ZONING

3614 Joe Battle Boulevard

City of El Paso — City Plan Commission — 10/18/08 (REVISED)

PZDS18-00035 Detailed Site Plan

STAFF CONTACT:	Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
OWNER:	El Paso Los Ninos Partners, LLC
REPRESENTATIVE:	Gilda Maraboto
LOCATION:	3614 Joe Battle Blvd. DISTRICT: 5
LEGAL DESCRIPTION:	A portion of Lot 1, Block 1, Tierra De Mi Padre, City of El Paso, El Paso County, Texas
EXISTING ZONING:	C-4/c (Commercial/conditions)
REQUEST:	Detailed Site Development Plan Review as per Ordinance No. 15023, dated January 29, 2002 (see attachment #6).
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	None received; Notices are not required per Section 20.04.520 Notice.
STAFF RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant has submitted a Detailed Site Development Plan application for the property located 3614 Joe Battle Boulevard as required by a condition imposed by Ordinance No. 15023, dated January 29, 2002, to be reviewed and approved by City Plan Commission. The development site plan proposes a 5,400 sq. ft. building to allow for a minor motor vehicle repair and a future commercial pad development. Access to the subject property is from Joe Battle Boulevard.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the detailed site development plan as it meets all the requirements of Section 20.10.360 and Section 20.04.150, Detailed Site Development Plan. The proposed development is consistent with the surrounding commercial development. The proposed development is compliant with the G-4 Suburban (walkable) land use designation of Plan El Paso in the East Planning Area.

DESCRIPTION OF REQUEST

The applicant has submitted a Detailed Site Development Plan application for the property located 3614 Joe Battle Boulevard as required by a condition imposed by Ordinance No. 15023, dated January 29, 2002, to be reviewed and approved by City Plan Commission. The parcel is currently vacant. The development site plan proposes a 5,400 sq. ft. building to allow for a minor motor vehicle repair and a future commercial pad development. The development requires a minimum of 46 parking spaces of which the proposed development has accommodates 50 to include 6 bicycle spaces. The development is also in compliance with Title 18 of the landscaping Ordinance. Access to the subject property is from Joe Battle Boulevard.

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
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.	Yes, through the proposed development site plan the property owner is introducing a new commercial use for an under developed parcel.
ZONING DISTRICT	**DOES IT COMPLY?**
C-4/c (Commercial/conditions) : Commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.	Yes, the proposed development is proposing a new restaurant and the use is permissible in the C-4 (Commercial) district.

POLICY	DOES IT COMPLY?
2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, the applicant is the proposing the redevelopment of a vacant site. The parcel has potential to introduce new uses, new employment, and a variety of activities.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 193.60 ft. by 241.83 ft. (1.07 acres). The proposed development site proposes a 5,400 sq. ft. building to allow for a minor motor vehicle repair. Upon the development of the site, all other dimensional standards are being met as required under the C-4 (Commercial) zoning district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Within the Tierra De Mi Padre subdivision there is an existing eight (8) inch diameter water main. This main is located inside a twenty-five (25) foot wide PSB Easement situated west of the common boundary line pertaining to Tierra Del Este Unit Eighteen (18)

subdivision and Tierra De Mi Padre Subdivision. This main is aligned in a north-to-south direction. From this main, the Developer of 3620 Joe Battle Boulevard will extend a proposed eight (8) inch diameter main within his/her property along a proposed PSB Easement.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: None received; Notices are not required per Section 20.04.520 Notice.

STAFF COMMENTS: No objections to proposed DSP. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

