

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: January 27, 2015
Public Hearing: February 17, 2015

CONTACT PERSON/PHONE: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST14-00032, to allow for a ground-mounted 55' Personal Wireless Service Facility on the property described as Lot 1, Block 1, Delta Subdivision, 314 S. Glenwood Street, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.455 of El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 314 S. Glenwood Street. Property Owner: El Divino Salvadore Presbyterian Church, Inc. PZST14-00032 (**District 8**)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

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
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST14-00032, TO ALLOW FOR A GROUND-MOUNTED 55' PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK 1, DELTA SUBDIVISION, 314 S. GLENWOOD STREET, 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, El Divino Salvadore Presbyterian Church, Inc. has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a ground-mounted Personal Wireless Service Facility (PWSF) that is 55- foot tall and camouflaged as a cypress tree; and,

WHEREAS, the Section 20.10.455 allows for a ground-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 20.04.320 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 an **R-4 (Residential)** Zone District:

Lot 1, Block 1, Delta Divine Subdivision, 314 S. Glenwood Street, City of El Paso,

El Paso County, Texas; and,

ORDINANCE NO. _____

Special Permit No. PZST14-00032

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 ground-mounted 55-foot tall personal wireless service facility 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-4 (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 "A" 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. PZST14-00032** 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,
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.

ADOPTED this _____ of _____, 2015.

(Signatures continue on following page)

ORDINANCE NO. _____

Special Permit No. PZST14-00032

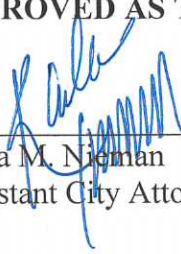
THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:


Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew McElroy, Director
Planning and Inspections Department

ORDINANCE NO. _____

Special Permit No. PZST14-00032

AGREEMENT

El Divino Salvadore Presbyterian Church, Inc., (Property 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 **R-4 (Residential)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 1st day of January, 2015.

[Handwritten Signature]
(Signature)

LINDA MORTON PUGA
(Name/Title) VICE-PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 14th day of January, 2015, for El Divino Salvadore Presbyterian Church, Inc. as property owner.



[Handwritten Signature]
Notary Public, State of Texas
Signature

Nancy M Spencer
Printed or Typed Name

My Commission Expires:
11-24-2017

ORDINANCE NO. _____

Special Permit No. PZST14-00032

EXHIBIT "A"



T-Mobile West Corporation, A Delaware Corporation.
4830 PAN AMERICAN FRWY. NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87109

SITE NAME: PRESBYTERIAN DIVINE SAVIOR
SITE NUMBER: NM02442G
SITE ADDRESS: 314 S. GLENWOOD STREET
EL PASO, TEXAS 79905
SITE TYPE: NEW 20' X 30' SITE W/ 55' MONOPOLE

LAT. 31° 45' 37.525" N, LONG. 106° 25' 13.668" W
AREA OF CONSTRUCTION : 600 S.F. CENTERLINE OF ANTENNAS @ 52'-0"

T-Mobile
T-Mobile West LLC, a subsidiary of T-Mobile USA, Inc.
4830 PAN AMERICAN FRWY., NE. SUITE A
ALBUQUERQUE, NM 87109

CLEAR WATER COMMUNICATIONS, INC.
5327 TIMBER TRAIL
SAN ANTONIO, TEXAS 78228
clearwaterengineeringinc@yahoo.com
FIRM REGISTRATION NUMBER F-4080

ISSUED FOR:	DATE
ZONING REVIEW SET	10-15-2014
ZONING ISSUE SET	10-17-2014

SITE INFORMATION	GENERAL PROJECT NOTES		INDEX OF DRAWINGS
<p>PROPERTY OWNER EL DIVINO SALVADORE PRESBYTERIAN CHURCH 314 S. GLENWOOD STREET EL PASO, TEXAS 79905 CONTACT: PASTOR JAYNE RUIZ PH: (915) 371-9039</p> <p>APPLICANT T-MOBILE WEST LLC. 4830 PAN AMERICAN FRWY. NE, SUITE A ALBUQUERQUE, NEW MEXICO 87109 CONTACT: SAM GONZALES, PM. PHONE: (505) 220-0803</p> <p>ENGINEER CLEAR WATER COMMUNICATIONS, INC. 5327 TIMBER TRAIL SAN ANTONIO, TEXAS 78228 ENGINEER: MIKKO P. AHOLA, P.E. PHONE: (210) 684-3877</p> <p>SURVEYOR CHRISTIAN A. CLAUSEN R.P.L.S. 5328 COUNTRY OAKS DRIVE EL PASO, TEXAS 79932</p> <p>LEASING/ZONING: ROMANO AND ASSOCIATES, LLC 219 CENTRAL AVE. NW, Suite #150 ALBUQUERQUE, NM 87102 CONTACT: NICK ROMANO PHONE: (505) 514-0423</p> <p>JURISDICTION CITY OF EL PASO</p> <p>LEGAL ADDRESS: LOT 1, BLOCK 1, DELTA DIVINE SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS</p> <p>ZONING R-4</p> <p>POWER EL PASO ELECTRIC</p> <p>TELCO AT&T</p>	<ol style="list-style-type: none"> PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK. ALL FIELD MODIFICATION BEFORE, DURING OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY T-MOBILE. INSTALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE. NOTIFY T-MOBILE IN WRITING OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS EXISTING CONDITION AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM T-MOBILE AND ADJUST BID ACCORDINGLY. 		<p>T-1 TITLE PAGE A-1 OVERALL SITE PLAN A-2 EQUIPMENT PLAN A-3 SITE ELEVATION</p>
	<p>DRIVING DIRECTIONS</p> <p>FROM EL PASO INTERNATIONAL AIRPORT BEAR LEFT ONTO AIRWAY BLVD. (at 2.0 mi.) TURN RIGHT (NW) ONTO GATEWAY BLVD. W/1-10. TAKE EXIT 24 TOWARD GERONIMO DR./ TOWBRIDGE DR. FOR 1.5 MI, TURN LEFT ONTO GERONIMO DR (at 0.56 mi.), TURN LEFT ONTO PIASANO DR., TURN RIGHT ONTO DELTA DR./FM-79 (at 1.2 mi.), TURN LEFT ONTO GLENWOOD ST., ARRIVE AT SITE LOCATION IN FRONT OF PRESBYTERIAN DIVINE SAVIOR CHURCH.</p>		
	<p>LOCATION MAP</p>	<p>COMPLIANCE</p> <p>GENERAL COMPLIANCE</p> <ol style="list-style-type: none"> NO HAZARDOUS OR COMBUSTIBLE MATERIAL WILL BE STORED WITHIN THE FACILITY. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. <p>ADA COMPLIANCE</p> <ol style="list-style-type: none"> THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, LANDING AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. <p>FCC COMPLIANCE</p> <ol style="list-style-type: none"> RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES. <p>FIRE COMPLIANCE</p> <ol style="list-style-type: none"> CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF 2A-10BC OR BETTER. CONTRACTOR TO INSTALL FIRE DEPARTMENT APPROVED "KNOX BOX" PER DEPARTMENT REQUIREMENTS. 	<p>PROJECT SUMMARY</p> <ol style="list-style-type: none"> NEW 20'x30' LEASE AREA WITH BRICK WALL WITH NEW 55' MONOPOLYPRESS TOWER, UTILITY RACK, BTS CABINET, GENERATOR & ATS. INSTALLATION OF BASE TRANSMISSION STATION (BTS) EQUIPMENT ON CONC PAD WITH (1) 610Z CABINET, (2) 911 ANTENNAS & (2) LIGHTS MOUNTED ON NEW BRICK WALL & ICE BRIDGE AS REQ. INSTALLATION OF (9) AIR21 B2A/4P ANTENNAS, (3) ERICSSON KRY 112-144/1 TMA's., (6) 7/8" COAX, (1) 1.4" CNT400 LMU CABLE (1) 1.4" 9x18 HYBRID CABLE. LOW PROFILE ANTENNA MOUNTS @ 52'. POWER FROM EXISTING SERVICES, NEW 200 AMP METER & DISC. MOUNTED ON NEW BRICK WALL. TELCO FROM EXISTING TELCO SERVICES.
<p>APPLICABLE CODES</p> <p>* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> 2009 INTERNATIONAL BUILDING CODE 2008 NATIONAL ELECTRIC CODE 			



