

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

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction – November 16, 2004  
Public Hearing – December 07, 2004

**CONTACT PERSON/PHONE:** Jorge E. Rousselin, 541-4723

**DISTRICT(S) AFFECTED:** 5

**SUBJECT:**

An Ordinance granting Special Permit No. ZON04-00125, to allow for a public or governmental use on Lot 75, Block 41, Vista Real Unit Three Amended Subdivision, El Paso, El Paso County, Texas (3475 Nolan Richardson Drive) Pursuant to Section 20.14.040. The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: City of El Paso. (District 5)

**BACKGROUND / DISCUSSION:**

See attached staff 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

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

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

N/A      **FINANCE:** (if required)

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:**

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



**PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**DATE:** November 8, 2004

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

**FROM:** Planning, Research & Development Department

**SUBJECT:** ZON04-00125

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The City Plan Commission (CPC), on October 28, 2004 voted 7-0 to recommend **APPROVAL** of ZON04-00125, 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 the best interest, health, safety and welfare of the public in general; and that Fire Station #31 Governmental Use in Residential District is compatible with adjacent land uses.

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

**STAFF REPORT**

**Special Use Permit #:** ZON04-00125

**Property Owner(s):** City of El Paso

**Applicant(s):** Same

**Representative(s):** John M. Carson, C.F. Associates

**Legal Description:** Lot 75, Block 41, Vista Real Unit Three Amended Subdivision

**Location:** 3475 Nolan Richardson

**Representative District:** # 5

**Area:** 1 Acre (43,560 Square Feet)

**Zoning:** R-5/c (Residential/conditions)

**Existing Use:** Vacant

**Proposed Use:** Fire Station #33  
Governmental Use in Residential District

**Surrounding Land Uses:**

<b>North -</b>	R-5/c (Residential/conditions) / Residences
<b>South -</b>	R-5/c (Residential/conditions) / Residences
<b>East -</b>	R-5/c (Residential/conditions) / Residences
<b>West-</b>	R-5/c (Residential/conditions) / Residences

**Year 2025 Designation:** Residential (East Planning Area)

**CITY PLAN COMMISSION HEARING, October 28, 2004  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

## **Special Use Permit: ZON04-00125**

### **General Information:**

The applicant is requesting a special permit to allow for a governmental use in a residential district in the construction of Fire Station #33. The property is currently zoned R-5/c (Residential/conditions). The site is currently vacant is 1 acre in size. The proposed site plan shows a proposed 8,776 sq. ft. firehouse to be located on the site. Access is proposed via Nolan Richardson Dr. and Belfry Park Dr.; 25 parking spaces are provided. There zoning conditions imposed on this property.

### **Information to the Commission:**

The Planning, Research & Development Department has received no phone calls or letters in support or opposition to this application.

### **Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this special permit request with the following condition(s).

***“That the applicant coordinate with Building Permits & Inspections on parking and landscape requirements.”***

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

**The Year 2025 Projected General Land Use Map** for the **East** Planning Area designates this property for **Residential** land uses.

R-5/c (Residential/conditions) zoning permits a governmental use in a residential District by special permit.

The Commission must determine the following:

- A. Will the special permit for a governmental use in a residential district protect the best interest, health, safety and welfare of the public in general?

