

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: February 2, 2010
Public Hearing: February 23, 2010

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance granting Special Permit No. ZON09-00022, to allow for governmental uses and buildings on the property described as being all of Tracts 3A, 3A1, G.M. Collingsworth Survey No. 14, a portion of Tract 1B, Guadalupe Lucero Survey No. 45, a portion of Tract 15 B, Ysleta Grant, Block 21, a portion of United States Parcel No.3, a portion of Ascarate Street also known as First Street, and a portion of the Old River Bed known as Tract 4, (Described July 9, 1938, in Book 632, Page 559, Deed Records, El Paso County, Texas) City of El Paso, El Paso County, Texas, Pursuant to Section 20.08.030 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 6314 Delta Drive. Property Owners: County of El Paso, ZON09-00022 (**District 3**).

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (8-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON09-00022, TO ALLOW FOR GOVERNMENTAL USES AND BUILDINGS ON THE PROPERTY DESCRIBED AS BEING ALL OF TRACTS 3A, 3A1, G.M. COLLINGSWORTH SURVEY NO. 14, A PORTION OF TRACT 1B, GUADALUPE LUCERO SURVEY NO. 45, A PORTION OF TRACT 15 B, YSLETA GRANT, BLOCK 21, A PORTION OF UNITED STATES PARCEL NO. 3, A PORTION OF ASCARATE STREET ALSO KNOWN AS FIRST STREET, AND A PORTION OF THE OLD RIVER BED KNOWN AS TRACT 4, (DESCRIBED JULY 9, 1938, IN BOOK 632, PAGE 559, DEED RECORDS, EL PASO COUNTY, TEXAS) CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.08.030 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, County of El Paso, has applied for a Special Permit under Section 20.08.030 of the El Paso City Code to allow for governmental uses and buildings; and,

WHEREAS, the Section 20.08.030 allows for governmental uses and buildings; and,

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

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a R-F (Ranch and Farm) and R-4(Residential) District:

Being all of Tracts 3A, 3A1, G.M. Collingsworth Survey No. 14, a portion of Tract 1B, Guadalupe Lucero Survey No. 45, a portion of Tract 15 B, Ysleta Grant, Block 21, a portion of United States Parcel No. 3, a portion of Ascarate Street also known as First Street, and a portion of the Old River Bed known as Tract 4, (Described July 9, 1938, in Book 632, Page 559, Deed Records, El Paso County, Texas) City of El Paso, El Paso County, Texas.

2. That the City Council hereby grants a Special Permit under Section 20.10.260 of the El Paso City Code to allow for governmental uses and buildings on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the **R-F (Ranch and Farm) and R-4 (Residential) District** regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON09-00022** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2010.

(Signatures continue on following page)

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Deputy Director – Planning
Development Services Department

(Agreement on following page)

AGREEMENT

County of El Paso, Applicants referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-F (Ranch and Farm) and R-4 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2009.

ANTHONY COBOS

El Paso County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2009, by **County of El Paso**, as Applicant.

