



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

DEPARTMENT: Development Services Department

AGENDA DATE: **Introduction: February 16, 2009**
 Public Hearing: March 10, 2009

CONTACT PERSON/PHONE: Tony De La Cruz, (915) 541-4329, delacruzja@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An ordinance granting special permit NO.ZON08-00093, to allow government buildings and uses for construction of a new transit terminal for Sun Metro on the property described as Parcel 1: Lots 10 to 15 and portions of Lots 16 to 17, Block 20, Harris Tract, an addition to the City of El Paso, El Paso County, Texas; Parcel 2: Tracts 20D and 20A, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas; and Parcel 3: Tracts 20B and 20A1, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas, pursuant to section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Historic Landmark Commission (HLC) – Approval Recommendation (5-0)
Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DIRECTOR: Victor Q. Torres _____
 Director, Development Services Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

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ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON08-00093, TO ALLOW GOVERNMENT BUILDINGS AND USES FOR CONSTRUCTION OF A NEW TRANSIT TERMINAL FOR SUN METRO ON THE PROPERTY DESCRIBED AS PARCEL 1: LOTS 10 TO 15 AND PORTIONS OF LOTS 16 TO 17, BLOCK 20, HARRIS TRACT, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS; PARCEL 2: TRACTS 20D AND 20A, BLOCK 45, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND PARCEL 3: TRACTS 20B AND 20A1, BLOCK 45, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the **CITY OF EL PASO**, has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow government buildings and uses for construction of a new transit terminal for Sun Metro; and,

WHEREAS, the Section 20.04.260 allows government buildings and uses by Special Permit; and,

WHEREAS, an application was made to 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 20.04.320D 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 **C-1/H (Commercial/Historic)** District:

Parcel 1: Lots 10 to 15 and portions of Lots 16 to 17, Block 20, Harris Tract, an addition to the City of El Paso, El Paso County, Texas, Parcel 2: Tracts 20D and 20A, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas, and Parcel 3: Tracts 20B and 20A1, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas; and, and more particularly described in the metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.260 of the El Paso City Code to allow government buildings and uses 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 **C-1/H (Commercial/Historic)** 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 "B" 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. ZON08-00093** shall be subject to termination upon a determination by the Planning Director that the Applicant has failed to comply. If the Planning Director makes such determination, 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,

PASSED AND APPROVED this _____ day of _____, 2009.

(Signatures on following page)

CITY CLERK DEPT.

09 FEB -9 AM 10:21

THE CITY OF EL PASO

ATTEST:

John F. Cook, Mayor

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



BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS

CITY CLERK DEPT.

OFFICE AM 10:21
LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
OSCAR V. PEREZ
Vice President - Operations
ISAAC CAMACHO, R.P.L.S.
Survey Manager

METES AND BOUNDS DESCRIPTION

A 1.5471 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 10 through 18, Block 2, Harris Tract, Tracts 20A, 20A1, 20B, 20C and 20D, Block 45, Ysleta Grant and the vacated portion of Depot Street and being more particularly described by metes and bounds as follows.

COMMENCING for reference at an existing County Monument found at the centerline intersection of Zaragoza Road (right-of-way width varies) and Alameda Avenue (60.00 feet wide right-of-way); **WHENCE**, an existing County Monument found at the centerline intersection of Harris Street Avenue (50.00 feet wide right-of-way) and Alameda Avenue (60.00 feet wide right-of-way) bears North 64°21'19" West, a distance of 456.59 feet; **THENCE**, leaving the centerline of Zaragoza Road and following the centerline of Alameda Avenue, North 64°21'19" West, a distance of 231.67 feet to a set "PK" nail; **THENCE**, leaving the centerline of Alameda Avenue, North 25°38'41" East, a distance of 30.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set at the intersection of the northerly right-of-way line of Alameda Avenue and the easterly right-of-way line of Depot Street (30.00 feet wide right-of-way) for the southwesterly corner and the **POINT OF BEGINNING** of the parcel herein described;

THENCE, leaving the northerly right-of-way line of Alameda Avenue and following the easterly right-of-way line of Depot Street, North 23°39'59" East, a distance of 110.80 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the east right-of-way line of Depot Street, North 19°17'00" East, a distance of 30.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the east right-of-way line of Depot Street, North 18°48'53" East, a distance of 19.85 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the most southerly corner of the portion of Depot Street vacated by City of El Paso ordinance No. 6059, dated September 8, 1977;

