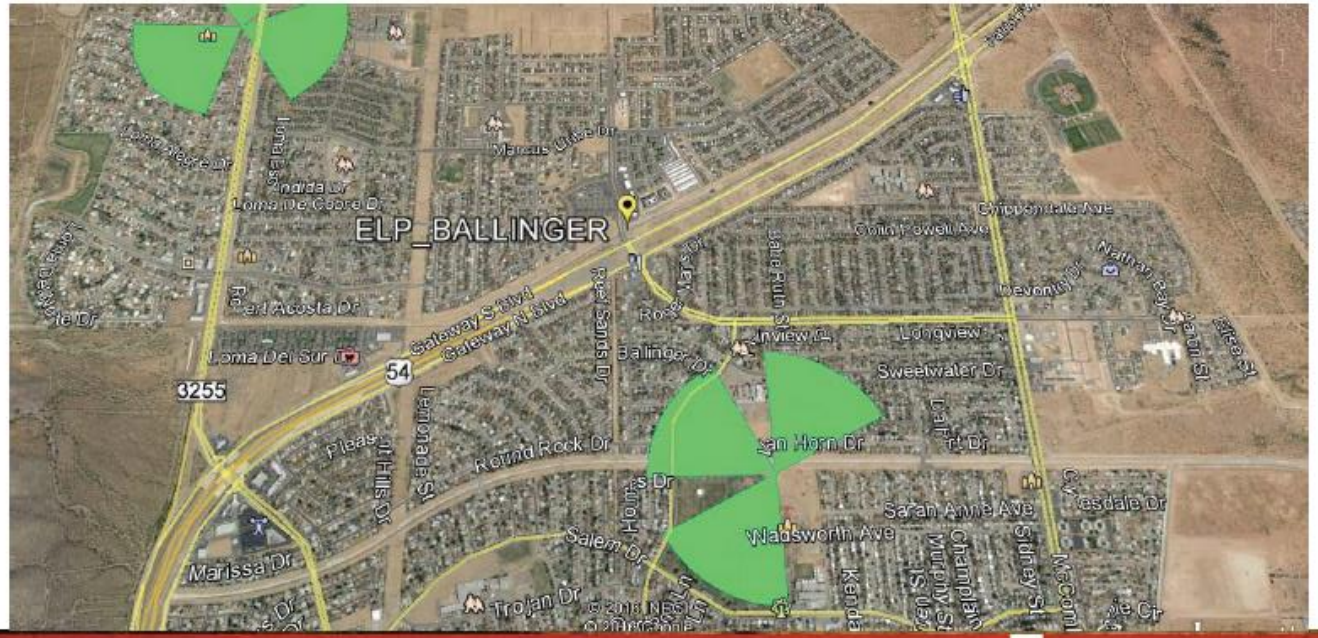
- The focus of this site is both coverage and capacity. There is a significant gap in coverage between the existing ELP Haggerty and ELP North Hills sites. Capacity is also needed to off-load from the ELP Haggerty and ELP North Hills sites.

- Both indoor and outdoor coverage, in vehicle coverage and capacity are low for both voice and data usage. Traffic hand-off for calls are at capacity where calls are potentially dropped, and slow data rates also occur within this area.

- There are no other solutions that will relieve the current coverage needs and future capacity growth for this area, other then the addition of the ELP Ballinger site. ELP Ballinger will alleviate the capacity needs from adjacent sites, will add faster data speed, and will improve indoor and outdoor coverage and in vehicle coverage for all residences and businesses within the immediate area.

- There are no other viable options for collocation or new site builds within the immediate area that would provide the appropriate coverage and capacity for both ELP Haggerty and ELP North Hills, such as the location of ELP Ballinger.