SITE ID:
NM02442G
SITE NAME:
PRESBYTERIAN DIVINE SAVIOR
SITE ADDRESS:
314 S. GLENWOOD STREET
EL PASO, TEXAS 79905

SHEET TITLE
TITLE PAGE

SHEET NUMBER
T-1

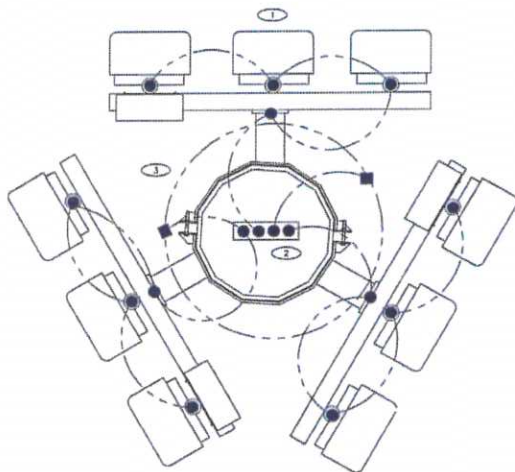


GROUNDING NOTES

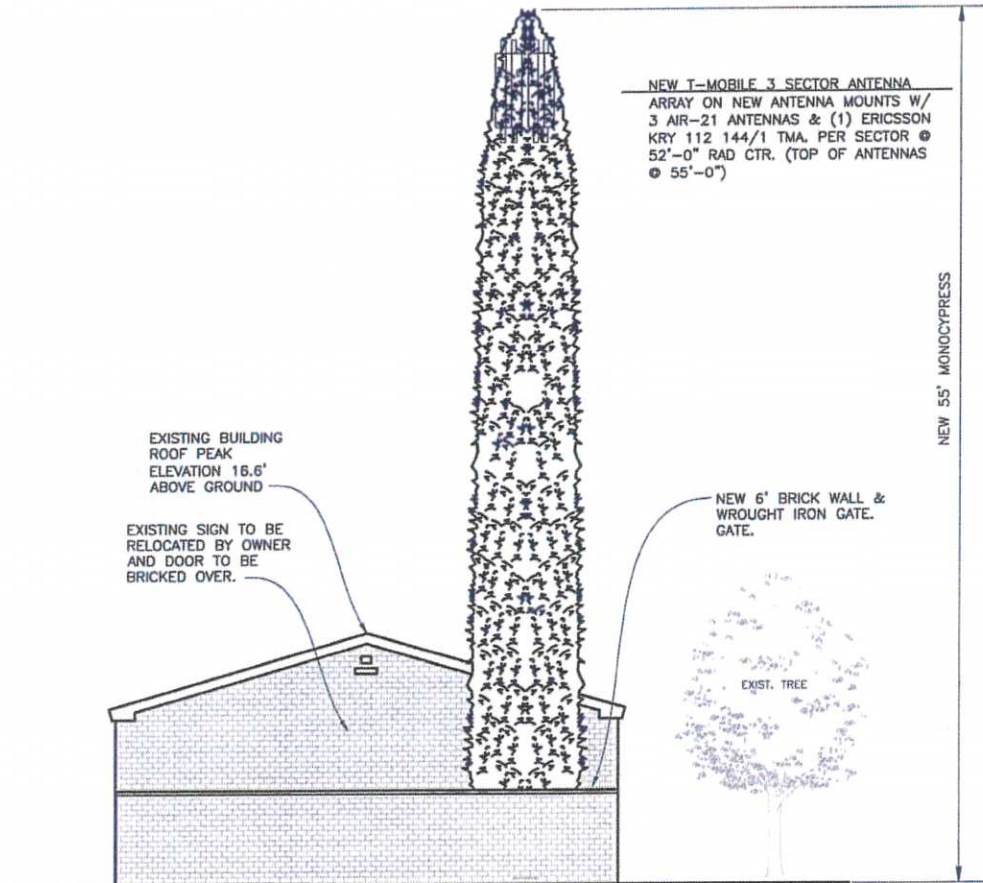
1. THE FACILITY IS TO BE "EFFECTIVELY GROUNDED", INCLUDING BEING BONDED TO THE SERVICE ELECTRIC, PURSUANT TO THE NEC ARTICLE 250.64(c).
2. CONTRACTOR TO COMPLY WITH T-MOBILE CELL SITE GROUNDING AND BONDING SPECIFICATIONS.
3. INSTALL GROUND AND BONDING CONDUCTORS WITH SUFFICIENT SLACK TO AVOID BREAKING DUE TO SETTLEMENT AND MOVEMENT OF CONDUCTORS AT ATTACHED POINTS.
4. RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS MEASUREMENT. ADDITIONAL GROUND RODS OR XIT GROUND SHALL BE PROVIDED TO ATTAIN THIS VALUE OR LESS.
5. ALL GROUNDING CONDUCTORS SHALL BE U.I. LISTED FOR THEIR PURPOSE.
6. ALL GROUND CONNECTIONS TO GROUND BARS SHALL BE U.I. 467 LISTED, IRREVERSIBLE COMPRESSION TYPE.
7. ALL CONNECTIONS TO GROUND BARS SHALL BE COATED WITH ANTIOXIDANT COMPOUND.
8. PROVIDE ONE TIME HIT 1 LB. HAMMER TEST ON ALL CAD WELDS, FILE SMOOTH & APPLY 2 COATS OF COLD GALVANIZING PAINT..