THENCE, leaving the east right-of-way line of Depot Street and following the southerly boundary of said vacated portion of Depot Street, North 04°20'55" East, a distance of 57.34 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the southerly boundary of said vacated portion of Depot Street and along the boundary line common to Lots 9 and 10, Block 2, Harris Tract, North 63°56'19" West, a distance of 167.81 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the southeasterly right-of-way line of Harris Street for the most westerly corner of the parcel herein described;

09 FEB -9 AM 10:22

THENCE, leaving the boundary line common to said Lots 9 and 10 and following the southeasterly right-of-way line of Harris Street, North $26^{\circ}03'41''$ East, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the beginning of a non-tangent curve to the right;

THENCE, leaving the southeasterly right-of-way line of Harris street and following the arc of said non-tangent curve to the right having a radius 84.84 feet, a central angle of $43^{\circ}02'08''$, an arc length of 63.72 feet and whose long chord bears North $58^{\circ}53'13''$ East, a distance of 62.24 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the end of said non-tangent curve to the right and the beginning of a second non-tangent curve to the right;

THENCE, following the arc of said second non-tangent curve to the right having a radius 24.50 feet, a central angle of $78^{\circ}10'40''$, an arc length of 33.43 feet and whose long chord bears South $60^{\circ}30'23''$ East, a distance of 30.90 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the end of said second non-tangent curve to the right

THENCE, South $21^{\circ}25'03''$ East, a distance of 266.50 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for a point of curvature;

THENCE, following the arc of a curve to the right having a radius 440.00 feet, a central angle of $17^{\circ}06'14''$, an arc length of 131.35 feet and whose long chord bears South $12^{\circ}51'56''$ East, a distance of 130.86 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for a point of tangency;

THENCE, South $04^{\circ}18'49''$ East, a distance of 14.48 feet to a chiseled 'X' in concrete set for an angle point;

THENCE, South $08^{\circ}54'08''$ West, a distance of 38.79 feet to a chiseled 'X' in concrete set for an angle point;

THENCE, South $09^{\circ}24'41''$ West, a distance of 64.63 feet to a chiseled 'X' in concrete set for a point of curvature;

THENCE, following the arc of a curve to the right having a radius 15.00 feet, a central angle of $106^{\circ}14'00''$, an arc length of 27.81 feet and whose long chord bears South $62^{\circ}31'41''$ West, a distance of 24.00 feet to a chiseled "X" in concrete set on the northerly right-of-way line of Alameda Avenue for a point of tangency;

THENCE, following the northerly right-of-way line of Alameda Avenue, North $64^{\circ}21'19''$ West, a distance of 166.55 feet to the **TRUE POINT OF BEGINNING**.

Said Parcel contains 1.5471 acres (67,390.2 square feet), more or less.


Isaac Camacho
 TX R.P.L.S. No. 5337
 July 14, 2008





**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: January 30, 2009
TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Tony De La Cruz, Planner
SUBJECT: ZON08-00093

The City Plan Commission (CPC), on January 8, 2009, voted (4 to 0) to recommend **APPROVAL** of a special permit to allow government buildings and uses for the construction of a new transit terminal for Sun Metro concurring with the recommendation from staff and the Development Coordinating Committee.

The City of El Paso is requesting a special permit for Parcels I, II and III to allow government buildings and uses for the construction of a new transit terminal for Sun Metro. The property is 1.4657 acres in size; and a vacant commercial building is currently on Parcel I, which is slated for demolition. Parcel II is comprised of two vacant lots, and Parcel III is comprised of a vacant residential and commercial building. The commercial building is slated for demolition, and the residential building will be rehabilitated to meet the Ysleta Historic District Guidelines. The applicant is proposing access via Alameda Avenue, Harris Street, and Zaragoza Road with 52 parking spaces to be provided.

This special permit and detailed site development plan request is associated with subdivision case (SUB08-00142) and (SUB08-00162), which if approved will combine the parcels into one parcel totaling 1.5444 acres in size.

