

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction – August 4, 2020

PUBLIC HEARING DATE: September 1, 2020

CONTACT PERSON NAME AND PHONE NUMBER: Philip Etiwe, (915) 212-1553
Luis Zamora, (915) 212-1552

DISTRICT(S) AFFECTED: 5

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An ordinance granting Special Permit No. PZST20-00002, to allow for a governmental use on the property described as Lot 1 and a portion of Lot 2, Block 103, Tierra Del Este #22 (12781 Edgemere Boulevard), 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 in Chapter 20.24 of the El Paso City Code.

The proposed special permit and detailed site development plan meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 12781 Edgemere Boulevard.
Owner: City of El Paso PZST20-00002.

BACKGROUND / DISCUSSION:

The request is for a special permit for Governmental Use to allow the construction of a new transit terminal to serve the far east of El Paso. City Plan Commission recommended 8-0 to approve the proposed special permit and detailed site development plan on April 30, 2020. As of July 27, 2020, staff has received no communication in support of or in opposition of the request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe - Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00002, TO ALLOW FOR A GOVERNMENTAL USE ON THE PROPERTY DESCRIBED AS LOT 1 AND A PORTION OF LOT 2, BLOCK 103, TIERRA DEL ESTE #22 (12781 EDGEMERE BOULEVARD), 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 IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the City of El Paso, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a Governmental Use; 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 a C-1 (Commercial) District and R-5 (Residential) District:

Lot 1 and a portion of Lot 2, Block 103, Tierra Del Este #22 (12781 Edgemere Boulevard), City of El Paso, El Paso County, Texas; further described by the metes and bounds and surey attached as Exhibit "A"; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for Governmental Use 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 C-1 (Commercial) District and R-5 (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. PZST20-00002, shall be subject to termination; construction

ORDINANCE NO. _____

20-1007-2620 | 995010
12781 Edgemere Boulevard
RTA

PZST20-00002

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 ___ day of _____, 2020.

THE CITY OF EL PASO

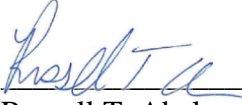
ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

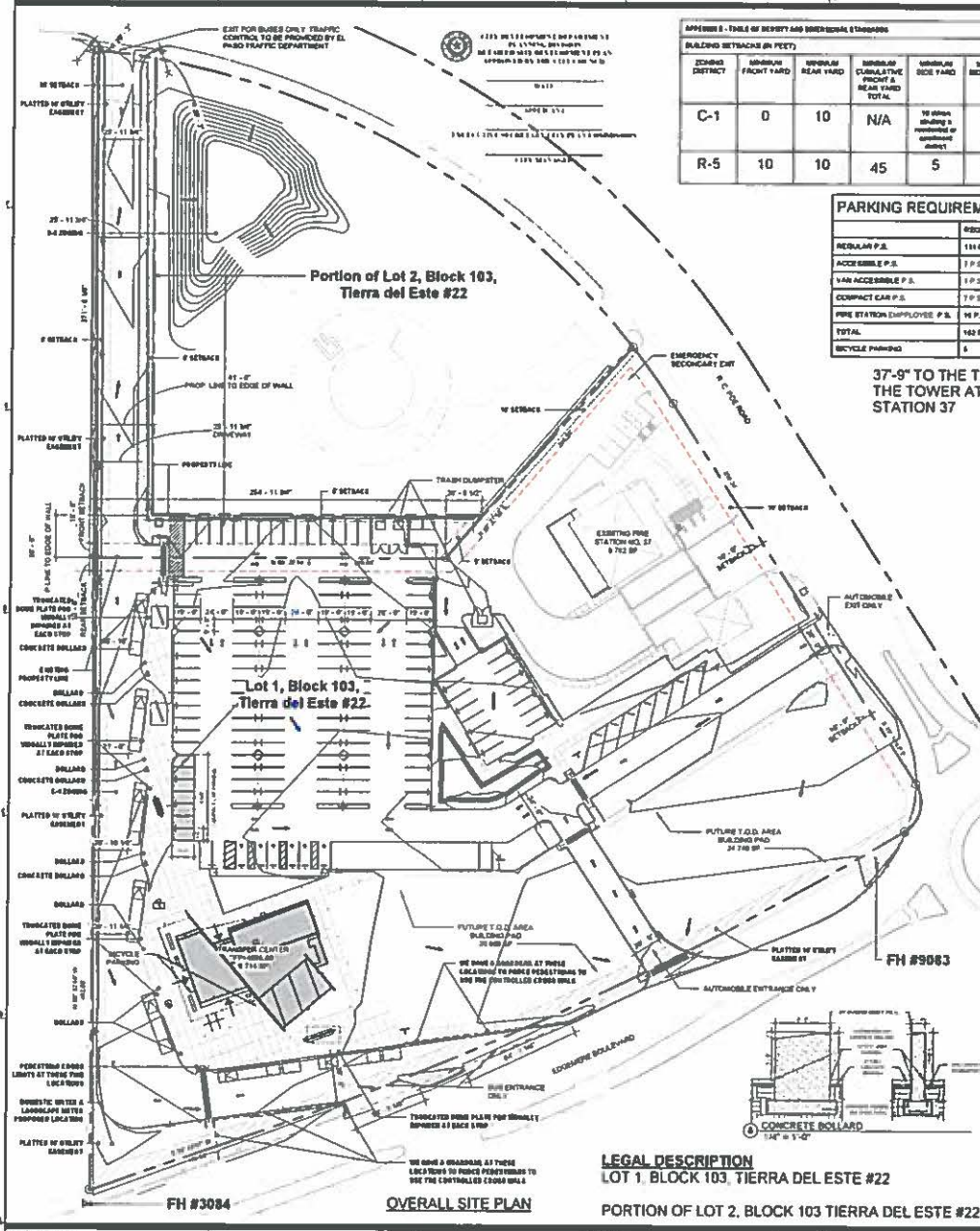
APPROVED AS TO CONTENT:



Russell T. Abeln
Assistant Attorney

Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"



APPENDIX B - TABLE OF HEIGHTS AND DIMENSIONAL STANDARDS

BUILDING SETBACKS (IN FEET)

ZONING DISTRICT	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM CUMULATIVE FRONT & REAR YARD TOTAL	MINIMUM SIDE YARD	MINIMUM SIDE STREET YARD	MINIMUM CUMULATIVE SIDE & SIDE STREET YARD TOTAL
C-1	0	10	N/A	10 (When building is rearward of corner subject)	10	N/A
R-5	10	10	45	5	10	N/A

POUND CALCULATIONS

Category	Front	Side	Rear	Street	Other	Total
Impervious	1.0	1.0	1.0	0.0	0.0	3.0
Permeable	0.0	0.0	0.0	0.0	0.0	0.0
Subtotal	1.0	1.0	1.0	0.0	0.0	3.0
Impervious	1.0	1.0	1.0	0.0	0.0	3.0
Permeable	0.0	0.0	0.0	0.0	0.0	0.0
Subtotal	1.0	1.0	1.0	0.0	0.0	3.0

MASTER LANDSCAPE OBSCURANCE REQUIREMENTS

LANDSCAPE OBSCURANCE REQUIREMENTS

LANDSCAPE OBSCURANCE REQUIREMENTS

PARKING REQUIREMENTS

Category	REQUIRED	PROMISED
REGULAR P.S.	111 P.S.	111 P.S.
ACCESSIBLE P.S.	3 P.S.	3 P.S.
VAN ACCESSIBLE P.S.	3 P.S.	3 P.S.
COMPACT CAR P.S.	3 P.S.	3 P.S.
FIRE STATION EMPLOYEE P.S.	14 P.S.	14 P.S.
TOTAL	144 P.S.	144 P.S.
BIKE PARKING	5	5

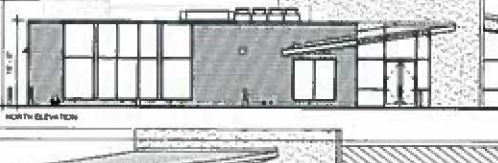
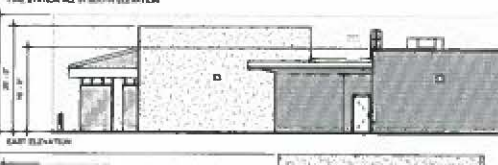
EXISTING WATERSHED AREAS

