

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: September 12, 2006
Public Hearing: October 3, 2006

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance granting Special Permit No. ZON06-00084, to allow for a special permit for a governmental use, on the property described as Parcel 1 and 3: a portion of Woodlawn Addition and Washington Park, and portions of State Highway Right of Way, El Paso, El Paso County, Texas; and Parcel 2: a portion of Woodlawn Addition and Washington Park, pursuant to Sections 20.24.040 and 20.14.040 (Zoning) of the El Paso City Code. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 4001 E. Paisano. Applicant: City of El Paso. ZON06-00084 (District 3)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

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

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON06-00084, TO ALLOW FOR A SPECIAL PERMIT FOR A GOVERNMENTAL USE, ON THE PROPERTY DESCRIBED AS PARCEL 1 AND 3: A PORTION OF WOODLAWN ADDITION AND WASHINGTON PARK, AND PORTIONS OF STATE HIGHWAY RIGHT OF WAY, EL PASO, EL PASO COUNTY, TEXAS; AND PARCEL 2: A PORTION OF WOODLAWN ADDITION AND WASHINGTON PARK, PURSUANT TO SECTIONS 20.24.040 AND 20.14.040 (ZONING) OF THE EL PASO CITY CODE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, the City of El Paso has applied for a Special Permit under Sections 20.24.040 and 20.14.040 of the El Paso City Code, to allow for a governmental building and use; and,

WHEREAS, a report 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, except to the extent waived by City Council, the application conforms to all requirements of Section 20.04.320.D 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 **A-3 (Apartment)** District:

Parcel 1 and 3: a Portion of Woodlawn Addition and Washington Park and portions of State Highway right-of-way as more particularly described in the attached Exhibit "A"; and,

2. That the property described as follows is in an **R-5 (Residential)** District:

Parcel 2: a portion of Woodlawn addition and Washington Park as more particularly described in the attached Exhibit "A"; and,

3. That the requirements under Section 20.04.320D have been satisfied; and,

4. That the City Council hereby grants a Special Permit under Section 20.24.040 of the El Paso City Code to allow public or governmental buildings and uses, on the property described as Parcel 1; and,

5. Further, that the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso City Code to allow public or governmental buildings and uses on the property described as Parcel 2; and,

6. That this Special Permit is issued subject to the development standards in the **A-3 (Apartment) District and R-5 (Residential) District regulations** and subject to the approved 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 incorporated herein by reference for all purposes; and,

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON06-00084** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this _____ day of _____, 2006.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

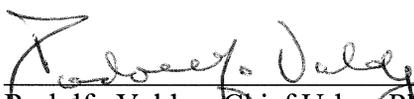
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

EL PASO ZOO - Parcel 1

Property Description: Portion of Woodlawn Addition and Washington Park, EL Paso, El Paso County, Texas.

METES AND BOUNDS

Commencing at an existing Texas Department of Transportation right-of-way Brass Cap, lying on the intersection of the southerly right-of-way line of Findley Street and the easterly right-of-way line of US Highway No. 54; Thence, South $86^{\circ} 26' 18''$ East, along said right-of-way line of Findley Street, a distance of 75.00 feet to an existing Texas Department of Transportation Brass Cap; Thence, South $86^{\circ} 26' 18''$ East, continuing along said right-of-way line of Findley Street, a distance of 95.00 feet to a point lying on the westerly boundary line of EL Paso Zoo property, said point being a found $\frac{1}{2}$ -inch iron pin, said point being THE TRUE POINT OF BEGINNING of this description;

THENCE, North $03^{\circ} 33' 42''$ East, along said boundary line, a distance of 70.00 feet to a point lying on the northerly right-of-way line of Findley Street, said point being

THENCE, North $86^{\circ} 26' 18''$ West, along said right-of-way line, a distance of 95.00 feet to a point lying on the easterly Texas Department of Transportation right-of-way line, said point being a found $\frac{1}{2}$ -inch iron pin;

THENCE, along said right-of-way line, the following courses:

North $03^{\circ} 33' 42''$ East, along said right-of-way line, a distance of 175.00 feet to a found Texas DOT Brass Cap marker;

South $86^{\circ} 26' 18''$ East, a distance of 75.00 feet to a found Texas DOT Brass Cap marker;

North $03^{\circ} 33' 42''$ East, a distance of 100.00 feet to a found Texas DOT Brass Cap marker;

South $86^{\circ} 26' 18''$ East, a distance of 20.00 feet to a point lying on the westerly boundary line of EL Paso Zoo property, said point being a found Texas DOT Brass Cap marker;

