

**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) - Approval Recommendation (4-0)

*****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. 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

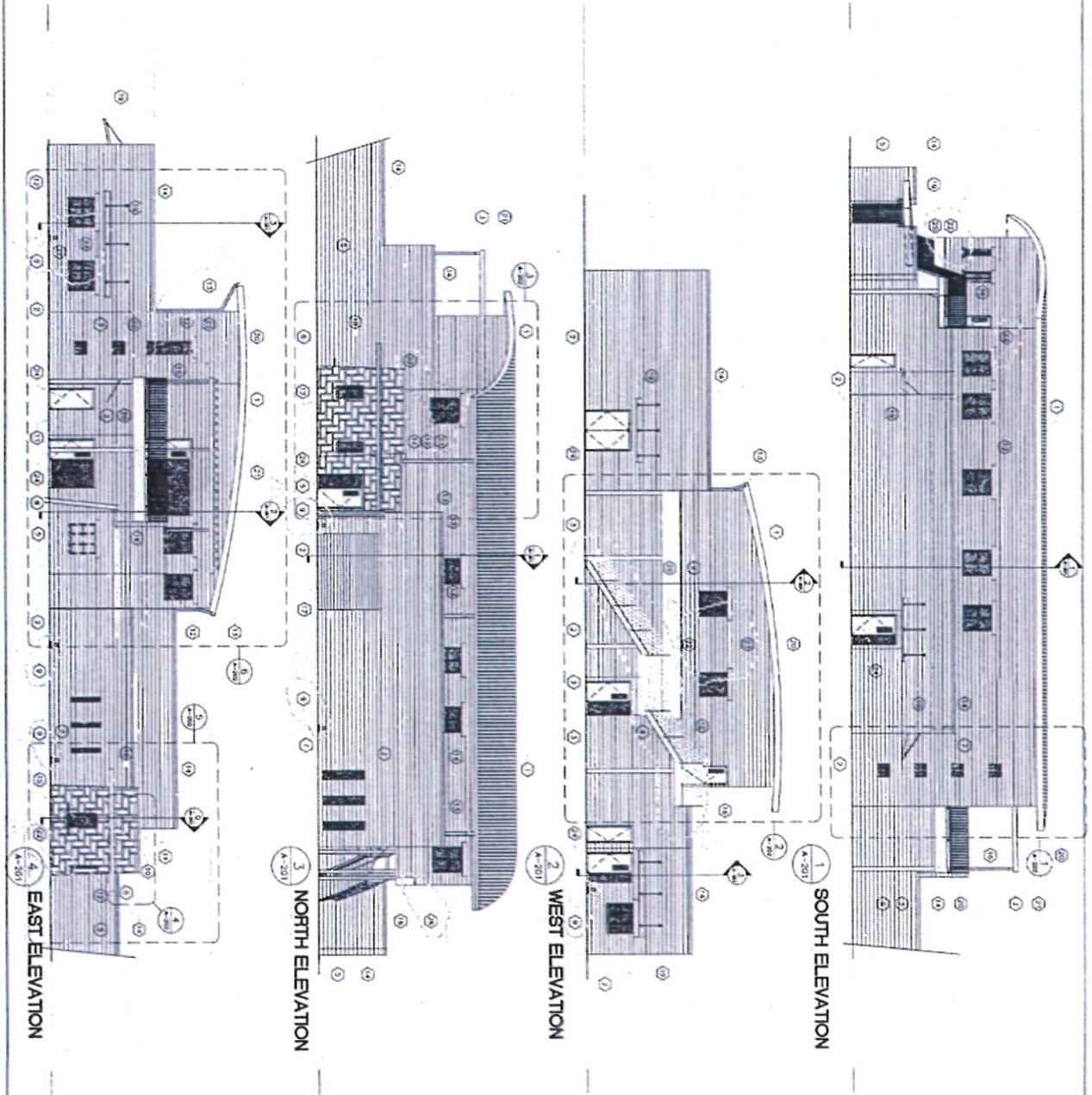
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy
Deputy Director – Planning
Development Services Department