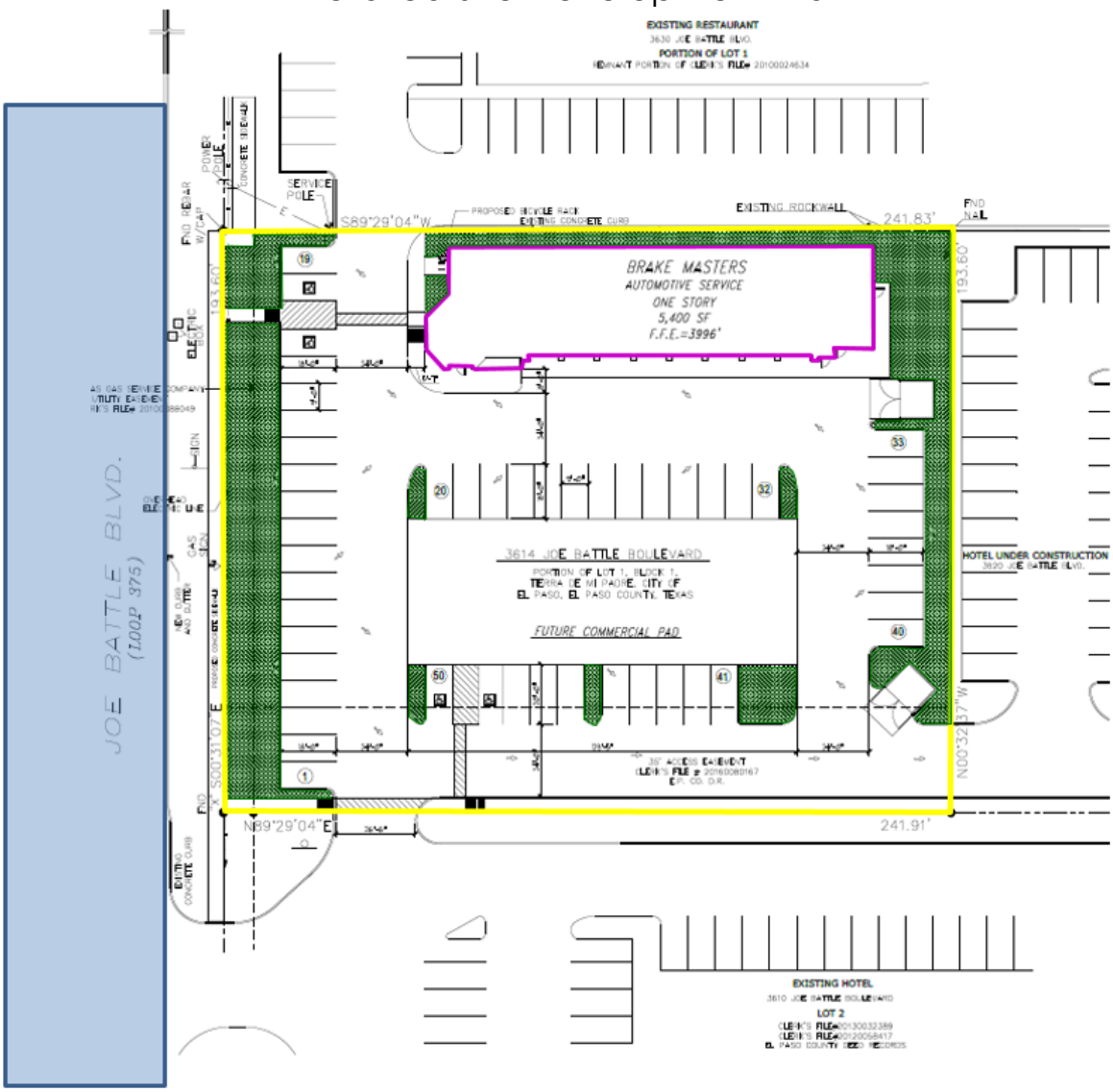
OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to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

ATTACHMENTS:

1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Ordinance No. 15023, dated January 29, 2002
6. Department Comments

