

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

**DEPARTMENT:** Planning and Economic Development Department

**AGENDA DATE:** Introduction: September 28, 2010  
Public Hearing: October 19, 2010

**CONTACT PERSON/PHONE:** Esther Guerrero, (915) 541-4720

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An ordinance granting Special Permit No. ZON10-00058, to allow for a ground level helistop on the property described as Lot 2, Block 1, Del Sol Medical, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.320 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: East of Sumac Drive and North of Vista Del Sol Drive. Property Owner: El Paso Healthcare System. ZON10-00058 (**District 7**)

**BACKGROUND / DISCUSSION:**

N/A

**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 (6-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Mathew S. McElroy  
Deputy Director-Planning and Economic Development

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00058, TO ALLOW FOR A GROUND LEVEL HELISTOP ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK 1, DEL SOL MEDICAL, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, Del Sol Medical Center, Applicant,** has applied for a Special Permit for a ground level helistop; 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 the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows is in a **C-3/sc (Commercial/special contract)** District:  

*Lot 2, Block 1, Del Sol Medical, City of El Paso, El Paso County,  
Texas*
2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code for a ground level helistop; and,
3. That this Special Permit is issued subject to the development standards in the **C-3/sc (Commercial/special contract)** 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 "A" and incorporated herein by reference for all purposes; and,

4. That if at any time the Owner or the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. **ZON10-00058** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; 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 of the City Plan Commission before building permits are issued.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**THE CITY OF EL PASO**

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John F. Cook  
Mayor

**ATTEST:**

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Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

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Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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Mathew S. McElroy  
Deputy Director – Planning  
Development Services Department

**AGREEMENT**

**El Paso Healthcare System, Owner**, 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 **C-3/sc (Commercial/special contract)** District regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**El Paso Healthcare System:**

By: \_\_\_\_\_

(name/title)

\_\_\_\_\_

(signature)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** )

)

**COUNTY OF EL PASO** )

This instrument is acknowledged before me on this \_\_\_\_\_ day of

\_\_\_\_\_, 2010, by \_\_\_\_\_, for **El Paso Healthcare System**, as Owner.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Texas

Notary's Printed or Typed Name:

\_\_\_\_\_



**Date:** September 21, 2010  
**TO:** Honorable Mayor and City Council  
Joyce Wilson, City Manager  
**FROM:** Esther Guerrero, Planner  
**SUBJECT:** ZON10-00058

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The City Plan Commission (CPC) on September 9, 2010, voted **6-0** to recommend **approval** of a special permit request to permit a ground level helistop.

This recommendation is in agreement with the recommendation from staff and the Development Coordinating Committee (DCC).

Supplemental zoning use regulations for a helistop require a minimum perimeter treatment setback of 150 ft. along the property lines abutting an existing residential use or an existing residential district to minimize potential negative impacts created by any activity within the site. The site for the proposed helistop does meet the minimum perimeter setbacks from all abutting residential districts and residential uses.

The CPC found that special permit is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the East Planning Area. The CPC also determined that the special permit contract protects the best interest, health, safety, and welfare of the public in general; and will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no one present at the meeting to speak in favor or opposition to this request.

**Attachment:** Staff Report

**Mayor**  
John F. Cook

**City Council**

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

**City Manager**  
Joyce A. Wilson





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

**Case No:** ZON10-00058  
**Application Type:** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date:** September 9, 2010  
**Staff Planner:** Esther Guerrero, 915-541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

**Location:** East of Sumac Drive and North of Vista Del Sol Drive  
**Legal Description:** Portion of Tract 4A27A1, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas  
**Acreage:** 0.44 acres  
**Rep District:** 7  
**Existing Use:** Del Sol Medical Center Employee Parking Lot  
**Existing Zoning:** C-3/sc (Commercial/special contract)  
**Request:** Special Permit for a ground level helistop  
**Proposed Use:** Ground level helistop

**Property Owners:** El Paso Healthcare System  
**Applicant:** Del Sol Medical Center  
**Representative:** Fokus on Architecture

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

**North:** C-3/sc (Commercial/special contract) / parking lot  
**South:** C-3 (Commercial) / medical office  
**East:** C-3/sc (Commercial/special contract) / credit union  
**West:** C-3/sc (Commercial/special contract) / parking lot

**Plan for El Paso Designation:** Commercial (East Planning Area)

**Nearest Park:** Travis White Park (2,519 feet)

**Nearest School:** Ysleta Pre-Kinder (2,462 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Eastside Civic Association

### **NEIGHBORHOOD INPUT**

Public hearing notifications were mailed to all property owners within 300 feet of the subject property on August 30, 2010.

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit and detailed site development plan review to allow a ground level helistop on an existing satellite employee parking lot which serves the Del Sol Medical Center. The helistop will be located in the center of the parking lot. Employee parking will remain to the east and west of the helistop. The satellite parking is excess parking and not required parking for Del Sol Medical Center.

Supplemental zoning use regulations for a helistop require a minimum perimeter treatment setback of 150 feet along the property lines abutting an existing residential use or an existing residential district to minimize potential negative impacts created by any activity within the site.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the special permit and detailed site development plan request for a helistop, as it meets all the requirements of 20.04.150, Detailed Site Development Plan, and 20.04.320, Special Permit.

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

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

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

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the City. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

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

Plan review: No objections

### **Development Services Department – Land Development**

\* These requirements will be applied at the time of development.

-ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*

-Grading plan and permit shall be required.\*

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

-Drainage plans must be approved by the Development Services Department, Engineering Section.\*

-The Subdivision is within Flood Zone C - "Areas of minimal flooding, (No shading)." - Panel # 480214 0042C, dated February 16, 2006.