Verizon Wireless Proprietary and Confidential



ELP BALLINGER

verizon

Prepared by Bill Bennett 20150226

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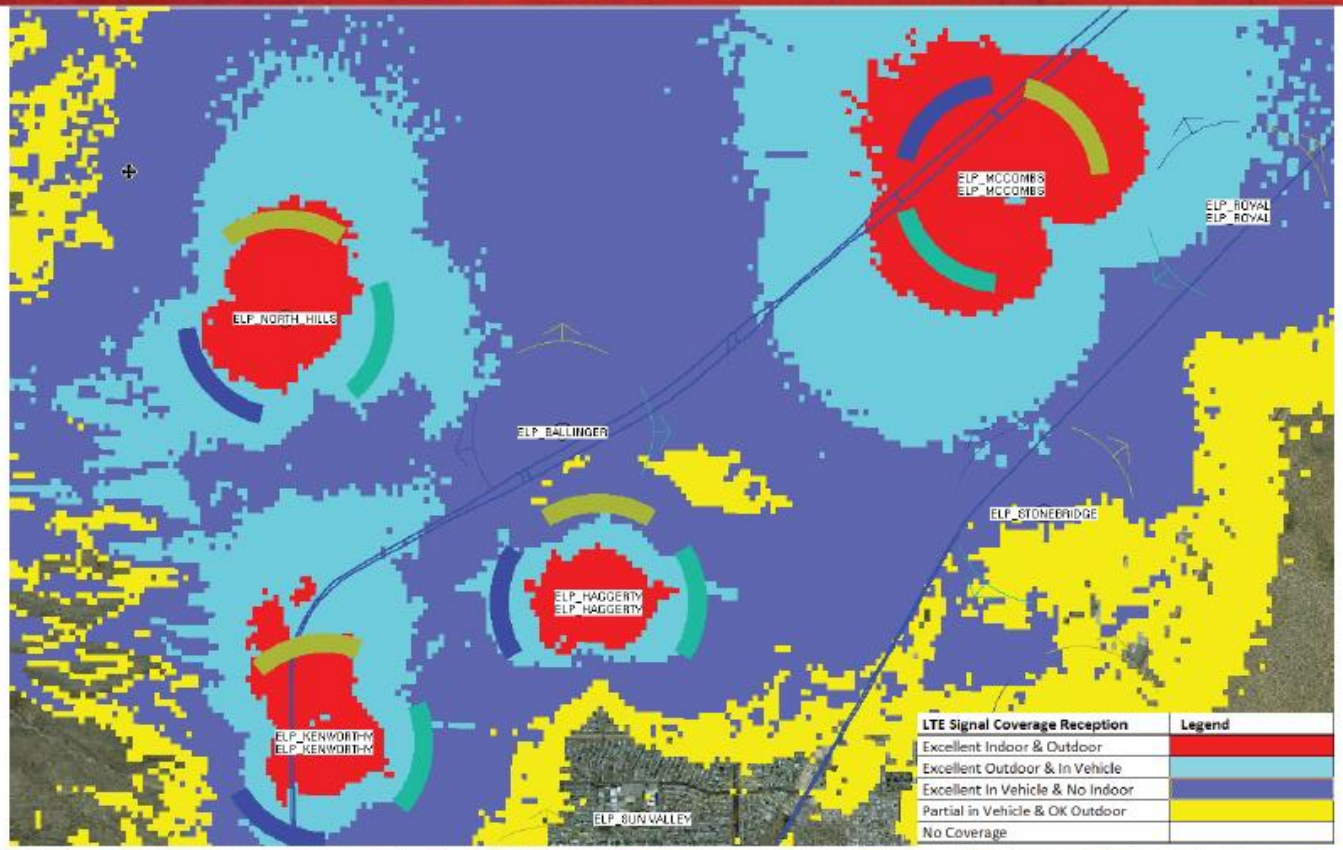
ELP BALLINGER EXISTING SURROUNDING COVERAGE