The CPC found that this rezoning is in conformance with The Plan for El Paso, and the proposed use is in conformance with the Year 2025 Projected General Land Use Plan. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public, and that the proposed use is compatible with adjacent land uses.

Attachments: Staff Report, Zoning Map, Aerial Map, Detailed Site Development Plan, Elevations, Exhibit A and Exhibit B.

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City Manager
Joyce A. Wilson



City of El Paso – Staff Report

Case No: ZON08-00093
Application Type Special Permit and Detailed Site Development Plan Review
CPC Hearing Date January 8, 2009
Staff Planner Tony De La Cruz, 915-541-4329, delacruzja@elpasotexas.gov

Location Parcel 1: 122 and 123 Zaragoza Rd. and 118 Harris Street
Parcel 2: 115 Zaragoza and 9045 Alameda Avenue
Parcel 3: 9051 and 9065 Alameda Avenue

Legal Description Parcel 1: Lots 10 to 15 and portions of Lots 16 to 17, Block 20, Harris Tract, an addition to the City of El Paso, El Paso County, Texas
Parcel 2: Tracts 20D and 20A, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas
Parcel 3: Tracts 20B and 20A1, Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas

Acreage Parcel 1: 0.6716 Acre
Parcel 2: 0.3476 Acre
Parcel 3: 0.4465 Acre
Total Acreage: 1.4657

Rep District 7

Existing Use Parcel 1: Vacant commercial building
Parcel 2: Vacant
Parcel 3: Vacant Residence and vacant commercial building

Existing Zoning Parcel 1: C-1/H (Commercial/Historic)
Parcel 2: C-1/H (Commercial/Historic)
Parcel 3: C-1/H (Commercial/Historic)

Request Parcel 1: C-1/H/sp (Commercial/Historic/special permit)
Parcel 2: C-1/H/sp (Commercial/Historic/special permit)
Parcel 3: C-1/H/sp (Commercial/Historic/special permit)

Property Owner City of El Paso

Applicant Sun Metro

Representative Brock & Bustillos Inc.

Distance to Park: 620 feet (Ysleta Pedestrian Plaza)

Distance to School: 250 feet (Robert F. Kennedy Pre-Kinder)

SURROUNDING ZONING AND LAND USE

North: C-1/H/sc (Commercial/Historic/special contact)

South: C-1/H (Commercial/Historic)

East: C-1/H (Commercial/Historic)

West: A-2/H (Apartment/Historic)

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use (Lower Valley Planning Area)

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District 7
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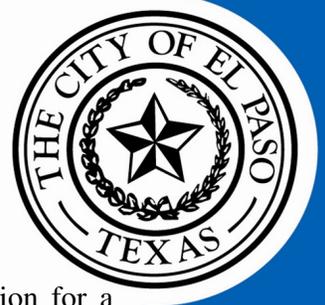
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Development Services Department

Victor Q. Torres - Director

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NEIGHBORHOOD ASSOCIATIONS: Public Notification was sent to the Teens in Action for a Healthy Community Association and the Save the Valley 21 Association.

APPLICATION DESCRIPTION

The Mass Transit Department Board is requesting a special permit and a detailed site development plan for construction of a new transit terminal for Sun Metro. The special permit request is to allow the construction of governmental entities within the C-1/H (Commercial/Historic) zone. The combined property is 1.4657 acres in size. A vacant commercial building is currently on parcel one which, is slated for demolition. Parcels two is comprised of two vacant lots and parcel three is comprised of a vacant residential and commercial building. The commercial building is slated for demolition and the residential building will be rehabilitated to meet the Ysleta Historic District Guidelines. The applicant is proposing access via Alameda Avenue, Harris Street and Zaragoza Road with 52 parking spaces to be provided. There are no zoning conditions imposed on this property.

This special permit and detailed site development plan request is associated with subdivision case (SUB08-00142) and (SUB08-00162) which, if approved will combine the parcels into one parcel totaling 1.5444 acres in size.

CASE HISTORY

On December 18, 2008 the City Plan Commission approved the Re-subdivision Combination (SUB08-00142) and the Right-of-way vacation (SUB08-00162).

NEIGHBORHOOD INPUT

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed rezoning on December 11, 2008. The Planning Division did not receive any letters in opposition of the special permit request.