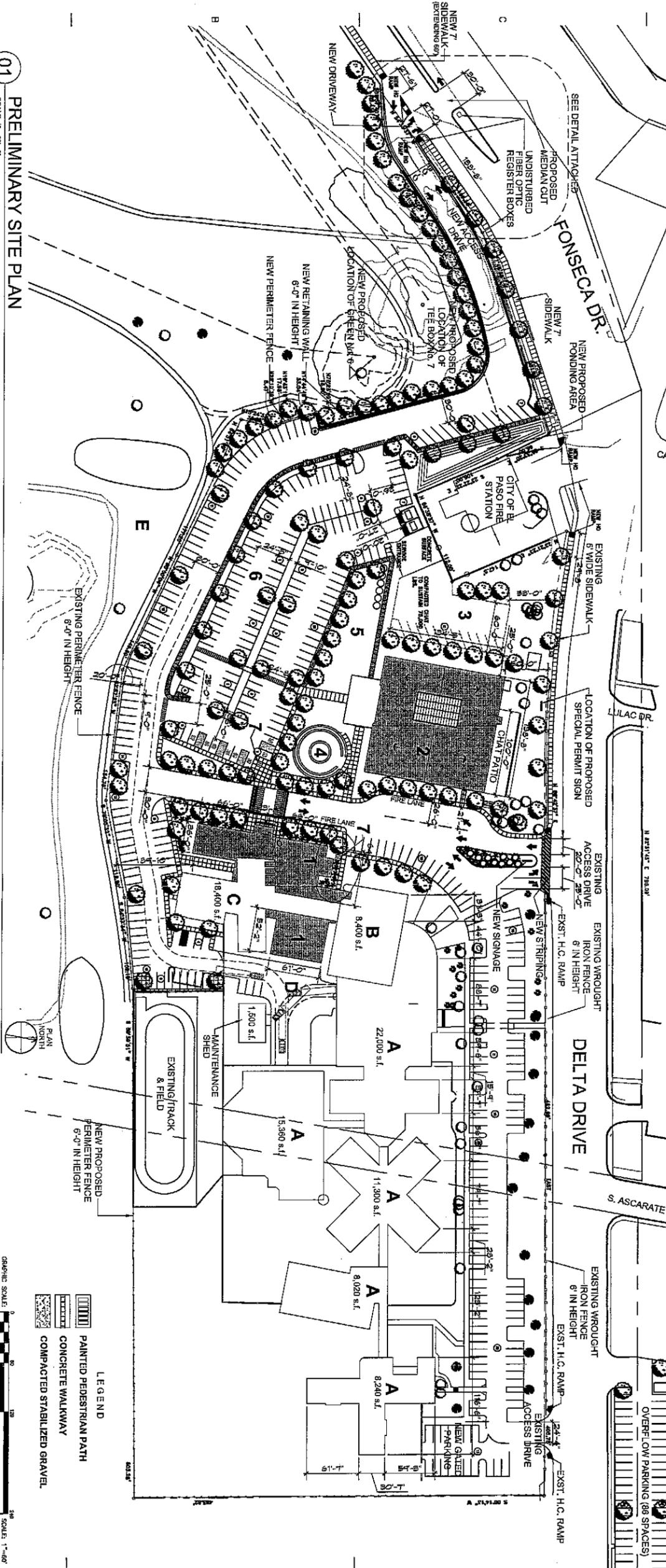
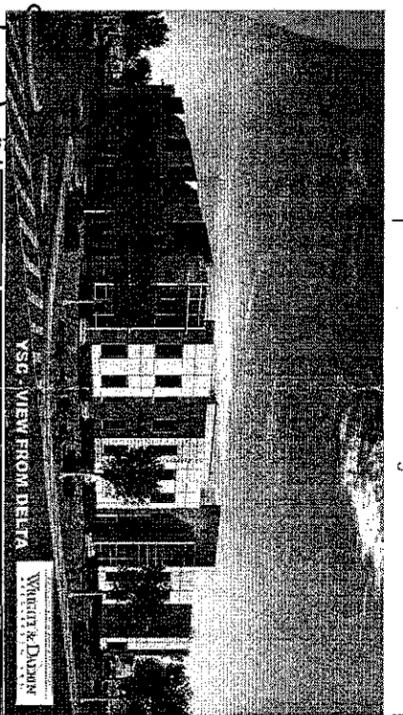
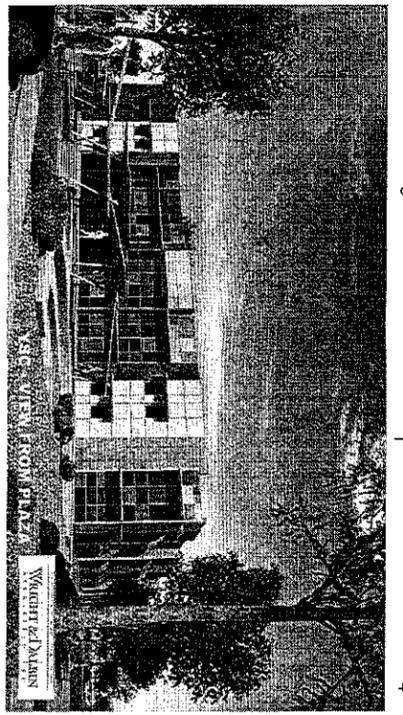
Notary Public, State of Texas
Signature

Printed or Typed Name

My Commission Expires:

MINIMUM YARD STANDARDS
 RANCH-FARM - ALL USES: FRONT YARD 50', SIDE
 YARD 20', SIDE (STREET) 25', REAR 50'.
 SETBACK 50' FROM STREET R.O.W.
 R-4 - ALL USES: FRONT YARD 20', SIDE YARD 5',
 SIDE (STREET) 10', REAR 25'.

LEGAL DESCRIPTION
 JUVENILE JUSTICE CENTER ADDITION
 BEING ALL OF TRACTS 3A, 3A1, G.M.
 COLLINGSWORTH SURVEY NO. 14, A PORTION OF
 TRACT 18, GUADALUPE LUCERO SURVEY NO. 45,
 A PORTION OF TRACT 15B, YSILETA GRANT,
 BLOCK 21, A PORTION OF UNITED STATES PARCEL
 No. 3, A PORTION OF ASCARATE ST. ALSO KNOWN
 AS FIRST ST., AND A PORTION OF THE OLD RIVER BEND
 KNOWN AS TRACT 4, (DESCRIBED JULY 9, 1938, IN
 BOOK 832, PAGE 559, DEED RECORDS, EL PASO COUNTY, TX)
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.



