

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: October 2, 2007
Public Hearing: October 23, 2007

CONTACT PERSON/PHONE: Esther Guerrero, 541-4720

DISTRICT(S) AFFECTED: 7

SUBJECT:

An ordinance granting Special Permit No. ZON07-00068, to allow government buildings and uses on the property described as Lot 1 and a portion of Lot 2, Block 1, Municipal Center, City of El Paso, El Paso County, Texas, pursuant to Section 20.12.040 of the El Paso City Code. The penalty being as provided in Chapter 20.68 of the El Paso City Code. Subject Property: 7969 San Paulo Drive. Applicant: City of El Paso-Municipal Services Center, ZON07-00068 (District 7)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON07-00068, TO ALLOW GOVERNMENT BUILDINGS AND USES ON THE PROPERTY DESCRIBED AS LOT 1 AND A PORTION OF LOT 2, BLOCK 1, MUNICIPAL CENTER, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.12.040 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, the CITY OF EL PASO, has applied for a Special Permit under Section 20.12.040 of the El Paso City Code to allow government buildings and uses; and,

WHEREAS, the Section 20.12.040 allows government buildings and uses 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 a **R-3 (Residential)** District:
Lot 1 and a portion of Lot 2, Block 1, Municipal Center, 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,

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CITY CLERK DEPT.

2. That the City Council hereby grants a Special Permit under Section 20.12.040 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 **R-3 (Residential)** District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "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. ZON07-00068** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 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 _____, 2007.

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:

Kimberly Forsyth, Senior Planner
Development Services Department

SEP 27 AM 11:24
CITY CLERK DEPT.

AGREEMENT

The **CITY OF EL PASO**, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-3 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

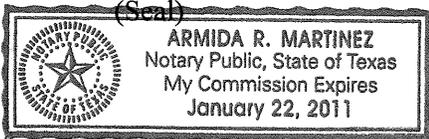
EXECUTED this 26 day of September, 2007.

[Signature]
(Signature)
JAVIER REYES - CIVIL ENGINEERING DIVISION
(Name/Title) MANAGER

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 26 day of September, 2007, by Javier Reyes for the City of El Paso, as Applicant.



Armida R. Martinez
Notary Public, State of Texas
Signature

ARMIDA R. MARTINEZ
Printed or Typed Name

My Commission Expires:

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CITY CLERK DEPT.

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

MEMORANDUM

DATE: September 26, 2007

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

FROM: Esther Guerrero, Planner

SUBJECT: ZON07-00068

The City Plan Commission (CPC), on August 23, 2007, voted **4-0** to recommend **APPROVAL** of a special permit request to allow governmental uses and buildings on the subject property, concurring with staff's recommendation.

The CPC found that the special permit is in conformance with The Plan for El Paso Citywide land use goals that El Paso: "provide facilities to meet both community and governmental needs." The CPC found that the proposed special permit will not have an adverse impact on the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general.