(Agreement on following page)



EXTERIOR ELEVATIONS

- KEY NOTES**
1. STAINLESS STEEL WITH ROOF
 2. METAL CLADDING - PAINTED
 3. METAL CLADDING - PAINTED
 4. CONCRETE
 5. 1/2" SPIRIT FINE GMA SCREEN MESH
 6. 1/2" SPIRIT FINE GMA SCREEN MESH
 7. 1/2" SPIRIT FINE GMA SCREEN MESH
 8. HOLDING METAL WINDOW SYSTEM, SEE A-102Z
 9. HOLDING METAL WINDOW SYSTEM, SEE B-102Z
 10. HOLDING METAL WINDOW SYSTEM, SEE C-102Z
 11. HOLDING METAL WINDOW SYSTEM, SEE D-102Z
 12. ALUMINUM WINDOW SYSTEM, SEE E-102Z
 13. ALUMINUM WINDOW SYSTEM, SEE F-102Z
 14. ALUMINUM WINDOW SYSTEM, SEE G-102Z
 15. METAL CLADDING - PAINTED, SEE H-102Z
 16. METAL CLADDING - PAINTED, SEE I-102Z
 17. CONCRETE CORE, SEE J-102Z
 18. CONCRETE CORE, SEE K-102Z
 19. CONCRETE CORE, SEE L-102Z
 20. METAL CLADDING - PAINTED, SEE M-102Z
 21. METAL CLADDING - PAINTED, SEE N-102Z
 22. METAL CLADDING - PAINTED, SEE O-102Z
 23. METAL CLADDING - PAINTED, SEE P-102Z
 24. METAL CLADDING - PAINTED, SEE Q-102Z
 25. METAL CLADDING - PAINTED, SEE R-102Z
 26. METAL CLADDING - PAINTED, SEE S-102Z
 27. METAL CLADDING - PAINTED, SEE T-102Z
 28. METAL CLADDING - PAINTED, SEE U-102Z
 29. METAL CLADDING - PAINTED, SEE V-102Z
 30. METAL CLADDING - PAINTED, SEE W-102Z
 31. METAL CLADDING - PAINTED, SEE X-102Z
 32. METAL CLADDING - PAINTED, SEE Y-102Z
 33. METAL CLADDING - PAINTED, SEE Z-102Z

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

The Maximum Application Only

MEMORANDUM

DATE: April 23, 2010

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON10-00023

The City Plan Commission (CPC) on April 22, 2010, voted **4-0** to recommend **APPROVAL** of the special permit application to allow for a governmental building and use on a new toll facility and office building for the El Paso International Bridges Department.

The CPC found that the special permit is in conformance with the Plan for El Paso and that the proposed use is in conformance with the projected 2025 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.

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00023
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: April 22, 2010
Staff Planner: Andrew Salloum, 915-541-4633, 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 had originally 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 requested staff (City of El Paso International Bridges) change the application request from rezoning to C-4 to a special permit for governmental use and building, which is permitted by a special permit in the SRR district.

APPLICATION DESCRIPTION

The City of El Paso International Bridge Department is requesting a special permit and a detailed site development plan approval to allow for governmental use and building. The detailed site development plan shows a new two-story 10,855 square-foot building which requires 27 parking spaces; and they are providing 34 spaces. The site plan provides 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 as it meets all the requirements of 20.04.150 detailed site development plan and 20.04.320 special permit.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request as it meets all the requirements of 20.04.150 detailed site development plan and 20.04.320 special permit.

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 objections.

Street Department

No objections to the detailed site plan.

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.