HISTORIC LANDMARK COMMISSION

The Historic Landmark Commission provided the following comments on July 7, 2008: Recommended **APPROVAL** of the design of the new transit terminal facility and on July 21, 2008 recommended **APPROVAL** of the demolition of the structures located at 9065 Alameda Avenue and 118 Harris Road.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee provides the following comments:
The Development Coordinating Committee recommends **APPROVAL** of the request.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan.

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

All applications for rezoning 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 types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: To improve the quality of life for residents of the city by upgrading the physical environment through beautification programs, revitalization of neighborhoods and commercial areas; through provision of quality spaces that allow for public gathering and circulation and linkage between function; through protection of historical assets and promotion of quality affordable housing to upgrade living conditions.
- c. Goal: Preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- d. Goal: To provide facilities to meet both community and governmental needs.

The application is in compliance with the Plan for El Paso – City-wide Land Use Goals. The purpose of the Mission Valley Transit Terminal is to encourage the use of mass transit utilizing trolleys and/or alternate forms of mass transit throughout the historic area and to encourage the revitalization and redevelopment of this historic district through the creation of a central tourist district.

Development Services Department – Planning Division:

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

- 1. Identify cultural and historic sites throughout the City that can benefit from enhancement efforts.
- 2. The 2025 General Land Use Plan for the **Lower Valley Planning** designates these properties for **Mixed-Use**.
- 3. **C-1 (Commercial) zoning** permits for governmental entities through a special permit and the use is compatible with adjacent development.

Development Services Department - Building Permits and Inspections Division:

Zoning Review: No objections to proposed rezoning

Landscape Review: No objections to proposed rezoning

Development Services Department – Land Development Division:

No Objections to proposed rezoning, but did provide the following comments;

- 1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- 2. Grading plan and permit required.*

Mayor
John F. Cook

City Council

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3. Storm Water Pollution Prevention plan and/or permit required.*
4. Drainage plans must be approved by the Development Services, Engineering Section.*
5. Coordination with TXDOT.*
6. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone **X**, Panel **480214 0048 C**, Effective Date: February 16, 2006.

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

Engineering Department - Traffic Division:

No objections to proposed rezoning

Fire Department:

No opposition at this time

El Paso Water Utilities:

Does not object to the request but did provide the following comments;

1. EPWU-PSB does not object to this request as long as the applicant requests in writing to abandon in place the existing water and sewer mains along the 20-foot wide paved area south of what is now Tract 20D, as well as the removal/relocation of the existing water meter services. The Applicant is responsible for the costs of abandonment of mains (depreciation), cutting and plugging of the mains, and removal/relocation of water meter services.

Water:

2. Along Zaragoza Road fronting the subject property there is an existing 6-inch diameter water main located approximately 20 feet east of and parallel to the west Zaragoza Road right-of-way line.

3. Along Harris Street fronting the subject property there is an existing 16-inch diameter water main located approximately 34 feet east of and parallel to the west right-of-way line.

4. Along Alameda Avenue fronting the subject property there is an existing 12-inch diameter water main located approximately 20 feet south of and parallel to the north right-of-way line.

5. There is an existing 4-inch diameter water main along the 20-foot wide alley between Harris Street and Depot Street. This 4-inch main extends east from Depot Street to Zaragoza Road along the approximately 20-foot wide paved area south of what is now Tract 20D.

6. Previous water pressure readings from fire hydrant #2651 located at the southwest intersection of Zaragoza Road and Harris Street have yielded a static pressure of 96 pounds per square inch, a residual pressure of 90 pounds per square inch, and a discharge of 1,384 gallons per minute.

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7. Previous water pressure readings from fire hydrant #1170 located on Harris Street approximately 275 feet north of Alameda have yielded a static pressure of 100 pounds per square inch, a residual pressure of 90 pounds per square inch, and a discharge of 1,321 gallons per minute.

8. If the mainline water pressure is greater than desired, the Owner shall install a pressure regulating device after the meter on the privately owned water service line. The property owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

9. There is an existing 8-inch diameter sanitary sewer main fronting the subject property along Zaragoza Road located approximately 10 feet west of and parallel to the east Zaragoza Road right-of-way line.