01 PRELIMINARY SITE PLAN
 SCALE: 1" = 60'-0"

LANDSCAPE CALCULATIONS:

TOTAL REQUIRED LANDSCAPED AREA: 16,335 SQ. FT.
 TOTAL PROVIDED: 20,420 SQ. FT.
 REQUIRED:
 [16,335 SQ. FT. / 1,000 SQ. FT.] x 1 = 16.33 --- 16 (10'-0" - 2" CAL. PROJECT TREES)
 [340 PARKING SPACES / 19] x 1 = 17.89 --- 18 (10'-0" - 2" CAL. PROJECT TREES)
 [340 PARKING SPACES / 90] x 1 = 3.78 --- 4 (10'-0" - 2" CAL. BUFFER TREES)
 [16,335 SQ. FT. / 1,000 SQ. FT.] x 20 = 326.70 --- 327 (1" LIVE SHRUBS)
 [16,335 SQ. FT. / 1,000 SQ. FT.] x 10 = 163.35 --- 163 (1" GALL. - GROUND COVER)
 PROVIDED:
 22 (10'-0" - 2" CAL. GANOPY TREES)
 37 (10'-0" - 2" CAL. PROJECT TREES)
 10 (10'-0" - 2" CAL. BUFFER TREES)
 300 (6 GALL. - 1" LIVE SHRUBS)
 140 (1 GALL. - GROUND COVER)

PARKING CALCULATION:

EXISTING PARKING: 106 SPACES
 NEW PROVIDED PARKING: 239 SPACES
 TOTAL PARKING PROVIDED: 345 SPACES
 TOTAL PARKING REQUIRED: 340 SPACES**
 **BY CODE, THE REQUIREMENT FOR THESE NEW BUILDINGS IS 1 SPACE PER EVERY 600 SQ. FT. OF BUILDING. PER THE REQUIREMENT FOR 170,000 SQ. FT. (INCLUDING EXISTING BUILDINGS) IS 340 PARKING SPACES.

BICYCLE PARKING CALCULATION:

ACCORDING TO TABLE 20.14.050 (C) NOTE 3 STATES: "WHEN THE REQUIRED AUTOMOBILE PARKING EXCEEDS 80 SPACES, 5% OF THE NUMBER REQUIRED OVER 80 SHALL BE ADDED AS REQUIRED BICYCLE PARKING, 3 SPACES MIN. AND 40 MAX. REGARDLESS OF THE CALCULATION."
 YOUTH SERVICES CENTER AND FUTURE SHELTER:
 1 PARKING SPACE PER 500 SQ. FT. OF BUILDING: 60,500 S.F. BY TABLE 20.14.050 (C) = MINIMUM 3 SPACES.
 JUVENILE PROBATION DEPT.:
 1 PARKING SPACE PER 500 SQ. FT. OF BUILDING: 23,000 S.F. BY TABLE 20.14.050 (C) = MINIMUM 3 SPACES.

NEW STRUCTURES SUMMARY

- 1 NEW J.P.D. COURT ROOMS EXPANSION 21,000 S.F.
 - 2 NEW YOUTH SERVICES CENTER 38,100 S.F.
 - 3 OPEN SPACE / FUTURE EXPANSION / OVERFLOW PARKING
 - 4 NEW MULTI-PURPOSE OUTDOOR SPACE
 - 5 NEW TURF / PLAYGROUND
 - 6 NEW PARKING LOT
 - 7 NEW BICYCLE PARKING
- TOTAL SQUARE FOOTAGE FOR NEW STRUCTURES **59,100 S.F.**

EXISTING STRUCTURES SUMMARY

- A EXISTING JUVENILE JUSTICE CENTER 68,420 S.F.
 - B EXISTING JUVENILE PROBATION DEPARTMENT 8,400 S.F.
 - C EXISTING J.P.D. COURT ROOMS 18,400 S.F.
 - D EXISTING SECURED DELIVERY YARD
 - E EXISTING ASCARATE GOLF COURSE
- TOTAL SQUARE FOOTAGE FOR EXISTING STRUCTURES **93,220 S.F.**



WRIGHT & DALBIN
 ARCHITECTS, P.C.
 1535 BILKENTIN BLVD., SUITE 100
 EL PASO, TEXAS 79906
 (915) 785-1111
 WWW.WRIGHTDALBIN.COM

REGISTERED ARCHITECT
 STATE OF TEXAS
 No. 125109
 9/25/09

CONSULTANTS

CONTRACT DOCUMENTS COORDINATION
 THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONSTRUCTION DOCUMENT. ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT OR HIS DESIGN REPRESENTATIVE. ALL SUB-COORDINATIONS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

**YOUTH SERVICES CENTER
 JUVENILE PROBATION DEPT.
 BUILDINGS**
 6400 DELTA DRIVE
 EL PASO, TX 79905

SITE PLAN

08/01/09
 03/09
 AS SHOWN

C1.01

EXHIBIT "A"

MEMORANDUM

DATE: January 25, 2010

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: ZON09-00022

The City Plan Commission (CPC), on August 13, 2009, voted **8-0** to recommend **APPROVAL** of the special permit application to allow for government uses and buildings in agreement with the recommendation from the DCC and staff.