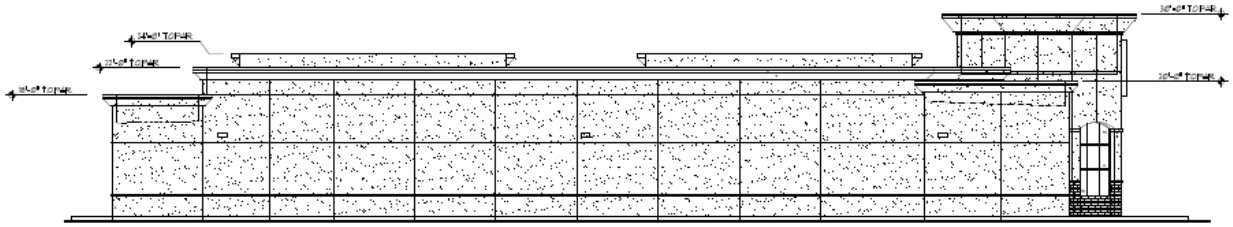
ATTACHMENT 1

Detailed Site Development Plan

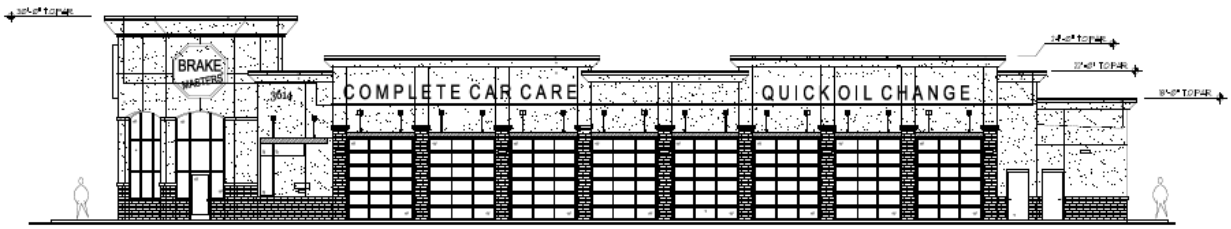


ATTACHMENT 2

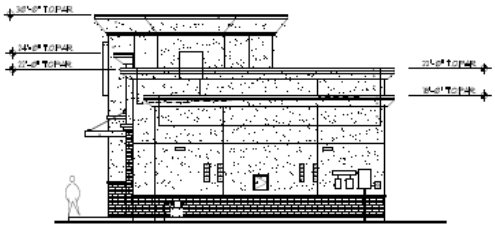
Elevations



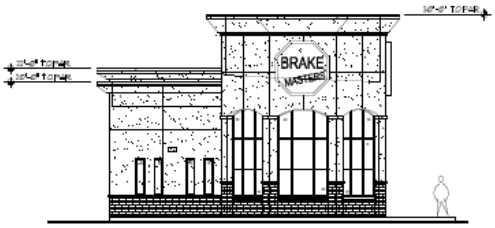
North Elevation | 1" = 10'-0" | 4



South Elevation | 1" = 10'-0" | 3



East Elevation

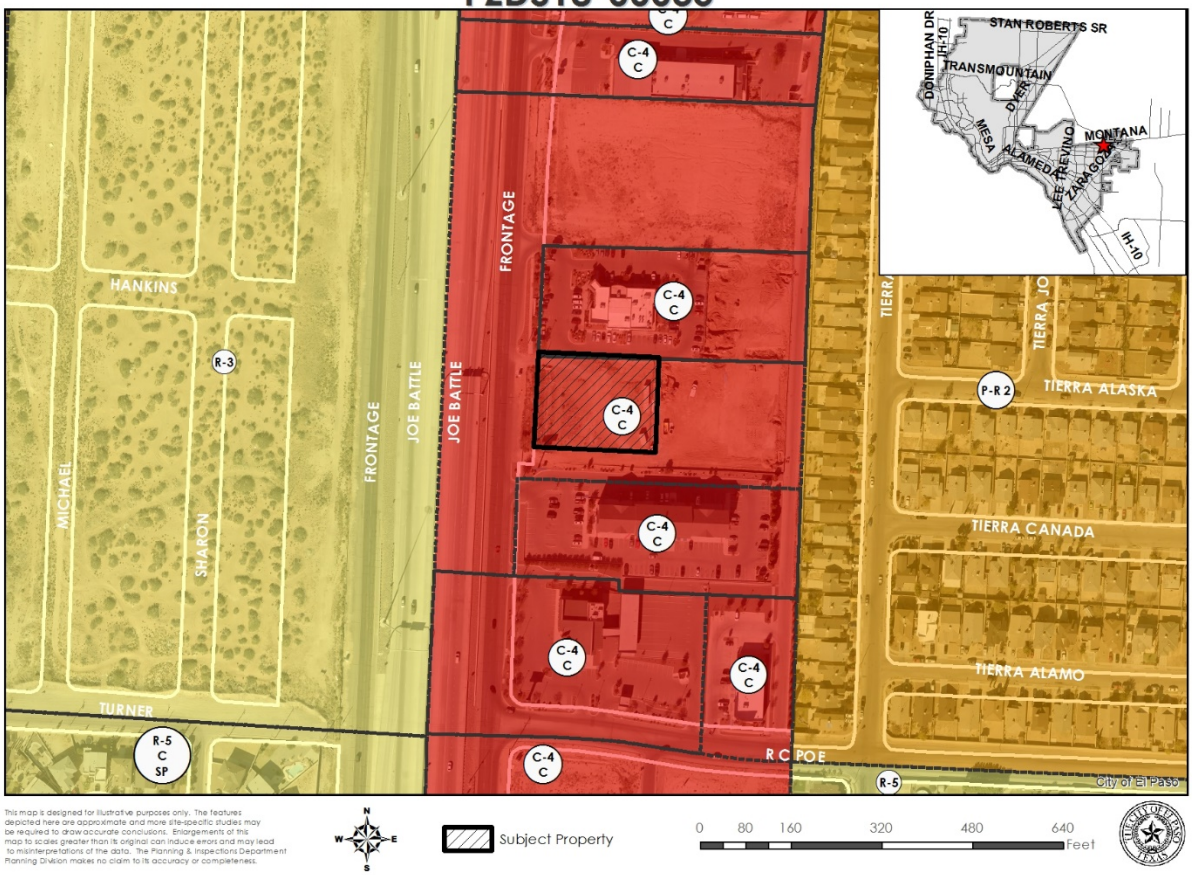


West Elevation | 1" = 10'-0" | 2

ATTACHMENT 3

Zoning Map

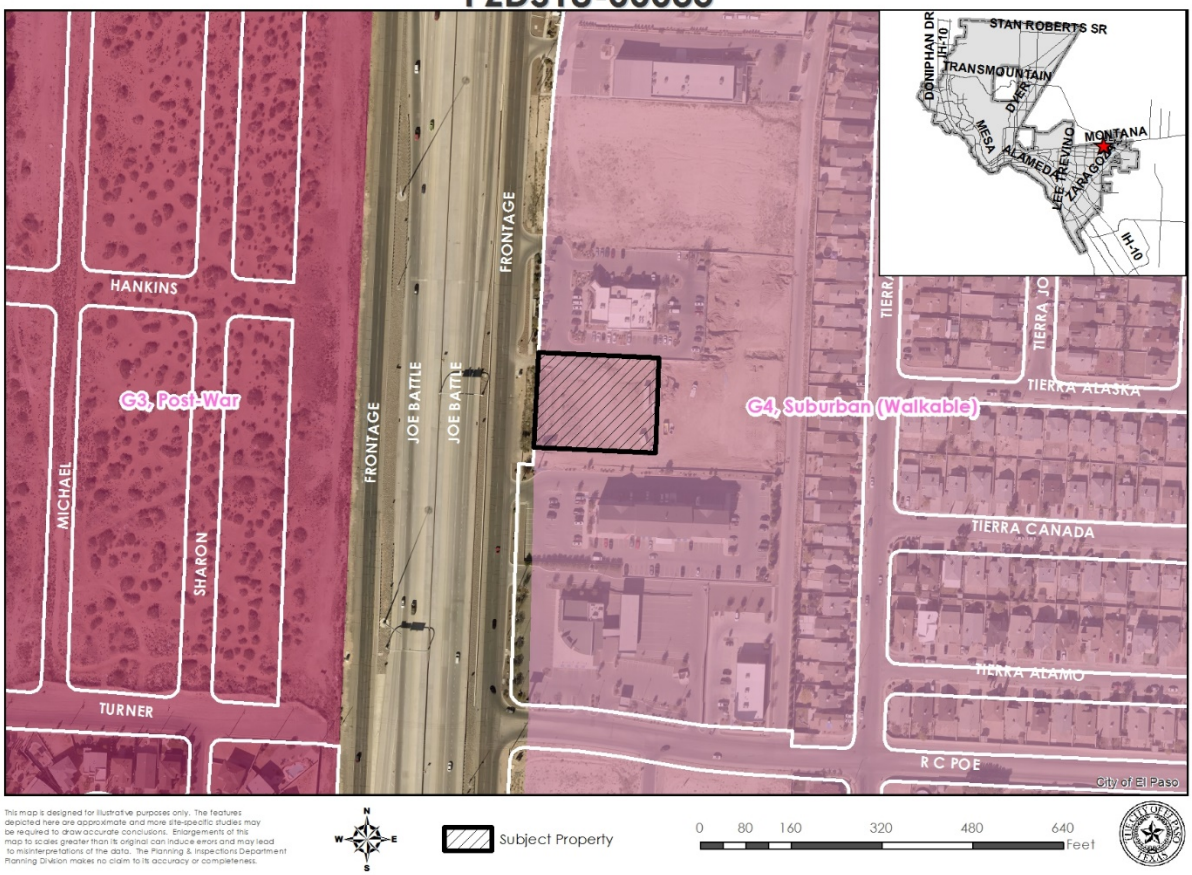
PZDS18-00035



ATTACHMENT 4

Future Land Use Map

PZDS18-00035



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 5

Ordinance No. 15023

ORDINANCE NO. 15023

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 33 AND ALL OF TRACTS 1 AND 1A, SECTION 40, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (EAST OF LOOP 375 AND SOUTH OF MONTANA AVENUE) AS FOLLOWS: PARCEL 1, FROM R-3 (RESIDENTIAL) TO C-4/C (COMMERCIAL/CONDITIONS); PARCEL 2, FROM R-3 (RESIDENTIAL) TO PR-II (PLANNED RESIDENTIAL); PARCEL 3, FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL); PARCEL 4, FROM R-3 (RESIDENTIAL) TO C-3/C (COMMERCIAL/CONDITIONS); AND PARCEL 5, FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL), AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Section 33 and all of Tracts 1 and 1A, Section 40, Block 79, Township 2, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, El Paso, El Paso County, Texas,* as more particularly described by metes and bounds in the attached Exhibit "A", be changed as follows:

Parcel 1(144.587 Acres):	from R-3 (Residential) to C-4/c (Commercial/conditions)
Parcel 2 (121.717 Acres):	from R-3 (Residential) to PR-II (Planned Residential)
Parcel 3 (247.900 Acres):	from R-3 (Residential) to R-5 (Residential)
Parcel 4 (26.063 Acres):	from R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 5 (280.682 Acres):	from R-3 (Residential) to R-3A (Residential)

within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That Parcel 1 and Parcel 4 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Parcel 1

1. Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved by the City Plan Commission.
2. A ten (10) foot landscaped buffer to include evergreen trees placed at 15 feet on center shall be required between the C-4 parcel and the abutting residential parcels.

Parcel 4 - the following C-3 uses are prohibited:

1. Automobile, light truck, bus, motorcycle & boat sales, storage, rental and service
2. Hotels, motels or motor lodge
3. Transportation terminal
4. Trailer, mobile home, travel trailer & recreational vehicle sales, display & repair
