City of El Paso – City Plan Commission Staff Report

Case No:	PZST12-00023
Application Type:	Special Permit
CPC Hearing Date:	February 7, 2013
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	6520 Loma De Cristo Drive
Legal Description:	Lot 19 and a portion of Lot 17, Block 138, Chaparral Park Unit 30, City of El Paso, El Paso County, Texas
Acreage:	10.585 acres
Rep District:	1
Existing Use:	Church and Ground-Mounted Pole Personal Wireless Service Facility (PWSF)
Existing Zoning:	P-R 1 (Planned Residential I)
Request:	Special Permit to allow a Personal Wireless Service Facility (PWSF)
Proposed Use:	Facility-Mounted Personal Wireless Service Facility (PWSF)
Property Owner:	Ascension Lutheran Church
Applicant:	Ascension Lutheran Church c/o Elliot Werner, Head Trustee
Representative:	David Prejean

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) / Single-family dwellings
South: P-R 1 (Planned Residential I) / Vacant
East: R-3 (Residential) / Single-family dwellings and P-R 1 (Planned Residential I) / Vacant
West: R-3 (Residential) / Vacant and C-2 (Commercial) / Self-storage facility

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Plan Area)
NEAREST PARK: Park Hills Park (3,229 feet)
NEAREST SCHOOL: Hornedo Middle (4,501 feet)

NEIGHBORHOOD ASSOCIATIONS
North Hills Neighborhood Pride Association Save the Valley Neighborhood Association
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Mountain Arroyo Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 22, 2013. The Planning Division received two phone calls in opposition against the request.

APPLICATION DESCRIPTION
The applicant requests a special permit to allow the placement of a roof-mounted personal wireless service facility (PWSF). The site plan shows a facility-mounted Personal Wireless Service Facility (PWSF) that is 39 feet and 6 inches in height and camouflaged as a metal frame cross. The PWSF will be located on the Ascension Lutheran Church and the property is 10.585 acres in size. A special permit is a requirement of 20.10.455 of the El Paso City Code. The applicant verified that co-locate is not possible; necessitating a new tower. There are two existing PWSF towers within ½ mile of this site (located on the subject property).

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **APPROVAL** of the special permit for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.04.320, Special Permit.

Plan El Paso-Future Land Use Map Designation
All applications for special permit 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 P-R 1 (Planned Residential I) district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

COMMENTS:

City Development Department - Planning Division - Transportation
There are no transportation issues for the PWSF request.

City Development Department – Plan Review
No objections.

City Development Department - Landscaping Division
Landscape is not required for a cell tower location on a building or for co-locations.

City Development Department - Land Development
No Objection.

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 Department, Land Development Section.*

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

Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

El Paso Water Utilities
We have reviewed the above referenced request and site plan and provide the following comments:
1. EPWU-PSB Planning & Development section does not object to this request.
EPWU-PSB Comments
Water:
2. There is an existing 8-inch diameter water main along Loma De Cristo fronting the subject property.
Sanitary Sewer:
3. There is an existing 8-inch diameter sanitary sewer main along Loma De Cristo fronting the subject property.
General:
4. EPWU records indicate existing domestic and fire line water connection serving the subject property.
5. EPWU requires a new service application to serve the site. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street

improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

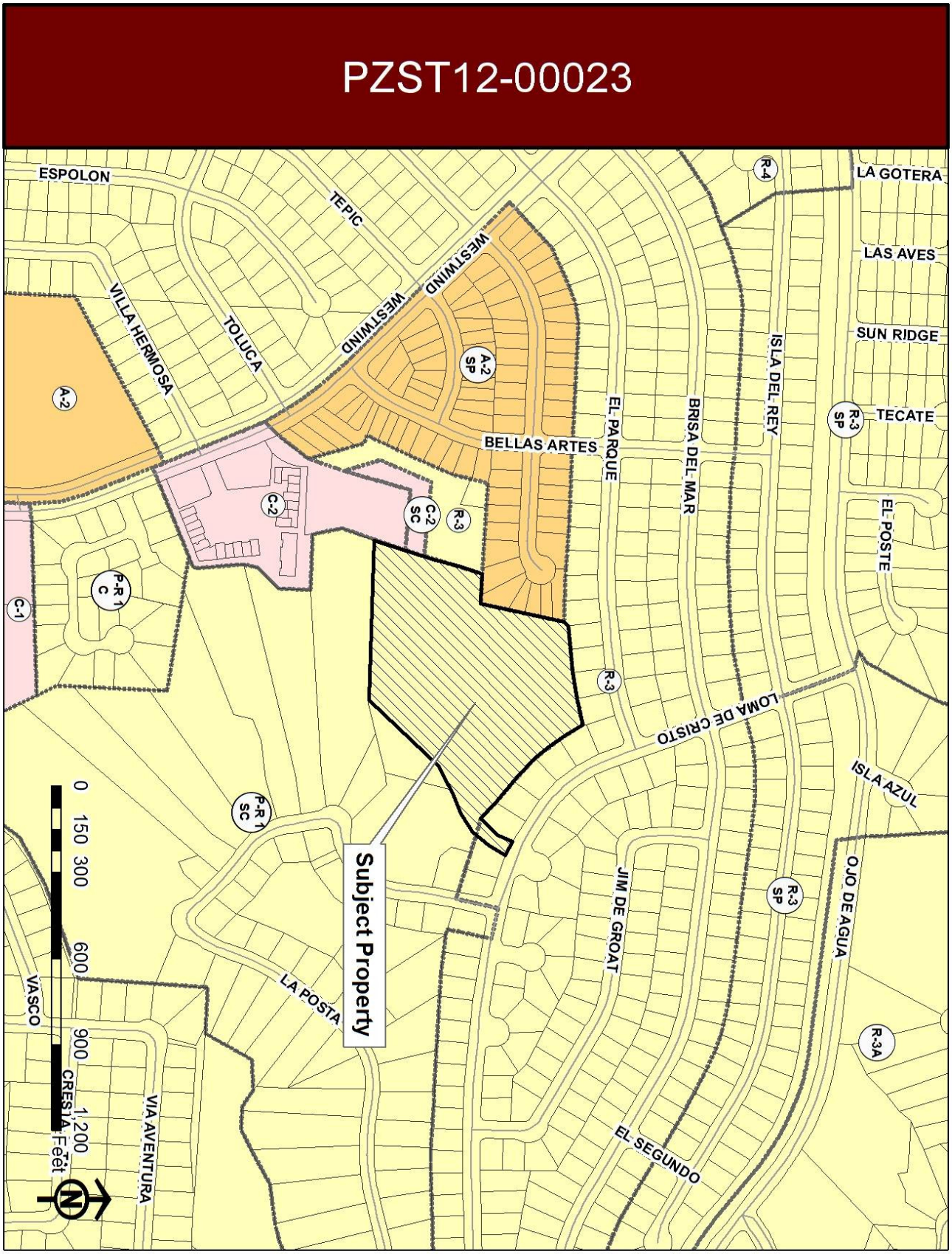
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and 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 special permit and 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 special permit and 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. Location Map
2. Aerial Map
3. Detailed Site Plan
4. Elevation
5. Simulation Picture