THENCE, North $03^{\circ} 33' 42''$ East, along said boundary line, a distance of 25.00 feet to a point lying on the southerly Texas DOT right-of-way line, said point being a set $\frac{1}{2}$ -inch iron pin with SLI plastic cap stamped "TX2998"/"NM6698";

THENCE, along said right-of-way line, the following courses:

North $47^{\circ} 18' 26''$ East, a distance of 23.53 feet to a set $\frac{1}{2}$ -inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North $57^{\circ} 39' 08''$ East, a distance of 9.04 feet to a set $\frac{1}{2}$ -inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North $49^{\circ} 19' 42''$ East, a distance of 41.87 feet to a set $\frac{1}{2}$ -inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North $56^{\circ} 41' 31''$ East, a distance of 37.50 feet to a set $\frac{1}{2}$ -inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North $65^{\circ} 10' 33''$ East, a distance of 34.10 feet to a set $\frac{1}{2}$ -inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North 65° 03' 06" East, continuing along said boundary line, a distance of 34.14 feet to a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North 73° 06' 05" East, continuing along said boundary line, a distance of 32.02 feet to a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North 79° 19' 44" East, a distance of 30.95 feet to a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North 03° 33' 42" East, a distance of 27.68 feet to a point lying on the southerly right-of-way line of the (U.S.R.S) Franklin Canal, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

THENCE, along said right-of-way line , the following courses:

South 82° 12' 21" East, a distance of 61.05 feet to a point for a curve;

347.57 feet along the arc of a curve to the right, having a radius of 354.60 feet, a central angle of 56° 09' 34" and a chord which bears South 59° 08' 37" East, a distance of 333.82 feet to a point for a curve;

207.16 feet along the arc of a curve to the right, having a radius of 330.63 feet, a central angle of 35° 53' 58" and a chord which bears South 13° 04' 30" East, a distance of 203.79 feet to a point;

South 04° 01' 47" West, a distance of 389.30 feet to a point;

South 00° 17' 36" East, a distance of 187.01 feet to a point for a curve;

167.46 feet along the arc of a curve to the left, having a radius of 216.46 feet, a central angle of 44° 19' 35" and a chord which bears South 21° 20' 09" East, a distance of 163.32 feet to a point for a curve;

182.98 feet along the arc of a curve to the left, having a radius of 253.56 feet, a central angle of 41° 20' 52" and a chord which bears South 71° 41' 38" East, a distance of 179.04 feet to a point for a curve lying on the northerly right-of-way line of Paisano Drive;

THENCE, along said right-of-way line, the following courses:

237.98 feet along the arc of a curve to the right, having a radius of 2486.70 feet, a central angle of 05° 29' 00" and a chord which bears South 89° 59' 01" West, a distance of 237.89 feet to a point for a curve;

519.77 feet along the arc of a curve to the right, having a radius of 1850.08 feet, a central angle of 16° 05' 50" and a chord which bears North 77° 37' 26" West, a distance of 518.07 feet to a point;

235.69 feet along the arc of a curve to the right, having a radius of 2377.83 feet, a central angle of 05° 40' 45" and a chord which bears North 66° 47' 01" West, a distance of 235.59 feet to a point for a curve;

North 02° 32' 58" East, a distance of 85.65 feet to a point lying on the southerly right-of way line of cypress Street (70' tight-of-way), said point being a found chiseled "X" on top of existing curb;

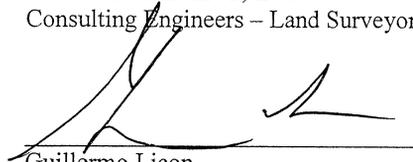
THENCE, South 86° 26' 18" East, along said right-of-way line, a distance of 102.00 feet to a point lying on the westerly property line of EL Paso Zoo Property, said point being a found chiseled "X" on existing curb;

THENCE, North 03° 33' 42" East, along said boundary line, a distance of 370.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 15.553 acres (677,508 Sq. Ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers – Land Surveyors



Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



Job # 06-06-2465
August 30, 2006
M&B/1308

EL PASO ZOO - Parcel 2

Property Description: Portion of Woodlawn Addition and Washington Park, EL Paso, El Paso County, Texas.

