

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: April 20, 2010  
Public Hearing: May 11, 2010

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. ZON10-00023, to permit governmental use and building, on the property described as Lots 11 to 18, Block 47, Campbell Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.320 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 1000 Block of South Mesa Street. Property Owners: City of El Paso. ZON10-00023 (**District 8**)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

On March 30, 2010, City Council directed applicant to submit a special permit and detailed site plan to allow for governmental use and building on SRR (Special Residential Revitalization) district, in place of the previous rezoning request from SRR (Special Residential Revitalization) to C-4 (Commercial).

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation  
City Plan Commission (CPC) - Pending CPC Recommendation, scheduled for April 22, 2010

\*\*\*\*\*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. ZON10-00023, TO PERMIT GOVERNMENTAL USE AND BUILDING, ON THE PROPERTY DESCRIBED AS LOTS 11 TO 18, BLOCK 47, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 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 20.04.320 of the El Paso City Code to permit governmental use and building; 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 an SRR (Special Residential Revitalization) District:

*Lots 11 to 18, Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for governmental use development; and,

3. That this Special Permit is issued subject to the development standards in the **SRR (Special Residential Revitalization)** district regulations and is subject to the approved Detailed Site Development Plan signed by the City Manager and the Executive Secretary to the City Plan Commission. A copy of this detailed site development 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. ZON10-00023** 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.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook, Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

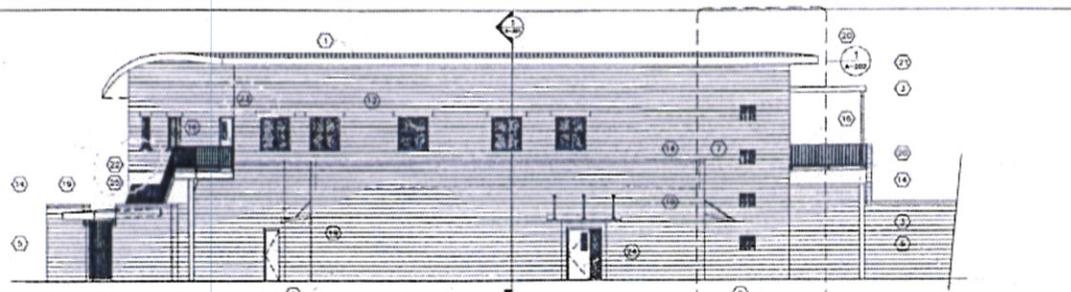
**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning  
Development Services Department