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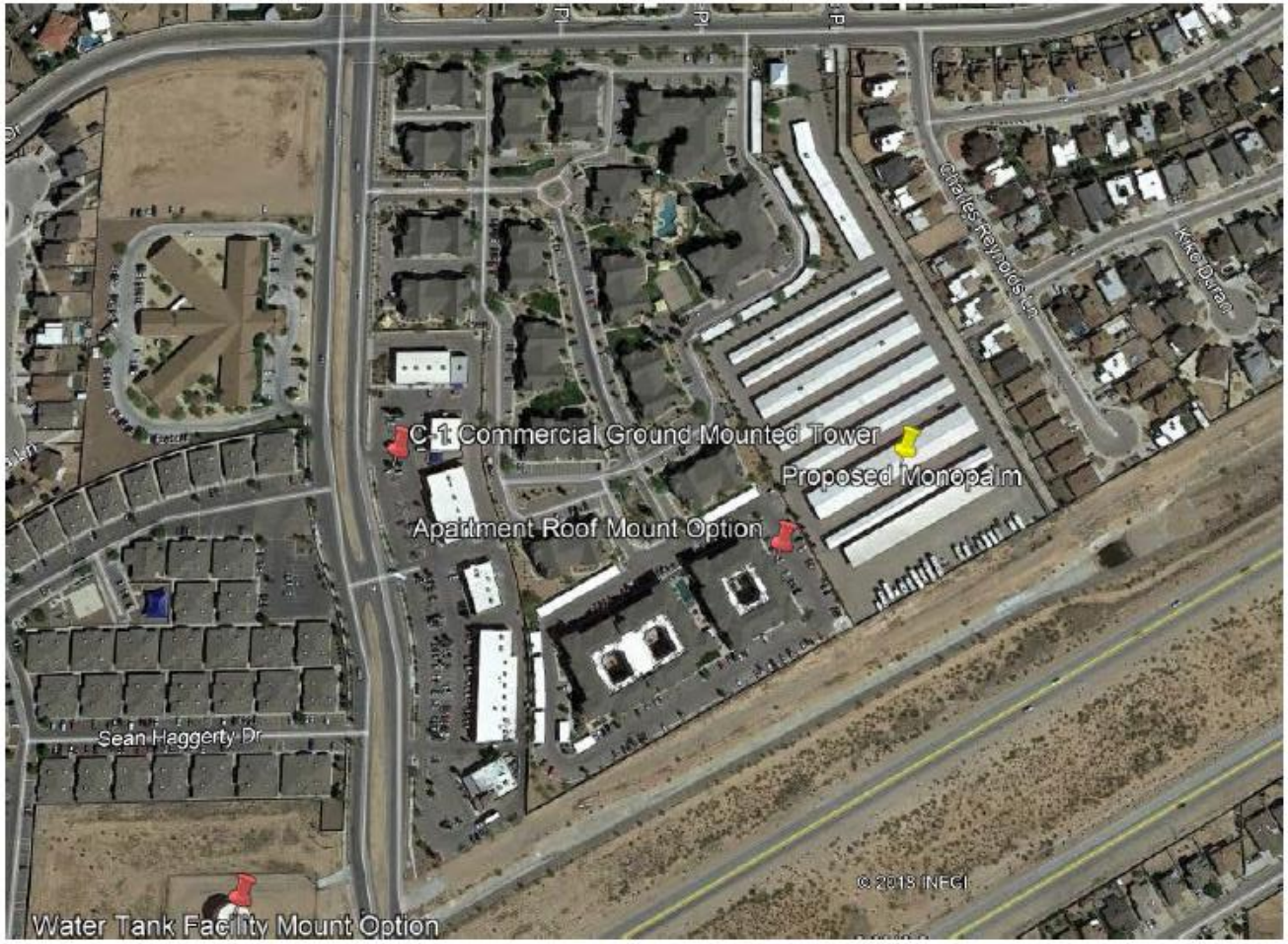
Alternative Site Analysis -Map



Alternative Site Analysis- Apartment Roof Mount

Exterior photos of The Reserve At Sandstone Ranch Luxury Apartments

Verizon Wireless Proprietary and Confidential

Alternative Site Analysis- Apartment Roof Mount

Verizon Wireless investigated the option of a roof mounted facility on the adjacent The Reserve At Sandstone Ranch Luxury Apartments. A roof mounted facility would be allowed a 10' extension above the existing roofline without a special permit application per Section 20.10.455.D.2.b.