METES AND BOUNDS

Commencing at an existing Texas Department of Transportation right-of-way Brass Cap, lying on the intersection of the southerly right-of-way line of Findley Street and the easterly right-of-way line of US Highway No. 54; Thence, South 86° 26' 18" East, along said right-of-way line of Findley Street, a distance of 75.00 feet to an existing Texas Department of Transportation Brass Cap; Thence, South 86° 26' 18" East, continuing along said right-of-way line of Findley Street, a distance of 95.00 feet to a point lying on the westerly boundary line of EL Paso Zoo property, said point being a found ½-inch iron pin; Thence, North 03° 33' 42" East, along said boundary line, a distance of 370.00 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; Thence, along said right-of-way line, the following courses: North 47° 18' 26" East, a distance of 23.53 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 57° 39' 08" East, a distance of 9.04 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 49° 19' 42" East, a distance of 41.87 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 56° 41' 31" East, a distance of 37.50 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 65° 10' 33" East, a distance of 34.10 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 65° 03' 06" East, continuing along said boundary line, a distance of 34.14 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 73° 06' 05" East, continuing along said boundary line, a distance of 32.02 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 79° 19' 44" East, a distance of 30.95 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; North 03° 33' 42" East, a distance of 27.68 feet to a point lying on the southerly right-of-way line of the (U.S.R.S) Franklin Canal, said point being a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; Thence, along said right-of-way line, the following courses: South 82° 12' 21" East, a distance of 61.05 feet to a point for a curve; 347.57 feet along the arc of a curve to the right, having a radius of 354.60 feet, a central angle of 56° 09' 34" and a chord which bears South 59° 08' 37" East, a distance of 333.82 feet to a found ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698"; Thence, North 19° 47' 23" East, a distance of 78.09 feet to a found ½-inch iron pin with plastic cap; Thence, South 86° 35' 49" East, a distance of 21.57 to a point lying on the easterly right-of-way line of the Franklin Canal, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698", also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 86° 17' 36" East, a distance of 69.65 feet to a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

THENCE, North 75° 44' 29" East, a distance of 13.25 feet to a point lying on the southerly right-of-way line of Dunne Street, said point being a found chiseled "X";

THENCE, South 86° 39' 22" East, along said right-of-way line, a distance of 315.62 feet to a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

THENCE, South 03° 16' 34" West, continuing along said right-of-way line, a distance of 87.22 feet to a point lying on the northerly EL Paso Zoo property line, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

THENCE, South 86° 43' 26" East, along said boundary line, a distance of 569.86 feet to a point lying on the easterly EL Paso Zoo property line, said point being a found nail;

THENCE, South 03° 28' 31" West, along said boundary line, a distance of 802.21 feet to a point lying on the northerly right-of-way line of the Franklin Canal, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

THENCE, along said right-of-way line, the following courses:

South 87° 14' 31" West, a distance of 715.88 feet to a point for a curve, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

119.72 feet along the arc of a curve to the right, having a radius of 172.48 feet, a central angle of 39° 46' 16" and a chord which bears North 72° 34' 29" West, a distance of 117.33 feet to a point for a curve, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

101.16 feet along the arc of a curve to the right, having a radius of 136.46 feet, a central angle of 42° 28' 37" and a chord which bears North 20° 07' 16" West, a distance of 98.86 feet to a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

North 00° 17' 36" West, a distance of 184.86 feet to a point for a curve, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

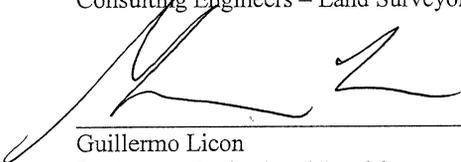
North 04° 01' 47" East, a distance of 385.72 feet to a point for a curve, said point being a set ½-inch iron pin with SLI plastic cap stamped "TX2998"/"NM 6698";

293.86 feet along the arc of a curve to the left, having a radius of 410.63 feet, a central angle of 41° 00' 10" and a chord which bears North 15° 42' 49" West, a distance of 287.63 feet to THE TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 17.682 acres (770,244 Sq. Ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers – Land Surveyors



Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



Job # 06-06-2465
August 30, 2006
M&B/1309

EL PASO ZOO - Parcel 3

Property Description: Being 30,263 sq. ft. of land more or less, out of and part of Lots 1 through 12, a 0.695 acre tract in Block 21, Woodlawn Addition, El Paso, El Paso County, Texas; portions of Findley Street and San Antonio Street and a portion of Dudley Field (Washington Park), being a portion of those certain tracts of land described in deeds to the State of Texas as Parcel 52 recorded in Volume 302, Page 0449 dated July 9, 1970 deed records of El Paso County, Parcel 53 recorded in Volume 298, Page 0784 dated June 8, 1970 deed records of El Paso County, Parcel 54 recorded in Volume 301, Page 0573 dated June 30, 1970 deed records of El Paso County, Parcel 55 recorded in Volume 301, Page 1165 dated June 26, 1970 deed records of El Paso County, Parcel 56 recorded in Volume 297, Page 1225 dated June 4, 1970 deed records of El Paso County, Parcel 57 recorded in Volume 297, Page 1906 dated June 4, 1970 deed records of El Paso County, Parcel 58 recorded in Volume 296, Page 2184 dated June 1, 1970 deed records of El Paso County, Parcel 59 recorded in Volume 306, Page 0883 dated August 12, 1970 deed records of El Paso County, Parcel 60 recorded in Volume 303, Page 0841 dated July 20, 1970 deed records of El Paso County and Parcel 962 recorded in Volume 303, Page 1162 dated July 6, 1970 deed records of El Paso County, Texas and is more particularly described by metes and bounds as follows:

COMMENCING at an existing Texas Department of Transportation right-of-way Brass Cap, lying on the intersection of the southerly right-of-way line of Findley Street and the easterly right-of-way line of US Highway No. 54; Thence, South $86^{\circ} 26' 18''$ East, along said right-of-way line of Findley Street, a distance of 51.59 feet to a point, said point being a set chiseled "X" on concrete sidewalk, also being the TRUE POINT OF BEGINNING of this description;

THENCE, North $03^{\circ} 33' 42''$ East, a distance of 70.00 feet to a point lying on the northerly right-of-way line of Finley Street and the southerly boundary line of that certain tract of land conveyed to the State of Texas by deed dated July 9, 1970 and recorded in Volume 302, Page 0449 deed records of El Paso County, Texas, said point being a set 5/8-inch iron pin with SLI cap;

THENCE, North $86^{\circ} 26' 18''$ West, along said right-of-way line, a distance of 36.76 feet to a point lying on the intersection of the northerly right-of-way line of Finley Street and the easterly right-of-way line of US Highway No. 54, said point being a set chiseled "X" on concrete sidewalk;

THENCE, 120.86 feet along an arc of a curve to the right, having a radius of 653.15 feet, a central angle of $10^{\circ} 36' 08''$, and a chord which bears North $15^{\circ} 27' 59''$ East, a distance of 120.69 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

THENCE, 75.35 feet along an arc of a curve to the right, having a radius of 723.92 feet, a central angle of $05^{\circ} 57' 50''$; and a chord which bears North $23^{\circ} 45' 55''$ East, a distance of 75.32 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

THENCE, 80.35 feet along an arc of a curve to the right, having a radius of 712.14 feet, a central angle of $06^{\circ} 27' 53''$, and a chord which bears North $30^{\circ} 18' 45''$ East, a distance of 80.31 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

THENCE, 69.00 feet along an arc of a curve to the right, having a radius of 638.88 feet, a central angle of $06^{\circ} 11' 18''$, and a chord which bears North $36^{\circ} 38' 20''$ East, a distance of 68.97 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

THENCE, 85.71 feet along an arc of a curve to the right, having a radius of 1902.49 feet, a central angle of $02^{\circ} 34' 53''$, and a chord which bears North $41^{\circ} 01' 26''$ East, a distance of 85.71 feet to a point for a curve, said point being a set 5/8-inch iron pin with SLI cap;

THENCE, 82.41 feet along an arc of a curve to the left, having a radius of 1946.72 feet, a central angle of $02^{\circ} 25' 31''$, and a chord which bears North $39^{\circ} 32' 04''$ East, a distance of 82.40 feet to a point lying on the southerly right-of-way line of a 77.00 foot easement for the (U.S.R.S.) Franklin Canal and also lying on the northerly boundary line of that certain tract of land conveyed to the State of Texas by deed dated July 6, 1970 and recorded in Volume 303, Page 1162 deed records of El Paso County, Texas, said point being a set 5/8-inch iron pin with SLI cap;

THENCE, South 86° 26' 18" East, along said right-of-way line, a distance of 133.53 feet to a found ½-inch iron pin said point lying on the easterly boundary line of that certain tract of land conveyed to the State of Texas by deed dated July 6, 1970 and recorded in Volume 303, Page 1162 deed records of El Paso County, Texas;

THENCE, South 03° 33' 42" West, leaving said right-of-way line, a distance of 27.68 feet to a found ½-inch iron pin said point lying on the southerly boundary line of that certain tract of land conveyed to the State of Texas by deed dated July 6, 1970 and recorded in Volume 303, Page 1162 deed records of El Paso County, Texas;

THENCE, South 79° 19' 44" West, a distance of 30.95 feet to a found ½-inch iron pin said point lying on the southerly boundary line of that certain tract of land conveyed to the State of Texas by deed dated July 6, 1970 and recorded in Volume 303, Page 1162 deed records of El Paso County, Texas;