Impervious	Permeable	Total
1.0	0.0	1.0
1.0	0.0	1.0
1.0	0.0	1.0

PROPOSED WATERSHED AREAS

Impervious	Permeable	Total
1.0	0.0	1.0
1.0	0.0	1.0
1.0	0.0	1.0

37'-9" TO THE TOP OF THE TOWER AT FIRE STATION 37



LEGAL DESCRIPTION
 LOT 1, BLOCK 103, TIERRA DEL ESTE #22
 PORTION OF LOT 2, BLOCK 103 TIERRA DEL ESTE #22

in*situ
 ARCHITECTURE

112 Tule Avenue | El Paso, TX 79901
 915.533.5274 (T488)
 www.insitu.com



FAR EAST TRANSFER CENTER
 12711 EDMERE
 EL PASO, TEXAS 79906

Sun Metro - COEP CID

INCHES OVERALL
 SHEET NO. 1

PROJECT STATUS: 100% CONSTRUCTION DOCUMENTS
 DATE: OCTOBER 18, 2019
 PROJECT NO.: 10064
 SHEET NO.: 2300001
 DRAWN BY: AP
 CHECKED BY: WCH

OVERALL SITE
 PLAN - BASE BID NO. 1

A-100

PROPERTY DESCRIPTION

Description of a parcel of land being a parcel lying in Lot 2, Block 103, Tierra Del Este Subdivision Unit Twenty Two, City of El Paso, El Paso County, Texas, map of said Tierra Del Este Subdivision Unit Twenty Two recorded in book 78, page 86, Plat Records, El Paso County, Texas and also being a portion of that parcel recorded in book 4742, page 1941, El Paso County Clerks Records, and described as follows;

Commencing for reference at a city monument located at the centerline PC of R.C. Poe Road (64' wide) in front of Lot 1 of said Block 103, said monument located North 33°18'43" West (bearing basis) a distance of 410.92' from a city monument located at the intersection of said R. C. Poe Road and Edgemere Boulevard; Thence, leaving said centerline, South 56°41'17" West a distance of 32.00' to a "V" found on the southwesterly ROW line of said R. C. Poe Road; Thence, with said southwesterly ROW line, along the arc of a curve to the left a distance of 50.84', having a central angle of 05°07'43", a radius of 568.00' and a chord that bears North 35°52'34" West a distance of 50.83' to a "V" chiseled on concrete at the northeasterly corner of said Lot 1; Thence, with the common lot line of said Lots 1 and 2, South 40°27'49" West a distance of 165.14' a point, and being the "Point Of Beginning";

Thence, continuing with said common lot line of said Lots 1 and 2, South 40°27'49" West a distance of 40.42' to a 5/8" rebar with cap stamped "5372" found at an angle point;

Thence, continuing with said common lot line of said Lots 1 and 2, South 89°27'14" West a distance of 255.00' to the common westerly corner of said Lots 1 and 2;

Thence, with the westerly lot line of said Lot 2, North 00°32'46" West a distance of 371.24' to a "V" chiseled on concrete found at the northwest corner of said Lot 2 and lying on said southwesterly ROW line of said R. C. Poe Road;

Thence, with said southwesterly ROW line of said R. C. Poe Road, along the arc of a curve to the right a distance of 41.41', having a central angle of 04°10'38", a radius of 568.00' and a chord that bears South 82°33'41" East a distance of 41.40' to a point;

Thence, with a line 41' east of and parallel with said westerly lot line of said Lot 2, South 00°32'46" East a distance of 334.99' to an angle point;

Thence, with a line 30.5' north of and parallel with said common lot line of Lots 1 and 2, North 89°27'14" East a distance of 240.52' to the "Point Of Beginning" and containing 22.035 sq. ft. or 0.5059 acres.

