

STAFF REPORT

Special Use Permit #: ZON05-00148

Property Owner(s): The Woman's Club of El Paso

Applicant(s): T-Mobile USA, Inc.

Representative(s): Romano Associates LLC

Legal Description: Lots 5-14, Block 24, Alexander Subdivision

Location: SE Corner of Oregon & River

Representative District: # 8

Area: 0.7282 acres

Zoning: A-3 (Apartment)

Existing Use: Parking Lot

Proposed Use: 65 ft. Wireless Telecommunications Facility

Recognized Neighborhood Associations Contacted: Coronado Neighborhood Association; Save the Valley; Upper Mesa Hills Neighborhood Association, Sunset Heights neighborhood Association.

Surrounding Land Uses:

North -	A-3 (Apartment) / Apartments
South -	A-3 (Apartment) / Budget Lodge Motel & Single-Family Residences
East -	S-D (Special Development) / Cathedral High School
West-	A-3 (Apartment) / Apartments & Single-Family Residences

Year 2025 Designation: **Mixed-Use** (Central Planning Area)

**CITY PLAN COMMISSION HEARING, JANUARY 5, 2006
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM # 7

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General Information:

The applicant is requesting a special permit to allow a 65 ft. wireless telecommunications facility. The property is currently zoned A-3 (Apartment). The site is currently used as a parking lot and is 0.7282 acres in size. The proposed site plan shows an enclosed lighted tower to be located on the site. Access is proposed via Oregon and River and the facility will utilize three existing parking spaces of Lot 12. There are no zoning conditions currently imposed on this property.

The Women's Club of El Paso is on the National Register of Historic Places and the applicant has submitted an application to the State Historic Preservation Office for the proposed application.

Information to the Commission:

There has been one e-mail notice and a letter of opposition to this application. There was one phone call of interest in the application. See Enclosures 2 and 3.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this special permit request.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso "encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character"

The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for **Mixed** land uses.

A-3 (Apartment) zoning allows wireless telecommunication facilities by special permit.

The Commission must determine the following:

- A. Will the special permit for a wireless telecommunication facility protect the best interest, health, safety and welfare of the public in general?
- B. Will a wireless telecommunication facility be compatible with adjacent land uses?
- C. What is the relation of the proposed change to the city's Comprehensive Plan?
- D. What effects will the wireless telecommunication facility have upon the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole?

Information To The Applicant:

Building Permits and Inspections Division Notes:

- A. Zoning: The antenna support base meets the yard standards of the district.
- B. Landscaping: Landscaping required for new wireless telecommunications facilities. The project will not meet code as submitted.

Land Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

Water: Along River Street between Oregon Street and Mesa Street there is an existing water main. From Oregon to the existing alley the diameter of the main is twelve (12) inches; from the alley to Mesa Street the diameter of the main is six (6) inches. Along Mesa Street between River Street and California Street there are no existing water mains. Along California Street between Mesa Street and Oregon Street, there is an existing eight (8) inch diameter water main. Along Oregon Street between California Street and River Street there are no existing water mains. Along the alley located between Oregon Street and Mesa Street, there is an existing eight (8) inch diameter water main. Previous water pressure readings conducted on a fire hydrant located at the corner of Oregon Street and River Street have yielded a static pressure of 40 pounds per square inch (psi), residual pressure of 34 psi, discharge of 750 gallons per minute (gpm).

Sanitary Sewer: Along River Street between Oregon Street and Mesa Street there is an existing eight (8) inch diameter sanitary sewer main. From the intersection of Mesa Street and California Street along Mesa Street towards the north there is an existing six (6) inch diameter sanitary sewer main. This main dead-ends at approximately 120 feet south of River Street. From the intersection of California Street and Mesa Street along California Street towards the west there is an existing eighty (8) inch diameter sanitary sewer main. This main dead-ends at approximately 100 feet east of Oregon Street. Along Oregon Street between California Street and River Street there is an existing eight (8) inch diameter sanitary sewer main.

General: Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT. In the event that the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site &

off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained from the Planning Department at City Hall. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