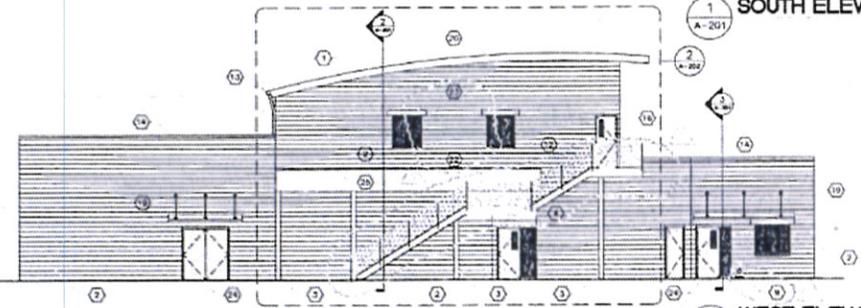
*(Agreement on following page)*



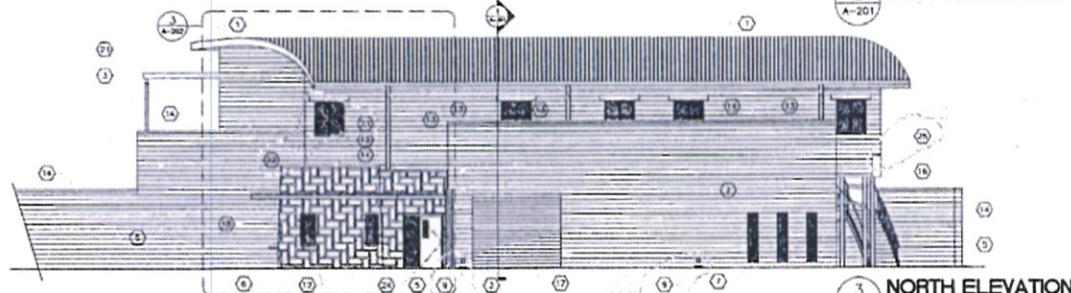




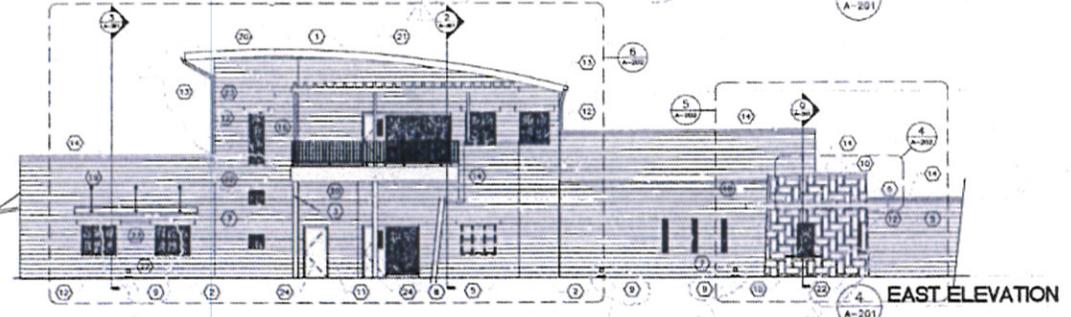
1 SOUTH ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

KEY NOTES:

1. STANDING SEAM METAL ROOF
2. INTEGRAL COLOR SPILT FACE CMU WALL
3. STEEL COLUMNS - PAINTED
4. CANOPY
5. 12" SPILT FACE CMU SCREEN WALL
6. ASHUR MASSARY WINDOW
7. GLASS BLOCK
8. HOLLOW METAL WINDOW SYSTEM, SEE A-202
9. DOWNPOUT & SPLASH BLOCK, SEE DETAIL 7/A-107
10. ANODIZED ALUMINUM LETTERING, SEE A-202
11. NOT USED
12. ALUMINUM WINDOWS SEE A-202
13. METAL GUTTER AND DOWNPOUT, SEE 4/A-106
14. PRE-PANCHED METAL PANELET CAP, SEE 2/A-107
15. LEVEL II SECURITY TRANSACTION WINDOW
16. METAL GUARD RAIL - PAINTED, SEE DETAILS
17. OVERHEAD DOOR, SEE A-201
18. CONCRETE CANOPY, SEE 0/A-202
19. METAL ROOF OVER STEEL FRAME, SEE 1/A-303, 7/3-3.1
20. METAL FACIA, SEE 8/A-106
21. 15"X15" TROUSERS - PAINTED
22. INTEGRALLY COLORED PRECAST CONCRETE SILL, SEE 1/A-202
23. INTEGRALLY COLORED PRECAST CONCRETE HEADER, SEE 1/A-202
24. DOOR AS SCHEDULED, SEE A-201
25. INTEGRALLY COLORED PRECAST CURVED CONCRETE BEAM

EXTERIOR ELEVATIONS

SCALE	ENGINEER'S SEAL
DATE	PROJECT NAME
DRAWN BY	STANTON TOLL
CHECKED BY	FACILITY IMPROVEMENTS
APPROVED BY	1001 SOUTH STANTON ST. EL PASO TEXAS
PROJECT NO.	CITY OF EL PASO
DRAWING NO.	ENGINEERING
SHEET TITLE	EXTERIOR ELEVATIONS
DATE	A-02

**MEMORANDUM**

**DATE:** April 12, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT: ZON10-00023**

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The application is pending review by the City Plan Commission (CPC) on April 22, 2010.

The Planning Division will email the City Council Representatives an action update on Friday, April 23, 2010, following the CPC hearing.