Based on a field survey performed under my supervision and dated 10/08/2018


John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPLS FIRM #10001200



12781 Edgemere Boulevard

City Plan Commission — April 30, 2020 REVISED



CASE NUMBER:	PZST20-00002
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Michael Villa
LOCATION:	12781 Edgemere Boulevard (District 5)
PROPERTY AREA:	5.4359 acres
EXISTING ZONING:	C-1 (Commercial) and R-5 (Residential)
REQUEST:	Special Permit for Governmental Use
RELATED APPLICATIONS:	None
PUBLIC INPUT:	No support or opposition received

SUMMARY OF REQUEST: The applicant is requesting a special permit for Governmental Use to allow for the construction of a new transit terminal to serve the far east of El Paso.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommendation is **PENDING** recommend **APPROVAL** of both the special permit request and the Detailed Site Development Plan as the proposal meets all the requirements of El Paso City Code 20.04.320 Special Permit, and 20.04.150, Detailed Site Development Plan.

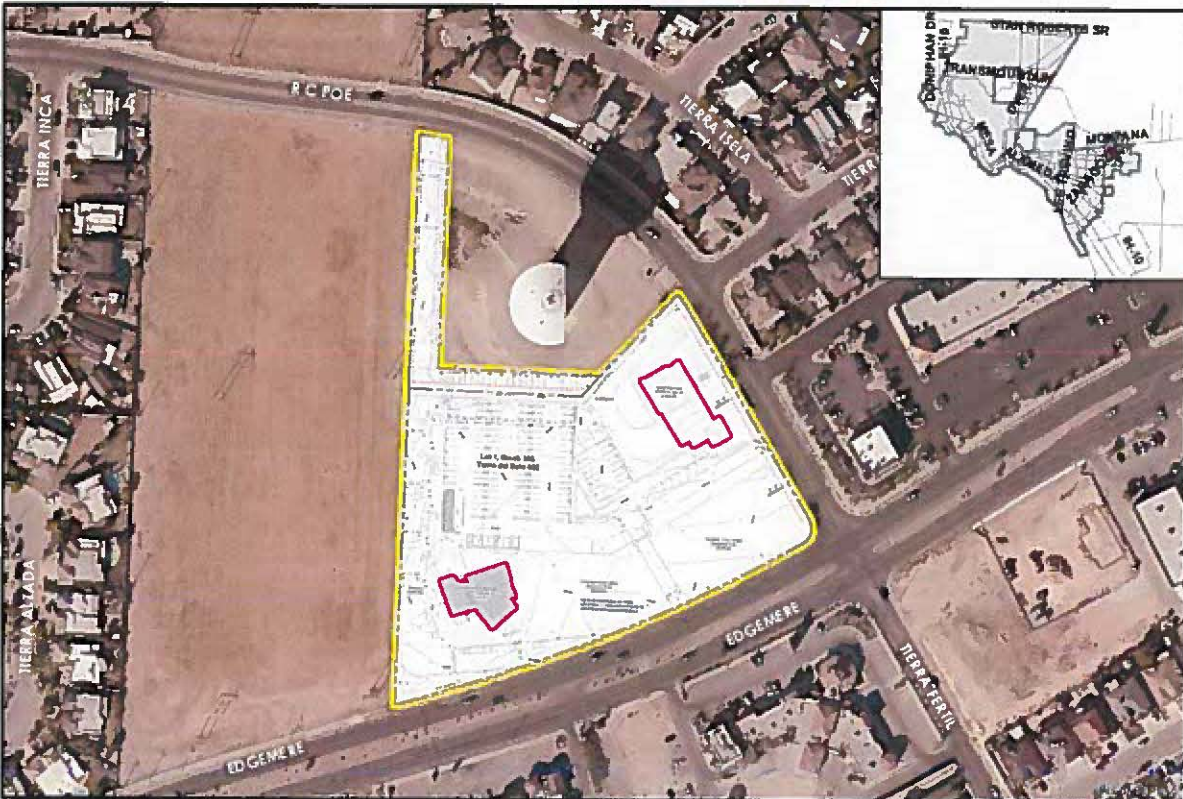


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a Special Permit to allow the construction of a new transit terminal on C-1 (Commercial) and R-5 (Residential) zone districts. The Detailed Site Development Plan shows the 5,714 square feet proposed building, as well as the 8,782 square feet existing fire station, a total of 162 vehicular parking spaces are being provided with 141 parking spaces dedicated to the transit terminal and 21 parking spaces dedicated to the fire station. Total parking spaces includes seven (7) accessible parking spaces, one (1) van accessible parking space, seven (7) compact parking spaces, 147 regular parking spaces, and five (5) bicycle parking spaces. Bus and vehicular access is proposed from Edgemere Boulevard with exit through RC Poe Road via dedicated driveways for each.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE 20.04.320.D)	
Criteria	Does the Request Comply?
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.	Yes. The transit terminal is classified as a governmental use, which is permitted in both C-1 (Commercial) and R-5 (Residential) zone districts upon City approval of a special permit. All applicable requirements, to include setback requirements, landscaping requirements, and dimensional requirements for parking stalls, driveways, and aisles are met on the detailed site development plan.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendation of <i>Plan El Paso</i> and the G-4 Suburban (Walkable) future land use designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The development does not require a traffic impact analysis. The subject property takes access from Edgemere Boulevard, which is a classified in the Major Thoroughfare Plan as a major arterial street and from RC Poe Road, which is a classified in the Major Thoroughfare Plan as a collector street. All reviewing departments indicated that the subject property will be adequately served by existing infrastructure.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Refer to the "Compliance with <i>Plan El Paso</i> " table. Responses relevant to this criteria include "Compatibility with Surroundings," "Potential Adverse Effects," "Natural Environment," and "Stability."
