



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

**Case No:** PZST13-00021  
**Application Type:** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date:** October 3, 2013  
**Staff Planner:** Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**Location:** 200 South Alto Mesa Drive  
**Legal Description:** A Portion of Lot 2, Block 3, Alto Mesa Unit 3, City of El Paso, El Paso County, Texas  
**Acreage:** 5.37 acres  
**Rep District:** 8  
**Existing Use:** Office  
**Existing Zoning:** C-1 (Commercial)  
**Request:** Special Permit to allow for ground and roof-mounted TV broadcasting antennae facility  
**Proposed Use:** Ground and roof-mounted TV broadcasting antennae facility

**Property Owner:** 99 CA, LP  
**Applicant:** Mike Adkins  
**Representative:** Will Brown

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

**North:** C-1/sc (Commercial/special contract) / Retail  
**South:** R-3 (Residential) / Single-family dwellings; C-1 (Commercial) / office  
**East:** R-3 (Residential) / Single-family dwellings  
**West:** C-3/sc (Commercial/special contract) / Vacant

**THE PLAN FOR EL PASO DESIGNATION:** G-4, Suburban (Walkable)  
**NEAREST PARK:** Palo Verde Park (2,843 feet)  
**NEAREST SCHOOL:** Coronado High School (2,155 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association  
Save the Valley

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 18, 2013. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit to allow for the placement of a ground and roof-mounted TV receiving antennae facility. The site plan shows 8 ground-mounted antennae to be placed on the paved asphalt surface and 2 roof-mounted antennae to be placed on the existing 37,517 sq. ft. office building for antennae with the following dimensions: 15.37'-foot wide and 16.9'-foot high antennas, supporting structures and the appurtenant equipment facility. Setback requirements are as follows: one foot for each one foot of height from abutting residential districts. The ground mounted antennae require 16.9'-feet and the plan shows 66'-feet, the roof mounted antennae requires 38'- feet and the plan shows over 100'-feet. A special permit is a requirement of 20.10.700 of the El Paso City Code for the proposed use. Access is proposed from South Alto Mesa Drive.

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit for a TV antennae facility as it meets all the requirements of 20.04.320, Special Permit and 20.10.700 TV and Radio Broadcasting Antennae.

**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 C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

**COMMENTS:**

**City Development Department - Planning Division - Transportation**

No objections.

**City Development Department - Land Development**

No comments received

**City Development Department - Landscaping Division**

No comments received

**Fire Department**

No comments received

**Police Department**

No issues with the special permit request.

**El Paso Water Utilities**

No comments received

**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:

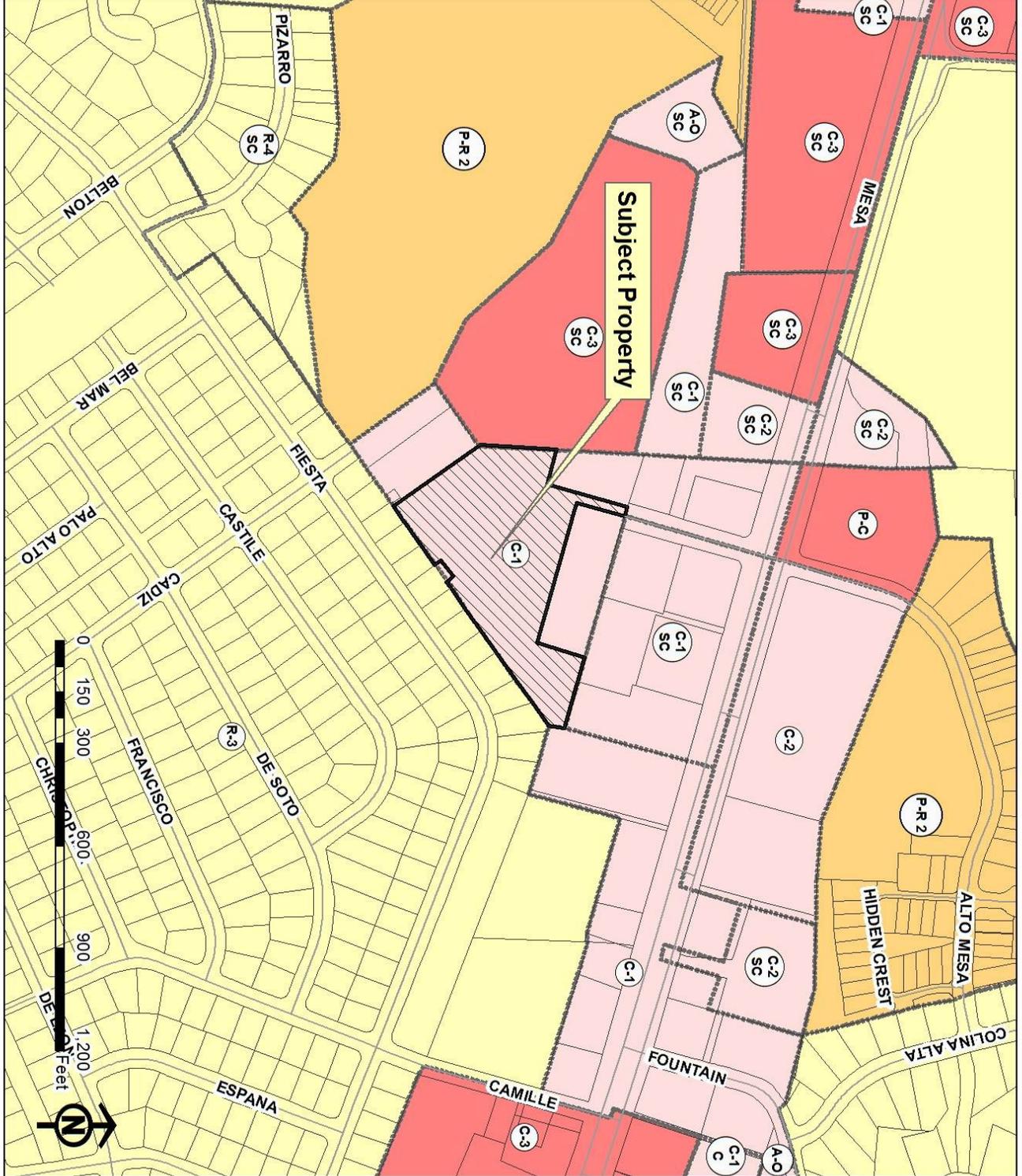
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for 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 The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Antennae Elevations
5. Simulation Pictures