THENCE, South 73° 06' 05" West, continuing along said boundary line, a distance of 32.02 feet to a found ½-inch iron pin ;

THENCE, South 65° 03' 06" West, continuing along said boundary line, a distance of 34.14 feet to a found ½-inch iron pin;

THENCE, South 65° 10' 33" West, continuing along said boundary line, a distance of 34.10 feet to a found ½-inch iron pin;

THENCE, South 56° 41' 31" West, continuing along said boundary line, a distance of 37.50 feet to a found ½-inch iron pin;

THENCE, South 49° 19' 42" West, continuing along said boundary line, a distance of 41.87 feet to a found ½-inch iron pin;

THENCE, South 57° 39' 08" West, continuing along said boundary line, a distance of 9.04 feet to a found ½-inch iron pin;

THENCE, South 47° 18' 26" West, a continuing along said boundary line, a distance of 23.53 feet to a found Texas Department of Transportation right-of-way marker;

THENCE, South 03° 33' 42" West, a distance of 25.00 feet to a point lying on the easterly boundary line of a 20.00 foot alley, said point being a found Texas Department of Transportation right-of-way marker;

THENCE, North 86° 26' 18" West, a distance of 20.00 feet to a point lying on the westerly boundary line of a 20.00 foot alley and also lying on the easterly boundary line of that certain tract of land conveyed to the State of Texas by deed dated July 20, 1970 and recorded in Volume 303, Page 0841 deed records of El Paso County, Texas said point being a found Texas Department of Transportation right-of-way marker;

THENCE, South 03° 33' 42" West, along said westerly boundary line of a 20.00 foot alley, a distance of 100.00 feet to a point lying on the common boundary line between Lots 5 and 6, Block 21, Woodlawn Addition and also lying on the southerly boundary line of that certain tract of land conveyed to the State of Texas by deed dated June 1, 1970 and recorded in Volume 296, Page 2184 deed records of El Paso County, Texas said point being a found Texas Department of Transportation right-of-way marker;

THENCE, North 86° 26' 18" West, along said boundary line, a distance of 75.00 feet to a point lying on the easterly boundary line of that certain tract of land conveyed to the State of Texas by deed dated June 4, 1970 and recorded in Volume 296, Page 1906 deed records of El Paso County, Texas said point being a found Texas Department of Transportation right-of-way marker;

THENCE, South 03° 33' 42" West, a distance of 175.00 feet to a point lying on the northerly right-of-way line of Findley Street and the southerly boundary line of that certain tract of land conveyed to the State of Texas by deed dated July 9, 1970 and recorded in Volume 302, Page 0449 deed records of El Paso County, Texas, said point being a found ½-inch iron pin;

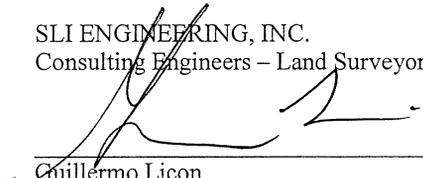
THENCE, South 03° 33' 42" West, a distance of 70.00 feet to a point lying on the southerly right-of-way line of Findley Street and the northerly boundary line of that certain tract of land conveyed to the City of El Paso by deed dated April 7, 2004 and recorded in Volume 4877, Page 0982 deed records of El Paso County, Texas, said point being a found Texas Department of Transportation right-of-way marker;

THENCE, North 86° 26' 18" West, along said right-of-way line, a distance of 23.41 feet to the **TRUE POINT OF BEGINNING** of this description.

Said parcel of land contains 0.695 acres (30,263 Sq. Ft.) of land more or less.

Note: A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers – Land Surveyors



Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



August 30, 2006
Job # 06-06-2465

M&B\1310

Page 3 of 3

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES



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

DEVELOPMENT SERVICES PLANNING DIVISION

September 1, 2006

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

FROM: Christina Valles, Senior Planner

SUBJECT: ZON06-00084

The City Plan Commission (CPC), on August 3, 2006, voted (5-0) to recommend **APPROVAL** of this special permit request for a governmental use to permit the City of El Paso Zoo, concurring with Staff's recommendation.

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

There was **NO OPPOSITION** to this request.

Attachment: CPC staff report.