ANTENNA GROUNDING NOTES

1. INSTALL GROUNDING BONDING JUMPER BETWEEN ANTENNA AND RRUS MOUNTING FRAME'S AND GROUND BAR (TYP OF EACH FRAME).
2. INSTALL COAX GROUND KITS AND BOND GROUND KIT CONDUCTORS TO GROUND BARS AT THE ANTENNA ELEVATION, AND CABLE BRIDGE.
3. GROUND ALL EXISTING GROUND RINGS TO THE NEW T-MOBILE GROUND LEADS IN AT LEAST TWO (2) PLACES.



TYPICAL GROUNDING PLAN
SCALE = NONE



LOOKING EAST FROM GLENWOOD STREET

SITE ELEVATION
SCALE = NONE

T-Mobile
T-Mobile West U.S., a subsidiary of T-Mobile USA, Inc.
4830 PAN AMERICAN FRWY., NE SUITE A
ALBUQUERQUE, NM 87109

CLEAR WATER COMMUNICATIONS, INC.
5327 TIMBER TRAIL
SAN ANTONIO, TEXAS
78228
clearwaterengineeringinc@yahoo.com
FIRM REGISTRATION NUMBER
F-4080

ISSUED FOR:	DATE
ZONING REVIEW SET	10-15-2014
ZONING ISSUE SET	10-17-2014

STATE OF TEXAS
Mikko P. Ahola
MIKKO P. AHOLA
101177114
REGISTERED
SURVEYOR
NUMBER 25426

SITE ID:
NM02442G
SITE NAME:
PRESBYTERIAN DIVINE SAVIOR
SITE ADDRESS:
**314 S. GLENWOOD STREET
EL PASO, TEXAS 79905**

SHEET TITLE
**SITE ELEVATION AND
ANTENNA GROUNDING
DETAILS**

SHEET NUMBER
A-3

MEMORANDUM

DATE: January 14, 2015
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Andrew Salloum, Planner
SUBJECT: PZST14-00032

The City Plan Commission (CPC), on December 18, 2014, voted 6-0 to recommend **approval** of the special permit application to allow a Personal Wireless Service Facility (PWSF) with the request that City Council impose a landscaping unit.

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.

Reverend Jane Louise, Pastor of the church, presented and spoke in favor of the special permit at CPC hearing. She noted that the church would be willing to landscape on its own property.

The Planning Division has received one phone call in opposition to the special permit request.

Property Owner: El Divino Salvadore Presbyterian Church, Inc.
Applicant: T-Mobile West LLC
Representative: Jose Navarro

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST14-00032
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: December 18, 2014
Staff Planner: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Location: 314 S. Glenwood Street
Legal Description: Lot 1, Block 1, Delta Divine Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.7253 acres
Rep District: 8
Zoning: R-4 (Residential)
Existing Use: Church
C/SC/SP/ZBA/LNC: N/A
Request: Special Permit to allow for a Personal Wireless Service Facility (PWSF)
Proposed Use: Ground-mounted PWSF

Property Owner: El Divino Salvadore Presbyterian Church, Inc.
Applicant: T-Mobile West LLC
Representative: Jose Navarro

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwellings
South: R-4 (Residential) / Single-family dwellings
East: R-4 (Residential) / Vacant
West: R-4 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-2 (Traditional Neighborhood) (Walkable)

NEAREST PARK: Ascarate Park (3,211 feet)

NEAREST SCHOOL: Clardy Elementary (2,016 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 3, 2014. The Planning Division received a phone call in opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF) on a church property in a Residential zone district as required by El Paso City Code Section 20.10.455D. The site plan shows a 600 sq. ft. lease area for a 55-foot high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a cypress tree. The proposed PWSF meets all setback and height requirements for location in a residential district and also meets the one-half mile requirement for distance separation from another PWSF. The nearest PWSF is 0.510- mile to the southeast and is located on Fonseca Drive. A maintenance access driveway is proposed from Glenwood Street.

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 20.10.455 PWSF, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.10.455 Personal Wireless Service Facility (PWSF)

D. PWSF located in residential and apartment districts shall comply with the following:

1. Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions:

a. Setbacks.