5. The design of the proposed development mitigates substantial environmental problems.	Yes. No adverse comments were received from other reviewing departments.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The site plan demonstrates compliance with the requirements of El Paso City Code Section 18.46, which governs landscaping and additional screening.
7. The proposed development is compatible with adjacent structures and uses.	Refer to the "Compliance with <i>Plan El Paso</i> " table, in particular the "Compatibility with Surroundings" criteria.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Refer to the "Compliance with <i>Plan El Paso</i> " table. Responses relevant to this criteria include "Compatibility with Surroundings," "Potential Adverse Effects," "Natural Environment," and "Stability."

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:

Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The subject property, and the proposed development for it, meet the intent of the G-4 Suburban (Walkable) Future Land Use designation of Plan El Paso.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-5 (Residential) District: The purpose of the 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 district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p> <p>C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. The subject property and the proposed transit terminal match the character of their surroundings. The property abuts retail properties across Edgemere Boulevard and RC Poe Road that are zoned C-1 (Commercial) and C-2 (Commercial), as well as an El Paso Electric right-of-way to the west zoned R-3 (Residential) and a Water Tower to the north zoned R-5 (Residential).</p>
<p>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>N/A. The subject property is not within Historic or other overlay district, and there are no study area plans which govern this area.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse impacts are anticipated from the proposed off-site parking use on the subject property. The proposed layout is consistent with all applicable codes and is not expected</p>

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:	
	to cause adverse impacts to surrounding properties
Natural Environment: Anticipated effects on the natural environment.	The subject property is within an area designated in <i>Plan El Paso</i> as an area where development is encouraged, and it is not within an area identified in as open space to be preserved. It is not within an arroyo or either the Mountainside or Hillside Development areas, or any other area identified as environmentally sensitive.
Stability: Whether the area is stable or in transition.	The subject property is stable within an area that has seen new commercial construction along Edgemere Boulevard.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	No changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed special permit approval. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

PUBLIC COMMENT: The subject property falls within the boundary of the Las Tierras Neighborhood Association and the Eastside Civic Association. They were contacted as required by El Paso City Code 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 19, 2020. The Planning Division received two (2) call of inquiry, and no communication in support or opposition to the Special Permit request

