

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: June 11, 2013
Public Hearing: July 2, 2013

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

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance granting Special Permit No. PZST12-00023, to allow for a Facility-Mounted Personal Wireless Service Facility (PWSF) and imposing a condition on the property described as Lot 19 and a portion of Lot 17, Block 138, Chaparral Park Unit 30, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.455 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 6520 Loma De Cristo Drive. Applicant: Ascension Lutheran Church. PZST12-00023 (District 1)

BACKGROUND / DISCUSSION:

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00023, TO ALLOW FOR A FACILITY-MOUNTED PERSONAL WIRELESS SERVICE FACILITY (PWSF) AND IMPOSING CONDITIONS ON THE PROPERTY DESCRIBED AS LOT 19 AND A PORTION OF LOT 17, BLOCK 138, CHAPARRAL PARK UNIT 30, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.455 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Ascension Lutheran Church, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a Facility-mounted Personal Wireless Service Facility (PWSF); and,

WHEREAS, the Section 20.10.455 allows for a Facility-mounted personal wireless service facility by Special Permit; 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 20.04.320D 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 an **P-R 1 (Planned Residential I)** District: *Lot 19 and a portion of Lot 17, Block 138, Chaparral Park Unit 30, City of El Paso, El Paso County, Texas* 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 20.04.320 of the El Paso City Code to allow for a Facility-mounted personal wireless service facility (PWSF) 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 **P-R 1 (Planned Residential I)** 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. Further, that the property described herein be subject to the following conditions which are necessitated and attributable to the fact that the subject property has two existing personal wireless service facilities and such conditions will protect the health, safety and welfare of adjacent property owners and the residents of this City:

“That wiring and equipment be installed in the most inconspicuous way possible adjacent to the building so that it won’t stir up the existing terrain;” and,

“That no additional personal wireless service facilities (PWSF) be permitted on the subject property;” and,

5. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. PZST12-00023** 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,

6. 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 _____ of _____, 2013.

THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:

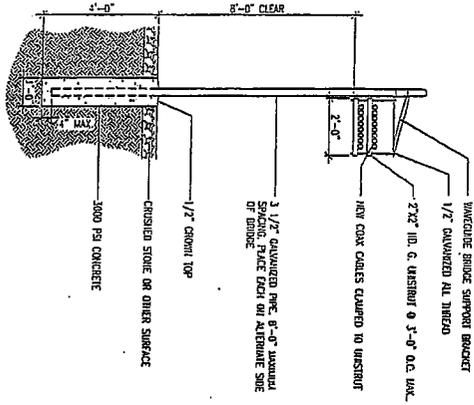
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

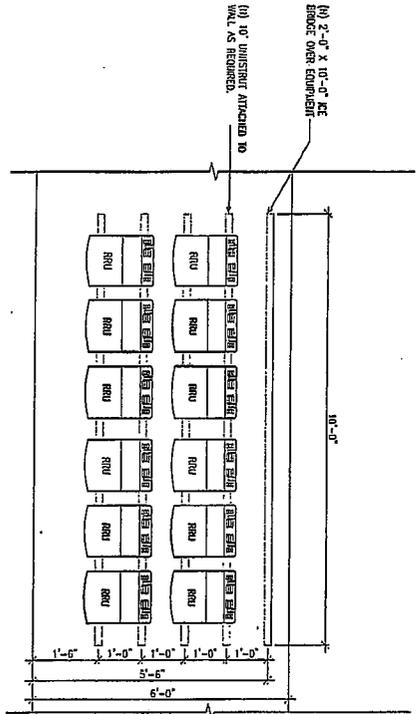
Karla M. Nieman
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

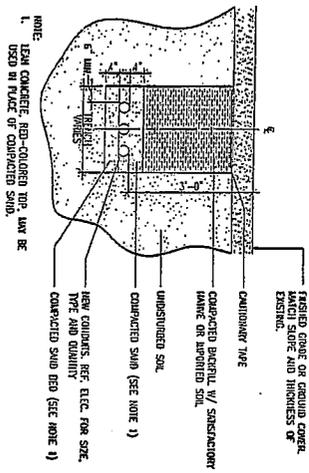


1 ICE BRIDGE DETAIL
SCALE: NTS

3 NOT USED
SCALE: NTS



2 POWER & TELCO UTILITY RACK DETAIL
SCALE: NTS



4 UTILITY TRENCH DETAIL
SCALE: NTS



5 NOT USED
SCALE: NTS

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REVISIONS	DATE
1	04/22/13

CELESTIS GROUP
CONSULTING ENGINEERS
2201 N. Collins St., Suite 125
Farmers Branch, TX 75234
Office: 817.698.8895
TX Perm. No. #1-13992

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
ASCENSION LUTHERAN CHURCH
SITE NUMBER
TY5545

DATE PLOTTED	04/22/13
SCALE	1/2"
DETAILS	
SHEET NO.	C05

NOTES, BY REFERENCE

- 1 NEW CALL-LOOK BOX
- 2 PROTECT INTEREST PANEL, 200A, 140V, 240V COMBINATION MAINL BREAKER SWITCH, SINGLE PROTECTION, FUSED AND 1/2" REFER TO PANEL SCHEDULE FOR CIRCUIT BREAKERS.
- 3 EXISTING 37.5MVA SINGLE PHASE TRANSFORMER, 480V PRIMARY & 240V/120V, 3Ø, 1Ø, 1Ø SCOURING.
- 4 NEW 200A, 140V, 240V MAIN 3Ø DELTA WYE BY ELECTRICAL CONTRACTOR.
- 5 PROVIDE 3-1/2" Ø, 1/2" THICK THIN IN 2" OUT CONDUIT.
- 6 NEW SERVICE ENTRANCE WARD 140V, 240V DISCONNECT SWITCH IN ROOM 3Ø, DISCONNECT WITH COPPER SOLID NEUTRAL AND GROUNDING BAR.
- 7 NEW 200A BREAKER IN EXISTING PANEL, LATCH PANEL, SHIRT CIRCUIT INTERRUPTING CAPACITY.
- 8 2" OUT CONDUIT W/ PAUL WIRE FROM MAIN TELCO SERVICE SOURCE TO (A) ONE BOX.
- 9 2 SETS - 2Ø, 1ØS CIRCUIT IN 2" Ø W/UTIC (AC POWER) FOR (2) 2Ø/ØA WYE BREAKERS.
- 10 2" CONDUIT FROM SIGNAL TO PANEL.
- 11 2" CONDUIT FROM DISCONNECT POWER CABINET TO SIGNAL FOR DC POWER CIRCUIT.
- 12 NEW CIRCUIT FOR FLD MOTOR POWER CABINET TO BE RUN IN SAME 2" CONDUIT.
- 13 3 1/1, 1ØS THIN IN 2" Ø (Ø=Ø) STEEL OR LEAD (Ø=Ø) FLEX) CONDUIT.

