City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZST14-00013
Application Type:	Special Permit and Detailed Site Development Plan Review
CPC Hearing Date:	May 22, 2014
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	3800 Hondo Pass Drive
Legal Description:	Tracts 517 & 518, Sunrise Acres, City of El Paso, El Paso County, Texas
Acreage:	2.017 acres
Rep District:	2
Existing Zoning:	R-4/sp (Residential/special permit)
Existing Use:	Church
C/SC/SP/ZBA/LNC:	Yes; Special Permit (see Attachment 7)
Request:	Special Permit to allow a Personal Wireless Service Facility (PWSF)
Proposed Use:	Ground-mounted PWSF
Property Owner:	Trinity Lutheran Church
Applicant:	Trinity Lutheran Church/Verizon Wireless
Representative:	Les Gutierrez on behalf of Verizon Wireless

SURROUNDING ZONING AND LAND USE
North: Castner Range / Fort Bliss Military Reservation
South: R-4 (Residential) / Single-family dwellings
East: R-4 (Residential) / Single-family dwellings
West: R-4 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War
NEAREST PARK: Sunrise Park (3,030 feet)
NEAREST SCHOOL: Canyon Hills Middle School (1,199 feet)

NEIGHBORHOOD ASSOCIATIONS
Sunrise Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 29, 2014. The Planning Division has received four letters and three phone calls in opposition to the special permit request (see Attachment 9).

APPLICATION BACKGROUND
A City Council Resolution, dated November 18, 1986, granted a special permit for a church on a site less than three acres (see Attachment 7). While the special permit still exists on the property, this minimum land area requirement is no longer a code requirement. The applicant has requested that City Council repeal the old special permit as part of the current special permit request (see Attachment 8).

APPLICATION DESCRIPTION
The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on the church property. A special permit is a requirement of Section 20.10.455(D) and Section 20.10.455(D)(1)(d)(i) of the El Paso City Code as the proposal is in a residential district and there is one existing PWSF tower within one-half mile of this site. The site plan shows a 520 sq. ft. lease area for a 65-foot monopine with antennas and ground equipment. The antennas and support structure will be

camouflaged to resemble a pine tree (see Attachment 5). The applicant submitted verification that co-location is not possible as required by Section 20.10.455(D)(1)(d)(iii), necessitating a new tower. Maintenance access is proposed from Comet Street.

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 Sections 20.04.320 Special Permit, Section 20.04.160 Detailed Site Development Plan, and 20.10.455 PWSF.

Plan El Paso-Future Land Use Map Designation

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

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 R-4 (Residential) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. Permits primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

City Development Department - Planning Division - Transportation

No objection.

City Development Department - Land Development

No objection.

City Development Department – Building & Development Permitting

Recommend approval. The applicant has elected to buyout their landscaping requirement as provided by Section 18.46.140. This fee will be assessed at the time of building permits (see Attachment 6).

Fire Department

No objections recommend approval.

El Paso Water Utilities

EPWU does not object to this request.

EPWU-PSB Comments

Water

1. There is an existing 8-inch diameter water main that extends along Hondo Pass Dr. located approximately 15 feet south of the street centerline. This water main is available for service.
2. There is an existing 6-inch diameter water main that extends along Polaris Dr. located approximately 10 feet east of the street centerline. This water main is available for service.
3. There is an existing 6-inch diameter water main that extends along Comet Dr. located approximately 10 feet west of the street centerline. This main is available for service.
4. Previous water pressure readings conducted on fire hydrant No. 3207 located at the SE corner of the intersection of Hondo Pass Dr. and Comet Dr., have yielded a static pressure of 160 pounds per square inch (psi), a residual pressure of 136 psi and a discharge of 1,678 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.

6. EPWU-PSB records indicate a vacant 1-inch water meter serving the subject property. The service address for this meter is 3800 Hondo Pass Dr.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along Hondo Pass Dr. located approximately 35 feet south of the street centerline. This main is available for service.
2. There is an existing 8-inch diameter sanitary sewer main that extends along Polaris Dr. located approximately 5 feet west of the street centerline. This main is available for service.
3. There is an existing 8-inch diameter sanitary sewer main that extends along Comet Dr. located approximately 5 feet west of the street centerline. This main is available for service.