5. Travel trailer & mobile home parks

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this **29th** day of **January, 2002**.

THE CITY OF EL PASO

Raymond C. Caballero
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:

Rodolfo Valdez, Chief Urban Planner
Dept. of Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 4th day of February, 2002 by RAYMOND C. CABALLERO as Mayor of **THE CITY OF EL PASO.**

My Commission Expires:
NOTARY PUBLIC
In and for the State of Texas
My commission expires 10-18-2005

Diana Nunez
Notary Public, State of Texas
Notary's Printed or Typed Name:
Diana Nunez

C/C:pmc\#80799\ZON\PLA\Y6 2 1/4/02

ORDINANCE NO._____ **Zoning Case No. ZC-01061**

Being a portion of Tract 1, Section 33, Block 79, Township 2,
And a portion of Tract 1,Section 40, Block 79, Township 2,
Texas & Pacific Railway Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz Development Corporation
October 1, 2001

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

Parcel 1

Description of a portion of Tract 1, Section 33, Block 79, Township 2, and a portion of Tract 1, Section 40, Block 79, Township 2, Texas & Pacific Railway 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 a found City of El Paso geodetic disk in concrete marked east 20 for the common corners of Sections 40, 41, 44 and 45, Block 79, Township 2, Texas & Pacific Railway Company Surveys, Thence along the common boundary line of Sections 40 and 45, South 89°56'52" East a distance of 146.51 feet to a point on the easterly right of way line of Joe Battle Blvd. (Loop 375) for the "TRUE POINT OF BEGINNING"

Thence along said right of way line the following 12 courses;

1. North 00°30'06" West a distance of 1620.57 feet to a point;

2. North 01°23'54" East a distance of 1377.99 feet to a point;

3. North 46°29'01" East a distance of 102.61 feet to a point;

4. North 00°30'06" West a distance of 120.00 feet to a point;

5. North 47°29'13" West a distance of 102.61 feet to a point;

6. North 02°24'06" West a distance of 1377.99 feet to a point;

7. North 00°30'06" West a distance of 601.29 feet to a point;

8. North 00°31'27" West a distance of 1140.50 feet to a point;

9. North 04°53'42" East a distance of 543.54 feet to a point;

10. North 15°49'53" East a distance of 544.17 feet to a point;

11. North 21°17'09" East a distance of 798.31 feet to a point;

12. North 51°19'53" East a distance of 173.11 feet to a point on the southerly right of way line of Montana Avenue (U.S. Highway No. 62);