- RF Objectives- According to building drawings, the ridge line of the roof is 40' 2''which would allow a 46' RAD. The 46' RAD will not accomplish RF coverage or capacity objectives because of interference with other buildings including the roof of the apartment complex itself.
- Collocation Opportunities- There would be no opportunities for collocations at this site due to the limited ground and roof space and height restrictions. Our proposed monopalm will provide a better collocation opportunity for future carriers.
- Constructability and Architectural Integration- The primary issue with collocating on the roof of this apartment building is the pitched roof design and space limitations. Sled mounts are not typically designed for pitched roof installation. This type of solution would require architectural integration, mechanical connection to the roof structure and relocation of the roof's ventilation system. This alternative would be very intrusive to the apartment residents and aesthetically unappealing.

A faux chimney structure on the edge of the building was also considered but the architecture of the apartment complex offers no obvious location to integrate into the existing design. The existing chimney is functional and therefore cannot be extended to add antennas.

The auxiliary equipment would need to be on the ground because of the sloped roof and there is very little unused ground space in the Sandstone Ranch compound. Using available parking spaces, converting the pet area or occupying tenant rental space would decrease the amenities available to the residents.

Verizon Wireless Proprietary and Confidential

Alternative Site Analysis- Water Tank Facility Mount

Exterior view of El Paso Water Utilities War Highway Reservoir water tank

Alternative Site Analysis-Water Tank Facility Mount

Verizon Wireless investigated the option of a facility mounted site on the El Paso Water Utilities War Highway Reservoir water tank off Sean Haggerty Drive. A facility mounted unit would be allowed a 25' extension above the existing water tower without a special permit application per Section 20.10.10.455.D3.c.

RF Objectives- We estimate a 56' RAD would be allowable under current code. The location was ruled out by VZW RF engineers because it is too far SW of the search area. If we lose our coverage and capacity objective, it could result in the need for an additional wireless communication tower northwest of the site.

Collocation Opportunities- This opportunity would not allow for collocations at this site because of the potential structural complications.

Constructability and Architectural Integration- The primary issue with this option is adding 20' to the water tower. The installation would require significant structural upgrades and mechanical connections to the water tank. Typically, when occupying a water tower, we would look to flush mount the antennas on the side of the tank, or use non-penetrating ballast mounts on the lid. This tank has no obvious attachment points. A 20' extended sled and possible exoskeleton would bring more visibility to the water tank and would not be compatible with the surrounding residential neighborhood.

Verizon Wireless Proprietary and Confidential

Alternative Site Analysis- C-1 Commercial Ground Mounted Structure

Exterior view of alternative tower location in Sandstone Pointe Shopping Center.

Alternative Site Analysis-C-1 Commercial Ground Mounted Tower

Verizon Wireless investigated the option of a ground mounted site in the Sandstone Pointe Shopping Center; a Commercial Zoning district off Sean Haggerty Drive. A ground mounted tower could be allowed in a C-1 zone without a special permit application per Section 20.10.10.455.E. if all restrictions are met.

Setbacks- There is no location on the property that would meet the required 3:1 setbacks required for abutting residential zoning districts.