10. Along Harris Street fronting the subject property there is an existing 10-inch diameter sanitary sewer main located approximately 26 feet east of and parallel to the west Harris Street right-of-way line.

11. Along Harris Street there is also a 6-inch diameter sanitary sewer main that fronts what is now Tracts 7 – 17, Block 2, Harris Tract. This 6-inch sanitary sewer main is located approximately 29 feet east of and parallel to the west Harris Street right-of-way line.

12. There is an existing 6-inch diameter sanitary sewer main along the 20-foot wide alley between Harris Street and Depot Street. There is also a 6-inch diameter sanitary sewer main that extends west from Zaragoza Road to Depot Street along the approximately 20-foot wide paved area south of what is now Tract 20D. A portion of this sewer main crosses the northwest corner of what is now Tract 20A, Block 45, Ysleta Grant.

General:

13. EPWU records indicate vacant water service connections (3/4") at 9051 Alameda Avenue (1 connection) and at 9065 Alameda Avenue (3 connections Apt A, B, C).

14. Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All water and sanitary sewer work to be performed within the Alameda Avenue right-of-way requires a utility installation permit from TxDOT.

15. Additional services are available from the existing mains described above. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

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Parks:

No comments Received

Sun Metro:

No comments Received

School Districts:

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 rezoning application

1. Recommend approval of the application finding that the special permit and detailed site 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 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 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. Elevations
5. Exhibit A
6. Exhibit B

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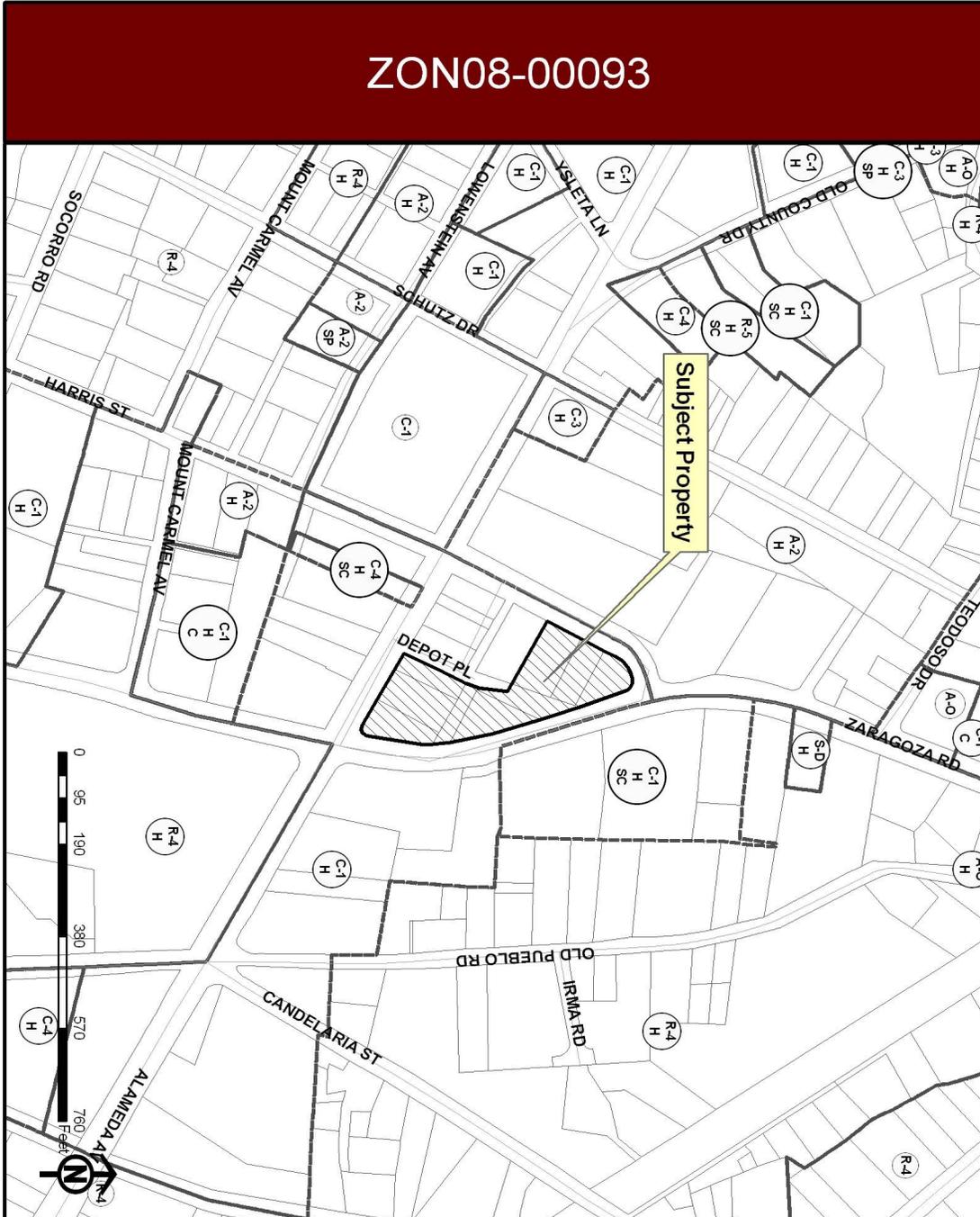
Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