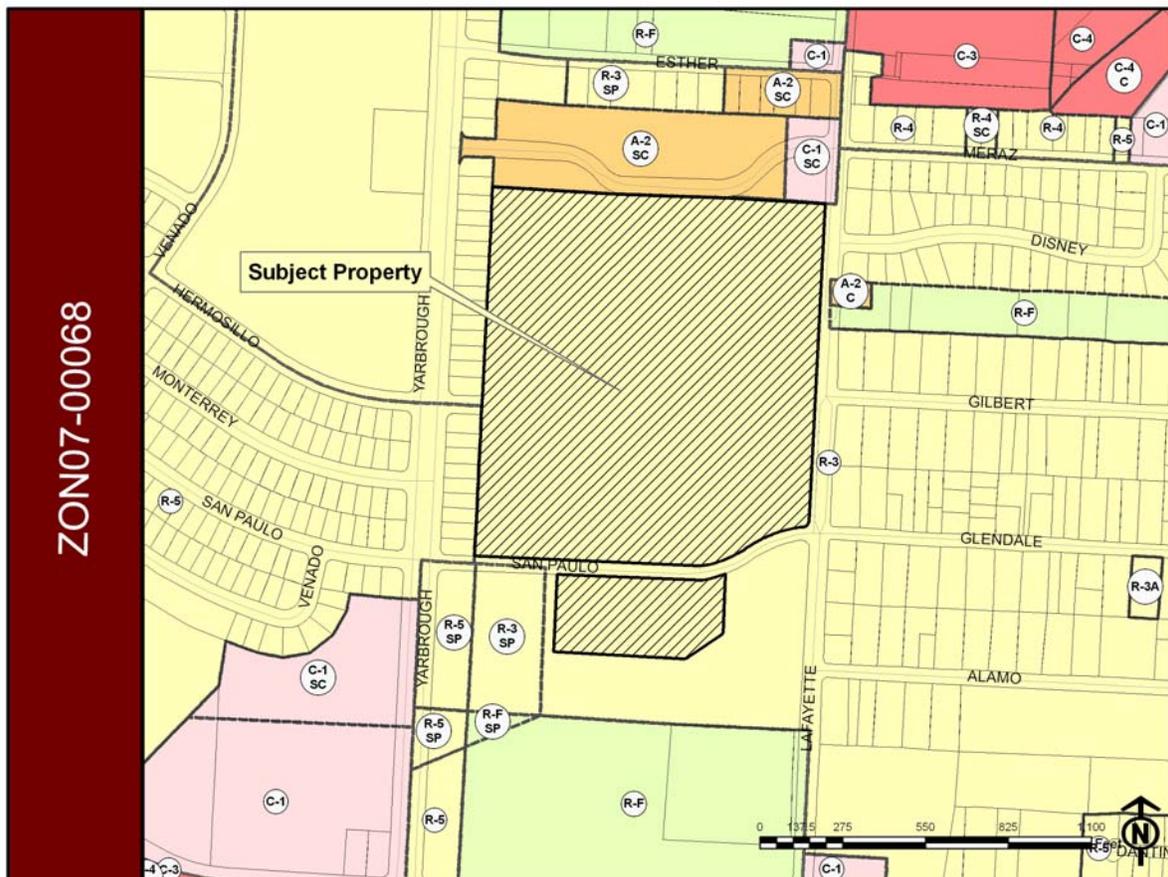
There was one letter and one call in opposition to this request.

Attachment: Staff Report



ZON07-00068

Application Type: Special Permit
Property Owner(s): City of El Paso
Representative(s): Mary Lopez, Alvidrez Architecture
Legal Description: Lot 1 and a portion of Lot 2, Block 1, Municipal Center, City of El Paso, El Paso County, Texas
Location: 7969 San Paulo Drive
Representative District: 7 **Area:** 33.5366 acres
Zoning: R-3 (Residential)
Request: Special permit to allow governmental buildings and uses
Recognized Neighborhood
Associations Contacted: N/A
Public Response: None
Surrounding Land Uses: **North:** A-2/sc / Apartments; **South:** R-F / Park; **East:** R-3 / vacant, Residential; **West:** R-5, R-3/sp / Library
Year 2025 Designation: **Residential, Parks & Open Space** (Mission Valley Planning Area)



General Information

The applicant requests a special permit to allow governmental uses and buildings on the subject property. The site plan includes the existing municipal services facility to the north and a proposed 24,396 square foot administrative office building to the south. A total of 100 parking spaces will be provided with access via San Paulo Drive. The special permit will apply to both north and south parcels of land. The detailed site plan does not encompass any existing park area on Lot 2 (south parcel) where the proposed administration offices are to be constructed.

Pedestrian access and connectivity to abutting City facilities, which include a library and park, will be maintained between both parcels. Screening walls exist along the north parcel.

Staff Recommendation

The Development Coordinating Committee (DCC) recommends **approval** of this special permit request.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “provide facilities to meet both community and governmental needs.”
- **The Year 2025 Projected General Land Use Map** for the Mission Valley Planning Area designates this property for **Residential, Parks & Open Space** land uses.
- **R-3 (Residential) zoning** with a special permit permits governmental buildings and uses.

Findings

The Commission must determine the following:

- A. Will the special permit for a governmental buildings and uses protect the best interest, health, safety and welfare of the public in general?
- B. Will the special permit be compatible with adjacent land uses?
- C. What is the relation of the proposed special permit to the City’s Comprehensive Plan?
- D. What effects will the proposed special permit have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

Development Services - Building Permits and Inspections

Proposed Municipal Service Center meets district's general lot size standards, setbacks and parking requirements.

Engineering Department - Traffic

No comments received

Fire Department

No comments received.

El Paso Water Utilities

EPWU does not object to this request.