- i. A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than one foot for each foot of height, measured from the PWSF antenna support structure base.
- ii. When the property in which the PWSF is located abuts a parcel of land that is not in a residential or apartment zoning district, a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to that property line, shall be required.

b. Modified Setbacks. The setback set forth in subsection (D)(1)(a)(i) may be reduced, but not below the following: one foot setback for each foot of height if the structure height is fifty feet or less; and two feet setback for each foot of height if the structure height is greater than fifty feet but no greater than seventy-five feet; if the city council, based on written evidence provided by the applicant, finds that:

- i. The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;
- ii. The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is used by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and
- iii. The applicant cannot use another PWSF antenna support structure that is located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas.

c. Separation Between PWSF Antenna Support Structures. The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in subsection (D)(1)(d). Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

d. Modified Separation Between PWSF Antenna Support Structures. The separation distance between ground-mounted PWSF antenna support structures may be reduced below one-half mile by city council based on findings that:

- i. The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;
- ii. The property on which the PWSF antenna support structure is to be located is the only

- reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable;
- iii. The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas;
 - iv. The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and
 - v. The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.
- e. Height Restriction. PWSF antenna support structures and appurtenant antennas shall not exceed seventy-five feet in height, except as provided in subsection (D)(1)(f).
- f. Modified Height Restriction. If the applicant is collocating two or more antennas on a structure, then the maximum height for a PWSF antenna support structure and appurtenant antennas shall not exceed one hundred feet.
- g. Camouflage and Screening.
- i. All ground-mounted PWSF located in residential and apartment zoning districts shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.
 - ii. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.
 - iii. Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.
 - iv. Landscaping shall comply with all code requirements for landscaping.
- h. Other Requirements. The following must accompany a request for a special permit:
- i. A detailed site development plan showing the PWSF antenna support structure, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antenna support structure to the nearest public street;
 - ii. Evidence of satisfactory completion of a certification of compliance for personal wireless service providers issued by the public safety technology office prior to actual use of the proposed facility, such certification to include a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and
 - iii. The design of related support structures for new PWSF antenna support structures and appurtenant equipment storage facilities shall incorporate materials, colors, textures, screening, or camouflaging techniques that will blend them to the extent reasonably possible into the natural setting, existing and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree angles for a full three hundred sixty-degree radius, shown to scale.
- i. Screening Fence. A six-foot high screening wall or fence of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security. The gate

which provides access to the PWSF antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.

j. Access Driveway. The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the building official.

k. Increase in Elevation on Existing PWSF Antenna Support Structure. An increase in elevation, not to exceed a maximum height of one hundred feet, of an existing permitted PWSF antenna support structure may be permitted only to allow for collocation of additional antennas. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the building official prior to issuance of a building permit.

The application meets the requirements for PWSF.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 - 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
 - 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 - 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 - 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 - 5. The design of the proposed development mitigates substantial environmental problems;
 - 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 - 7. The proposed development is compatible with adjacent structures and uses;
 - 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

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

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

TIA is not required.

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department – Plan Review

Recommended approval.

Planning and Inspections Department - Landscaping Division

Addition landscape is not required.

Planning and Inspections Department - Land Development

No objections.

Fire Department

PZST14-00032 does not adversely affect the Fire Department.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

The El Paso Water Utilities – Public Service Board (EPWU-PBS) does not object to this request.

EPWU-PSB Comments

Water:

There is an existing 8-inch diameter water main along Glenwood St. approximately 4 feet west of the subject west property line. This main is available for service.

EPWU records indicate an active 1-inch water meter serving the subject property. The service address for this meter is 314 S. Glenwood St. and is located off Delta Dr. This water meter serving Lot 1 will have to be relocated to Glenwood St. The Owner/Developer is responsible for the costs of relocation.

Sewer:

There is an existing 8-inch diameter sanitary sewer main along Glenwood St. The main is located approximately 19 feet west of the Glenwood St. right of way line. This sanitary sewer main is available for service. The sewer main is only 4.5 feet deep.

General:

EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

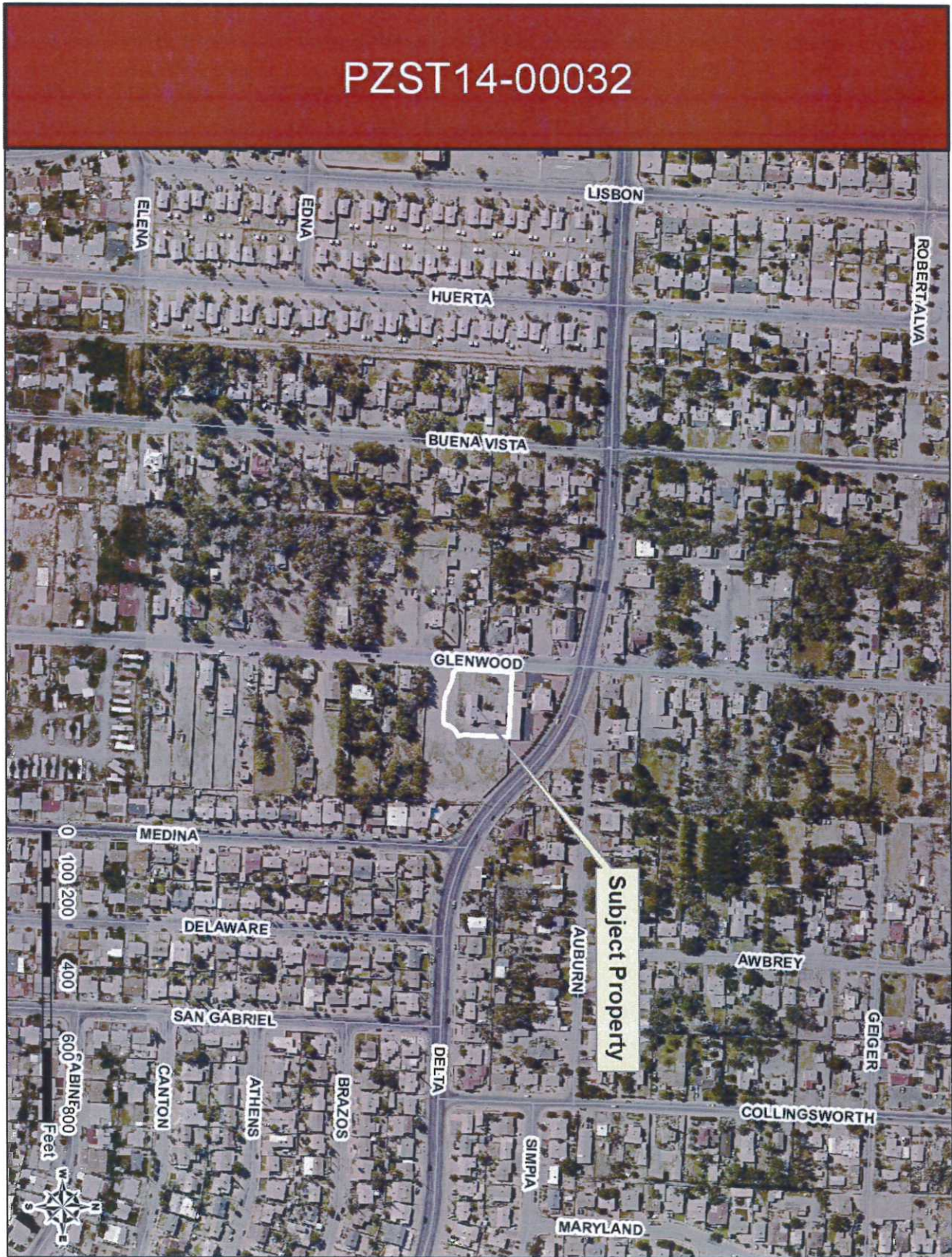
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Simulation Pictures