NOTE: IF IT IS DETERMINED THAT THIS WILL BE BROUGHT AND SITE REFER TO OTHERS ON SHEET ONE

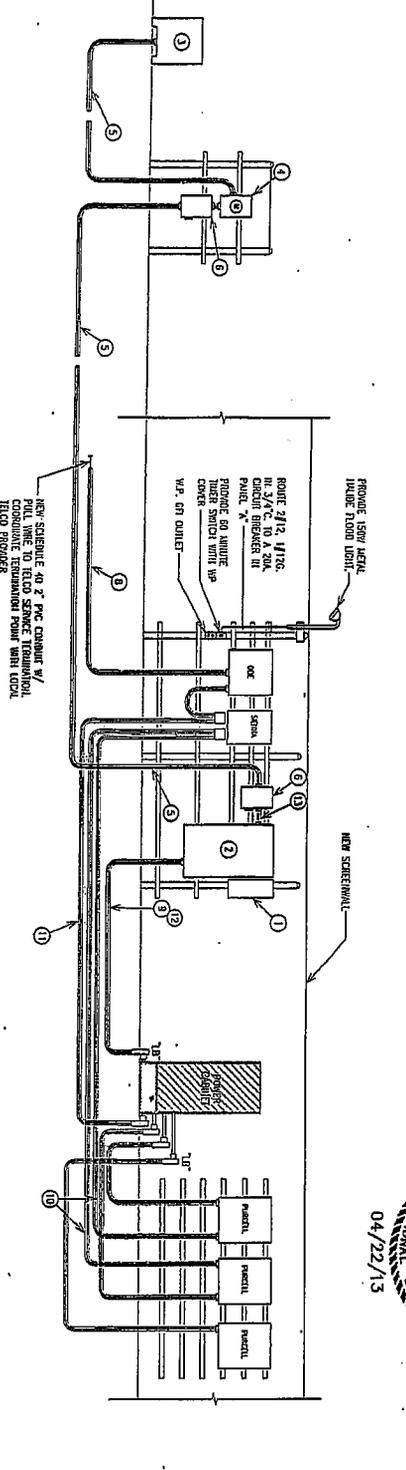
PANEL A		TYPE 200A		MOUNT TYPE		CIRCUIT BREAKER		MOUNT TYPE		MOUNT TYPE		MOUNT TYPE	
NO	TYPE	NO	TYPE	NO	TYPE	NO	TYPE	NO	TYPE	NO	TYPE	NO	TYPE
1	200A	1	200A	1	200A	1	200A	1	200A	1	200A	1	200A
2	200A	2	200A	2	200A	2	200A	2	200A	2	200A	2	200A
3	200A	3	200A	3	200A	3	200A	3	200A	3	200A	3	200A
4	200A	4	200A	4	200A	4	200A	4	200A	4	200A	4	200A
5	200A	5	200A	5	200A	5	200A	5	200A	5	200A	5	200A
6	200A	6	200A	6	200A	6	200A	6	200A	6	200A	6	200A
7	200A	7	200A	7	200A	7	200A	7	200A	7	200A	7	200A
8	200A	8	200A	8	200A	8	200A	8	200A	8	200A	8	200A
9	200A	9	200A	9	200A	9	200A	9	200A	9	200A	9	200A
10	200A	10	200A	10	200A	10	200A	10	200A	10	200A	10	200A
11	200A	11	200A	11	200A	11	200A	11	200A	11	200A	11	200A
12	200A	12	200A	12	200A	12	200A	12	200A	12	200A	12	200A
13	200A	13	200A	13	200A	13	200A	13	200A	13	200A	13	200A
14	200A	14	200A	14	200A	14	200A	14	200A	14	200A	14	200A
15	200A	15	200A	15	200A	15	200A	15	200A	15	200A	15	200A
16	200A	16	200A	16	200A	16	200A	16	200A	16	200A	16	200A
17	200A	17	200A	17	200A	17	200A	17	200A	17	200A	17	200A
18	200A	18	200A	18	200A	18	200A	18	200A	18	200A	18	200A
19	200A	19	200A	19	200A	19	200A	19	200A	19	200A	19	200A
20	200A	20	200A	20	200A	20	200A	20	200A	20	200A	20	200A

SYMBOLS LIST AND ABBREVIATIONS

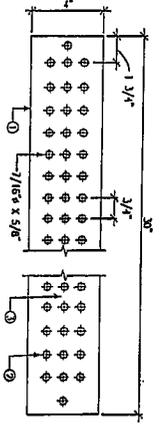
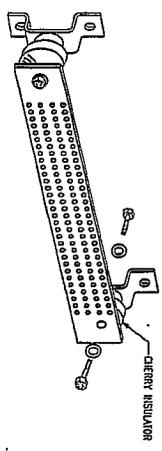
—	DIRECT BURIED BARE GROUND WIRE
---	UNDERGROUND ELECTRICAL CONDUIT AND FEEDER
---	UNDERGROUND TELEPHONE CO. CONDUIT TO TELCO DEMARK POINT
---	GROUNDING RING
---	CONNECTION (GASWELD OR EXOTHERMIC WELD TO STRUCTURE OR DEVICE
---	GROUNDING POINT, SEE DETAIL 2 SHEET FOR CONNECTION TO GROUND ROD OR GROUND RIG. EXOTHERMIC WELD OR AS REQUIRED BY AUTHORITY HAVING JURISDICTION
---	PULL BOX NOMINAL 24"X24"X36" DEEP (MINI TRAFFIC LD WHERE VEHICULAR TRAFFIC IS UNLIKELY)
---	INDICATES 2 HOT, 1 NEUTRAL, & 1 GROUND IN CONDUIT
---	ALL
---	AUTHORITY HAVING JURISDICTION
---	CONSTRUCTION MANAGER OR AGENT FOR AGENCY

GENERAL NOTES:

1. REFER TO GENERAL NOTES, SHEET 001 FOR SITE CONSTRUCTION REQUIREMENTS
2. COORDINATE WITH CONSTRUCTION MANAGER TO OBTAIN CABLES APPLICABLE TOGETHER GROUNDING
3. USE TRIPED COPPER (SOLID) FOR EXTERIOR GROUNDING (TYPICALLY 1/2" OR AS NOTED). USE STEELWIRE COPPER WIRE FOR GROUNDING WHERE NOT EXPOSED AND NOT IN CONTACT WITH EARTH (SEE NOTE 4 DETAIL)
4. BURY ALL BARE GROUND WIRES 18" BELOW GRADE, LOCATE NO CLOSER THAN 2' FROM FENCE OR 24" FROM FOUNDATIONS. SECURE ALL FOUNDATIONS, CORNERED AND TEST CONDUCTIVITY OF ALL GROUND WIRE POINTS.
5. TO UNBURY EXISTING PIPING, NO SWAMP AREAS PERMITTED IN ANY WEIRING, INCLUDING GROUNDING.
6. GROUND RODS TO BE COPPER CLAD STEEL 5/8" DIAMETER X 10'-0" LONG WITH TOPS BURIED 18" BELOW GRADE. CHAMFER TO GROUND ROD. RODS SHALL BE SPACED 10' TO 15' ON CENTER ALONG THE GROUND RING.
7. PANE AND GROU PUNCH ALL EXPOSED CONDUIT TO MATCH EXTENSION OF EQUIPMENT BARRIAGE.
8. ELECTRICAL CONTRACTOR SHALL CONTACT EXISTING GROUNDING RING TO GROUND AND MAKE TOGETHER BARS, BARS AND WELDING BRIGS AT THE OF CONNECTION TO TOGETHER. ONE CONNECTION TO EACH BAR. EACH SHALL BE A MECHANICAL JUNT. ALL OTHERS SHALL BE CARBON. (SEE NOTE 10 DETAIL)
9. ONE CONSTRUCTION CONTRACTOR SHALL BURY ALL GROUND WIRES. EACH CONSTRUCTION CONTRACTOR SHALL COVER POINTS FOR ALL BARE GROUND CONDUITATIONS IN THE GROUNDING RING.
10. PROTECT AND SUPPORT ALL WIRING SUCH THAT IT WILL NOT WEAR AGAINST OTHER WIRING. ALL CONNECTIONS SHALL BE MADE IN A MANNER THAT WILL NOT BE SUBJECT TO MECHANICAL STRESS OR VIBRATION. ALL CONNECTIONS SHALL BE MADE IN A MANNER THAT WILL NOT BE SUBJECT TO MECHANICAL STRESS OR VIBRATION. ALL CONNECTIONS SHALL BE MADE IN A MANNER THAT WILL NOT BE SUBJECT TO MECHANICAL STRESS OR VIBRATION.

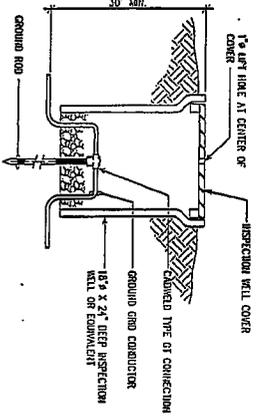


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NO.	DATE	DESCRIPTION						
<p>at&t</p> <p>1801 VALLEY VIEW LANE FARMERS BRANCH, TX 75234</p> <p>Torres Engineering Services, Inc. 8237 Delfield Dr. Ft. Worth, Texas 76134 (817) 556-0848 Registration No. F-10147</p>	<p>CELEPIS GROUP</p> <p>2201 N. Camp Street, Suite 125 Dallas, Texas 75208 Office: 817-464-1700 Fax: 817-464-0895</p>	<p>SITE NAME: ASCENSION LUTHERAN CHURCH</p> <p>SITE NUMBER: 1X5345</p> <p>DATE: 04/22/13</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: ELECTRICAL RISER DIAGRAM</p> <p>DATE: E02</p>						

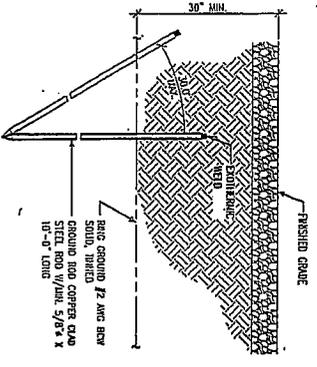


- NOTES:**
1. TINED COPPER GROUND BARS ARE 1/4"x2"x20" WITH NON-INSULATED MOUNTING SET OR EQUIVALENT.
 2. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL REQUIRED CONNECTIONS REQUIRED PLUS PROVIDE ONE SPACE CAPACITY.
 3. APPLY CONDUIT UNLESSHORE (FOR OR CONDUIT OR APPROVED EQUIVALENT) TO EXPOSED AREA OF GROUND BAR.

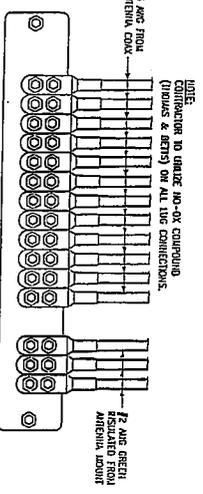
1 MASTER GROUND BAR DETAIL
SCALE: NTS



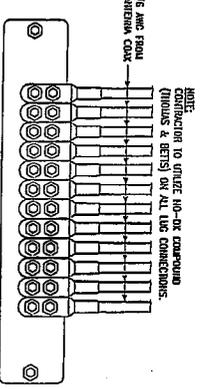
2 INSPECTION WELL DETAIL
SCALE: NTS



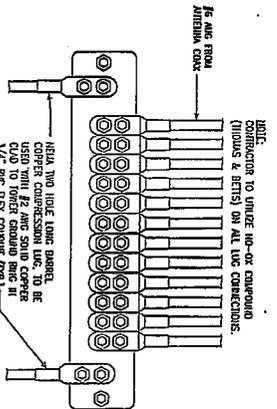
3 GROUND ROD DETAIL
SCALE: NTS



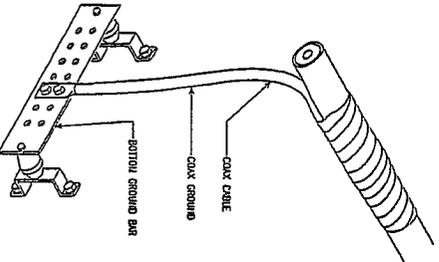
4 UPPER GROUND BAR DETAIL
SCALE: NTS



5 MIDDLE GROUND BAR DETAIL (IF REQUIRED)
SCALE: NTS



6 LOWER GROUND BAR DETAIL
SCALE: NTS



7 COAX GROUNDING DETAIL
SCALE: NTS

REVISIONS	DATE

CELERIS GROUP
 2201 N. COLE ST., SUITE 1725
 FORT WORTH, TX 76114
 (817) 336-1111
 Fax: 817-696-0995

Torres Engineering Services, Inc.
 8237 Delairfield Dr.
 Ft. Worth, Texas 76131
 (817) 555-0848
 Registration No. F-10147