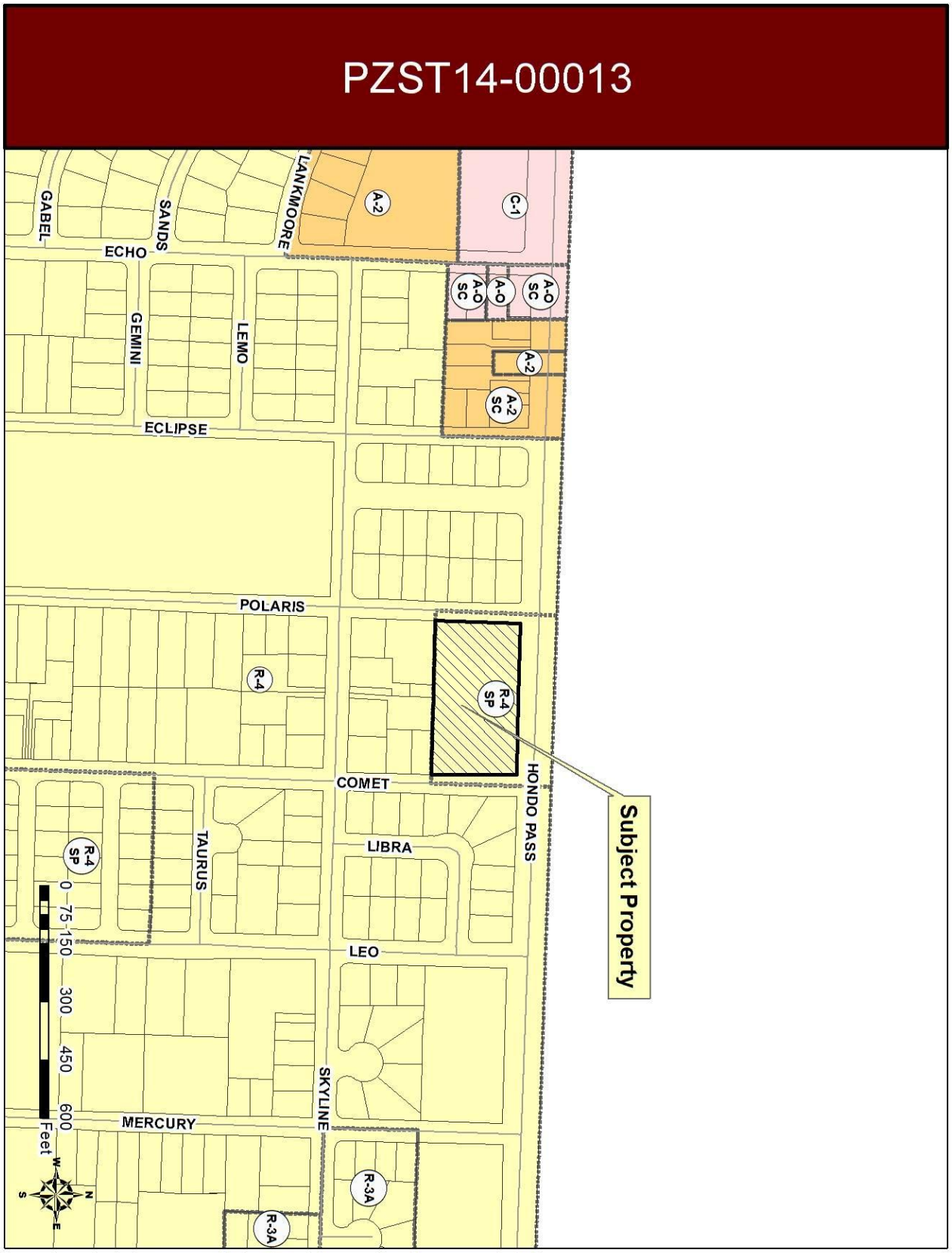
General:

1. A new service application is required for additional water and sanitary sewer services. 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.