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP





T-Mobile West Corporation, A Delaware Corporation.
4830 PAN AMERICAN FRWY. NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87109

SITE NAME: PRESBYTERIAN DIVINE SAVIOR
SITE NUMBER: NM02442G
SITE ADDRESS: 314 S. GLENWOOD STREET
EL PASO, TEXAS 79905
SITE TYPE: NEW 20' X 30' SITE W/ 55' MONOPOLE

LAT. 31° 45' 37.525" N, LONG. 106° 25' 13.668" W

AREA OF CONSTRUCTION : 600 S.F. CENTERLINE OF ANTENNAS @ 52'-0"

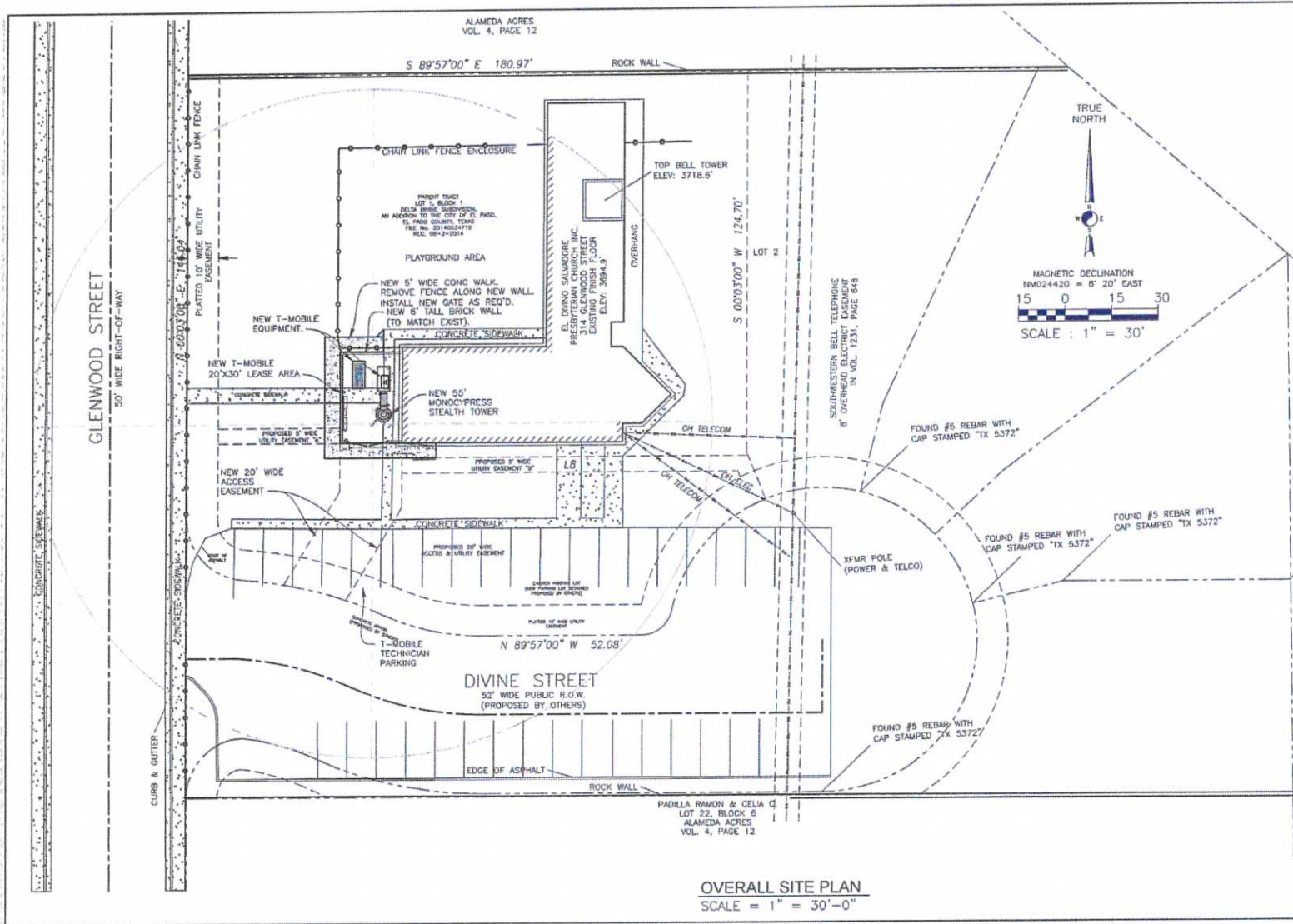


T-Mobile West LLC, a subsidiary of T-Mobile USA, Inc.
4830 PAN AMERICAN FRWY. NE, SUITE A
ALBUQUERQUE, NM 87109