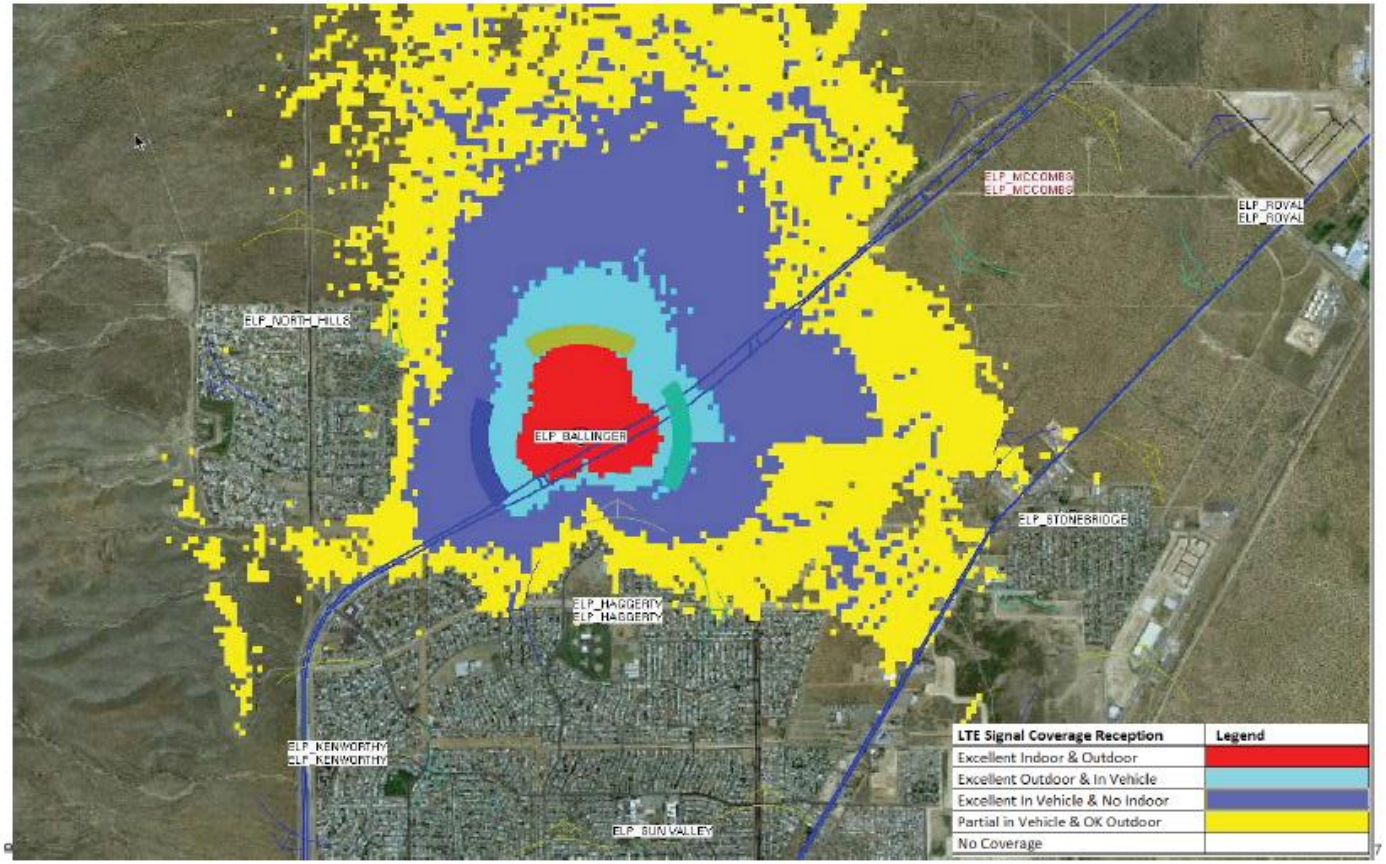
Collocation Opportunities- This opportunity would allow for collocations at this site but would require significant additional ground space.

Constructability and Architectural Integration- The primary issue with this option is real estate to physically locate the tower and equipment. The installation would require a 10'X 28'6" lease area. The shopping center has limited parking and the few potential landscape islands appear to be insufficient for our equipment and would require the removal of already limited landscaping. A new tower in the Sandstone Pointe Shopping Center parking lot would be closer to residential areas than our proposed location and would be less screened and camouflaged.