Attachments

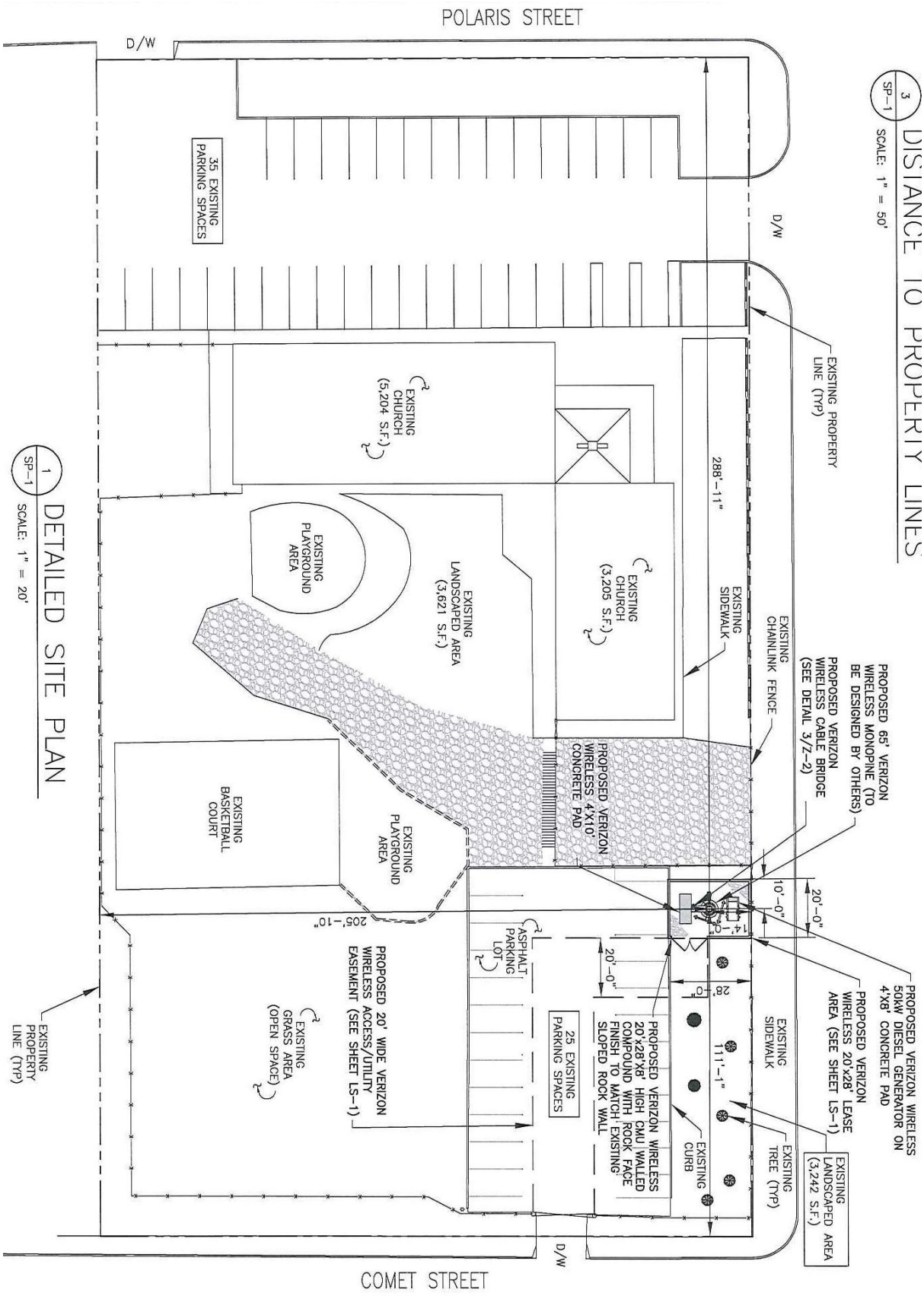
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Simulation Pictures
6. Landscaping Buyout Letter
7. Resolution dated November 18, 1986
8. Special Permit Repeal Request
9. Opposition Letters