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

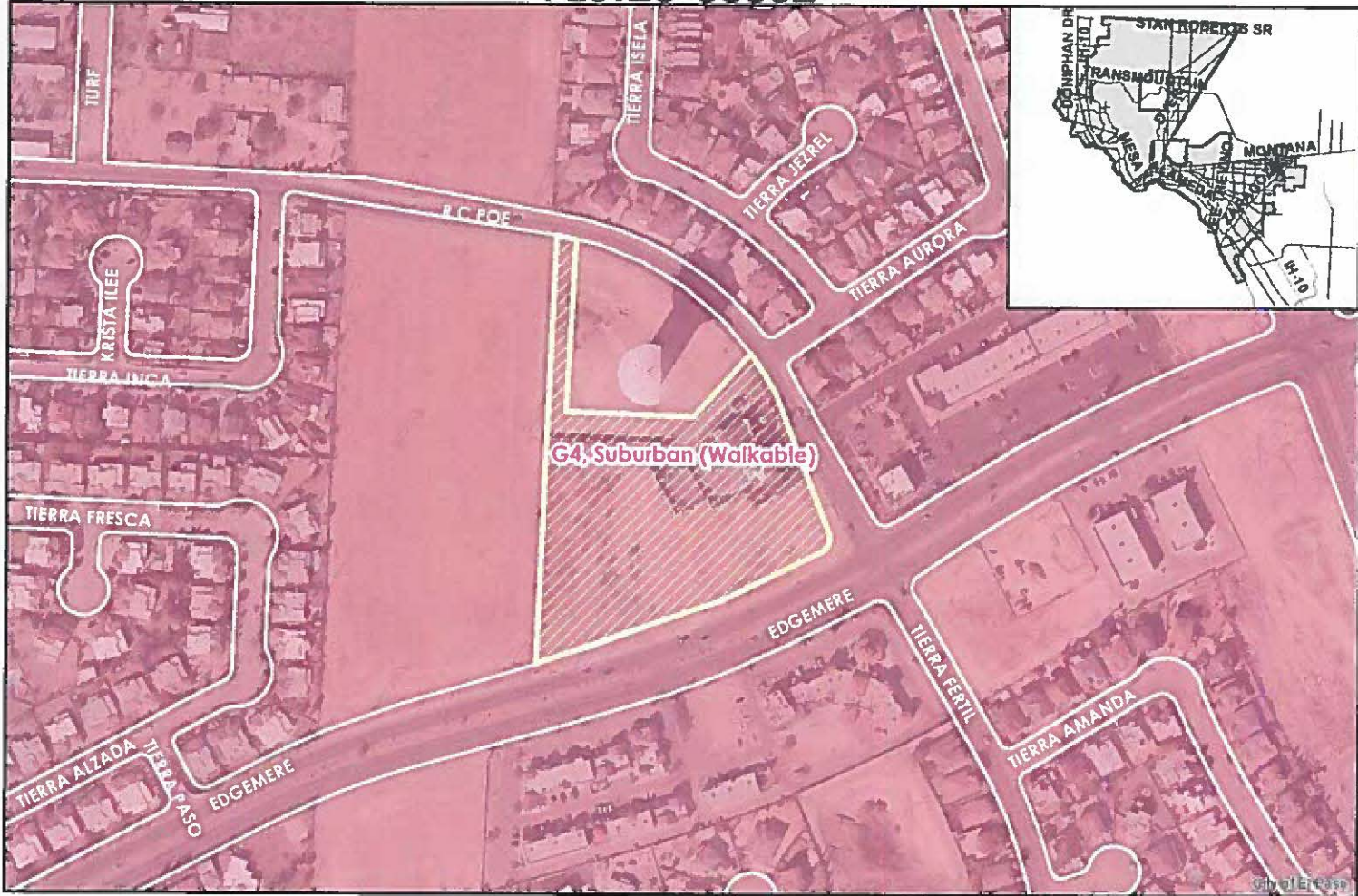
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the City Plan Commission (CPC) identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Future Land Use Map
3. Neighborhood Notification Boundary Map
4. Department Comments

ATTACHMENT 2

PZST20-00002



This map is for informational purposes only. The location should be verified on the ground and more detailed studies may be required to allow accurate conclusions. Enlargements of the map to locations other than as shown may be made and may not be to the same scale as the original. The Planning & Zoning Department Planning Division makes no claim to the accuracy or completeness.