CLEAR WATER COMMUNICATIONS, INC.
5327 TIMBER TRAIL
SAN ANTONIO, TEXAS
78228
clearwater@clearwatering.com
FIRM REGISTRATION NUMBER
F-4080

ISSUED FOR:	DATE
ZONING REVIEW SET	10-15-2014
ZONING ISSUE SET	10-17-2014

SITE INFORMATION		GENERAL PROJECT NOTES		INDEX OF DRAWINGS		
<p>PROPERTY OWNER EL DIVINO SALVADORE PRESBYTERIAN CHURCH 314 S. GLENWOOD STREET EL PASO, TEXAS 79905 CONTACT: PASTOR JAYNE RUIZ PH: (915) 371-9039</p> <p>APPLICANT T-MOBILE WEST LLC. 4830 PAN AMERICAN FRWY. NE, SUITE A ALBUQUERQUE, NEW MEXICO 87109 CONTACT: SAM GONZALES, PM. PHONE: (505) 220-0803</p> <p>ENGINEER CLEAR WATER COMMUNICATIONS, INC. 5327 TIMBER TRAIL SAN ANTONIO, TEXAS 78228 ENGINEER: MIKKO P. AHOLA, P.E. PHONE: (210) 684-3877</p> <p>SURVEYOR CHRISTIAN A. CLAUSEN R.P.L.S. 5328 COUNTRY OAKS DRIVE EL PASO, TEXAS 79932</p> <p>LEASING/ZONING: ROMANO AND ASSOCIATES, LLC 219 CENTRAL AVE. NW, Suite #150 ALBUQUERQUE, NM 87102 CONTACT: NICK ROMANO PHONE: (505) 514-0423</p> <p>JURISDICTION CITY OF EL PASO LEGAL ADDRESS: LOT 1, BLOCK 1, DELTA DIVINE SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS</p> <p>ZONING R-4 POWER EL PASO ELECTRIC TELCO AT&T</p> <p>APPLICABLE CODES</p> <p>* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITY. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2009 INTERNATIONAL BUILDING CODE 2. 2009 NATIONAL ELECTRIC CODE</p>		<ol style="list-style-type: none"> PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK. ALL FIELD MODIFICATION BEFORE, DURING OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY T-MOBILE. INSTALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE. NOTIFY T-MOBILE IN WRITING OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS EXISTING CONDITION AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM T-MOBILE AND ADJUST BID ACCORDINGLY. 		<p>T-1 TITLE PAGE A-1 OVERALL SITE PLAN A-2 EQUIPMENT PLAN A-3 SITE ELEVATION</p>		
		<p>DRIVING DIRECTIONS</p> <p>FROM EL PASO INTERNATIONAL AIRPORT BEAR LEFT ONTO AIRWAY BLVD. (at 2.0 mi.) TURN RIGHT (NW) ONTO GATEWAY BLVD. W/1-10. TAKE EXIT 24 TOWARD GERONIMO DR./ TOWERBRIDGE DR. FOR 1.5 MI, TURN LEFT ONTO GERONIMO DR (at 0.56 mi.), TURN LEFT ONTO PIASANO DR., TURN RIGHT ONTO DELTA DR./FM-79 (at 1.2 mi.), TURN LEFT ONTO GLENWOOD ST., ARRIVE AT SITE LOCATION IN FRONT OF PRESBYTERIAN DIVINE SAVIOR CHURCH.</p>				
<p>LOCATION MAP</p>		<p>COMPLIANCE</p> <p>GENERAL COMPLIANCE</p> <ol style="list-style-type: none"> NO HAZARDOUS OR COMBUSTIBLE MATERIAL WILL BE STORED WITHIN THE FACILITY. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. <p>ADA COMPLIANCE</p> <ol style="list-style-type: none"> THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, LANDING AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. <p>FCC COMPLIANCE</p> <ol style="list-style-type: none"> RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES. <p>FIRE COMPLIANCE</p> <ol style="list-style-type: none"> CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF 2A-10BC OR BETTER. CONTRACTOR TO INSTALL FIRE DEPARTMENT APPROVED "KNOX BOX" PER DEPARTMENT REQUIREMENTS. 		<p>PROJECT SUMMARY</p> <ol style="list-style-type: none"> NEW 20'x30' LEASE AREA WITH BRICK WALL WITH NEW 55' MONOPOLE PRESS TOWER, UTILITY RACK, BTS CABINET, GENERATOR & AFS. INSTALLATION OF BASE TRANSMISSION STATION (BTS) EQUIPMENT ON CONC PAD WITH (1) 6102 CABINET, (2) 911 ANTENNAS & (2) LIGHTS MOUNTED ON NEW BRICK WALL & ICE BRIDGE AS REQ. INSTALLATION OF (9) AIR21 B2A/4P ANTENNAS, (3) ERICSSON KRY 112-144/1 TMA's, (6) 7/8" COAX, (1) 1.4" CNT400 LMJ CABLE (1) 1.4" 9x18 HYBRID CABLE. LOW PROFILE ANTENNA MOUNTS @ 52'. POWER FROM EXISTING SERVICES, NEW 200 AMP METER & DISC, MOUNTED ON NEW BRICK WALL. TELCO FROM EXISTING TELCO SERVICES. 		
				<p>SITE ID: NM02442G SITE NAME: PRESBYTERIAN DIVINE SAVIOR SITE ADDRESS: 314 S. GLENWOOD STREET EL PASO, TEXAS 79905</p> <p>SHEET TITLE TITLE PAGE</p> <p>SHEET NUMBER T-1</p>		



OVERALL SITE PLAN
SCALE = 1" = 30'-0"

T-Mobile
T-Mobile USA, a subsidiary of T-Mobile USA, Inc.
4830 PAN AMERICAN FWY., HE SUITE A
ALBUQUERQUE, NM 87109