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Thence along said right of way line North 81°14'53" East a distance of 2313.98 feet to a point;

Thence leaving said right of way line South 00°34'12" East a distance of 1075.62 feet to a point;

Thence North 90°00'00" West a distance of 425.02 feet to a point;

Thence South 81°14'53" West a distance of 1842.47 feet to a point;

Thence South 15°49'53" West a distance of 480.29 feet to a point;

Thence South 04°53'42" West a distance of 472.02 feet to a point;

Thence South 00°31'27" East a distance of 1121.42 feet to a point;

Thence South 00°30'06" East a distance of 588.62 feet to a point;

Thence South 02°24'06" East a distance of 1516.36 feet to a point;

Thence South 00°25'06" West a distance of 3133.04 feet to a point;

Thence North 89°56'52" West a distance of 500.00 feet to the "TRUE POINT OF BEGINNING" and containing in all 6,298,217.45 Square Feet or 144.59 acres of land more or less.

NOTES:
1. Bearing based on warranty deed in volume 3657, page 548, real property records of El Paso County, Texas

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

Ron R. Conde
R.P.L.S. No. 5152

*Job# 701-13-1
R.C.
\LGL-01\70113-1.LGL

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Being a portion of Tract 1, Section 33, Block 79, Township 2,
Texas & Pacific Railway Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz Development Corporation
October 1, 2001

METES AND BOUNDS DESCRIPTION

Parcel 2

Description of a portion of Tract 1, Section 33, Block 79, Township 2, Texas & Pacific Railway 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 a found City of El Paso geodetic disk in concrete marked east 20 for the common corners of Sections 40, 41, 44 and 45, Block 79, Township 2, Texas & Pacific Railway Company Surveys, Thence along the common boundary line of Sections 40 and 45, South 89°56'52" East a distance of 648.59 feet, thence leaving said right of way line North 00°31'27" West a distance of 5236.80 feet to a point for the "TRUE POINT OF BEGINNING"

Thence North 00°31'27" West a distance of 1121.42 feet to a point;

Thence North 04°53'42" East a distance of 472.02 feet to a point;

Thence North 15°49'53" East a distance of 480.29 feet to a point;

Thence North 81°14'53" East a distance of 1842.47 feet to a point;

Thence North 90°00'00" East a distance of 425.02 feet to a point;

Thence South 00°34'12" East a distance of 2334.19 feet to a point;

Thence North 90°00'00" West a distance of 2430.30 feet to the "TRUE POINT OF BEGINNING" and containing in all 5,301,978.66 Square Feet or 121.72 acres of land more or less.

NOTES:
1. Bearing based on warranty deed in volume 3657, page 548, real property records of El Paso County, Texas

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LAND SURVEYOR

R.R.C.

Ron R. Conde
R.P.L.S. No. 5152

15023

*Job# 701-13-2
R.C.
\LGL-01\70113-2.LGL

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ZD-01061

Being a portion of Tract 1 and 1A, Section 40, Block 79, Township 2,
Texas & Pacific Railway Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz Development Corporation
October 1, 2001

METES AND BOUNDS DESCRIPTION

Parcel 3

Description of a portion of Tract 1 and 1A, Section 40, Block 79, Township 2, Texas & Pacific Railway 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 a found City of El Paso geodetic disk in concrete marked east 20 for the common corners of Sections 40, 41, 44 and 45, Block 79, Township 2, Texas & Pacific Railway Company Surveys, Thence along the common boundary line of Sections 40 and 45, South 89°56'52" East a distance of 646.51 feet to a point for the "TRUE POINT OF BEGINNING"

Thence North 00°25'06" East a distance of 3133.04 feet to a point;

Thence North 02°24'06" West a distance of 1516.36 feet to a point;

Thence North 00°30'06" West a distance of 588.62 feet to a point;

Thence North 90°00'00" East a distance of 4658.58 feet to a point on the westerly boundary line of a 400' El Paso Electric Company R.O.W.;

Thence along said boundary line South 00°33'01" East a distance of 556.03 feet to a point;

Thence leaving said boundary line North 90°00'00" West a distance of 2691.11 feet to a point;

Thence South 00°34'12" East a distance of 730.89 feet to a point;

Thence South 89°29'54" West a distance of 738.00 feet to a point;

Thence South 00°34'12" East a distance of 1100.00 feet to a point;

Thence North 89°29'54" East a distance of 738.00 feet to a point;

Thence South 00°34'12" East a distance of 881.99 feet to a point;

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Thence 393.51 feet along the arc of a curve to the right whose radius is 3000.00 whose interior angle is 07°30'56" whose chord bears South 03°11'16" West a distance of 393.23 feet to a point;

Thence 360.93 feet along the arc of a curve to the left whose radius is 3000.00 whose interior angle is 06°53'36" whose chord bears South 03°29'56" West a distance of 360.71 feet to a point;

Thence South 00°03'08" West a distance of 1216.91 feet to a point;

Thence North 89°56'52" West a distance of 1908.99 feet to the "TRUE POINT OF BEGINNING" and containing in all 10,798,531.57 Square Feet or 247.90 acres of land more or less.