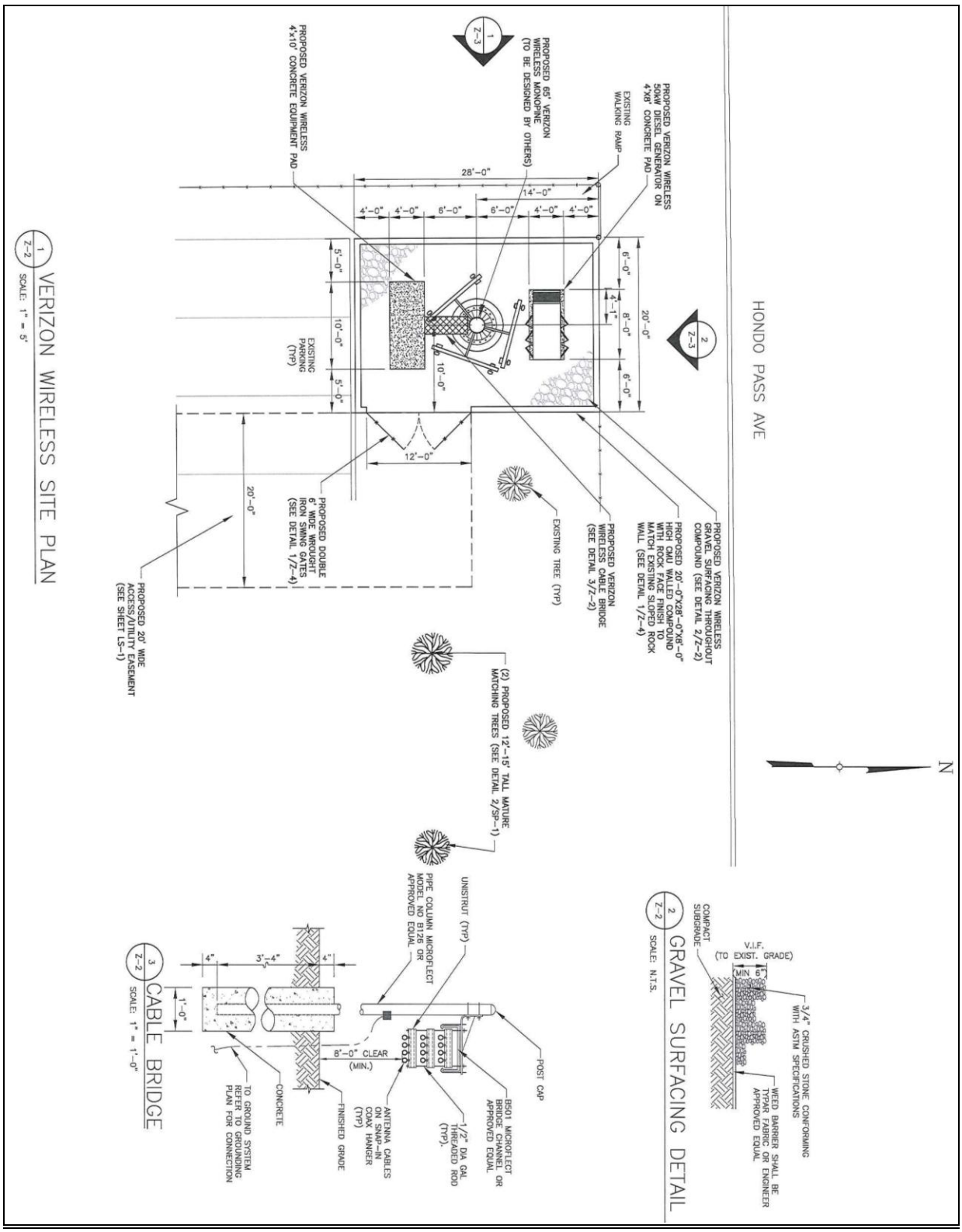
ATTACHMENT 1: ZONING MAP



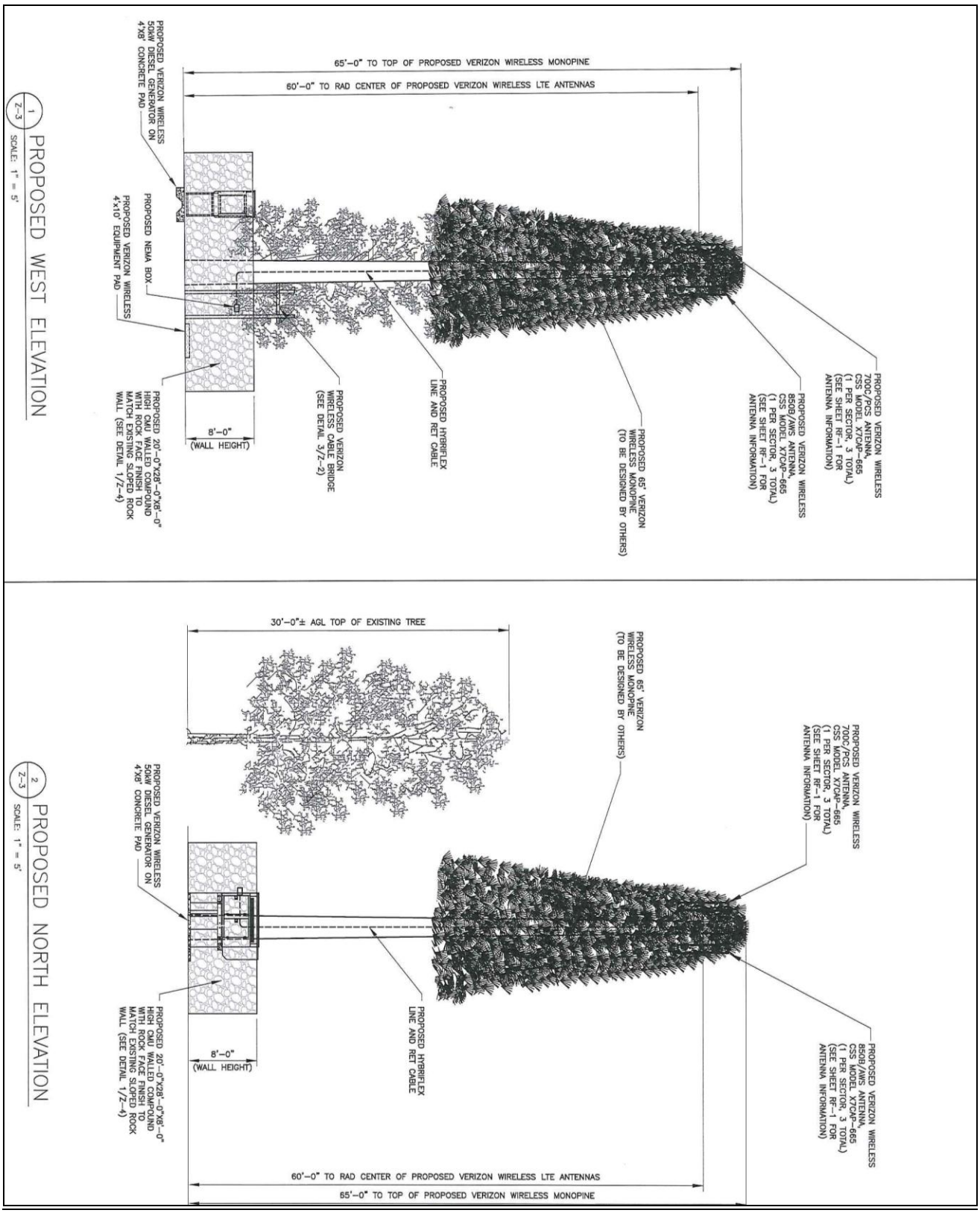
ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