ATTACHMENT 1: ZONING MAP

PZST13-00021



ATTACHMENT 2: AERIAL MAP

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### ATTACHMENT 4: ELEVATIONS

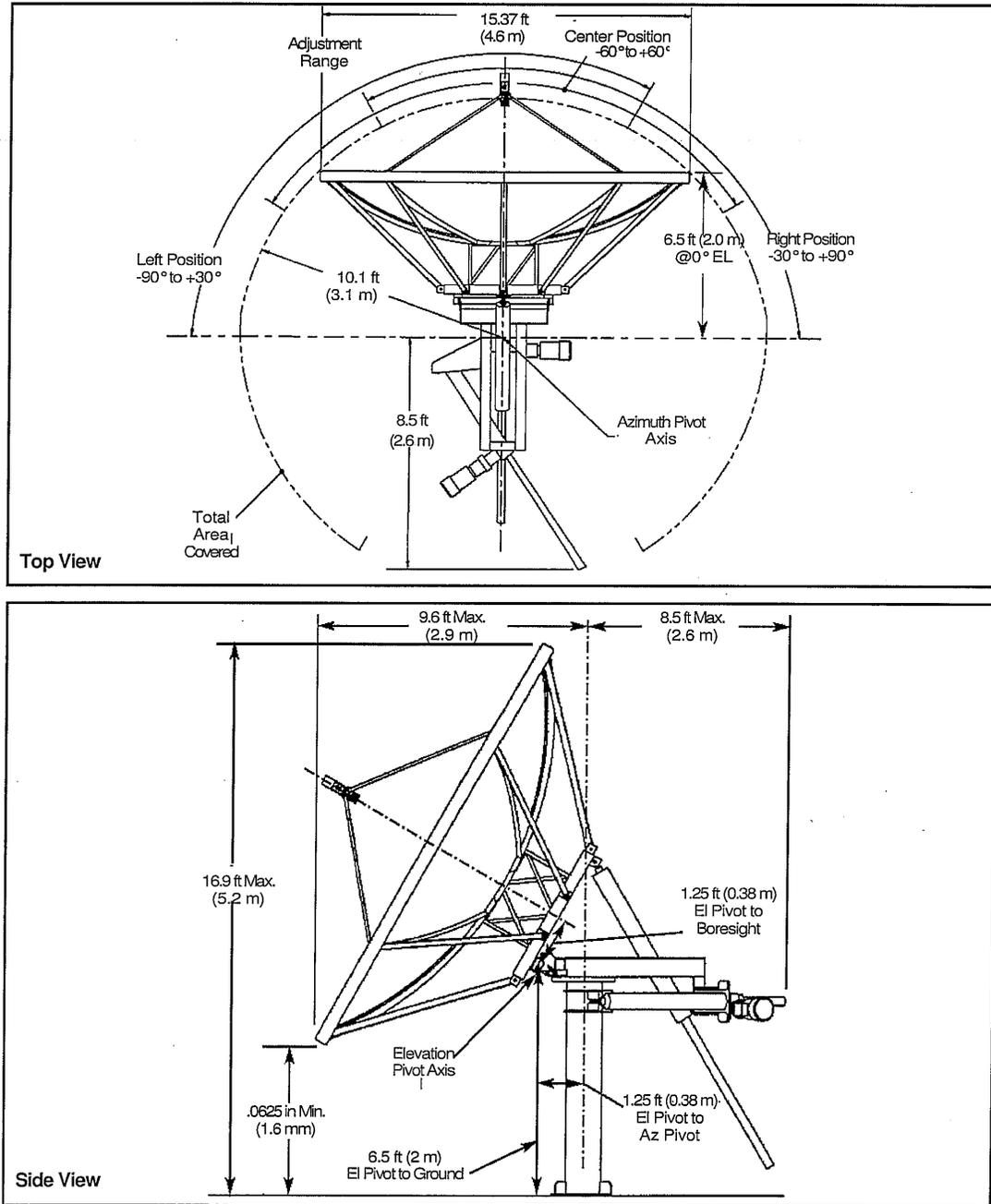


Figure 3 - 4.5-Meter Earth Station Antenna With Motorizable Mount

ATTACHMENT 5: SIMULATIONS