The CPC found that the special permit is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Central Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **NO OPPOSITION** to this request.

Attachment: Staff report



City of El Paso – City Plan Commission Staff Report

Case No: ZON09-00022
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: August 27, 2009
Staff Planner: Andrew Salloum, 915-541-4029, salloumam@elpasotexas.gov

Location: 6314 Delta Drive
Legal Description: Being all of Tracts 3A, 3A1, G.M. Collingsworth Survey No. 14, a portion of Tract 1B, Guadalupe Lucero Survey No. 45, a portion of Tract 15 B, Ysleta Grant, Block 21, a portion of United States Parcel No. 3, a portion of Ascarate Street also known as First Street, and a portion of the Old River Bed known as Tract 4, (Described July 9, 1938, in Book 632, Page 559, Deed Records, El Paso County, Texas) City of El Paso, El Paso County, Texas

Acreage: 5.0 acres
Rep District: 3
Existing Use: Governmental Uses and Buildings
Existing Zoning: R-F (Ranch and Farm) and R-4 (Residential)
Request: Governmental Uses and Buildings

Property Owner: County of El Paso
Applicant: County of El Paso
Representative: Wright & Dalbin Architects

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Multi-Family Dwelling, R-5 (Residential) / Single-Family Dwellings
South: R-4 (Residential) / Ascarate Park and Golf Course
East: R-4 (Residential) / Multi-Family Dwellings
West: R-4 (Residential) / Ascarate Park and Golf Course, Single-Family Dwellings

THE PLAN FOR EL PASO DESIGNATION: Mixed Use and Parks and Open Space (Central Planning Area)
NEAREST PARK: Ascarate Park
NEAREST SCHOOL: Parkdale Head Start (638 Feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed special permit on July 15, 2009. Planning did not receive any calls or letters in support or opposition.

APPLICATION DESCRIPTION

The property owner is requesting a special permit and detailed site development plan approval to allow for governmental uses and buildings. The detailed site development plan shows a 24,274 square-foot expansion of courtrooms for the juvenile probation department, a 38,100 square-foot youth service center, a 12,480 square-foot emergency shelter, and an amphitheater. The property owner is proposing 254 parking spaces. Primary access to the site is via Delta Drive and Fonseca Drive.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

The Development Coordinating Committee provides the following comments:

DCC recommends **APPROVAL** of the special permit and detailed site development plan subject to the applicant addressing comments from the Fire Department and Street Department.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan subject to the applicant addressing comments from the Fire Department and Street Department.

The Plan for El Paso –City-wide Land Use Goals

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing type and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

Development Services Department - Building Permits and Inspections Division

Zoning: Proposed Governmental Offices permitted. No violations on yard, off-street parking, and loading standards. Shall need to provide six foot high masonry screening wall along the property line abutting the residential districts.

Landscaping:

This project will meet the landscape code as submitted.

Development Services Department – Planning Division

Current Planning: Recommends **APPROVAL** of the special permit and detailed site development plan.

Land Development:

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- Grading plan and permit shall be required.*
- Storm Water Pollution Prevention Plan and/or permit required.*
- Drainage plans must be approved by the Development Services Department, Engineering Section.*
- Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone C, Panel 480214 0040 B, Effective Date: October 15, 1982

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

Engineering Department - Traffic Division

- Proposed median cut on Fonseca shall be submitted in detail and approved by Street Department and Traffic Division prior to issuance of permits.
- Applicant shall provide a “NO LEFT TURN” sign at the median opening on Fonseca Drive.

Fire Department

We have no opposition this time.

El Paso Water Utilities

EPWU does not object to this request.

Street Department

We recommend that the following conditions be addressed and revised drawings be submitted prior to the Development Coordinating Committee.

- The proposed median cut on Fonseca drive shall require the coordination with the Street Department - Traffic Section. All excavations in the immediate area around all junction boxes shall be carefully monitored due to existing underground fiber optic conduit system on Fonseca Drive. Call Street Department - Traffic Section 621-6750, 48 hours in advance prior to any excavations for line locates in addition to the required One Call, DIG TESS notification.

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 are 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. Location Map
2. Aerial Map
3. Detailed Site Plan
4. Elevations
5. Proposed Median Cut

ATTACHMENT 2: AERIAL MAP

ZON09-00022