**Attachment:** Staff report



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

**Case No:** ZON10-00023  
**Application Type:** Special Permit and Detailed Site Development Plan Reivew  
**CPC Hearing Date:** April 22, 2010  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 1000 Block of South Mesa Street  
**Legal Description:** Lots 11 to 18, Block 47, Campbell Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.573-acre  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** SRR (Special Residential Revitalization)  
**Request:** Governmental Use and Building  
**Proposed Use:** Toll facility and office building for the International Bridges Department

**Property Owner:** City of El Paso  
**Representative:** City of El Paso

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

**North:** SRR/sp (Special Residential Revitalization/special permit) / Parking lot  
**South:** C-4/sp (Commercial/special permit) / Parking lot  
**East:** C-4/sp (Commercial/special permit) / Toll facility  
**West:** SRR (Special Residential Revitalization) / Multi-Family Residential

**THE PLAN FOR EL PASO DESIGNATION:** Mixed Use (Central Planning Area)

**Nearest Park:** Armijo Park (882 Feet)

**Nearest School:** Aoy Elementary (698 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association  
Southside Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 7, 2010. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **CASE HISTORY**

The applicant proposed a rezoning from SRR (Special Residential Revitalization) to C-4 (Commercial) and the request was heard by City Council on March 30, 2010. City Council action was to direct applicant to submit for a special permit application for governmental use and building to allow for a building addition to an existing toll facility.

### **APPLICATION DESCRIPTION**

The City of El Paso is requesting to a special permit and detailed site development plan approval to allow for governmental use and building for the City of El Paso International Bridges Department. The detailed site development plan shows a new two-story 10,855 square-foot building with required 27 parking spaces and they are providing 34 spaces and two 5 bicycle space racks. Primary access to the subject property is from Mesa Street.

## **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

DCC recommends **APPROVAL** of the special permit and detailed site development plan request.

## **PLANNING DIVISION RECOMMENDATION**

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

### **The Plan for El Paso-City-Wide Land Use Goals**

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The purpose of the SRR (Special Residential Revitalization) district is established in recognition that developments containing both residential and commercial uses can create an appealing and vital urban environment when carefully designed. Developments approved for this district shall be designed to eliminate potential use conflicts through creative design methods. The SRR district allows for mixing residential environments with workplaces and services. Development in the SRR district must accommodate transportation systems, surrounding environments and pedestrian movements.

### **Development Services Department - Building Permits and Inspections Division**

Zoning Review: no objections.

Landscape Review: This project will meet the landscape code as required.

### **Engineering Department - Traffic Division**

No comments received.

### **Street Department**

- We require additional information to be submitted for review before a recommendation can be provided.
- The applicant shall address the following issues and provide revised drawings:
- Sidewalks are required and have not been illustrated around property perimeter, also across driveways.
- New ROW line on the north boundary has not been depicted.
- Eighth Street is shown as a One Way West, current/existing or proposed traffic flows.
- Accessible ramps have not been illustrated at the north east corner of the property at the intersection of Stanton and Eighth.
- Path of travel/cross walk at same intersection is not aligned.
- Label and identify structure shown behind curb within City ROW in mid block along Eighth Street.
- Egress from southern most parking lot is shown leading to private property.
- Encroachments shall not be allowed or permitted within City ROW, structure encroachments are illustrated at the access to the parking lot on Mesa Street
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

### **Fire Department**

No adverse comments.

### **El Paso Water Utilities**

EPWU does not object to this request.

### **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 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:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Plan
- Attachment 4: Elevations