CLEAR WATER COMMUNICATIONS, INC.
5327 TIMBER TRAIL
SAN ANTONIO, TEXAS
78228
clearwaterengineeringinc@yahoo.com
FIRM REGISTRATION NUMBER
F-4080

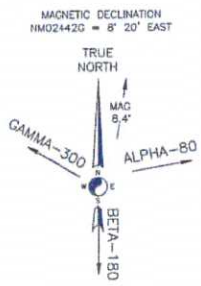
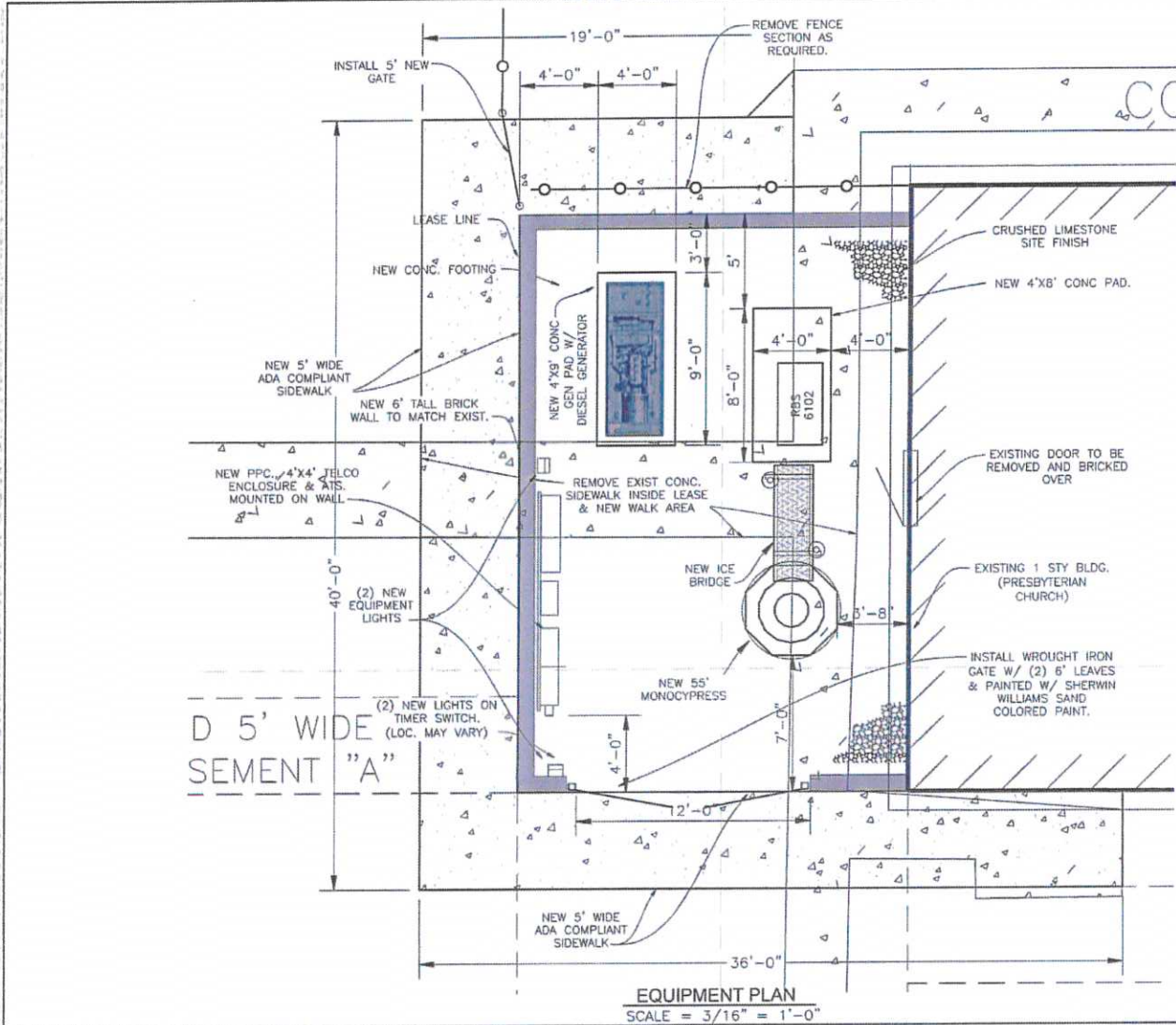
ISSUED FOR:	DATE
ZONING REVIEW SET	10-15-2014
ZONING ISSUE SET	10-17-2014



SITE ID:
NM02442G
SITE NAME:
PRESBYTERIAN DIVINE SAVIOR
SITE ADDRESS:
**314 S. GLENWOOD STREET
EL PASO, TEXAS 79905**

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



T-Mobile
 T-Mobile West LLC, a subsidiary of T-Mobile USA, Inc.
 4830 PAN AMERICAN FRWY., NE SUITE A
 ALBUQUERQUE, NM 87109

CLEAR WATER COMMUNICATIONS, INC.
 5327 TIMBER TRAIL
 SAN ANTONIO, TEXAS 78228
 clearwaterengineeringinc@yahoo.com
 FIRM REGISTRATION NUMBER T-4080