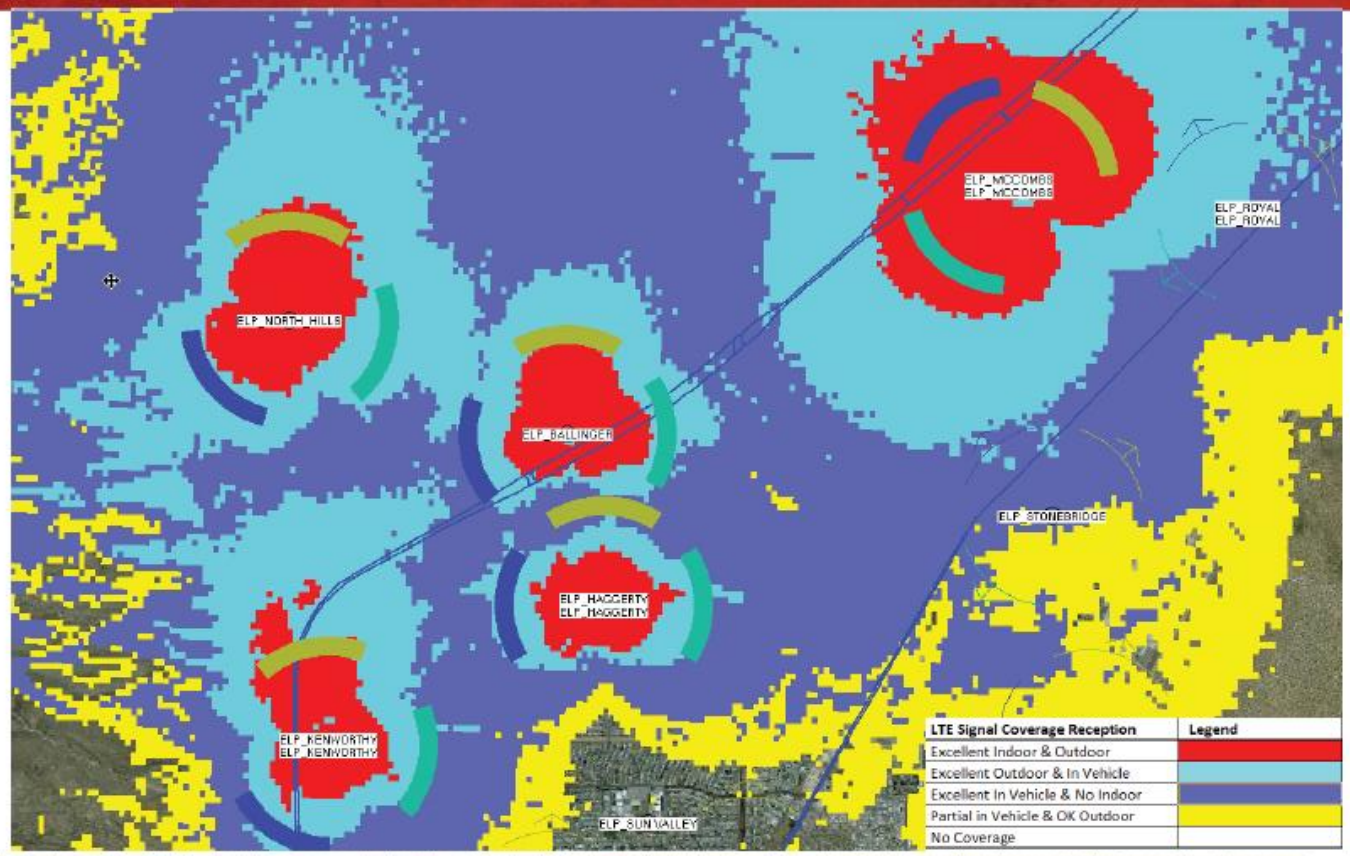
Proposed LTE Coverage/Capacity Once Ballinger Is On-Air