NOTES:
1. Bearing based on warranty deed in volume 3657, page 548, real property records of El Paso County, Texas

Ron R. Conde
R.P.L.S. No. 5152

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*Job# 701-13-3
R.C.
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15023

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Being a portion of Tract 1 and 1A, Section 40, Block 79, Township 2,
Texas & Pacific Railway Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz Development Corporation
October 1, 2001

METES AND BOUNDS DESCRIPTION

Parcel 4

Description of a portion of Tract 1 and 1A, Section 40, Block 79, Township 2, Texas & Pacific Railway 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 a found City of El Paso geodetic disk in concrete marked east 20 for the common corners of Sections 40, 41, 44 and 45, Block 79, Township 2, Texas & Pacific Railway Company Surveys, Thence along the common boundary line of Sections 40 and 45, South 89°56'52" East a distance of 1882.04 feet thence leaving said boundary line North 00°34'12" West a distance of 2844.58 feet to a point for the "TRUE POINT OF BEGINNING"

Thence leaving said boundary line North 00°34'12" West a distance of 1100.00 feet to a point;

Thence North 89°29'54" East a distance of 738.00 feet to a point;

Thence South 00°34'12" East a distance of 800.00 feet to a point;

Thence North 89°29'54" East a distance of 585.63 feet to a point;

Thence 458.65 feet along the arc of a curve to the left whose radius is 2010.00 whose interior angle is 13°04'26" whose chord bears North 82°57'41" East a distance of 457.65 feet to a point;

Thence South 13°34'32" East a distance of 300.00 feet to a point;

Thence 527.10 feet along the arc of a curve to the left whose radius is 2310.00 whose interior angle is 13°04'26" whose chord bears South 82°57'41" West a distance of 525.96 feet to a point;

Thence along said boundary line South 89°29'54" West a distance of 1323.28 feet to the "TRUE POINT OF BEGINNING" and containing in all 1,135,299.21 Square Feet or 26.06 acres of land more or less.

Note: Bearings based on warranty deed in volume 3657, page 548, real property records of El Paso County, Texas

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Ron R. Conde
R.P.L.S. No. 5152

STATE OF TEXAS REGISTERED RONALD ROBERT CONDE 5152 PROFESSIONAL LAND SURVEYOR

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Being a portion of Tract 1 and 1A, Section 40, Block 79, Township 2,
Texas & Pacific Railway Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: Foster Schwartz Development Corporation
October 1, 2001

METES AND BOUNDS DESCRIPTION

Parcel 5

Description of a portion of Tract 1 and 1A, Section 40, Block 79, Township 2, Texas & Pacific Railway 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 a found City of El Paso geodetic disk in concrete marked east 20 for the common corners of Sections 40, 41, 44 and 45, Block 79, Township 2, Texas & Pacific Railway Company Surveys, Thence along the common boundary line of Sections 40 and 45, South 89°56'52" East a distance of 2555.49 feet to a point for the "TRUE POINT OF BEGINNING"

Thence leaving said boundary line North 00°03'08" East a distance of 1216.91 feet to a point;

Thence 360.93 feet along the arc of a curve to the right whose radius is 3000.00 whose interior angle is 06°53'36" whose chord bears North 03°29'56" East a distance of 360.71 feet to a point;

Thence 393.51 feet along the arc of a curve to the left whose radius is 3000.00 whose interior angle is 07°30'56" whose chord bears North 03°11'16" East a distance of 393.23 feet to a point;

Thence North 00°34'12" West a distance of 881.99 feet to a point;

Thence North 89°29'54" East a distance of 585.28 feet to a point;

Thence 527.10 feet along the arc of a curve to the left whose radius is 2310.00 whose interior angle is 13°04'26" whose chord bears North 82°57'41" East a distance of 525.96 feet to a point;

Thence North 13°34'32" West a distance of 300.00 feet to a point;

Thence 458.65 feet along the arc of a curve to the right whose radius is 2010.00 whose interior angle is 13°04'26" whose chord bears South 82°57'41" West a distance of 457.65 feet to a point;

Thence South 89°29'54" West a distance of 585.63 feet to a point;

Thence North 00°34'12" West a distance of 1530.89 feet to a point;

15023

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Thence South 90°00'00" East a distance of 2691.11 feet to a point on the westerly boundary line of a 400 feet El Paso Electric Company R.O.W. ;

Thence South 00°33'01" East a distance of 3988.39 feet to a point;

Thence South 30°00'00" West a distance of 688.55 feet to a point;

Thence South 00°33'12" East a distance of 100.00 feet to a point on the common boundary line of sections 40 and 45, block 79, township 2, Texas and Pacific railroad surveys;

Thence along said boundary line North 89°56'52" West a distance of 2404.11 feet to the "TRUE POINT OF BEGINNING" and containing in all 12,226,498.81 Square Feet or 280.68 acres of land more or less.