List of Attachments

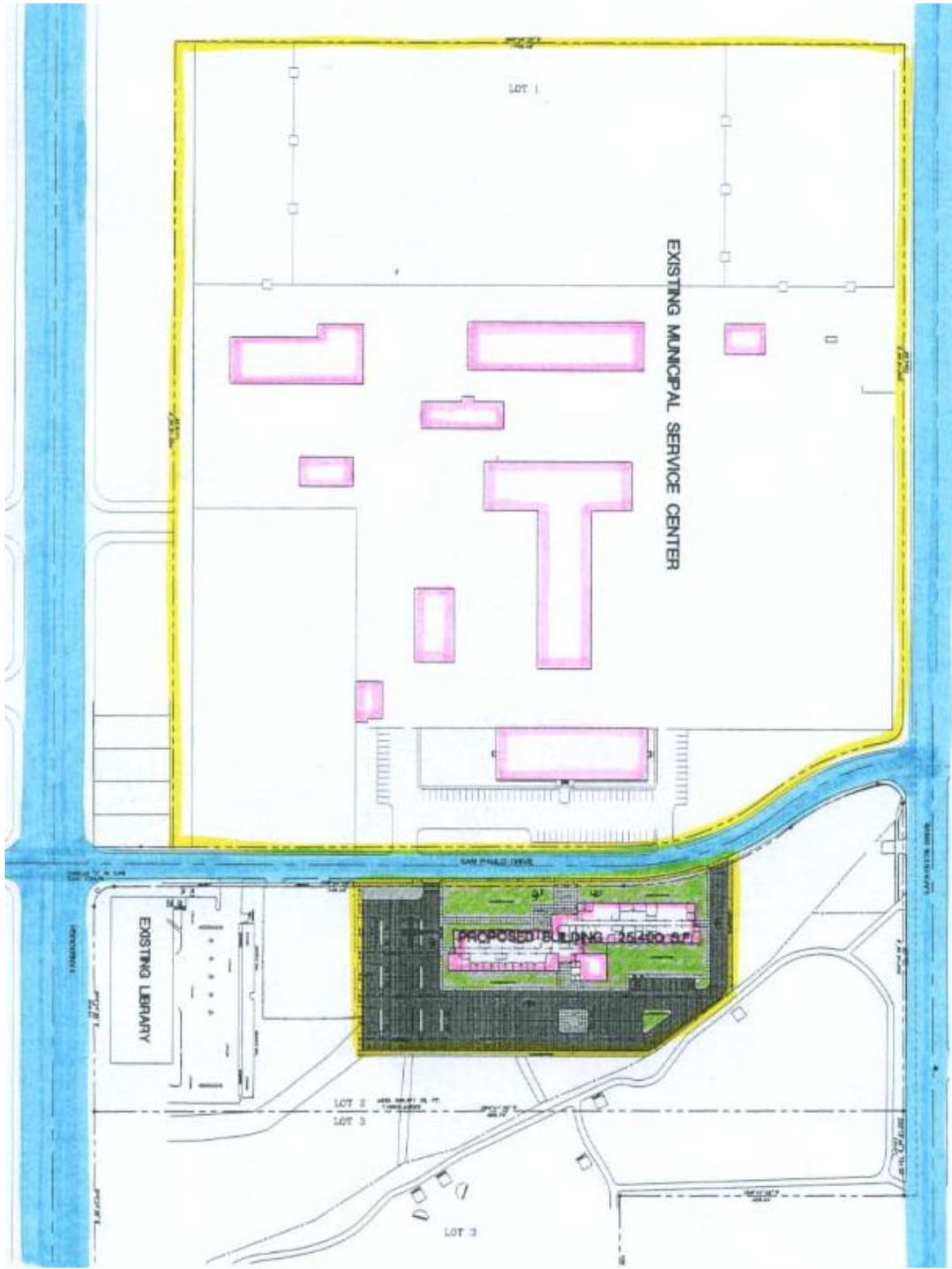
- Attachment 1: Aerial
- Attachment 2: Site Plan
- Attachment 3: Elevations
- Attachment 4: Application

Attachment 1: Aerial

ZON07-00068



Attachment 2: Site Plan

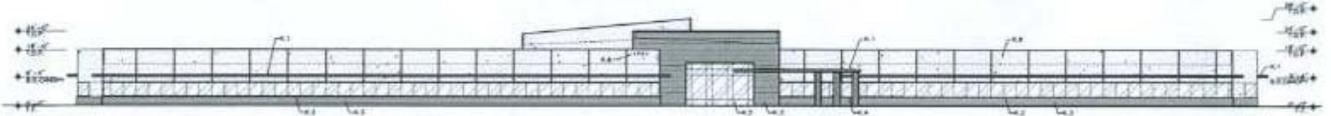


Attachment 3: Elevations



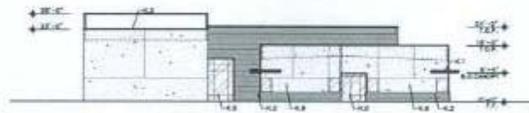
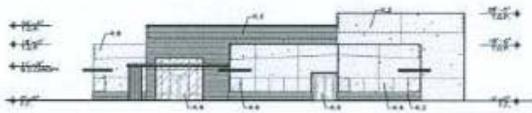
1.SP2 SIGN ELEVATION