STAFF REPORT

Special Use Permit #: ZON06-00084

Property Owner(s): City of El Paso

Applicant(s): Zoo Department

Representative(s): Perpectiva + 3D/International (P+3)

Legal Description: Parcel 1: All of Lots 1 – 12, Block 26, and all of Lots 1-4, Block 29, Woodlawn Addition; all of Blocks 7 – 24, Washington Park Addition; including the vacated portions of Findley Street and Boone Street within Washington Park Addition, the vacated alleys within Blocks 2, 3 & 6, Washington Park Addition, and portions of State highway right-of-way.
Parcel 2: All of Blocks 6 & 7, E.R. Talley Survey, Excluding Washington Park

Location: 4001 E. Paisano

Representative District: # 3

Area:

Zoning: Parcel 1: A-3 (Apartment)
Parcel 2: R-5 (Residential)

Existing Use: Special Permit for a Governmental Use

Proposed Use: Zoo

Recognized Neighborhood

Associations Contacted: Alameda Neighborhood Association, A Presidential Neighborhood Association

Surrounding Land Uses:

North - A-3 (Apartment), R-5 (Residential) / Single-family Residential, City Park
South - A-3 (Apartment), C-3/sp (Commercial/special permit) / Vacant, Multi-family Residential, County Coliseum
East - R-5/sp (Residential/special permit) / Shelter, Single-family Residential
West- A-3 (Apartment) / US Highway 54

Year 2025 Designation: Parks and Open Space, Mixed-Use (Central Planning Area)

**CITY PLAN COMMISSION HEARING, AUGUST 3, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Special Use Permit: ZON06-00084

General Information:

The applicant is requesting a special permit to allow for governmental use to permit a zoo. The property is zoned R-5 (Residential) and A-3 (Apartment), and is currently the City of El Paso Zoo. The site plan shows the existing zoo facility and proposed expansion to be located on the site. Access is proposed via Paisano Drive.

Information to the Commission:

The Planning Division has not received any calls or letters in support or opposition to this application.

Staff Recommendation:

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

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide quality park and recreation facilities for the residents of, and visitors to, El Paso.”

The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for **Parks and Open Space, Mixed-Use** land uses.

R-5 (residential) and A-3 (Apartment) zoning permit a governmental use by special permit.

The Commission must determine the following:

1. Will the special permit for a governmental use for the El Paso Zoo protect the best interest, health, safety and welfare of the public in general?
2. Will the special permit for a governmental use be compatible with adjacent land uses?
3. What is the relation of the proposed special permit to the City’s Comprehensive Plan?
4. What effects will the special permit for a governmental use have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?

Information To The Applicant:

Development Services Department – Building Permits & Inspections Division Notes:

Zoning: Proposed use permitted under special permit. No objection to proposal.

Landscaping: This project has meet the landscape requirements of this project.

Development Services Department – Planning Division Notes:

Current Planning: Recommend approval of this proposed special permit.

Land Development:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Grading plan and permit shall/may be required.*
3. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
4. Drainage plans must be approved by the City Engineer.*
5. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone(s) **C**, Panel(s) **480214 0040 B**.

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

Engineering Department - Traffic Division Notes:

No apparent traffic concerns with the proposed use.

Fire Department Notes:

No comments received.

El Paso Water Utilities Notes:

Water:

Along US 54 (Hammett Street) between Cypress Street and Findley Street fronting the subject Property, there is an existing eight (8) inch diameter water main.

Along Paisano Drive between the alley located east of US 54 (Hammett Street) and Boone Street there is an existing eight (8) inch diameter water main.

From the intersection of Boone Street and Rivera Street along Boone Street towards the south there is an existing twelve (12) inch diameter water main. The alignment of this main continues towards the south across the Franklin Canal. South of the Franklin Canal the diameter of this water main reduces to eight (8) inches and dead-ends at approximately 250 feet south of the Franklin Canal.

Between Boone Street and Evergreen Street within the Zoo/Washington Park Property there is an existing twelve (12) inch diameter water main. The alignment of this water main is in an east-to-west direction and this main is located south of Rivera Street and east of the Franklin Canal.

Along Evergreen Street within the Zoo/Washington Park Property there is an existing twelve (12) inch diameter water main. This main dead-ends at approximately 450 feet north of Paisano Drive.

From the intersection of Washington Street and Dunne Street along Washington Street towards the south there is an existing six (6) inch diameter water main. This main dead-ends at approximately 450 feet south of Dunne Street.

Along Paisano Drive between Washington Street and Boone Street there are no existing water mains.

Sanitary Sewer:

Along Boone Street between Pera Street and Paisano Drive, within the Zoo/Washington Park Property there are three (3) major sanitary sewer mains which are part of the final conveyance system to the Haskell Street Wastewater Treatment Plant (Delta Plant). The respective sizes of the mains are fifteen (15) inches, twenty-one (21) inches and twenty-four (24) inches in diameter respectively. No service connections are allowed to these mains as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

Along Evergreen Street between Pera Street and Paisano Drive, within the Zoo/Washington

Park Property there is an existing thirty (30) inch diameter sanitary sewer main which is also part of the final conveyance system to the Haskell Street Wastewater Treatment Plant (Delta Plant). No service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

Along US 54 (Hammett) between the Franklin Canal and Cypress Street there is an existing twelve (12) inch diameter sanitary sewer main.