NOTES:
1. Bearing based on warranty deed in volume 3657, page 548, real property records of El Paso County, Texas

R.R.C.L

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STATE OF TEXAS
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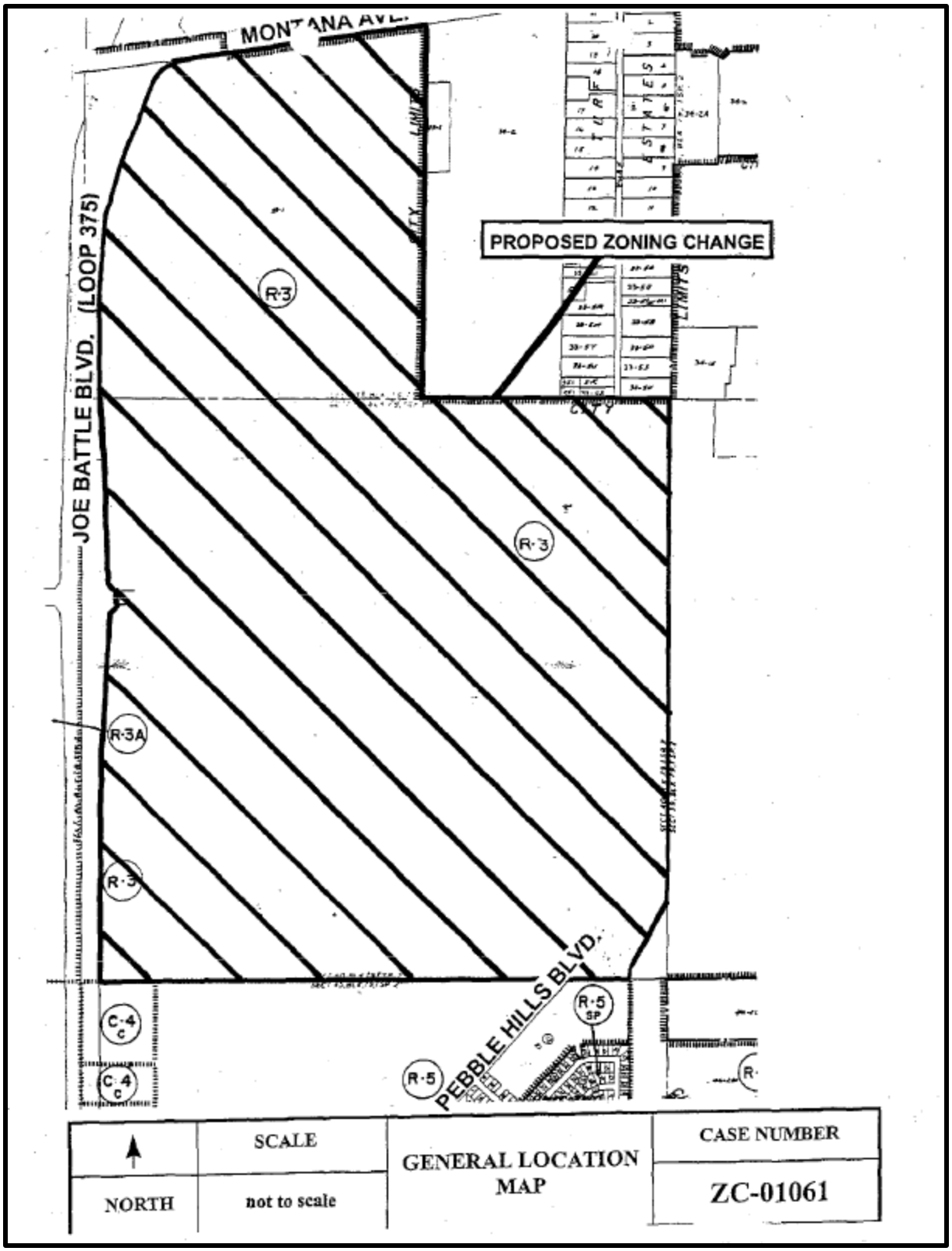
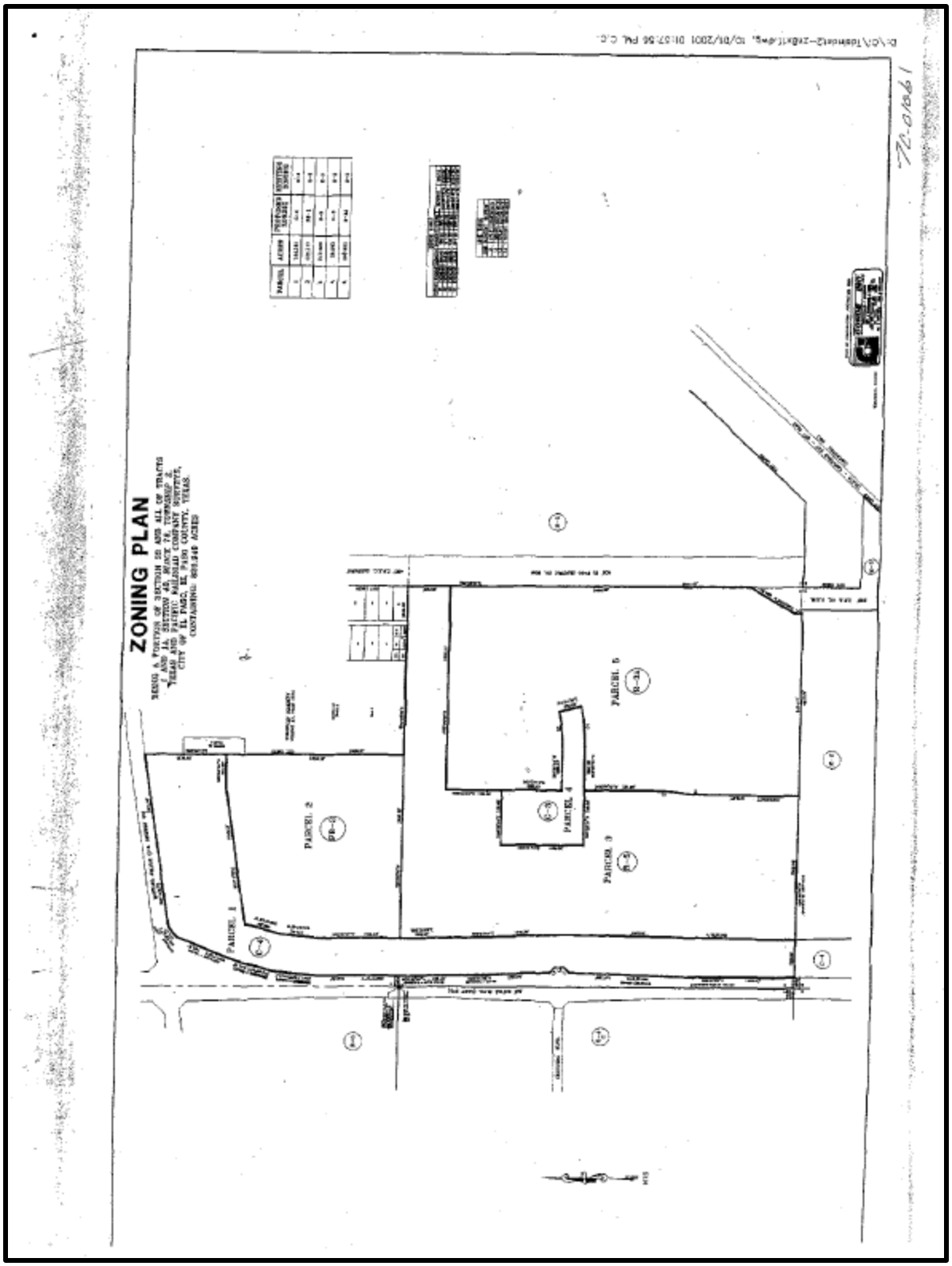
LAND SURVEYOR