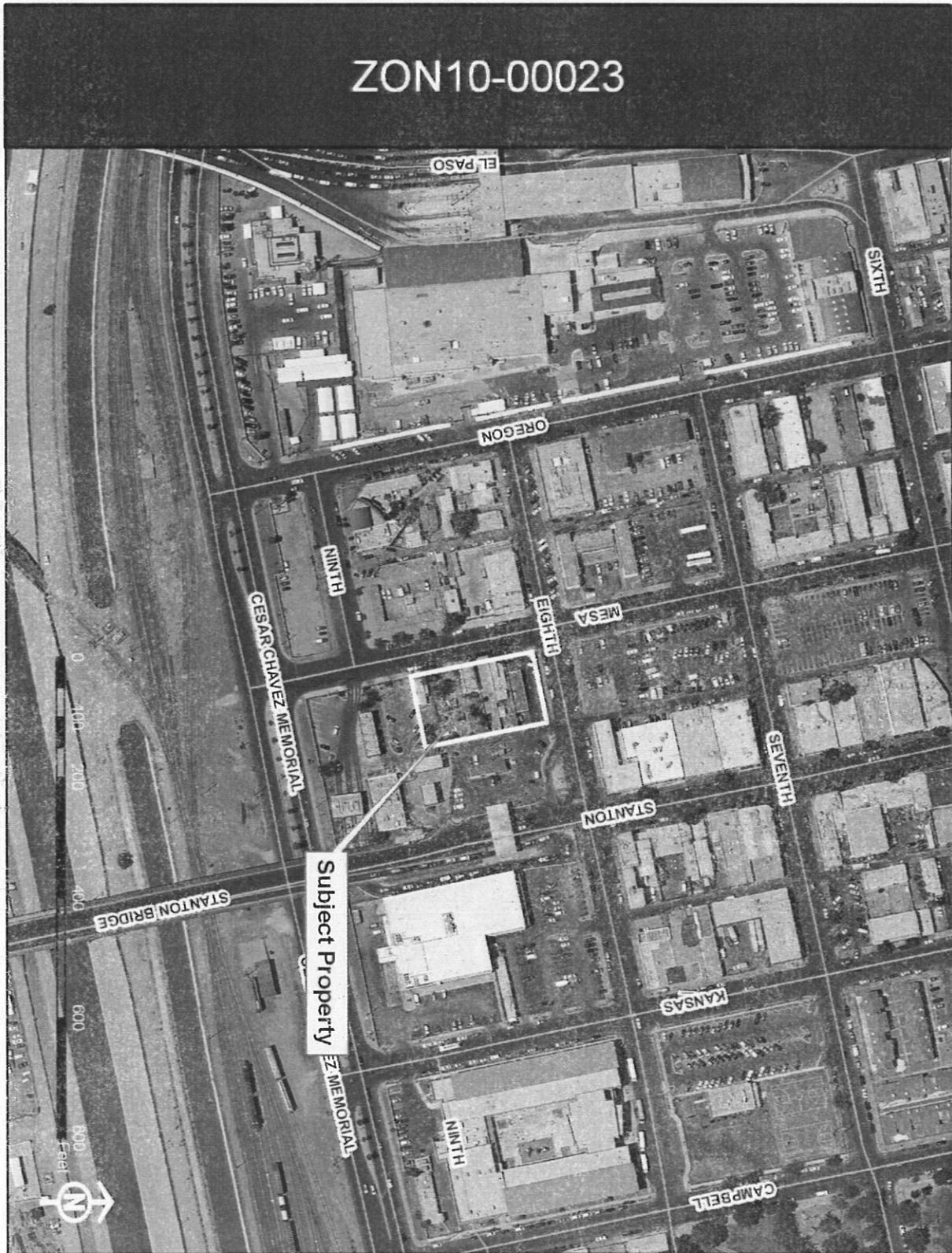
Attachments:

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

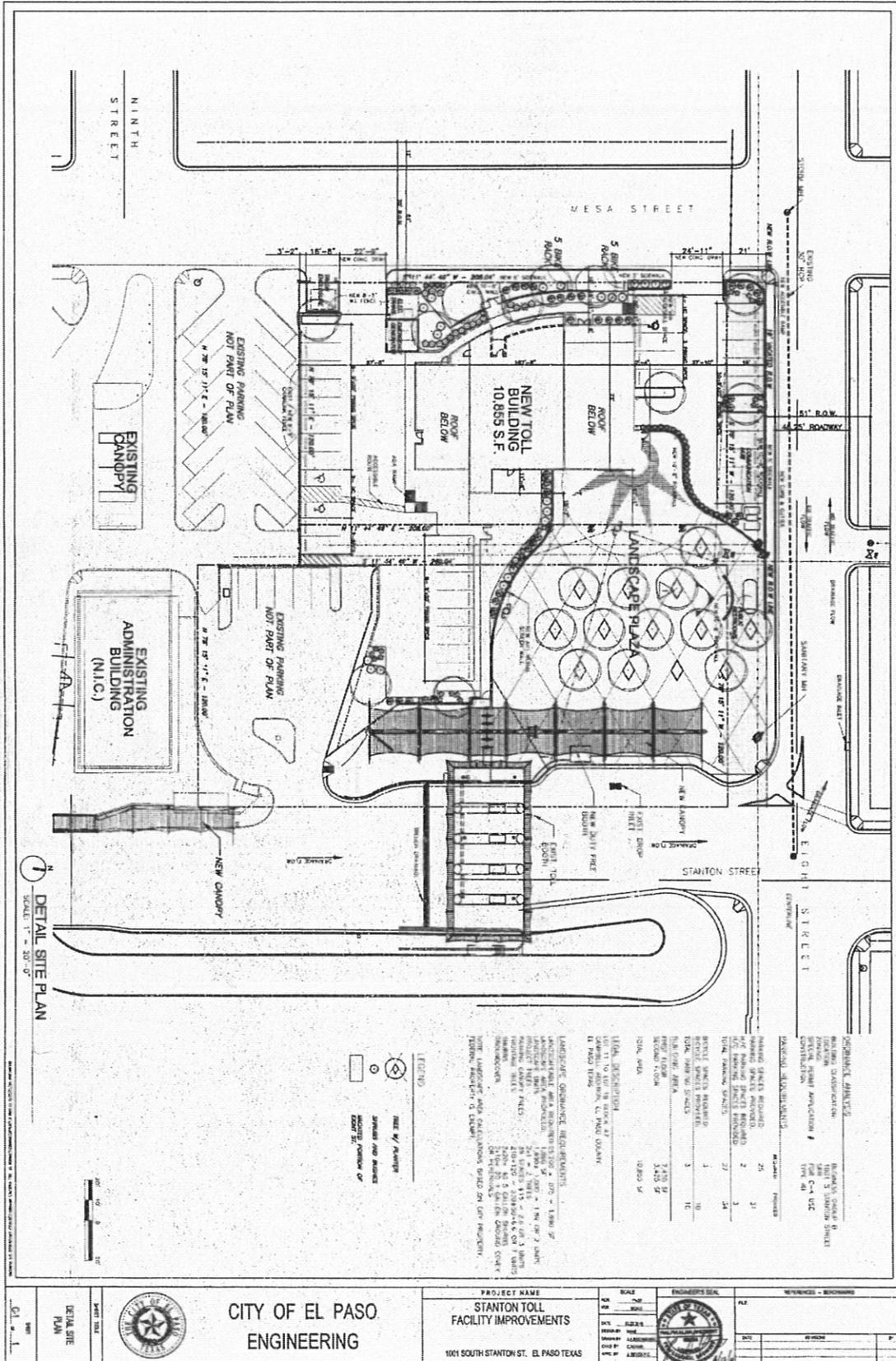
ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE PLAN



ATTACHMENT 4: ELEVATIONS

KEY NOTES

1. FINISH: LIGHT GRAY CONCRETE
2. FINISH: LIGHT GRAY CONCRETE
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26. FINISH: LIGHT GRAY CONCRETE

EXTERIOR ELEVATIONS

PROJECT NAME
STANTON TOLL
FACILITY IMPROVEMENTS
1001 SOUTH STANTON ST. EL PASO TEXAS

**CITY OF EL PASO
ENGINEERING**

ENGINEER'S SEAL

SCALE
AS SHOWN

DATE
04/22/10

BY
[Signature]

CHECKED BY
[Signature]

APPROVED BY
[Signature]