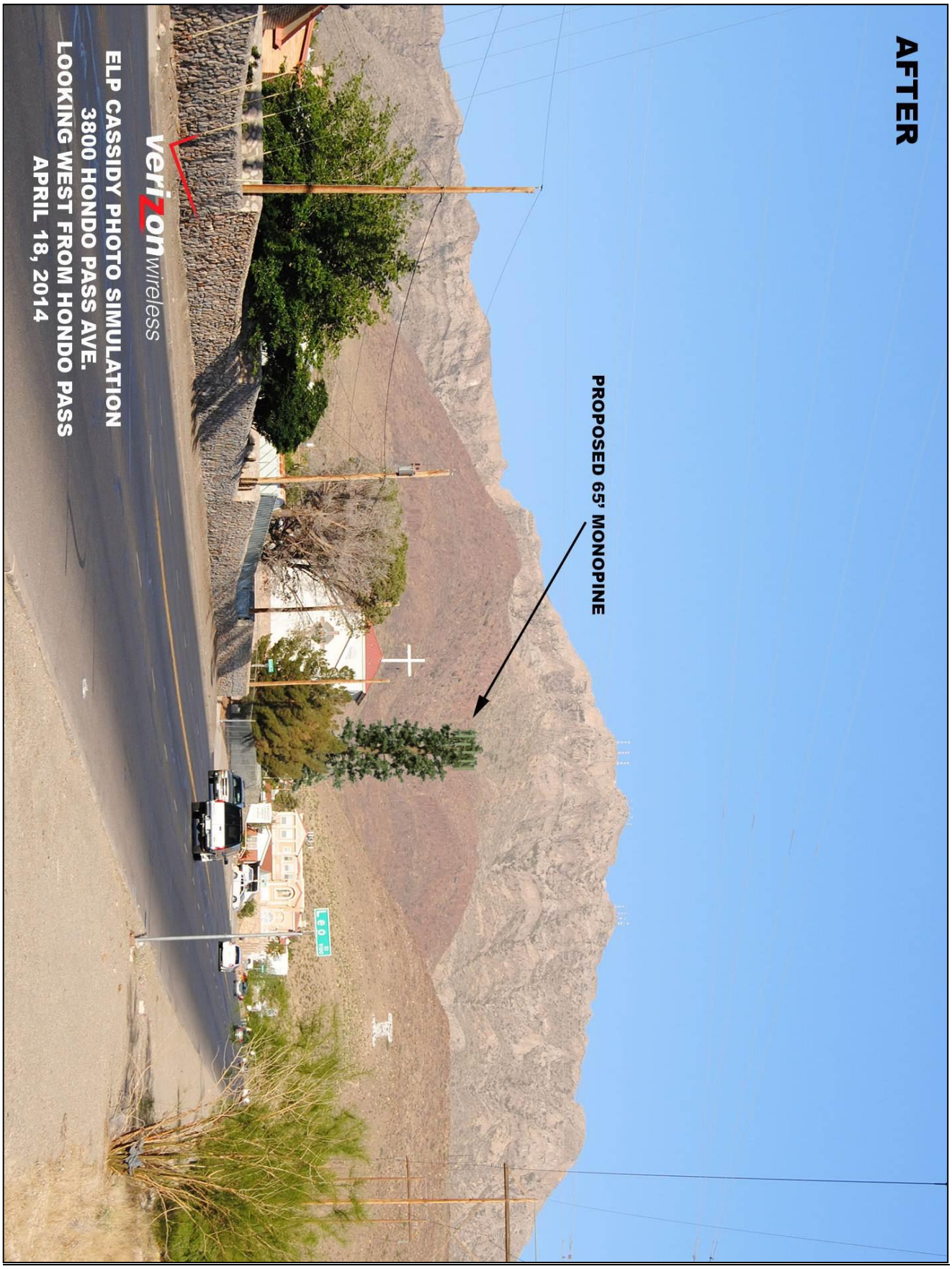



HONDO PASS AVE
N
1 Z-2 VERIZON WIRELESS SITE PLAN
SCALE: 1" = 5'
PROPOSED VERIZON WIRELESS 4'X10' CONCRETE EQUIPMENT PAD
PROPOSED 65' VERIZON WIRELESS MONOPINE (TO BE DESIGNED BY OTHERS)
EXISTING WALKING RAMP
PROPOSED VERIZON WIRELESS 50KW DIESEL GENERATOR ON 4'X8' CONCRETE PAD
1 Z-3
2 Z-3
28'-0"
14'-0"
4'-0"
4'-0"
6'-0"
6'-0"
4'-0"
4'-0"
5'-0"
10'-0"
5'-0"
EXISTING PARKING (TYP)
6'-0"
4'-1"
8'-0"
20'-0"
6'-0"
10'-0"
12'-0"
20'-0"
PROPOSED DOUBLE 6' WIDE WROUGHT IRON SWING GATES (SEE DETAIL 1/Z-4)
PROPOSED 20' WIDE ACCESS/UTILITY EASEMENT (SEE SHEET LS-1)
EXISTING TREE (TYP)
PROPOSED VERIZON WIRELESS CABLE BRIDGE (SEE DETAIL 3/Z-2)
PROPOSED VERIZON WIRELESS GRAVEL SURFACING THROUGHOUT COMPOUND (SEE DETAIL 2/Z-2)
PROPOSED 20'-0"X28'-0"X8'-0" HIGH CMU WALLED COMPOUND WITH ROCK FACE FINISH TO MATCH EXISTING SLOPED ROCK WALL (SEE DETAIL 1/Z-4)
(2) PROPOSED 12'-15' TALL MATURE MATCHING TREES (SEE DETAIL 2/SP-1)
2 Z-2 GRAVEL SURFACING DETAIL
SCALE: N.T.S.
COMPACT SUBGRADE
V.I.F. (TO EXIST. GRADE)
MIN
6"
3/4" CRUSHED STONE CONFORMING WITH ASTM SPECIFICATIONS
WEED BARRIER SHALL BE TYPAR FABRIC OR ENGINEER APPROVED EQUAL
3 Z-2 CABLE BRIDGE
SCALE: 1" = 1'-0"
4"
3'-4"
4"
1'-0"
PIPE COLUMN MICROFLECT MODEL NO B126 OR APPROVED EQUAL
UNISTRUT (TYP)
8'-0" CLEAR (MIN.)
POST CAP
8501 MICROFLECT BRIDGE CHANNEL OR APPROVED EQUAL
1/2" DIA GAL THREADED ROD (TYP).
ANTENNA CABLES ON SNAP-IN COAX HANGER (TYP)
FINISHED GRADE
CONCRETE
TO GROUND SYSTEM REFER TO GROUNDING PLAN FOR CONNECTION