1801 VALLEY VIEW LANE
 FARMERS BRANCH, TX 75234

SITE NAME
ASCENSION LUTHERAN CHURCH
 SITE NUMBER
TX5545

SCALE: NTS
 DATE: 04/22/13
 PROJECT: ELECTRICAL DEMOS
 SHEET NO.: E04

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DIVISION 16 ELECTRICAL SPECIFICATIONS

- 1600 SCOPE OF WORK:
1. THE REQUIREMENTS SPECIFIED IN THESE SPECIFICATIONS RELATES TO ELECTRICAL INSTALLATION OF A COMPLETE NEW POWER CENTER.
 2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE FOLLOWING DESIGN SERVICES:
 - a. CONSULT WITH THE ARCHITECT TO DETERMINE THE LOCATION OF THE ELECTRICAL PANELS.
 - b. CONSULT WITH THE ARCHITECT TO DETERMINE THE LOCATION OF THE ELECTRICAL PANELS.
 - c. CONSULT WITH THE ARCHITECT TO DETERMINE THE LOCATION OF THE ELECTRICAL PANELS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

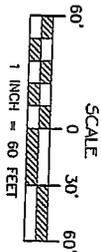
CELERS GROUP

CELERS PROJECT NO. 12-2074

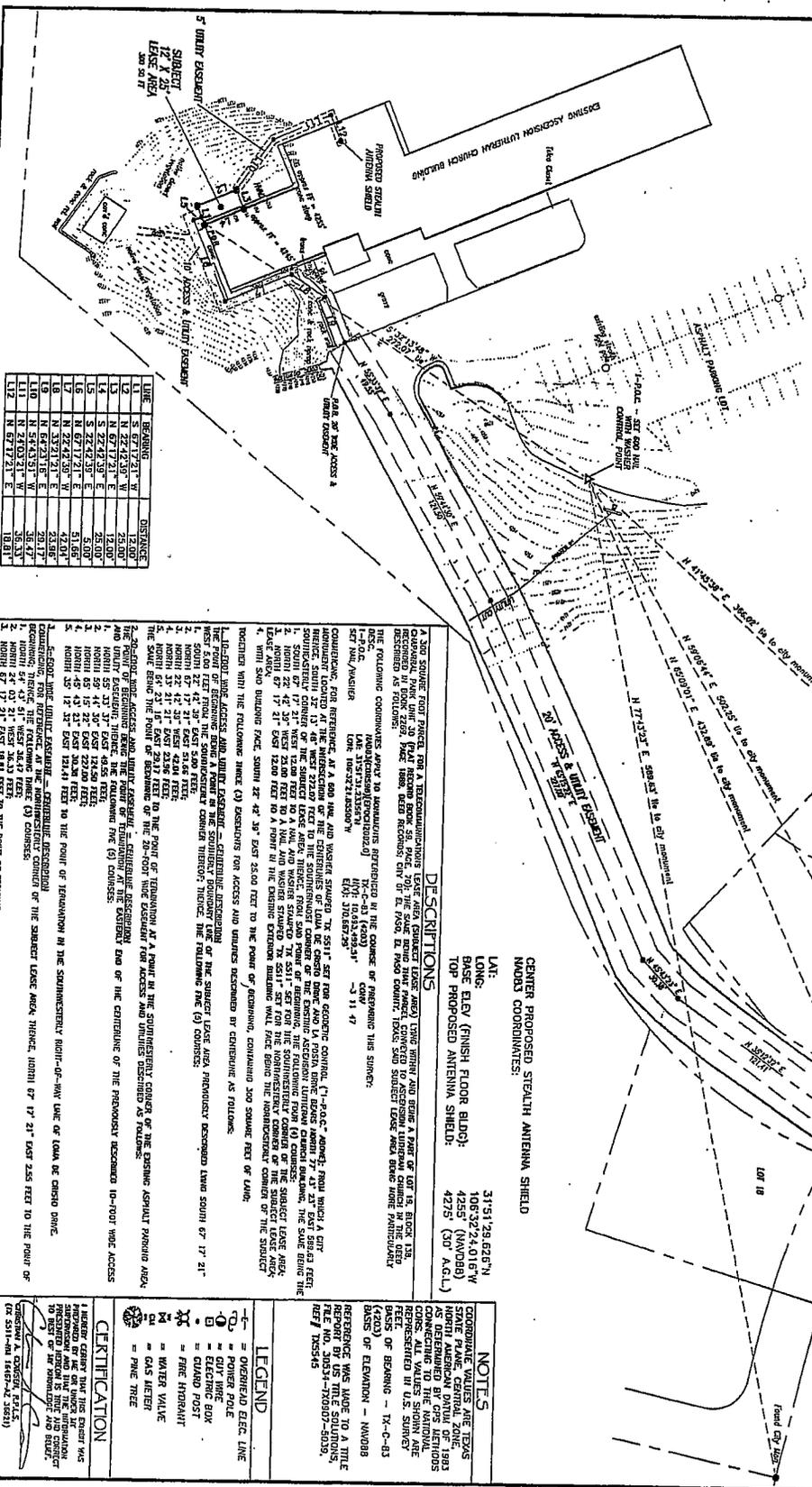
2201 N. COLEMAN ST., SUITE 125
AUSTIN, TX 78701
Phone: 817/444-1700
Fax: 817/492-0895

Torres Engineering Services, Inc.
8327 Dillard Dr.
P.O. Box 76133
(952) 558-0000
Registration No. P-30147

DATE: 04/22/13
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO. 2
TOTAL SHEETS: 2
ELECTRICAL SPECIFICATIONS



PARENT PARCEL
 LOT 19 & A PORTION OF LOT 17
 BLOCK 136, CHAPARRAL PARK UNIT 30
 PLAT REC. BOOK 59, PAGE 70
 DEED REC. BOOK 2269, PAGE 1889



LINE	BEARING	DISTANCE
L1	S 67°17'21" W	25.00'
L2	N 27°42'35" W	12.00'
L3	N 67°17'21" E	23.00'
L4	S 27°42'35" E	23.00'
L5	S 27°42'35" E	51.00'
L6	N 67°17'21" E	42.00'
L7	N 27°42'35" W	23.96'
L8	N 33°21'21" E	29.17'
L9	N 67°17'21" E	36.31'
L10	N 67°17'21" E	18.81'

DESCRIPTIONS

1. A 300 SQUARE FOOT PORTION OF A TELECOMMUNICATIONS LEASE AREA (T-LEASE) AREA WITHIN AND BEING A PORTION OF LOT 15, BLOCK 136, CHAPARRAL PARK UNIT 30 (PLAT RECORD BOOK 59, PAGE 70), THE SAID T-LEASE AREA BEING DESCRIBED AS FOLLOWS:

THE FOLLOWING COORDINATES APPLY TO HORIZONTAL PROJECTIONS IN THE COURSE OF DESCRIBING THE SHIELD:

PROPOSED ANTENNA SHIELD: 4275' (30' A.S.L.)