ISSUED FOR:	DATE
ZONING REVIEW SET	10-16-2014
ZONING ISSUE SET	10-17-2014



SITE ID:
NMO2442G
 SITE NAME:
PRESBYTERIAN DIMNE SAVIOR
 SITE ADDRESS:
**314 S. GLENWOOD STREET
 EL PASO, TEXAS 79905**

SHEET TITLE
EQUIPMENT PLAN

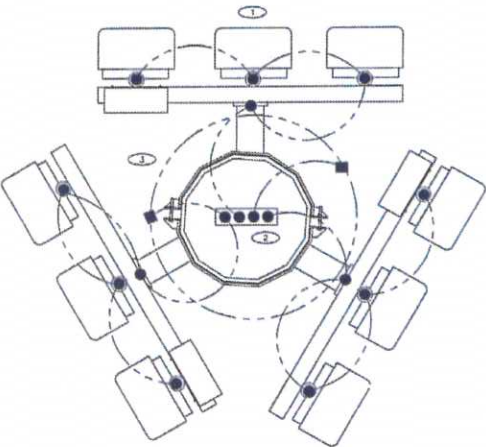
SHEET NUMBER
A-2

GROUNDING NOTES

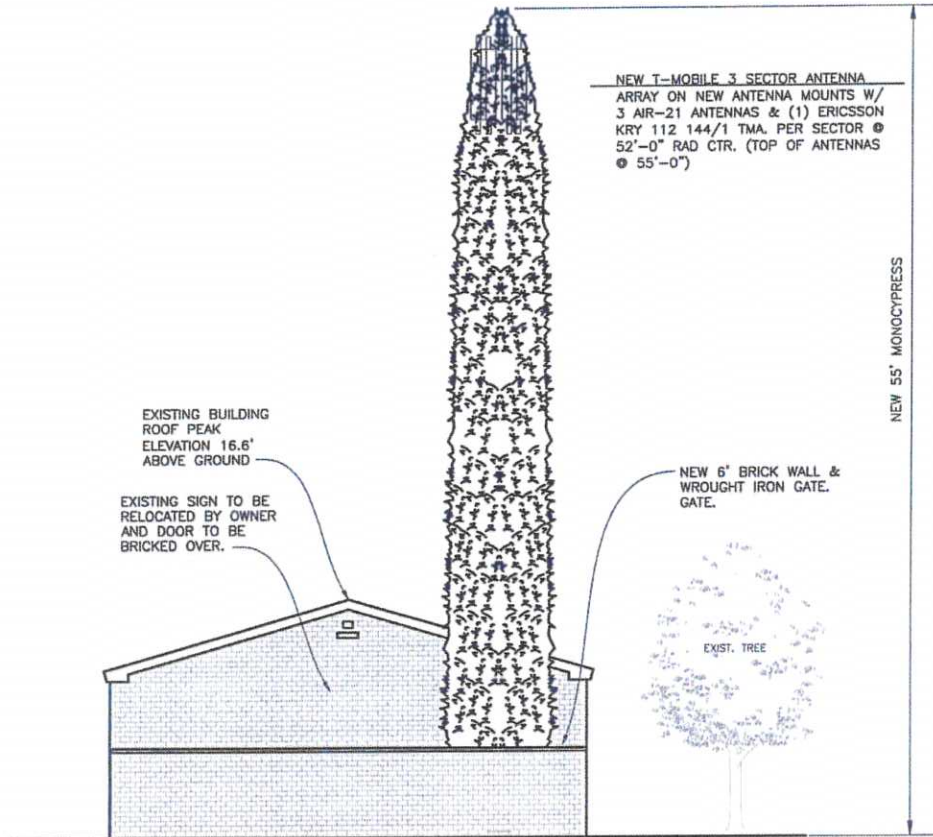
1. THE FACILITY IS TO BE "EFFECTIVELY GROUNDED", INCLUDING BEING BONDED TO THE SERVICE ELECTRIC, PURSUANT TO THE NEC ARTICLE 250.84(G).
2. CONTRACTOR TO COMPLY WITH T-MOBILE CELL SITE GROUNDING AND BONDING SPECIFICATIONS.
3. INSTALL GROUND AND BONDING CONDUCTORS WITH SUFFICIENT SLACK TO AVOID BREAKING DUE TO SETTLEMENT AND MOVEMENT OF CONDUCTORS AT ATTACHED POINTS.
4. RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS MEASUREMENT. ADDITIONAL GROUND RODS OR XIT GROUND SHALL BE PROVIDED TO ATTAIN THIS VALUE OR LESS.
5. ALL GROUNDING CONDUCTORS SHALL BE U.I. LISTED FOR THEIR PURPOSE.
6. ALL GROUND CONNECTIONS TO GROUND BARS SHALL BE U.I. 487 LISTED, IRREVERSIBLE COMPRESSION TYPE.
7. ALL CONNECTIONS TO GROUND BARS SHALL BE COATED WITH ANTI-OXIDANT COMPOUND.
8. PROVIDE ONE TIME HIT 1 LB. HAMMER TEST ON ALL CAD WELDS, FILE SMOOTH & APPLY 2 COATS OF COLD GALVANIZING PAINT.

ANTENNA GROUNDING NOTES

1. INSTALL GROUNDING BONDING JUMPER BETWEEN ANTENNA AND RIRUS MOUNTING FRAME'S AND GROUND BAR (TYP OF EACH FRAME).
2. INSTALL COAX GROUND KITS AND BOND GROUND KIT CONDUCTORS TO GROUND BARS AT THE ANTENNA ELEVATION, AND CABLE BRIDGE.
3. GROUND ALL EXISTING GROUND RINGS TO THE NEW T-MOBILE GROUND LEADS IN AT LEAST TWO (2) PLACES.



TYPICAL GROUNDING PLAN
SCALE = NONE



LOOKING EAST FROM GLENWOOD STREET

SITE ELEVATION
SCALE = NONE

T-Mobile
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ALBUQUERQUE, NM 87109

CLEAR WATER COMMUNICATIONS, INC.
5327 TIMBER TRAIL
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78228
clearwatereng@clearwaterinc.com@yahoo.com
FIRM REGISTRATION NUMBER
F-4080

ISSUED FOR:	DATE
ZONING REVIEW SET	10-15-2014
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STATE OF TEXAS
Mikko P. Ahola
MIKKO P. AHOLA
1013-114
80990
REGISTERED
11/10/2013

SITE ID:
NM02442G
SITE NAME:
PRESBYTERIAN DIVINE SAVIOR
SITE ADDRESS:
**314 S. GLENWOOD STREET
EL PASO, TEXAS 79905**

SHEET TITLE
**SITE ELEVATION AND
ANTENNA GROUNDING
DETAILS**

SHEET NUMBER
A-3

ATTACHMENT 4: SIMULATION PICTURES