ATTACHMENT 4: ELEVATIONS

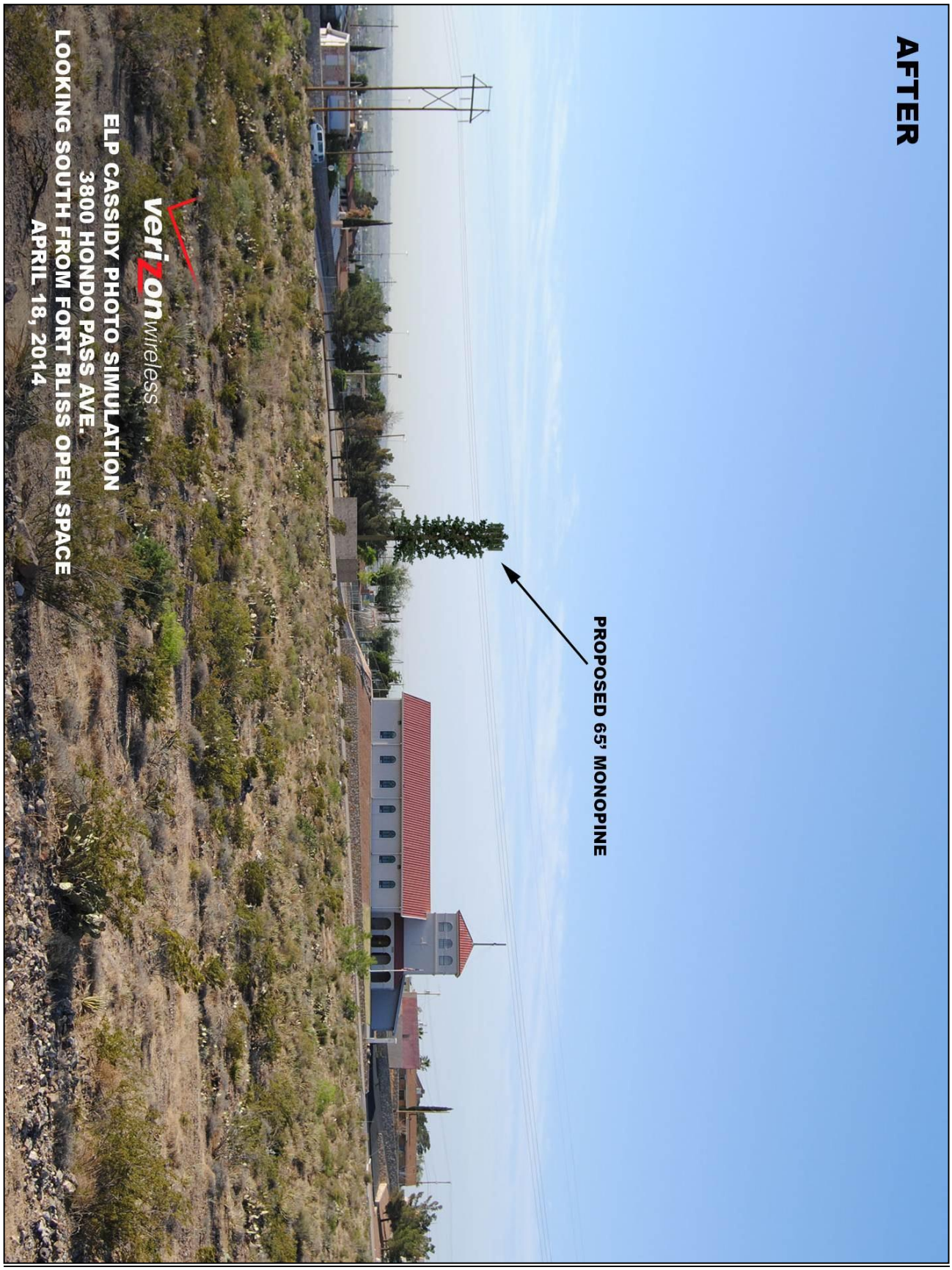


ATTACHMENT 5: SIMULATION PICTURES



ATTACHMENT 5: SIMULATION PICTURES

ATTACHMENT 5: SIMULATION PICTURES



ATTACHMENT 5: SIMULATION PICTURES

ATTACHMENT 6: LANDSCAPING BUYOUT LETTER

April 24, 2014

Mr. Michael McElroy
City Development
222 S, Campbell Street
El Paso, Texas 79901

Re: Verizon Wireless Landscaping Buyout Letter
Special User Permit Request PZST14-00013. 3800 Hondo Pass, El Paso, TX
(Verizon Wireless ELP-CASSIDY)

Dear Mr. McElroy:

Verizon will agree to pay the one- time $5,000 fee (Five Thousand) when submitting for its building permit to buyout the landscaping provision.

Please let me know if you need any additional information with regard to this.

Thank you for all your help thus far, and I look forward to working with you on this project.

Sincerely,

Les F. Gutierrez, Senior Site Acquisition Manager
Tectonic Engineering.
3150 Carlisle Blvd NE, Suite 108
Albuquerque, NM 87110
505-288-7195
LGutierrez@Tectonicengineering.com

RESOLUTION GRANTING SPECIAL PERMIT
SP-86-15 FOR LOTS 517 AND 518, SUNRISE ACRES #1,
PURSUANT TO SECTION 20.04.260 (ZONING)
OF THE EL PASO CITY CODE

WHEREAS, TRINITY LUTHERAN CHURCH has applied for a special permit under Section 20.04.260 (Zoning) of the El Paso City Code to allow a church on a site of less than three (3) acres; and

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

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

That the City Council hereby grants a special permit under Section 20.04.260 of the El Paso City Code to allow a church on a site of less than three (3) acres on the property located on Lots 517 and 518, Sunrise Acres #1, City of El Paso, El Paso County, Texas.

The City Council finds said property to be in R-4 (Residential) District and that churches on sites of less than three (3) acres are uses authorized by special permit in R-4 districts under Section 20.14.040(K) of the El Paso City Code.