Along US 54 (Hammett) between Findley Street and Cypress Street there is an existing thirty-three (33) inch diameter sanitary sewer main. No service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

From the intersection of Washington Street and Dunne Street along Washington Street towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 440 feet south of Dunne Street.

In addition to the above described mains, between US 54 (Hammett Street) and Washington Street, within the Zoo/Washington Park Property and there are several existing active and abandoned sanitary sewer mains

Along Paisano Drive between Hammett Street (US 54) and Washington Street there are no existing sanitary sewer mains.

Reclaimed Water:

From the intersection of Boone Street and Rivera Street along Boone Street towards the south there is an existing eight (8) inch diameter reclaimed water main (non-potable, not for human consumption). The alignment of this main continues towards the south across the Franklin Canal and dead-ends at approximately 218 feet south of the Franklin Canal.

General:

In the event that the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

US 54 and Paisano Drive are Texas Department of Transportation (TxDOT) rights-of-way. All proposed water and sanitary sewer work to be performed within US 54 as well as along Paisano Drive rights-of-way require written permission from TxDOT.

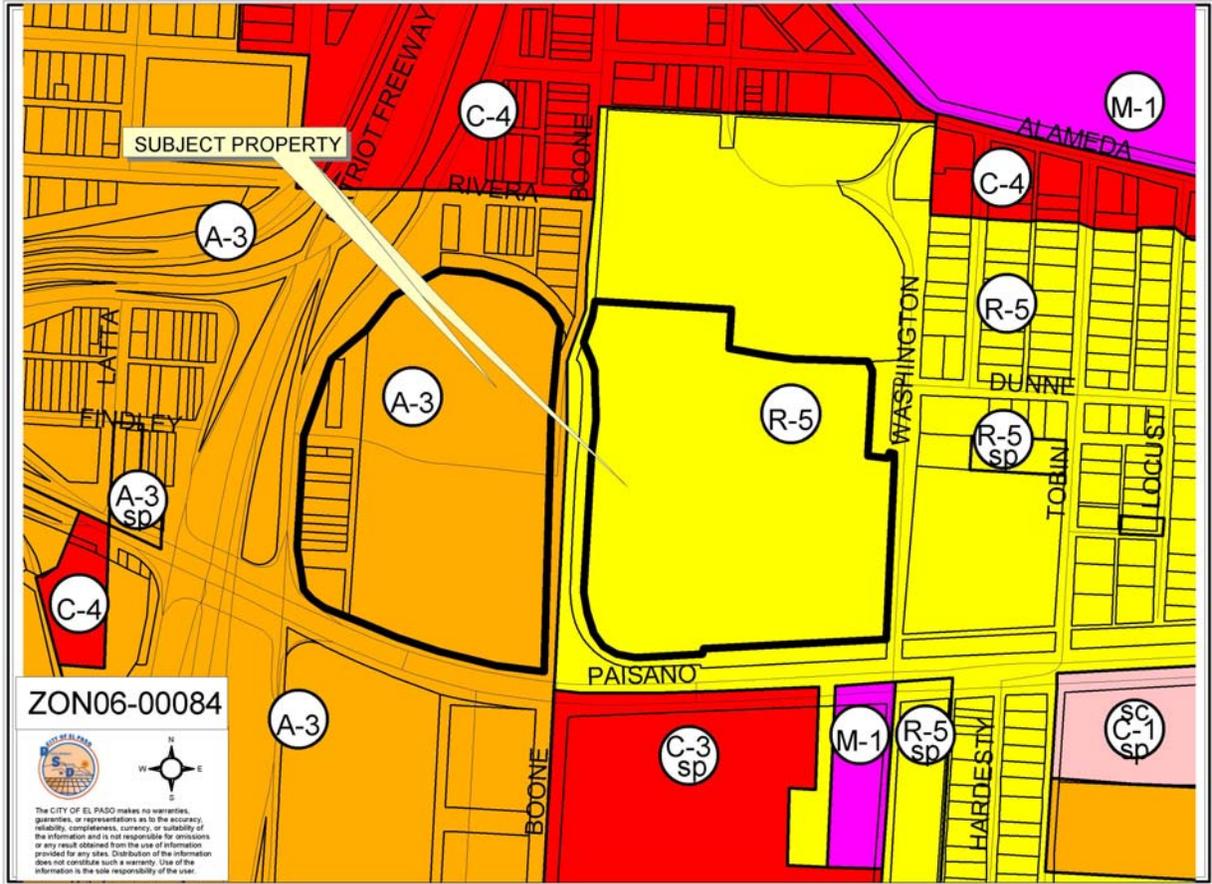
The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject subdivision. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject subdivision must be made in conjunction with the request for water and sanitary sewer main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained at City Hall.