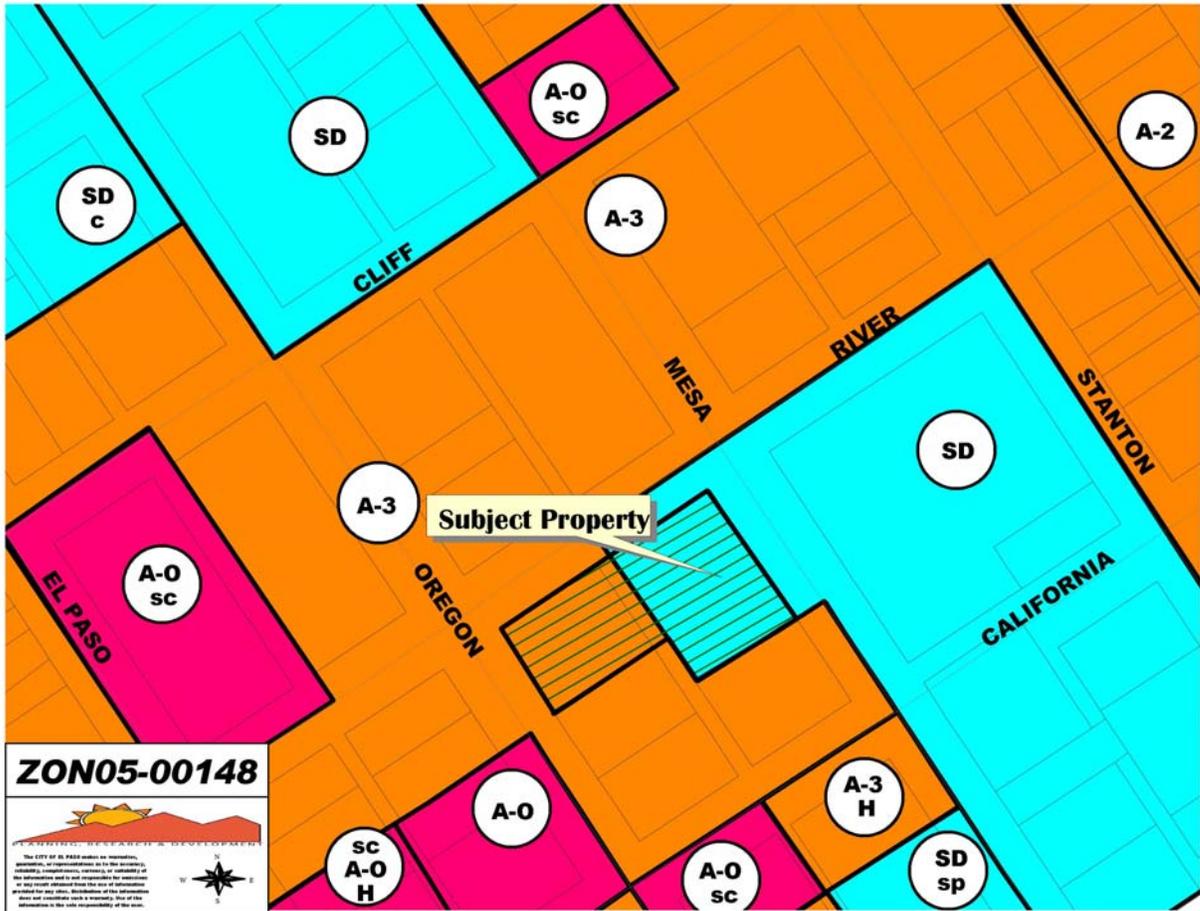
EPWU does not object to this request.

Planning Division Notes:

- A. Recommend approval of the wireless telecommunication facility special permit.
- B. Recommend the tower color be a neutral color for aesthetic value.

ATTACHMENT: Site Plans, Enclosures 1,2 and 3.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DIVISION AT (915) 541-4024.