- Based on the propagation prediction by going to this location proposed for ELP Ballinger, all coverage and capacity gap issues have been eliminated.
- With this location, no additional sites are needed in the immediate area. However, a future site may be needed to the north, between ELP North Hills and ELP McCombs.
- Users in this area will be getting much faster speed and less call interruption than what they are experiencing today.
- Eliminating LTE coverage and capacity issues. Improving the area with only one site will have improved environmental and aesthetics impacts, and lower costs, utility usage and maintenance for the City of El Paso, TX.
- ELP Ballinger will provide an equal distribution of RF signal traffic between all the sites in the area.

ELP BALLINGER COVERAGE AFTER ON-AIR



ELP BALLINGER SURROUNDING COVERAGE AFTER ON-AIR



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ATTACHMENT 6

Landscape Buyout Request

BLACK & VEATCH

Black & Veatch Land Services & Acquisition Group, Telecommunications
422 Live Oak Ct. NE Albuquerque, NM 87122
P +1 913-458-6771 E McKenzieAM@BV.com

May 1, 2018

Andrew Salloum, Senior Planner
City of El Paso Planning & Inspections
801 Texas Ave.
El Paso, TX 79901

RE: PZPC16-00174
Verizon Wireless PWSF Application (ELP Ballinger)
5200 Marcus Uribe Drive

Dear Mr. Salloum:

Pursuant to Chapter 18.46.140.B.1.a of the El Paso Municipal Code, Verizon Wireless shall pay $5000.00 in lieu of installing the required (1) unit of landscaping and irrigation for the proposed unmanned Personal Wireless Service Facility at this location. Verizon Wireless understands that the payment of $5,000.00 must be submitted prior to the issuance of the building permit for this site.

Sincerely,

Anne-Marie (Amy) McKenzie, Site Acquisition Manager
Black & Veatch Land Services and Acquisition Group, Telecommunications on behalf of Verizon Wireless

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ATTACHMENT 7

Staff Review Comments

Planning and Inspections Department - Planning Division

No objections to the special permit request.

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review & Landscaping Division

No objection to proposed special permit per submitted landscape buyout letter.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Planning and Inspections Department – Land Development

No objections to proposed special permit for PWSF.

Fire Department

Recommended approval.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water

We have reviewed the Special Permit request described above and provide the following comments:

EPWater does not object.

The personal wireless service provider submitted a revised plan on May 03, 2018. The proposed facilities are now outside the existing twenty (20) foot wide PSB Easement which is located immediately west of the eastern boundary line common to 5200 Marcus Uribe Drive and the twenty-five (25) foot wide Drainage Right-of-Way.

Water

Along Marcus Uribe Drive between Sean Haggerty Drive and Charles Reynolds Lane there is an existing twelve (12) inch diameter water main. This main is available for service.

As per EPWater Records, 5200 Marcus Uribe Drive has a single three-quarter (¾) inch diameter domestic water service, a single three-quarter (¾) inch diameter irrigation service

(yard meter) and a single six (6) inch diameter fire-fighting (fire line) service.