This permit is issued subject to the development standards in the R-4 district regulations and subject to the development being built in accordance with the approved site development plan. A copy of the approved site development plan signed by the applicant, the Mayor and the Executive Secretary to the City Plan Commission is attached hereto marked Exhibit "A" and made a part hereof by reference.

Prior to the issuance of building permits, the applicant must pave the entire length and width of Comet Street where it abuts the site.

The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved site development plan and the standards identified in the R-4 regulations, and all other requirements set forth in this resolution. 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.

This permit shall automatically terminate if any of said conditions are not complied with and construction shall stop or occupancy shall be discontinued until any such violation ceases.

ADOPTED this 18th day of NOVEMBER, 1986.

Jonathan W Rogers
Mayor

ATTEST:
Carole Hunter
City Clerk

APPROVED AS TO FORM:
Assistant City Attorney

APPROVED AS TO CONTENT:
Planning Department

AGREEMENT

TRINITY LUTHERAN CHURCH, the Applicant referred to in the above resolution, hereby agrees to develop the above-described property in accordance with the approved site development plan and in accordance with the standards identified in the R-4 regulations, and subject to all other requirements set forth in this resolution.

EXECUTED this 9th day of December, 1986.

TRINITY LUTHERAN CHURCH

By:

Title Vice Chairman

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 9th day of Dec., 1986, by ROBERT W. PURDON, on behalf of TRINITY LUTHERAN CHURCH.

Norma A Skinner
Notary Public, State of Texas

My Commission Expires:

NORMA S. SKINNER, Notary Public
In and for The State of Texas
My Commission Expires June 11, 1989

HAGGERTY ABSTAINED

TRINITY
EVANGELICAL LUTHERAN
CHURCH AND SCHOOL

Ms. Linda Castle, Senior Planner
Planning Division City Development Dept.
222 S. Campbell Street
El Paso, Texas 79901

RE: Special Permit SP-86-15

Dear Ms. Castle:

We have been advised the Special Permit SP-86-15 for a church site of less than three acres is no longer required by the City of El Paso.