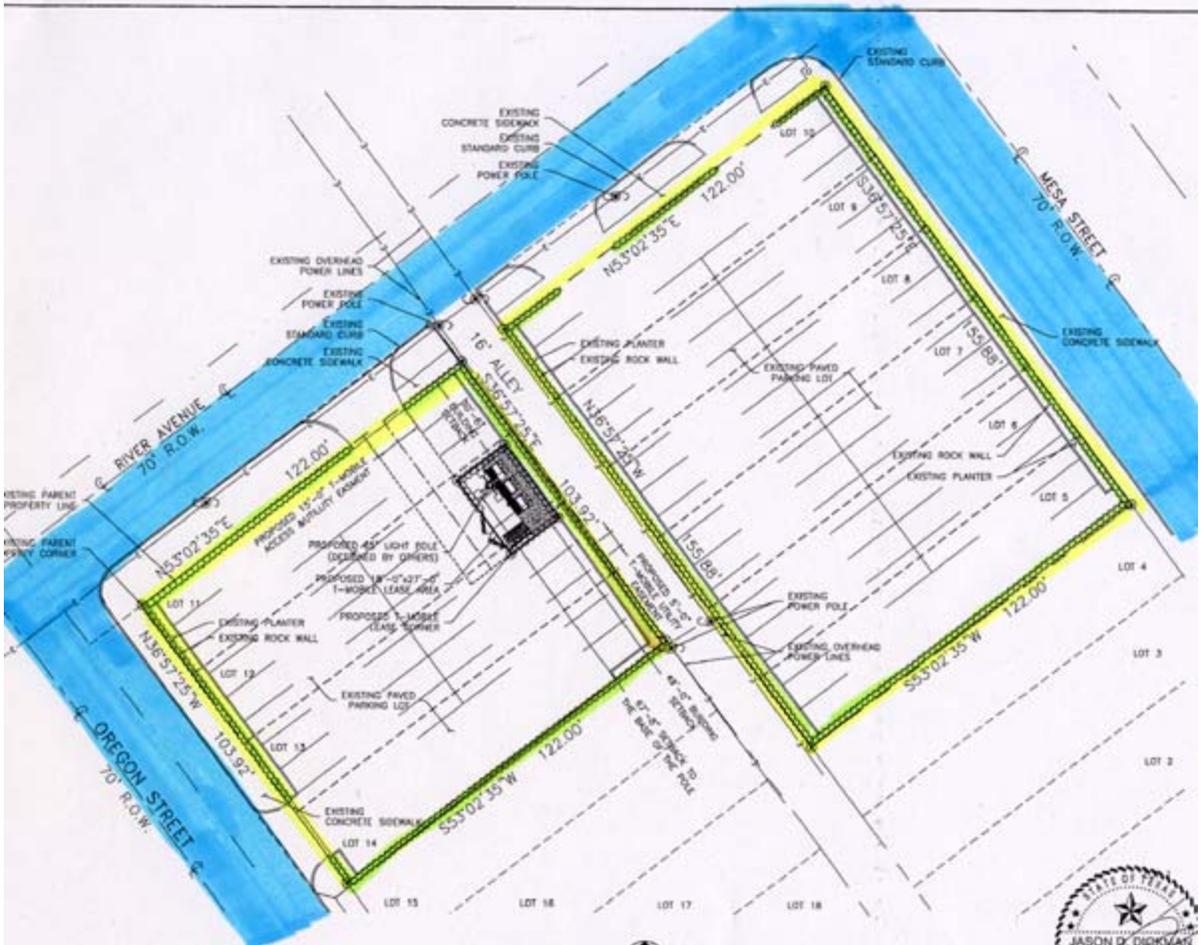


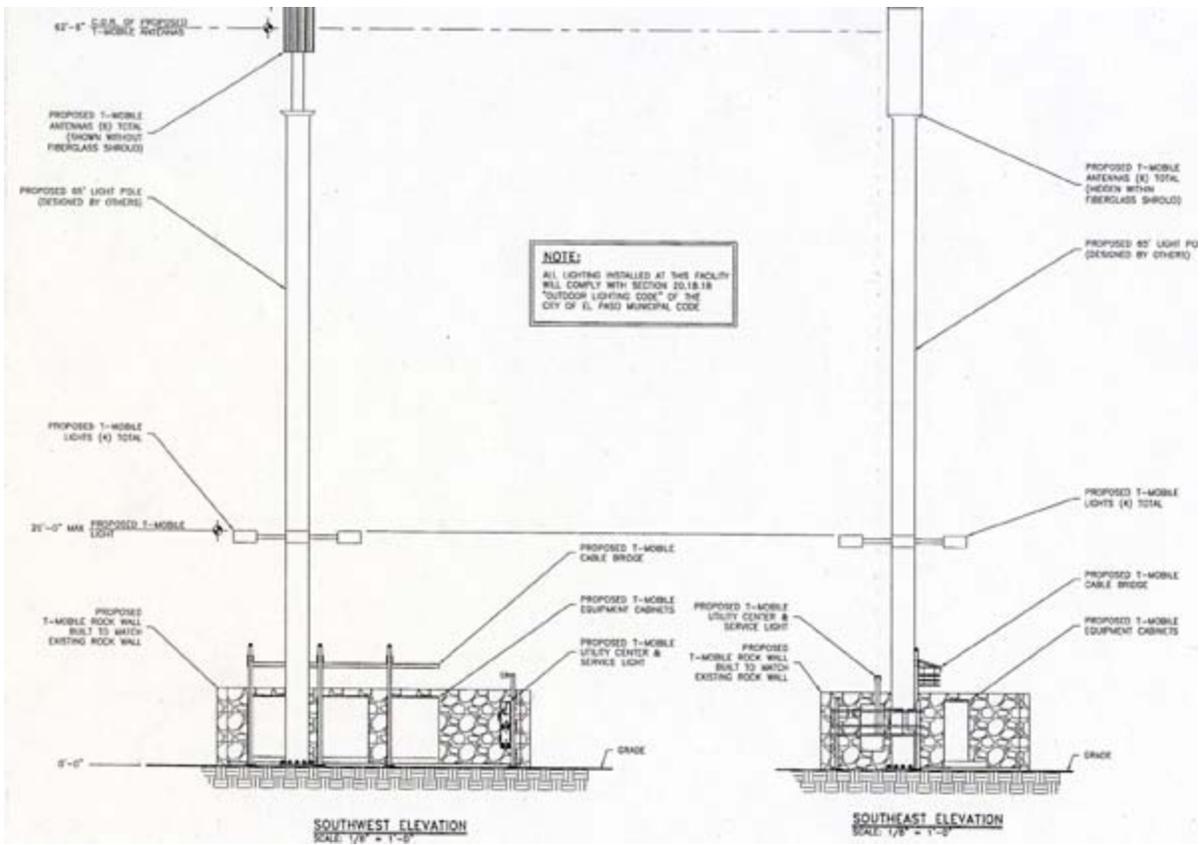
ZON05-00148



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T-Mobile

MESA STREET & RIVER PHOTO-SIMULATION
65' LIGHTPOLE WITH CONCEALED ANTENNAS; 7' 6" ENCLOSURE
EAST ELEVATION FROM MESA STREET
JANUARY 17, 2005

SITE: NM02402-B