ATTACHMENT 1: ZONING MAP



ZON08-00093



Mayor
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SERVICE SOLUTIONS SUCCESS

ATTACHMENT 2: AERIAL MAP



ZON08-00093



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ATTACHEMENT 4: ELEVATIONS



TERMINAL BUILDING



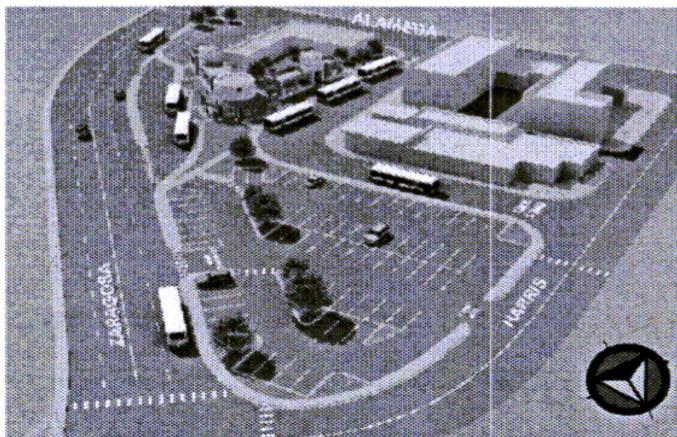
SOUTH ELEVATION

SCALE 1/16"=1'-0"



NORTH ELEVATION

SCALE 1/16"=1'-0"

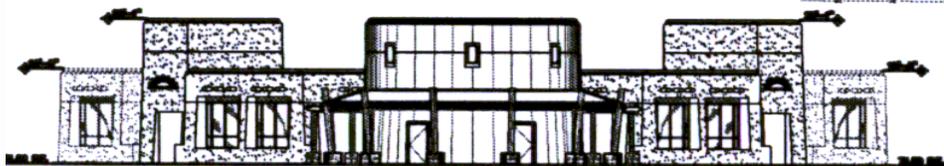


SITE DEVELOPMENT RENDERING

**ROBERT F. KENNEDY
PRIMARY SCHOOL**

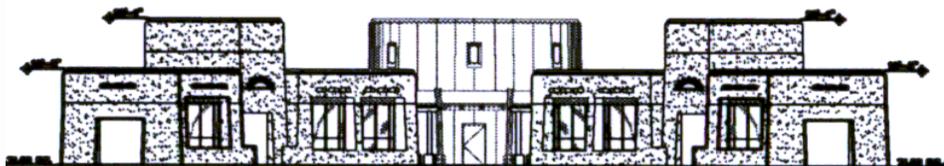
HARRIS TRACT
①

TICKET CENTER



SOUTH ELEVATION

SCALE 1/16"=1'-0"



NORTH ELEVATION

SCALE 1/16"=1'-0"

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EXHIBIT A: METES & BOUNDS



ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
OSCAR V. PEREZ
Vice President - Operations
ISAAC CAMACHO, R.P.L.S.
Survey Manager

METES AND BOUNDS DESCRIPTION

A 1.5471 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 10 through 18, Block 2, Harris Tract, Tracts 20A, 20A1, 20B, 20C and 20D, Block 45, Ysleta Grant and the vacated portion of Depot Street and being more particularly described by metes and bounds as follows.