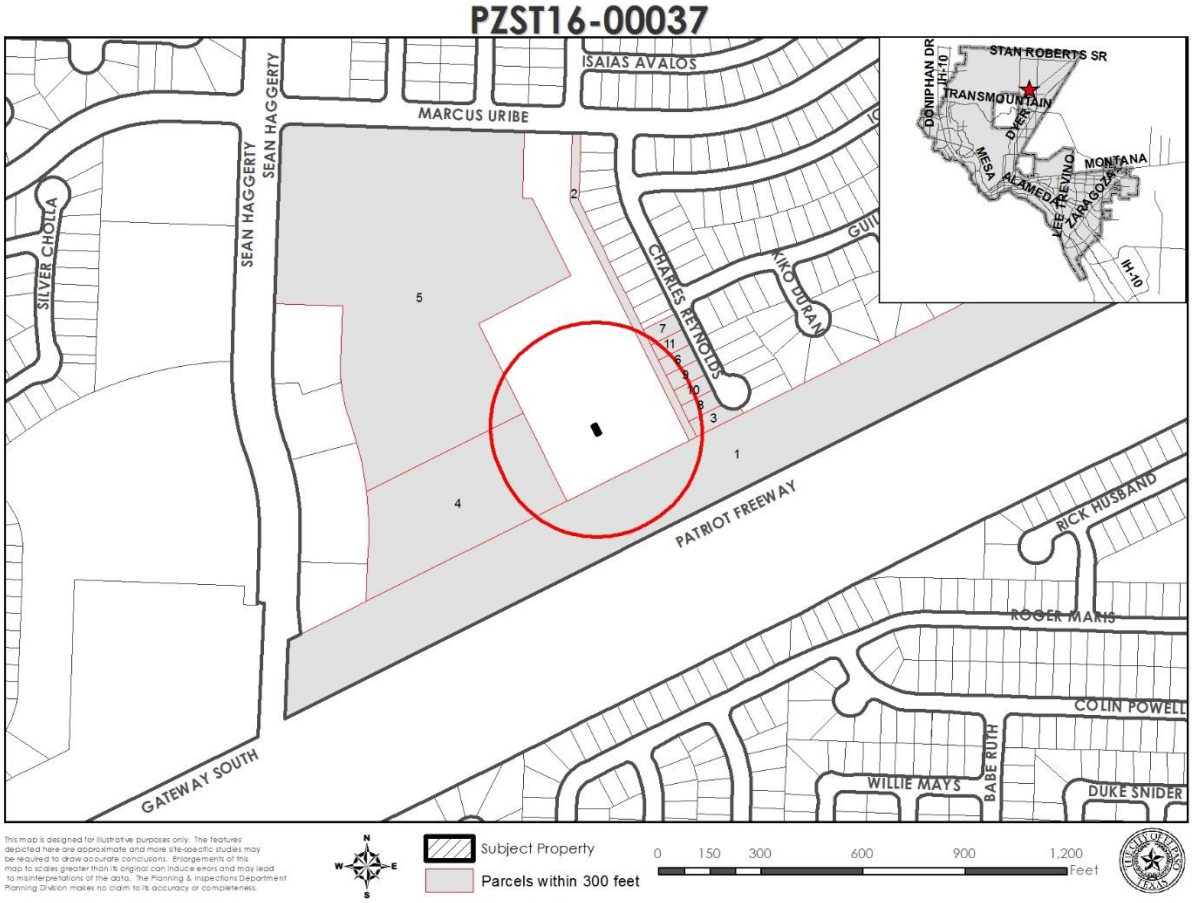
Sanitary Sewer

Along Marcus Uribe Drive between Sean Haggerty Drive and Charles Reynolds Lane there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

Within 5200 Marcus Uribe Drive there is an existing eight (8) inch diameter sanitary sewer main located north and parallel to the boundary line common to both, 5200 Marcus Uribe Drive and the 200-foot wide Drainage Right-of-Way. This main is located within the 25-foot wide PSB and Drainage Easement. At the south-easternmost corner of 5200 Marcus Uribe Drive, the alignment of this main continues towards the north along the 20-foot wide PSB Easement (Document Number 20130000521).

General

The El Paso Water Utilities will assist with the location of water and sanitary sewer mains, water meters and appurtenances in the field. Please call the **TEXAS EXCAVATION SAFETY SYSTEM (DIG TESS) at 1-800-344-8377** to request the assistance of our Field Engineering Personnel with the location of our water and sanitary sewer mains. Please call with at least a 48-hour advance notice for this request.

ATTACHMENT 8

Neighbor Notification Map