BASE ELEV (FINISH FLOOR BLDG): 4283' (24.0' B.S.)

TOP PROPOSED ANTENNA SHIELD: 4275' (30' A.S.L.)

3191' 29.6267" N
 4083' 24.016" W

NOTES

1. COORDINATE VALUES ARE TEXAS STATE PLANE, CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS TO THE NATIONAL CONTROL POINT NETWORK, REPRESENTED BY U.S. SURVEY FEET OF BEARING - TX-C-83 (4203).

2. ELEVATION IS NAVD83.

3. REFERENCE WAS MADE TO A TITLE REPORT BY US TITLE SOLUTIONS, FILE NO. 20031-170907-5019, REF# 125545.

LEGEND

- DASHED LINE = DASHED ELEC. LINE
- - - - - DOTTED LINE = GUY WIRE
- = ELECTRIC BOX
- = GUY POST
- = FINE HYDRANT
- = WATER VALVE
- = GAS METER
- = PINE TREE

CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that the information furnished on this drawing is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the State of Texas, License No. 16487-A (2012).

DATE: 04-22-2015

DESCRIPTIONS

1. A 300 SQUARE FOOT PORTION OF A TELECOMMUNICATIONS LEASE AREA (T-LEASE) AREA WITHIN AND BEING A PORTION OF LOT 15, BLOCK 136, CHAPARRAL PARK UNIT 30 (PLAT RECORD BOOK 59, PAGE 70), THE SAID T-LEASE AREA BEING DESCRIBED AS FOLLOWS:

THE FOLLOWING COORDINATES APPLY TO HORIZONTAL PROJECTIONS IN THE COURSE OF DESCRIBING THE SHIELD:

PROPOSED ANTENNA SHIELD: 4275' (30' A.S.L.)

BASE ELEV (FINISH FLOOR BLDG): 4283' (24.0' B.S.)

TOP PROPOSED ANTENNA SHIELD: 4275' (30' A.S.L.)

3191' 29.6267" N
 4083' 24.016" W

NOTES

1. COORDINATE VALUES ARE TEXAS STATE PLANE, CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS TO THE NATIONAL CONTROL POINT NETWORK, REPRESENTED BY U.S. SURVEY FEET OF BEARING - TX-C-83 (4203).

2. ELEVATION IS NAVD83.

3. REFERENCE WAS MADE TO A TITLE REPORT BY US TITLE SOLUTIONS, FILE NO. 20031-170907-5019, REF# 125545.

LEGEND

- DASHED LINE = DASHED ELEC. LINE
- - - - - DOTTED LINE = GUY WIRE
- = ELECTRIC BOX
- = GUY POST
- = FINE HYDRANT
- = WATER VALVE
- = GAS METER
- = PINE TREE

CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that the information furnished on this drawing is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the State of Texas, License No. 16487-A (2012).

DATE: 04-22-2015

PROJECT INFORMATION

PROPOSED AT&T LEASE AREA

The information contained in this set of documents is for informational purposes only. Any use or disclosure other than that which relates to the client name is strictly prohibited.

LAND SURVEYING
 Christen A. Clouston
 877.253.0664
 christen@cloustonland.com
 5320 COUNTRY DANCE DRIVE
 FORT WORTH, TEXAS 76133
 Mobile: (913) 355-9182

CELESTROP GROUP
 CONSULTING ENGINEERS
 a subsidiary of Microwave Transmission Systems, Inc.

STATE OF TEXAS
 CHRISTEN A. CLOUSTON
 LICENSE NO. 16487-A
 PROFESSIONAL ENGINEER
 IN SURVEYING

REGISTERED FOR:

DATE	DATE
08-01-2009	08-15-2009
12-01-2012	12-01-2012
01-22-2013	01-22-2013

SHEET TITLE
 SURVEY SHEET

SHEET NUMBER
 SUR-1

ASCENSION LUTHERAN CHURCH
 SITE ADDRESS:
 6520 LOMA DE CRISTO
 EL PASO, TX. 79912

MEMORANDUM

DATE: May 2, 2013

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

FROM: Andrew Salloum, Planner

SUBJECT: PZST12-00023

The City Plan Commission (CPC), on February 21, 2013, voted 5-0 to recommend **approval** of the special permit application to allow a Personal Wireless Service Facility (PWSF) with the following condition that wiring and equipment be installed in the most inconspicuous way possible adjacent to the building so that it won't stir up the existing terrain.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; 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 were 2 phone calls and 1 letter in opposition to this request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00023
Application Type: Special Permit
CPC Hearing Date: February 21, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 6520 Loma De Cristo Drive
Legal Description: Lot 19 and a portion of Lot 17, Block 138, Chaparral Park Unit 30, City of El Paso, El Paso County, Texas
Acreage: 10.585 acres
Rep District: 1
Existing Use: Church and Ground-Mounted Pole Personal Wireless Service Facility (PWSF)
Existing Zoning: P-R 1 (Planned Residential I)
Request: Special Permit to allow a Personal Wireless Service Facility (PWSF)
Proposed Use: Facility-Mounted Personal Wireless Service Facility (PWSF)

Property Owner: Ascension Lutheran Church
Applicant: Ascension Lutheran Church c/o Elliot Werner, Head Trustee
Representative: David Prejean

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings
South: P-R 1 (Planned Residential I) / Vacant
East: R-3 (Residential) / Single-family dwellings and P-R 1 (Planned Residential I) / Vacant
West: R-3 (Residential) / Vacant and C-2 (Commercial) / Self-storage facility

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Plan Area)
NEAREST PARK: Park Hills Park (3,229 feet)
NEAREST SCHOOL: Hornedo Middle (4,501 feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association
Save the Valley
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Mountain Arroyo Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 22, 2013. The Planning Division received two phone calls and one letter in opposition of this request.