COMMENCING for reference at an existing County Monument found at the centerline intersection of Zaragoza Road (right-of-way width varies) and Alameda Avenue (60.00 feet wide right-of-way); **WHENCE**, an existing County Monument found at the centerline intersection of Harris Street Avenue (50.00 feet wide right-of-way) and Alameda Avenue (60.00 feet wide right-of-way) bears North 64°21'19" West, a distance of 456.59 feet; **THENCE**, leaving the centerline of Zaragoza Road and following the centerline of Alameda Avenue, North 64°21'19" West, a distance of 231.67 feet to a set "PK" nail; **THENCE**, leaving the centerline of Alameda Avenue, North 25°38'41" East, a distance of 30.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set at the intersection of the northerly right-of-way line of Alameda Avenue and the easterly right-of-way line of Depot Street (30.00 feet wide right-of-way) for the southwesterly corner and the **POINT OF BEGINNING** of the parcel herein described;

THENCE, leaving the northerly right-of-way line of Alameda Avenue and following the easterly right-of-way line of Depot Street, North 23°39'59" East, a distance of 110.80 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the east right-of-way line of Depot Street, North 19°17'00" East, a distance of 30.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the east right-of-way line of Depot Street, North 18°48'53" East, a distance of 19.85 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the most southerly corner of the portion of Depot Street vacated by City of El Paso ordinance No. 6059, dated September 8, 1977;

THENCE, leaving the east right-of-way line of Depot Street and following the southerly boundary of said vacated portion of Depot Street, North 04°20'55" East, a distance of 57.34 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE, continuing along the southerly boundary of said vacated portion of Depot Street and along the boundary line common to Lots 9 and 10, Block 2, Harris Tract, North 63°56'19" West, a distance of 167.81 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the southeasterly right-of-way line of Harris Street for the most westerly corner of the parcel herein described;

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CONT. EXHIBIT A: METES & BOUNDS



Page 2 of 2

THENCE, leaving the boundary line common to said Lots 9 and 10 and following the southeasterly right-of-way line of Harris Street, North 26°03'41" East, a distance of 150.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the beginning of a non-tangent curve to the right;

THENCE, leaving the southeasterly right-of-way line of Harris street and following the arc of said non-tangent curve to the right having a radius 84.84 feet, a central angle of 43°02'08", an arc length of 63.72 feet and whose long chord bears North 58°53'13" East, a distance of 62.24 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the end of said non-tangent curve to the right and the beginning of a second non-tangent curve to the right;

THENCE, following the arc of said second non-tangent curve to the right having a radius 24.50 feet, a central angle of 78°10'40", an arc length of 33.43 feet and whose long chord bears South 60°30'23" East, a distance of 30.90 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the end of said second non-tangent curve to the right

THENCE, South 21°25'03" East, a distance of 266.50 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for a point of curvature;

THENCE, following the arc of a curve to the right having a radius 440.00 feet, a central angle of 17°06'14", an arc length of 131.35 feet and whose long chord bears South 12°51'56" East, a distance of 130.86 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for a point of tangency;

THENCE, South 04°18'49" East, a distance of 14.48 feet to a chiseled 'X' in concrete set for an angle point;

THENCE, South 08°54'08" West, a distance of 38.79 feet to a chiseled 'X' in concrete set for an angle point;

THENCE, South 09°24'41" West, a distance of 64.63 feet to a chiseled 'X' in concrete set for a point of curvature;

THENCE, following the arc of a curve to the right having a radius 15.00 feet, a central angle of 106°14'00", an arc length of 27.81 feet and whose long chord bears South 62°31'41" West, a distance of 24.00 feet to a chiseled "X" in concrete set on the northerly right-of-way line of Alameda Avenue for a point of tangency;

THENCE, following the northerly right-of-way line of Alameda Avenue, North 64°21'19" West, a distance of 166.55 feet to the **TRUE POINT OF BEGINNING**.

Said Parcel contains 1.5471 acres (67,390.2 square feet), more or less.


Isaac Camacho
TX R.P.L.S. No. 5337
July 14, 2008



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EXHIBIT B: DETAILED SITE DEVELOPMENT PLAN



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