ATTACHMENT 1: ZONING MAP

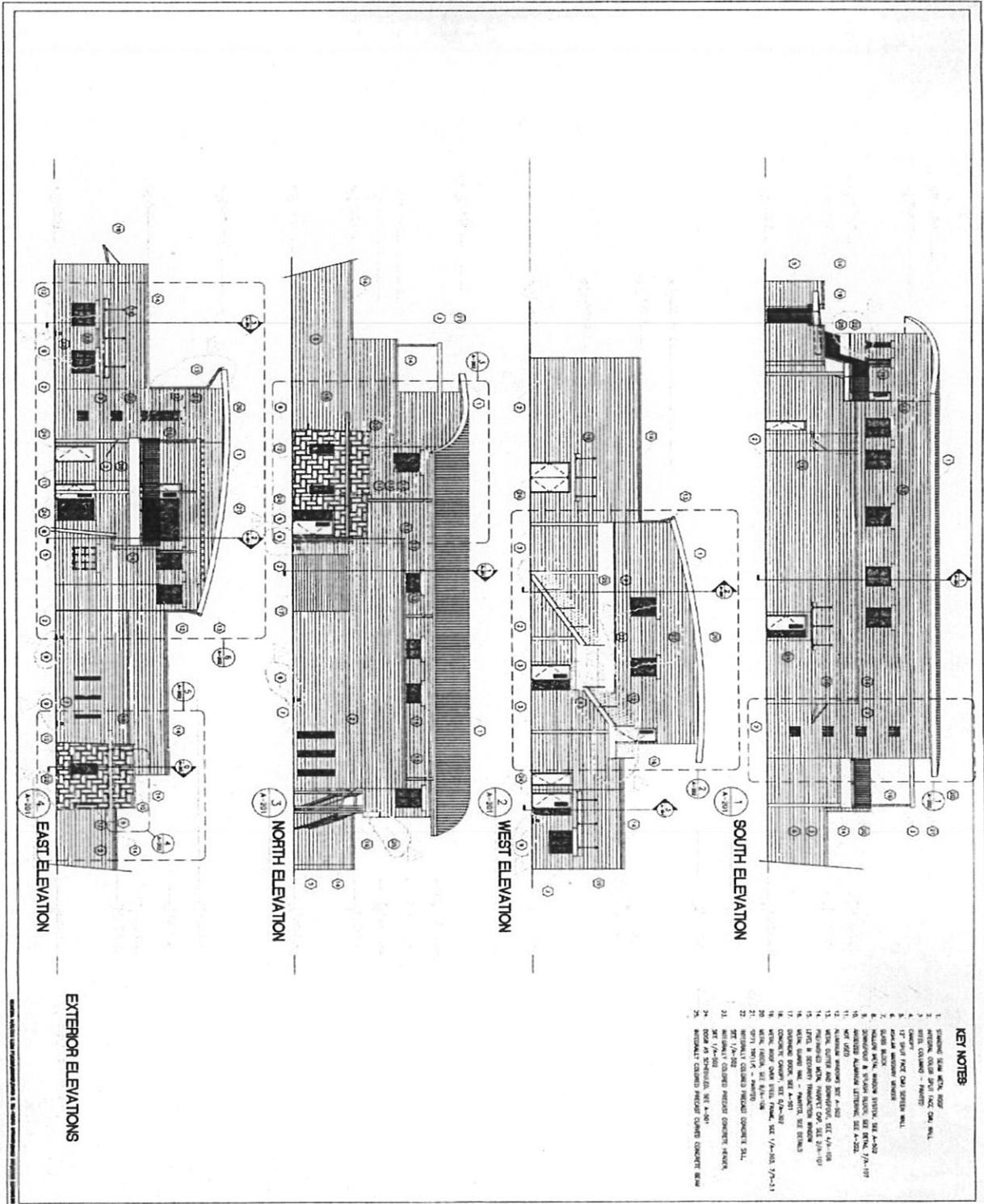


ATTACHMENT 2: AERIAL MAP





# ATTACHMENT 4: ELEVATIONS



- KEY NOTES**
1. STAIRS: SEE PLAN, SECTION A-A, WALL.
  2. STAIRS: SEE PLAN, SECTION A-A, WALL.
  3. STAIRS: SEE PLAN, SECTION A-A, WALL.
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  24. STAIRS: SEE PLAN, SECTION A-A, WALL.

	<p><b>CITY OF EL PASO ENGINEERING</b></p>	<p>PROJECT NAME <b>STANTON TOLL FACILITY IMPROVEMENTS</b></p> <p>1001 SOUTH STANTON ST. EL PASO TEXAS</p>	<p>SCALE 1/4" = 1'-0"</p>	<p>ENGINEER'S SEAL </p>	<p>REFERENCES - DRAWINGS</p>
<p>EXTERIOR ELEVATIONS</p>					