SCALE 1/8" = 1'-0"



2.SP2 NORTH ELEVATION

SCALE 1/8" = 1'-0"

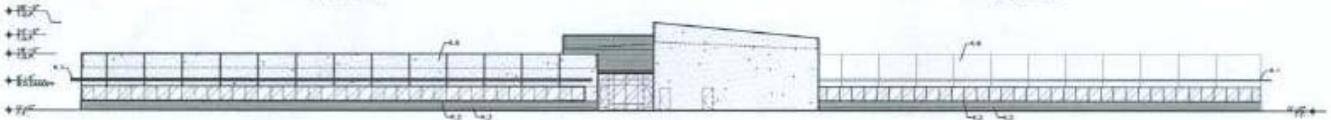


3.SP2 WEST ELEVATION

SCALE 1/8" = 1'-0"

4.SP2 EAST ELEVATION

SCALE 1/8" = 1'-0"



5.SP2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

Attachment 4: Application



**SPECIAL PERMIT APPLICATION
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO, TEXAS**

1. CONTACT INFORMATION			
PROPERTY OWNER(S): <u>CITY OF EL PASO</u>			
ADDRESS: <u>2 CIVIC CENTER PLAZA</u>		ZIP CODE: <u>79901</u>	PHONE: _____
APPLICANT(S): <u>Ellen A. Smyth, Municipal Services Center</u>			
ADDRESS: <u>7969 San Paulo Drive</u>		ZIP CODE: <u>79907</u>	PHONE: <u>621-6702</u>
REPRESENTATIVE(S): <u>Mary Lopez, Alvidrez Architecture</u>			
ADDRESS: <u>1414 N. Oregon</u>		ZIP CODE: <u>79902</u>	PHONE: <u>533-8200</u>
E-MAIL ADDRESS: <u>mary @ alvidrez .com</u>		FAX: <u>533-8202</u>	

2. PARCEL ONE INFORMATION			
PROPERTY IDENTIFICATION NUMBER: <u>M975 999 0000 0100</u>			
LEGAL DESCRIPTION: <u>Lot 2 1, Block 1, municipal services center</u>			
STREET ADDRESS OR LOCATION: <u>7969 San Paulo Dr.</u>		REP DISTRICT: _____	
ACREAGE: <u>56.2124</u>	PRESENT ZONING: <u>R-3</u>	PRESENT LAND USE: <u>MSE on Lot 1</u>	
SPECIAL PERMIT REQUEST: <u>For governmental use.</u>			

3. PARCEL TWO INFORMATION			
PROPERTY IDENTIFICATION NUMBER: _____			
LEGAL DESCRIPTION: _____			
STREET ADDRESS OR LOCATION: _____		REP DISTRICT: <u>7</u>	
ACREAGE: _____	PRESENT ZONING: _____	PRESENT LAND USE: _____	
SPECIAL PERMIT REQUEST: _____			

4. PARCEL THREE INFORMATION			
PROPERTY IDENTIFICATION NUMBER: _____			
LEGAL DESCRIPTION: _____			
STREET ADDRESS OR LOCATION: _____		REP DISTRICT: _____	
ACREAGE: _____	PRESENT ZONING: _____	PRESENT LAND USE: _____	
SPECIAL PERMIT REQUEST: _____			

5. ADDITIONAL INFORMATION			
OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):			
Printed Name: <u>Ellen Smyth</u>	Signature: <u>[Signature]</u>		
Printed Name: _____	Signature: <u>[Signature]</u>		
Printed Name: _____	Signature: _____		

Note: Signatures are required for all owners of record for the property proposed for special permit. Attach additional signatures on a separate sheet of paper.

OFFICE USE ONLY		
ZON <u>07-00066</u>	RECEIVED DATE: <u>05/30/07</u>	APPLICATION FEE: \$ <u>750.00</u>
DCC REVIEW DATE: <u>06/20/07</u> (8:30 am, Planning Department Conference Room, 2 nd Floor, City Hall Building)		
CPC REVIEW DATE: <u>07/26/07</u> (1:30 pm, City Council Chambers, 2 nd Floor, City Hall Building)		
ACCEPTED BY: <u>Linda Castle</u>	FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126	

Revised 06/2004