Trinity Lutheran Church requests that this Special Permit requirement be removed as the requirement no longer exists.

Sincerely,

Mr. Michael Ray
President, Trinity Lutheran Church

3800 Hondo Pass ✣ El Paso, TX 79904 ✣ (915) 755-7259 ✣ www.trinityelpaso.org

McElroy, Michael

From: urbisoler@aol.com
Sent: Thursday, May 01, 2014 11:42 AM
To: McElroy, Michael
Cc: urbisoler@aol.com; aesc8344@aol.com
Subject: Case No. PZST14-00013

Michael McElroy, AICP, CNU-A
Re: Case No. PZST14-00013

Sir,

Upon receipt of request for special permit allowing a cell tower to be built on property currently owned by Trinity Lutheran Church, we must admit we were totally caught by surprise.

This is residential property. We considered Trinty good neighbors with many fine children as their wards.

1. Who is buying the property?
2. Will the property ***and*** tower be owned by the new buyer?
3. Will the property need to be rezoned?
4. We assume all Trinity buildings will be razed?
5. Will there be accompanying structures in support of the tower?
6. Why must the tower be built at this location?
7. If a cell tower must be built in this area, why not consider the North side of Hondo Pass? You can fight with the Feds.
8. What maintenance is required in support of this tower?
9. Can a cell tower operation interfer in any way with telephone, television or other electronic reception?
10. We believe that a cell tower at this location will devalue the existing neighborhood properties.

Please be advised that we are opposed to this location for a cell tower as being totally out of sync with the charcter of the neighborhood.

RSVP

Respectfully,

Paul and Monica Daniggelis
3817 Skyline Ave
El Paso, TX 79904

McElroy, Michael

Subject: Special Permit # pzst14-00013

From: webmaster@elpasotexas.gov [mailto:webmaster@elpasotexas.gov]
Sent: Thursday, May 08, 2014 8:57 AM
To: Lozano, Juliet
Subject: City of El Paso Website Visitor Message

A visitor at your website has left you a message.

Name:	David and Maria Cox
Email:	dec7@dellcity.com
Phone:	915-329- 8775
Concern:	
Message About:	Special Permit # pzst14-00013
Message:	The plan to construct a cell tower on the Lutheran Church property is right next door to my home at 9049 Comet St. It will be a few feet from my kitchen window. I feel that it is very unfair and inappropriate to construct a tower such as this in a residential neighborhood. It is a terrible eyesore an an undoubted devaluation of my property value. I know the church stands to gain financially from this as well as the city, But I stand to lose by property devaluation. I don't want have to look at this monstrosity through my kitchen window every morning. I think it is unconscionable to consider doing this in a nice quiet residential neighborhood. I know it's hard to fight city hall, but for once please consider the little guy.
Sender ID:	67.10.209.198

McElroy, Michael

From: McElroy, Michael
Sent: Thursday, May 08, 2014 11:47 AM
To: District #2
Cc: 'kkharmon@jencot.com'
Subject: FW: Special Permit - Case # PZST14-00013

Good afternoon,

The below email was sent to me but was addressed to the Representative Romero.

I will include this communication in my staff report as an opposition letter.

Thanks,

Michael

Michael McElroy

AICP | Assoc AIA | LEED GA | CNU-A
City Development | City of El Paso
222 S. Campbell Street
El Paso, Texas 79901
O: 915.212.1612 C: 915.346.9412

Click on the links for more information about City Development:

From: Carolyn Harmon [mailto:kkharmon@jencot.com]
Sent: Thursday, May 08, 2014 11:43 AM
To: McElroy, Michael
Subject: Special Permit - Case # PZST14-00013

Dear Mr. Romero,

My name is Carolyn Weaver and I live at 9055 Polaris St. (District 2). The church that is directly across the street from me is requesting a special permit to put up a 65 Ft. Cell phone tower on their property. The cell phone tower will obstruct our view, lower my property value and will absolutely be an eye sore for our neighborhood. I am asking that you vote against this special permit. It is important to us to keep this neighborhood nice.

Please do not allow this to happen!

Thank you
Carolyn Weaver
9055 Polaris St.
El Paso, Texas 79904
(915) 533-7600

Michael McElroy:

We concerned about the proposed special permit requested by Trinity Lutheran Church, who was allowed to build a place of worship, for the benefit of the community in need of nonprofit organization.

My Wife, Armida and my self, Antonio Escobar both oppose the sixty-five foot tower to be built within the location, for the simple reason of the safety of the children and young student attending the services and functions that will be held with in the property, this tower will be a nuisance attraction.

We feel this tower, is not a welcomed object for the property values and very sightly eye sore, unbecoming to the neighborhood overbearing structure.

We will be attending the scheduled meeting, to voice our concerns,

Thank you,

Antonio Escobar
Armida Escobar
3805 Skyline Ave
El Paso, TX 79904