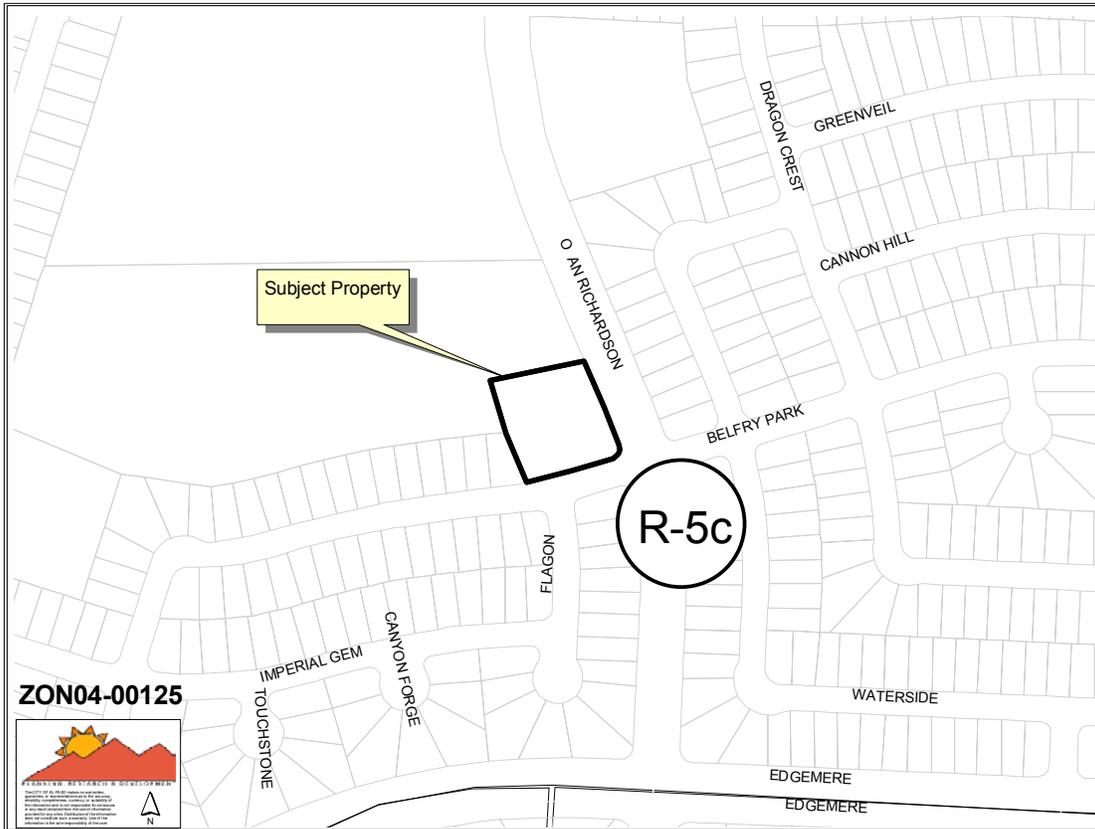
**Information To The Applicant:**

- Building Permits and Inspections Department, Zoning Division Notes:
  - Building Permits and Inspections does not object to the proposed Fire Station No. 33.
- Engineering Department, Development Division Notes:
  - See attachment 1
- Engineering, Traffic Division Notes:
  - See attachment 2
- Fire Department Notes:
  - Site Plan does not adversely affect the Fire Department
- El Paso Water Utilities Notes:
  - See attachment 3
- Planning, Research and Development Department Notes:
  - Coordination with BP&I on landscape and parking requirements.

**ATTACHMENT:** Location Map; Site Plan; Department Comments.

**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 DEPARTMENT OF PLANNING AT (915) 541-4056.

# ZONING MAP



# AERIAL









## ENGINEERING DEPARTMENT

Traffic Division  
memorandum

TO: Fred Lopez, Planner II  
Kimberly Forsyth, Planner II  
Planning Department

FROM: Traffic Division

DATE: October 6, 2004

SUBJECT: ZON04 – 00125 3475 Nolan Richardson  
Zoning Change to Governmental Use in Commercial District  
Proposed Fire Station

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Regarding the above referenced DCC item, the Traffic Division has the following comments:

- **No objection to the proposed zoning change**

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina, at 541-4223.



## INTEROFFICE MEMORANDUM

To: Kimberly Forsyth  
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: October 13, 2004

Subject: **ZON04 – 00125 (Special Use Permit)**  
Lot 75 Block 41, Vista Real Unit Three (3) Amended Subdivision (the Property).

Location: 3475 Nolan Richardson Street (at Belfry Park Street).  
Present: R-5/c (Residential/conditions); vacant

Request: Fire Station No. 33, Governmental Use in Residential District

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

### **Water**

Along Nolan Richardson Street and Belfry Park Street, fronting the subject Property there are existing water mains.

### **Sanitary Sewer**

Along Nolan Richardson Street fronting the subject Property there are no existing sanitary sewer mains.

Along Belfry Park Street fronting the subject Property there is an existing sanitary sewer main.

### **General**

Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00125, TO ALLOW FOR A PUBLIC OR GOVERNMENTAL USE ON LOT 75, BLOCK 41, VISTA REAL UNIT THREE, AMENDED SUBDIVISION, EL PASO, EL PASO COUNTY, TEXAS (3475 NOLAN RICHARDSON DRIVE) PURSUANT TO SECTION 20.14.040. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS**, The City of El Paso, the Applicant, has applied for a Special Permit under Section 20.14.040 (Zoning) of the El Paso Municipal Code, to allow a **public or governmental use in a residential district for the construction of Fire Station No. 33**; 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;

**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 **R-5/c (Residential/conditions)** District:

*Lot 75, Block 41, Vista Real Unit Three Amended Subdivision, El Paso, El Paso County, Texas , as more particularly described by metes and bounds in the attached and incorporated Exhibit "A" and municipally numbered as 3475 Nolan Richardson Drive.*

2. That public or governmental uses are authorized by Special Permit in the **R-5/c (Residential/conditions)** District under Section 20.14.040 (Zoning) of the El Paso Municipal Code; and

3. That the requirements for a **public or governmental use** under Section 20.14.040 (Zoning) have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 (Zoning) of the El Paso Municipal Code, to allow a **public or governmental use for the construction of Fire Station No. 33** on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-5/c (Residential/conditions)** District regulations.