APPLICATION DESCRIPTION

The applicant requests a special permit to allow the placement of a roof-mounted personal wireless service facility (PWSF). The site plan shows a facility-mounted Personal Wireless Service Facility (PWSF) that is 39 feet and 6 inches in height and camouflaged as a metal frame cross. The PWSF will be located on the Ascension Lutheran Church and the property is 10.585 acres in size. A special permit is a requirement of 20.10.455 of the El Paso City Code. The applicant verified that co-locate is not possible; necessitating a new tower. There are two existing PWSF towers within ½ mile of this site (located on the subject property).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the special permit for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.04.320, Special Permit.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the P-R 1 (Planned Residential I) district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

COMMENTS:

City Development Department - Planning Division - Transportation

There are no transportation issues for the PWSF request.

City Development Department – Plan Review

No objections.

City Development Department - Landscaping Division

Landscape is not required for a cell tower location on a building or for co-locations.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Department, Land Development Section.*

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

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

El Paso Water Utilities

We have reviewed the above referenced request and site plan and provide the following comments:

1. EPWU-PSB Planning & Development section does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 8-inch diameter water main along Loma De Cristo fronting the subject property.

Sanitary Sewer:

3. There is an existing 8-inch diameter sanitary sewer main along Loma De Cristo fronting the subject property.

General:

4. EPWU records indicate existing domestic and fire line water connection serving the subject property.

5. EPWU requires a new service application to serve the site. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street

improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

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 is in conformance with the review criteria of Plan 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 Plan 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 Plan 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. Elevation
5. Simulation Picture
6. Opposition Letter