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

No objections.

### **Street Department**

Site plan review of revised submittal is for lot 2 only.

All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

### **Fire Department**

Section 1107.7 of the 2003 International Fire Code (fire extinguisher requirements) and all other pertinent sections shall be adhered to. Please ensure applicant coordinates with the El Paso Fire Department's Permitting Section.

### **El Paso Water Utilities**

1. EPWU does not object to this request

Water:

2. There is an existing 8-inch diameter water main extending along Vista del Sol Drive that is available for service, the water main is located approximately 35-ft south from the southern property line.

3. There is an existing 8-inch diameter water main extending along Sumac Drive that is available for service, the water main is located approximately 22-ft west from the western property line.

4. Previous water pressure from fire hydrant #5389 located approximately 55-ft west from the south east property line has yield a static pressure of 104 (psi), a residual pressure of 95 (psi), and a discharge of 1,278 gallons per minute.

5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

6. There is an existing 8-inch diameter sanitary sewer main that extends along Vista del Sol Drive that is available for service, the sanitary sewer main is located approximately 50-ft south from the southern property line.

7 There is an existing 8-inch sanitary sewer main along Sumac Drive. The sanitary sewer main is located approximately 22 ft east of western right of way line.

8. Along Lonewood Drive between Sumac Drive and Candlewood Avenue there is an existing 8-inch diameter sanitary sewer main that is available for service.

General:

9. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

Sun Metro

(Northeast corner of Sumac and Vista del Sol): Route 54v travels along Vista del Sol that runs south of the subject property. Sun Metro recommends the construction of sidewalks to provide access to public transit services

**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:

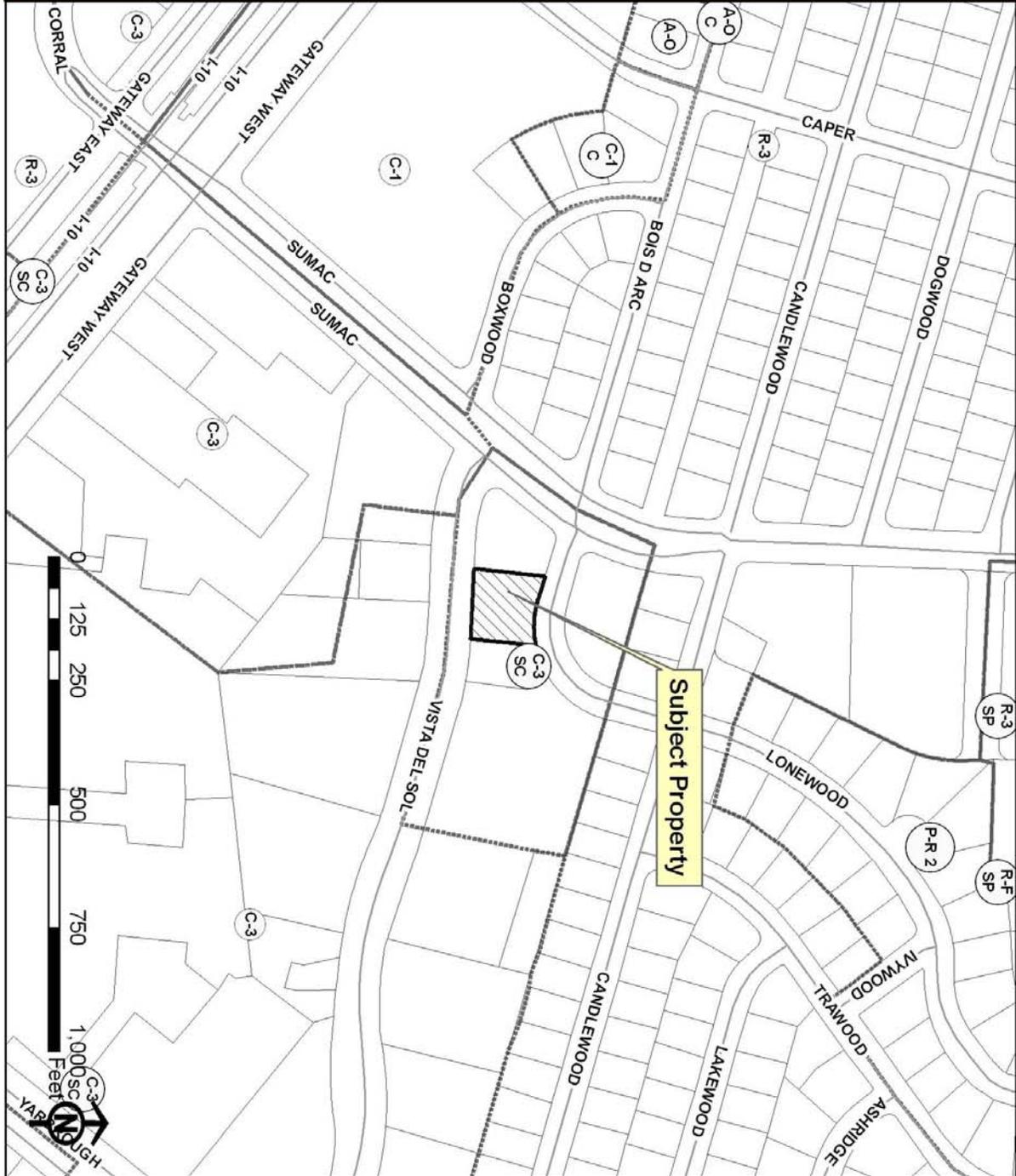
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: LOCATION MAP

ZON10-00058



# ZON10-00058