*Job# 701-13-5
R.C.
\LGL-01\70113-5.LGL

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283


MONTANA AVE.
PROPOSED ZONING CHANGE
JOE BATTLE BLVD. (LOOP 375)
R-3
R-3
R-3A
R-3
C-4
C-4
R-5
R-5
SP
PEBBLE HILLS BLVD.
NORTH
SCALE
not to scale
GENERAL LOCATION MAP
CASE NUMBER
ZC-01061


ZONING PLAN
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5

ATTACHMENT 6

Department Comments

Planning and Inspections Department – Planning Division
No objections to the detailed development site plan.

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.

Planning and Inspections Department – Building Permitting & Landscape
No objections.

At the time of submittal for building permits the project will need comply with all the applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development
No objections to the detailed site development plan.

TxDOT
Please have requestor submit plans to TxDOT for review for grading and drainage. They will also need to submit an access request for the work on TxDOT right of way (sidewalk and curb and gutter and possibly landscaping), as it seems they will be using a shared driveway as per master plan of the area.

Note: Grading, drainage, and access plans shall be approved by TXDOT prior to the issuance of any building permits.

Sun Metro
No comments received.

Fire Department
Recommended approval.

Police Department
Do not see any conflicts.

El Paso Water
EPWater-PSB does not object to this request.

The Developer of 3620 Joe Battle Boulevard (proposed hotel) has entered into an agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct the proposed water and sanitary sewer mains to provide service to the 3620 Joe Battle Boulevard property. Portions of the proposed water and sanitary sewer mains will be located along the westernmost portion of 3620 Joe Battle Boulevard.

The Developer's Contractor is presently constructing the water and sanitary sewer mains; these mains will be available for service to 3620 and 3614 Joe Battle Boulevard when final acceptance is issued.

The proposed mains are further described below.

EPWater-PSB Comments

Water
Along Joe Battle Boulevard fronting the subject property there are no existing water mains.

Within the Tierra De Mi Padre subdivision there is an existing eight (8) inch diameter water main. This main is located inside a twenty-five (25) foot wide PSB Easement situated west of the common boundary line pertaining to Tierra Del Este Unit Eighteen (18) subdivision and Tierra De Mi Padre Subdivision. This main is aligned in a north-to-south direction. From this main, the Developer of 3620 Joe Battle Boulevard will extend a proposed eight (8) inch diameter main within his/her property along a proposed PSB Easement.

Previous water pressure readings conducted on fire hydrant number 10460 located along R.C. Poe Road approximately 195 feet east of Joe Battle Boulevard have yielded a static pressure of 68 pounds per square inch (psi), residual pressure of 62 psi, discharge of 822 gallons per minute (gpm).

Sanitary Sewer
Along Joe Battle Boulevard fronting the subject property there are no existing sanitary sewer mains.

Within the Tierra De Mi Padre subdivision there is an existing eight (8) inch diameter sanitary sewer main. This main is located inside a twenty-five (25) foot wide PSB Easement situated west of the common boundary line pertaining to Tierra Del Este Unit Eighteen (18) subdivision and Tierra De Mi Padre Subdivision. This main is aligned in a north-to-south direction. From this main, the Developer of 3620 Joe Battle Boulevard will extend a proposed eight (8) inch diameter sanitary sewer main within his/her property along a proposed PSB Easement.

EPW - Stormwater:
Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.