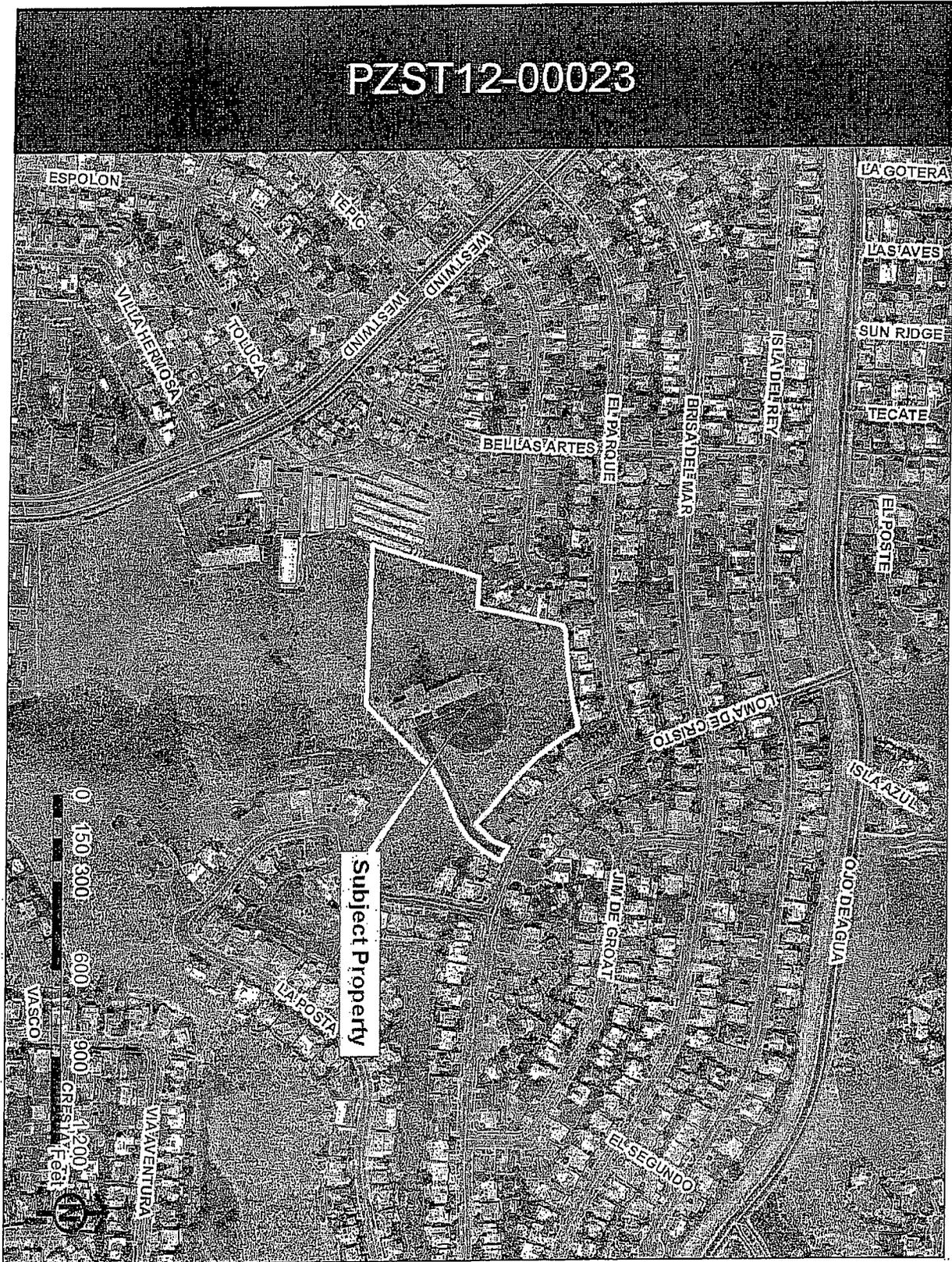
ATTACHMENT 1: LOCATION MAP

PZST12-00023

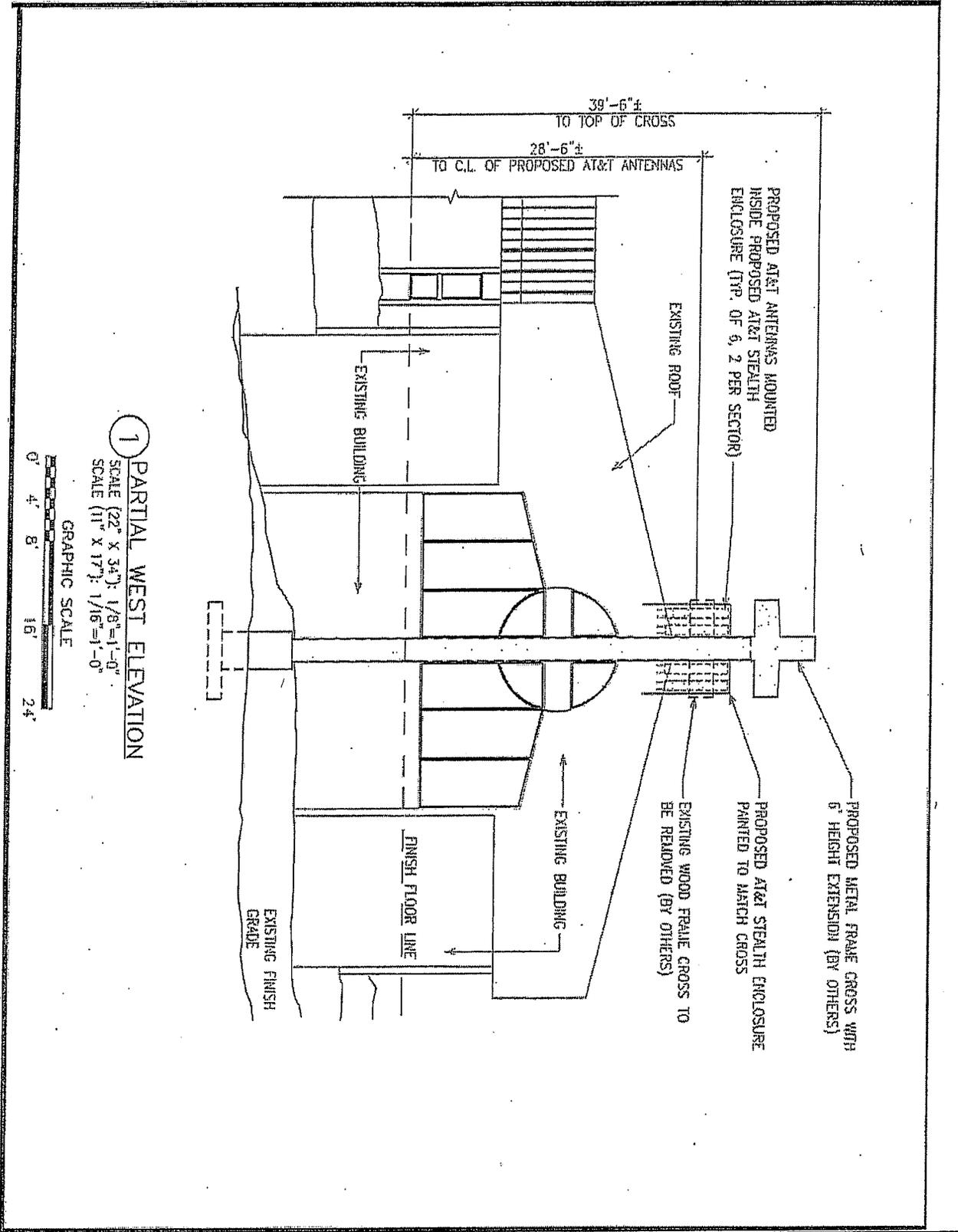


ATTACHMENT 2: AERIAL MAP

PZST12-00023



ATTACHMENT 4: ELEVATION



ATTACHMENT 5: SIMULATION PICTURE



ATTACHMENT 6: OPPOSITION LETTER

936 Agua Caliente
El Paso, TX 79912
February 12, 2013

El Paso City Plan Commission
c/o Planning Division, 5th Floor, City Hall
2 Civic Center plaza
El Paso, TX 79901-1196

RE: Case No. PZST12-00023

We own a home at the base of the hill that is occupied by the church at 6520 Loma de Cristo Drive where this personal wireless facility (PWF) would be located. We urge to the Commission to NOT APPROVE the application for the following reasons:

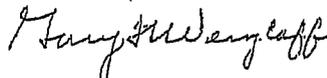
- 1) The structure housing the PWF would be a large, square or rectangular addition to the roof not in keeping with architectural lines of the existing church structure.
- 2) The proposed restoration of the crucifix would not completely obscure the view of this unsightly addition.
- 3) The application information does not indicate if additional lighting would be required, but if so, that would represent another objection to approval.

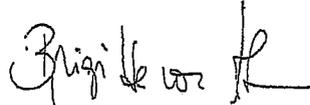
The church, situated on top of the hill, is presently a pleasing landmark visible from dozens of homes below. We believe the proposed structure would significantly diminish its attractiveness and therefore possibly inflict a negative impact on nearby residential property values.

In discussing this application with some of our neighbors who also received notice from the city, we learned that they did not understand that the proposal involves a structure on the church above. We believe more might oppose the application if they understood it completely.

I attended the meeting on this application originally scheduled on February 7. It was postponed until February 21. I am unable to attend on the 21st; hence this objection in writing.

Respectfully,


Gary H. Wenzlaff


Brigitte von Ahn

CITY CLERK DEPT.
2013 FEB 18 AM 11:05

PETITION AGAINST THIRD CELL SERVICE FACILITY AT ASCENSION LUTHERAN CHURCH

We, the undersigned, request that the application by the property owners to allow a special permit (Reference Special Permit No. PZST12-00023), for the purpose of placement of a roof-mounted personal wireless service facility (PWSF) be denied. Permitting additional cell towers at this location sets a bad precedence, allowing a cluster of 3 cellular service facilities which is not compatible with Planned Residential 1 (P-R1) zoning. No other P-R 1 neighborhoods in El Paso have even a single cell tower allowed on the property.

Ascension Lutheran Church currently has two cellular towers on the property. These towers are less than one-half mile apart, were erected prior to current zoning code, and are currently allowed by special permit. This request for a third PWSF will not meet zoning code requirements without another special permit, because it's in a residential neighborhood and too close to the other two towers.

The church has signaled their intent to add even more cell facilities and is unwilling to limit the number of PWSF as revealed in their letter of April 17, 2013, which states, "...With regard to future expansion of additional cellular equipment and components on church property, we are not in a position to bind future generations of our congregation to the unknown capacity of future safe technological growth." This indicates a willingness to construct an unlimited number of cell facilities on this property.