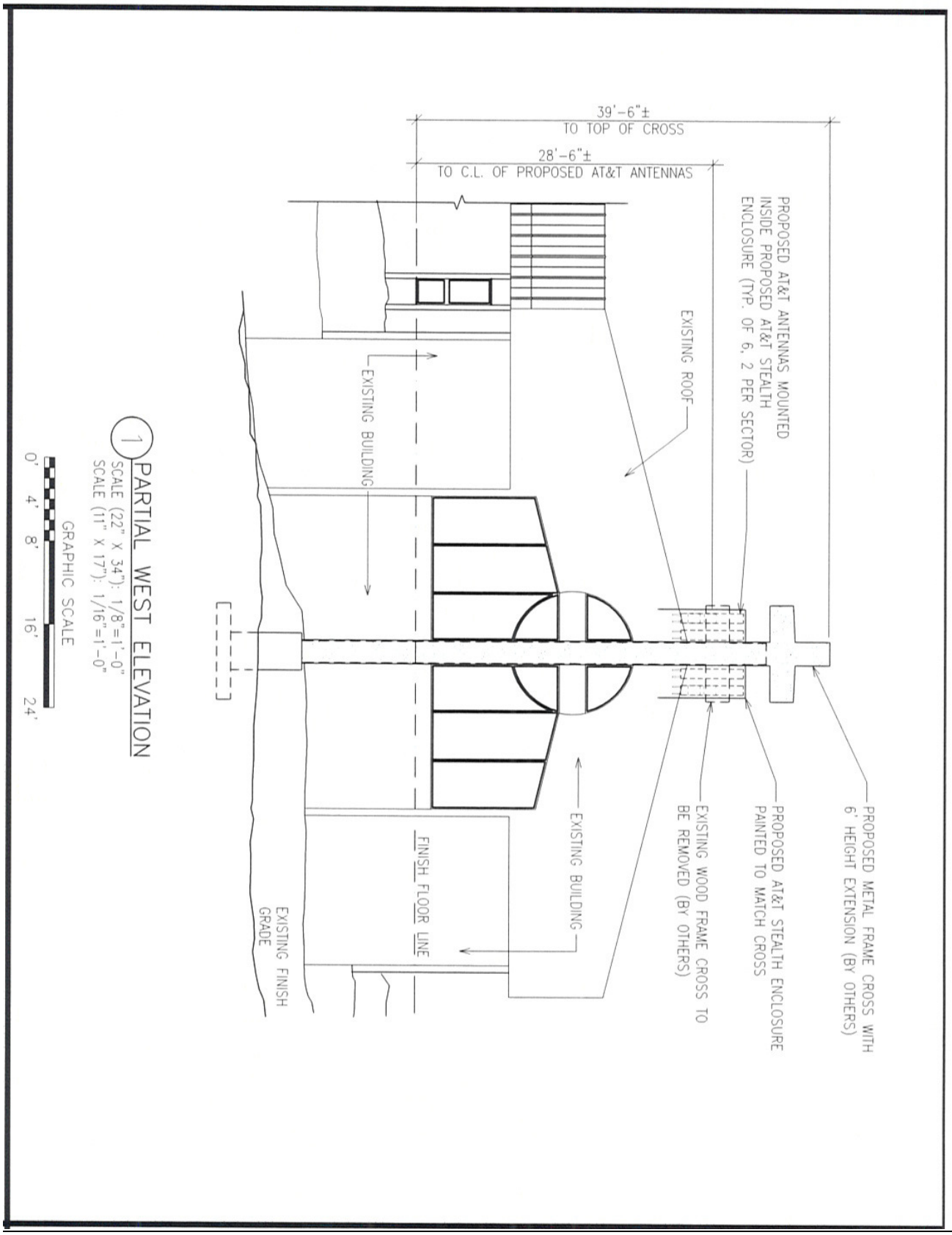
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

ATTACHMENT 4: ELEVATION



ATTACHMENT 5: SIMULATION PICTURE