EPWU does not object to this request.

ATTACHMENT: Site Plan; Location Map; Aerial Map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION (915) 541-4056.

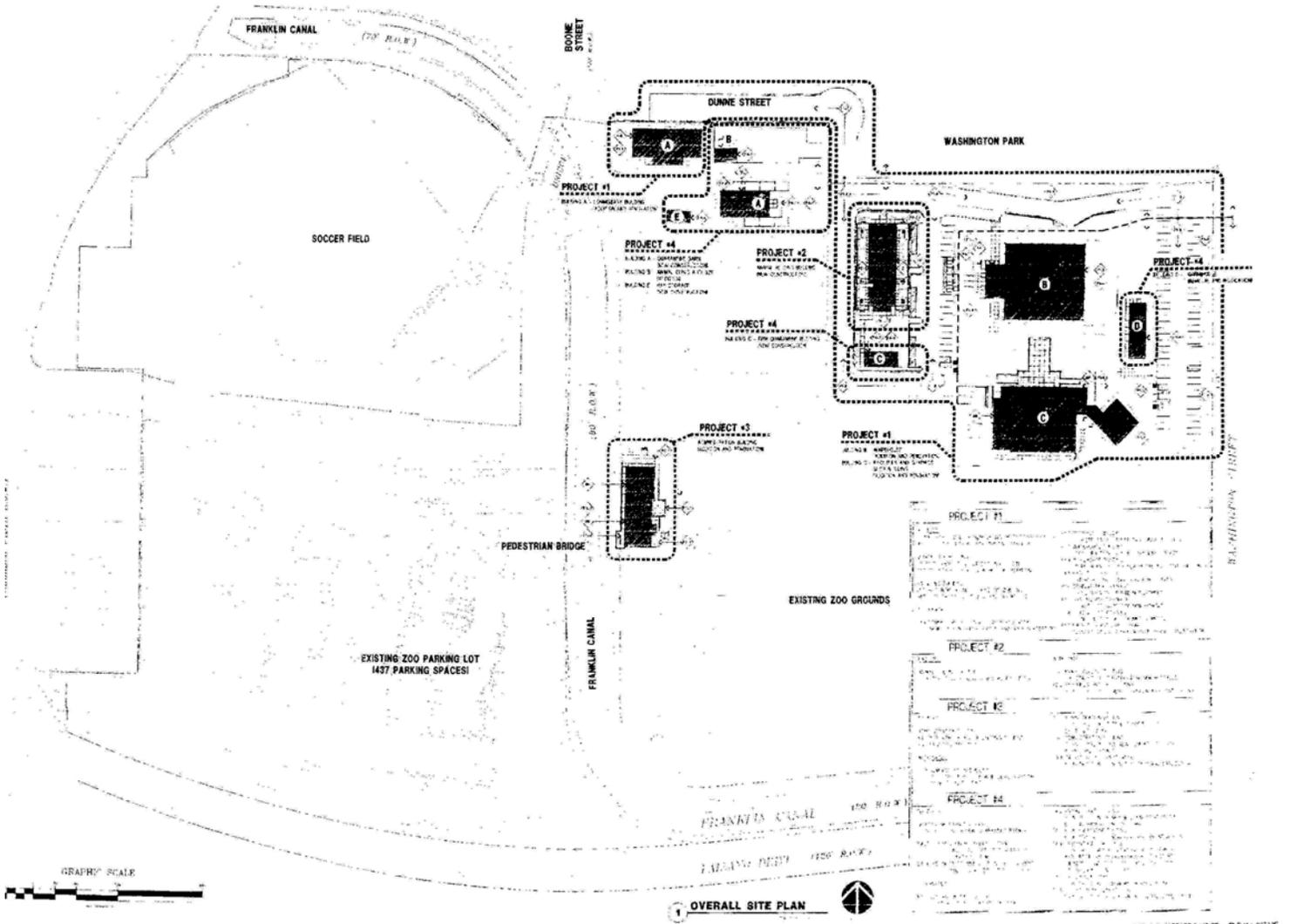
LOCATION MAP



AERIAL MAP



SITE PLAN



1 OVERALL SITE PLAN

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