



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZST14-00005  
**Application Type:** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date:** March 27, 2014  
**Staff Planner:** Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

**Location:** 651 Hawkins Boulevard  
**Legal Description:** A portion of Tract 1A (n/k/a Tract 1F), Block 4, Ascarate Grant, City of El Paso, El Paso County, Texas  
**Acreage:** 13.957 acres  
**Rep District:** 3  
**Existing Zoning:** R-F (Ranch and Farm)  
**Existing Use:** Electric Major Utility Facility  
**C/SC/SP/ZBA/LNC:** None  
**Request:** Special Permit to allow for a Major Utility Facility  
**Proposed Use:** New storage building and remodel of existing structures

**Property Owner:** El Paso Electric Company  
**Representative:** Daniel Monteros and Fred Perez

### **SURROUNDING ZONING AND LAND USE**

**North:** R-F (Ranch and Farm) / Ponding area  
**South:** M-1 (Light Manufacturing) / Office Warehouse  
**East:** R-F (Ranch and Farm) / El Paso Community College Campus  
**West:** M-1/sc/sp (Light Manufacturing/special contract/special permit) / General Warehouse and PWSF

**PLAN EL PASO DESIGNATION:** G-7, Industrial and/or Railyards (Mission Valley Planning Area)

**NEAREST PARK:** Stiles Park (2,346 feet)

**NEAREST SCHOOL:** Ramona Elementary (4,953 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 500 feet of the subject property on March 12, 2014. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

### **APPLICATION DESCRIPTION**

The El Paso Electric Company is requesting to bring the property into conformance by requesting a Special Permit for a Major Utility Facility, per Section 20.10.730 C., in an R-F (Ranch and Farm) zone district. The site plan shows a new 2,720 square foot one-story metal storage building and a new 208 square foot ice maker building. Access is proposed from Hawkins Boulevard and Brogan Street.

### **20.10.730 C**

Major Utility Facilities. Major utility facilities shall be permitted by special permit in any zone, and shall be required to meet all requirements of the base zoning district.

**ANALYSIS**

Major Utility Facilities are permitted in all zone districts with an approved Special Permit or a Master Zoning Plan in Mixed Use Districts:

**20.04.260 Special permits generally**

A. The City Council may by special permit after hearing and report by the city plan commission authorize the location of the uses subject to special permits identified in the district regulations.

**CITY DEVELOPMENT PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the special permit and detailed site development plan review request, as it complies with Sections 20.04.320 special permit and 20.04.150 detailed site development plan.

**Plan El Paso-Future Land Use Map Designation**

All applications for special permit shall demonstrate compliance with the following criteria:

G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the R-F (Ranch and Farm) district is to provide for primarily fallow or agricultural areas within the city and to protect and conserve these areas within and adjacent to urban development. It is intended that this district afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. The regulations of this district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.

**COMMENTS:**

**Planning Division - Transportation**

No objections to Special Permit.

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 – Plan Review**

No comments received.

**City Development Department - Landscaping Division**

No comments received.

**City Development Department - Land Development**

No objections.

**Fire Department**

No comments received.

## **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 request described above and provide the following comments:

EPWU does not object to this request.

### **EPWU-PSB Comments**

#### **Water**

1. There is an existing 8-inch diameter water main that extends along Hawkins Blvd. This main is available for service.
2. There is an existing 8-inch diameter water main that extends along Brogan Dr. located approximately 10 feet north of the street centerline. This main is available for service.
3. EPWU-PSB records indicate two active 1 ½-inch domestic water services and one 1 ½-inch fire line service. The services address for these meters are 651 Hawkins Blvd.
4. Previous water pressure readings from fire hydrant number 4941 located approximately 500 feet north of the intersection of Hawkins Blvd. and Brogan Dr. have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 60 psi and a discharge of 1186 gallons per minute (gpm).
5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer**

6. There is an existing 8-inch diameter sanitary sewer main that extends along Hawkins Blvd. from North Loop to Phoenix Dr. The main is located approximately 7 feet east of the right-of-way centerline. This main is available for service.
7. There is an existing 18-inch diameter sanitary sewer main that extends along Hawkins Blvd. From Tony Lama to approximately 400 feet north of Phoenix Dr. then it continues east along the detention basin. No service connections are allowed to this main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
8. There is an existing 8-inch diameter sanitary sewer main that extends along Brogan Dr. located approximately 5 feet south of the street centerline. This main is available for service.