NAME (PRINT)	ADDRESS	SIGNATURE
Gustor Munoz	6529 Loma De Cristo Dr.	<i>Gustor Munoz</i>
Virginia E. Muñoz	6529 LOMA DE CRISTO DR.	<i>Virginia Muñoz</i>
MARK GROOVER	6546 LOMA DE CRISTO DR	<i>Mark Groover</i>
JACK TIMBROOK	6544 Loma DE CRISTO	<i>Jack Timbrook</i>
DONALD MOORE	6545 Loma DE CRISTO	<i>Don L Moore</i>
Ronald J. Fineron	6605 El Parque	<i>Ronald J. Fineron</i>
Dorothy Fineron	6605 El Parque	<i>Dorothy Fineron</i>
Gracela P. Isa	6620 El Parque	<i>Gracela P. Isa</i>
Karen Wright	6636 El Parque	<i>Karen Wright</i>
Stephanie Reveles	6644 El Parque	<i>Stephanie Reveles</i>

CITY CLERK DEPT.
2013 JUN 26 AM 11:05

PETITION AGAINST THIRD CELL SERVICE FACILITY AT ASCENSION LUTHERAN CHURCH

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NAME (PRINT)	ADDRESS	SIGNATURE
DAVID R ROSADO	6628 EL PARQUE DR	<i>[Signature]</i>
Ruth Y Rosado	6628 El Parque Dr	Ruth Y. Rosado
KEVIN PATIN	6608 EL PARQUE DR.	<i>[Signature]</i>
Claudia L. Armendariz	6604 El Parque Dr.	<i>[Signature]</i>
Ray Armendariz	6604 El Parque	<i>[Signature]</i>
Jane Steele-Aite	6516 Loma de Cristo	Jane Steele-Aite
Jose E. Martinez	6519 La Posta	Jose E. Martinez
KAREN SANDERS	6519 La Posta	Karen Sanders
Thomas Brown	6516 LA POSTA	<i>[Signature]</i>
Maria J. Aguilar	6504 LA POSTA	<i>[Signature]</i>

CITY CLERK DEPT
2013 JUN 26 AM 11:05

Photo owner

PETITION AGAINST THIRD CELL SERVICE FACILITY AT ASCENSION LUTHERAN CHURCH

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NAME (PRINT)	ADDRESS	SIGNATURE
Billy Needham	728 Agua Caliente	B. Needham
FUNTE MARKWELL	926B AGUALCALIENTE	F. Markwell
Joia Frayve	914 Bellas Artes	J. Frayve
LAURA L. GARCIA	904 BELLAS ARTES-C	L. Garcia
Franck SAINT-ARROMAN	902 B. ARTES	F. Saint-Arroman
ANTHONY ROSSI	902 A Bellas Artes Jr	Anthony Rossi
Consolacion Quinonez	900 Bellas Artes Oro	Consolacion Quinonez
Tim Luthe	920 Bellas Artes	T. Luthe
Ayneda Campbell	916 Bellas Artes	Ayneda Campbell
Pat Williams	913 B Tepic	P. Williams

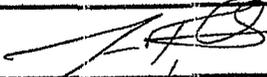
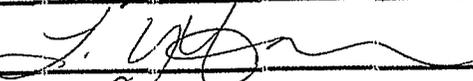
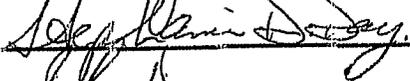
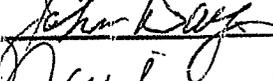
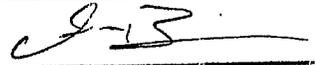
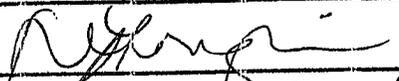
2013 JUN 26 AM 11:05
CITY CLERK DEPT.

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NAME (PRINT)	ADDRESS	SIGNATURE
JUAN RUELES	910 Bellas Artes	
LINDA C VUEN-HAWES	910 Tepic Dr	
Rosario Gongora	904 A Bellas Artes Dr	
Stephanie D. Day	904 D Bellas Artes Dr	
John Day	904 D Bellas Artes	
Marisela Duda	912 Bellas Artes	
ANDY BARRAZA	6462 LA POSTA	
Marilyn Longoria	⁶⁵⁴¹ 6542 Loma de Cristo Dr	
LEONARD CRAWFORD	6512 LOMA DE CRISTO	
Michael J. Burke	6528 Loma de Cristo	

2013 JUN 26 AM 11:05
 CITY CLERK DEPT.

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NAME (PRINT)	ADDRESS	SIGNATURE
Holly Russo	6458 La Posta Dr	Holly Russo
Daniel Terreros	6458 LAPOSTA DR	Daniel Terreros
Armando Murguia	6454 La Posta Dr.	Armando Murguia
FRANCISCO James	6517 Lomade Cristo	Francisco James
Astra Bernieri	6532 Lomade Cristo	Astra Bernieri
DAVID C. ESCOBAR	6641 EL PARQUE	David C. Escobar
Lizzy Escobar	6641 El Parque	Lizzy Escobar
GARY H. WENZLAFF	936 Agua Caliente	Gary Wenzlaff
Richard C Bonant	6524 Lomade CRISTO	Richard C Bonant
Jenny Dodge	942 Agua Caliente	Jenny Dodge

CITY CLERK DEPT.
2013 JUN 12 6 AM 11:05

PETITION AGAINST THIRD CELL SERVICE FACILITY AT ASCENSION LUTHERAN CHURCH

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NAME (PRINT)	ADDRESS	SIGNATURE
Maribel Costaneda	6500 Loma de Cristo	Maribel Costaneda
Myriam Serna	6549 Loma De Cristo	M. Serna
IRMA MONJE	62600 BRISA DEL MAR	Irma Monje
Michelle Kenney	6604 BRISA Del MAR	Michelle Kenney
LARRY Kenney	6604 Brisa del Mar	Larry Kenney
Javier Espinoza	904 Tepic	Javier Espinoza
Egther + Noel Griffin	6612 Brisa Del Mar	Egther + Noel Griffin
Bill Pitchkolan	6616 BRISA DEL MAR	Bill Pitchkolan
LARISA Pitchkolan	6616 BRISA Del Mar	Larisa Pitchkolan
Sammie N. Booth	6625 Brisa Del Mar	Sammie N. Booth

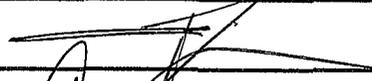
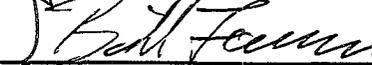
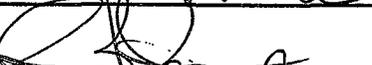
2013 JUN 26 AM 11:06
 CITY CLERK DEPT.

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NAME (PRINT)	ADDRESS	SIGNATURE
Edgar Mendoza	6613 Brisa del Mar	
Claudia	6609 Brisa del Mar	
Berta Martinez	6605 Brisa del Mar	
J. del Pozo	6613 El Parque Ave	
Bill Farmer	6621 El Parque	
AUCIA FARMER	6621 EL PARQUE	
JEAN BELANGER	6536 LOMA DE CRISTO	
Tim WEEKS	6516 LOMA DE CRISTO	

2013 JUN 26 AM 11:06
CITY CLERK DEPT.

New owners of 6516 LOMA DE CRISTO