PASSED AND APPROVED this \_\_\_\_\_ day of **December, 2004.**

THE CITY OF EL PASO

\_\_\_\_\_

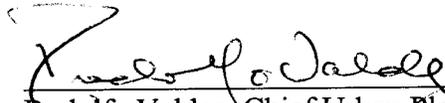
ATTEST:

Joe Wardy, Mayor

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Jorge E. Rousselin, Urban Planner  
Planning, Research & Development

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Matt Watson, Assistant City Attorney

# FIRE STATION No. 33

## METES AND BOUNDS DESCRIPTION

THE PARCEL OF LAND HEREIN DESCRIBED IS THE ENTIRE LOT 75, BLOCK 41, VISTA REAL UNIT THREE, AMENDING SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMENCING AT THE CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF NOLAN RICHARDSON DRIVE AND BELFRY PARK DRIVE; THENCE, SOUTH 70°03'23" WEST, ALONG THE CENTER LINE OF BELFRY PARK DRIVE, A DISTANCE OF 153.71 FEET TO A POINT OF CURVATURE, CITY MONUMENT; THENCE NORTH 19°56'36" WEST A DISTANCE OF 26.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT - OF - WAY LINE OF BELFRY PARK DRIVE AND BEING ALSO THE "TRUE POINT OF BEGINNING" OF THIS DESCRIPTION.

THENCE, 88.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 800.00 FEET, WHOSE CENTRAL ANGLE IS 06°20'36", AND WHOSE CHORD BEARS SOUTH 73°13'41" WEST A DISTANCE OF 88.53 FEET TO A FOUND REBAR FOR A CORNER;

THENCE, NORTH 25°39'09" WEST, A DISTANCE OF 214.57 FEET TO A POINT FOR A CORNER;

THENCE, NORTH 70°03'23" EAST, A DISTANCE OF 201.00 FEET TO A POINT FOR A CORNER;

THENCE, SOUTH 25°39'09" EAST, A DISTANCE OF 139.52 FEET TO A POINT FOR A CORNER;

THENCE, 59.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 800.00 FEET, WHOSE CENTRAL ANGLE IS 04°14'23", WHOSE CHORD BEARS SOUTH 23°31'58" EAST A DISTANCE OF 59.18 FEET TO A POINT FOR A CORNER;

THENCE, 31.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 20.00 FEET, WHOSE CENTRAL ANGLE IS 91°28'09", WHOSE CHORD BEARS SOUTH 24°19'19" WEST A DISTANCE OF 28.64 FEET TO A POINT FOR A CORNER;

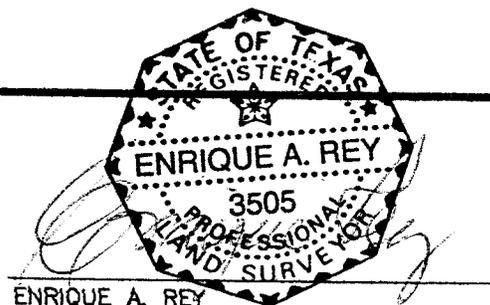
THENCE, SOUTH 70°03'23" WEST, A DISTANCE OF 88.85 FEET TO THE "TRUE POINT OF BEGINNING" OF THIS DESCRIPTION.

THE PARCEL OF LAND HEREIN DESCRIBED CONTAINS 1.00007 ACRES ( 43,563.126 SQ. FT. ) MORE OR LESS.

### CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION, THAT NO ENCROACHMENTS EXIST ON THE PROPERTY EXCEPT AS SHOWN, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 9 Sep 04



ENRIQUE A. REY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION No. TEXAS No. 3505  
11348 BOB MITCHELL DR.  
EL PASO, TEXAS 79936  
TEL. (915) 591-6424 / (915) 309-1889

DATE SURVEYED DATED AUGUST 6, 2004

Exhibit "A"