#### **General**

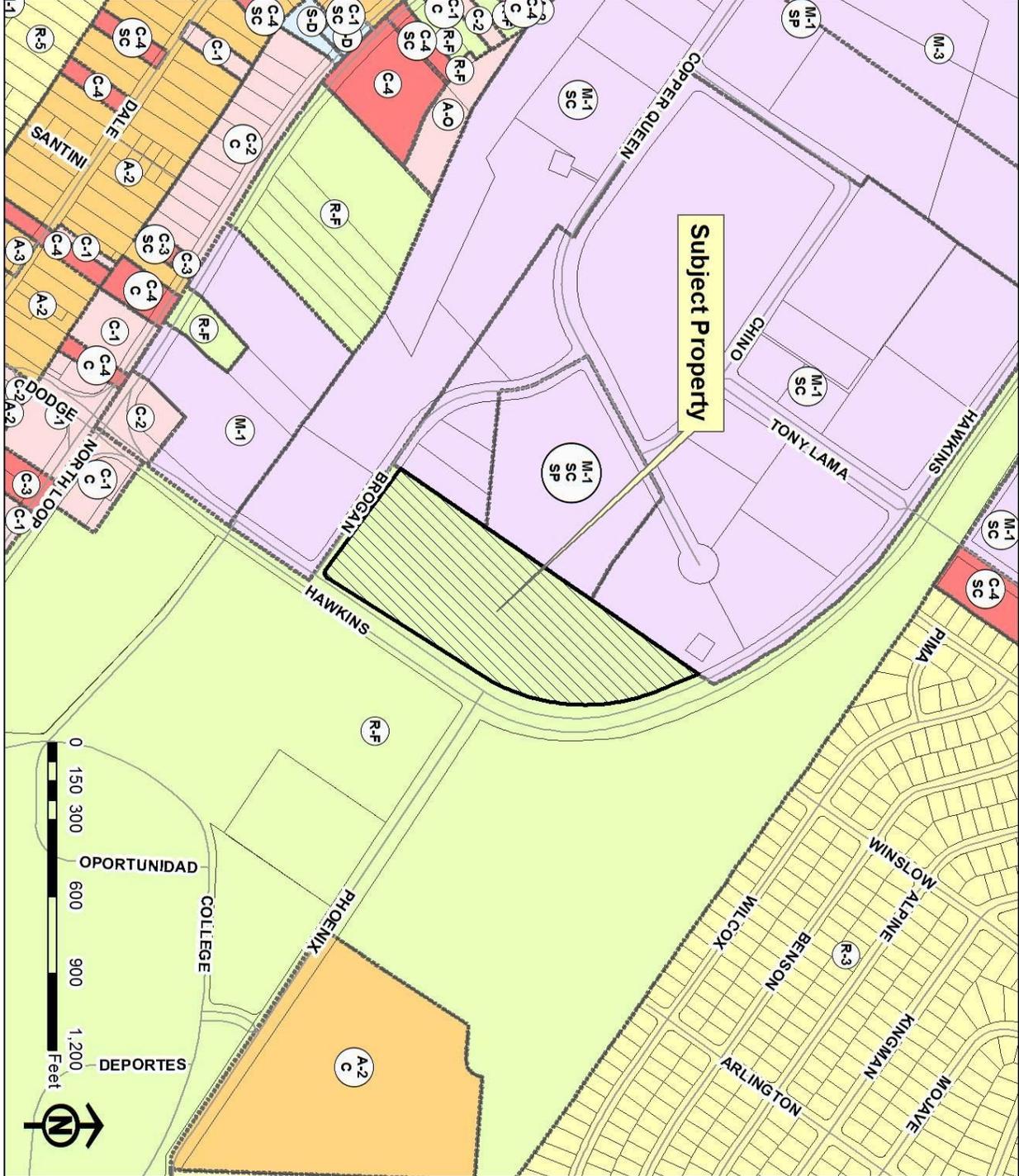
9. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of 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.

## **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: ZONING MAP

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