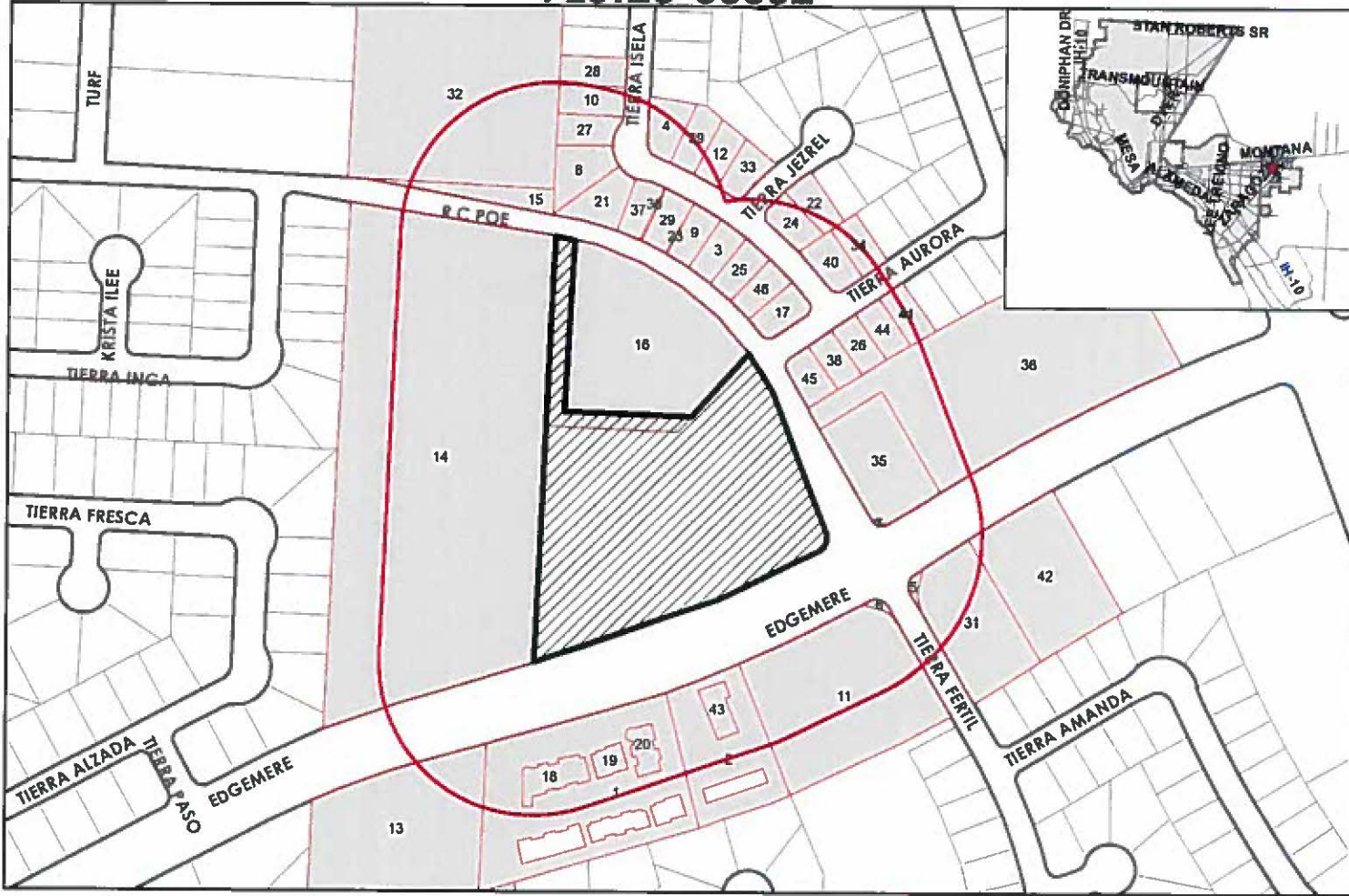


 Subject Property



ATTACHMENT 3

PZST20-00002



This map is based on the published survey plat. The surveyor's depiction of lot area boundaries and other details is subject to the accuracy of the original survey. The Planning & Inspection Department's Planning Division does not claim the accuracy or completeness of this map.



 Subject Property

0 75 150 300 450 600 Feet



ATTACHMENT 4

Planning and Inspections Department - Planning Division

No objections.

Planning and Inspections Department – Plan Review & Landscaping Division

Reviewed for special permit only. Submitted site plan could require modifications if or when submitted as a Detailed Site Plan or when reviewing construction documents for a building permit.

Planning and Inspections Department – Land Development

No objections to proposed special permit plan.

Fire Department

Recommend approval.

Sun Metro

No objections.

El Paso County Water Improvement District (EPCWID)

The above mentioned case is not within the boundaries of EPCWID.

El Paso Water

EPWater does not object to this request.

The subject property is located within the City of El Paso 2005 Annexation Service Area. Annexation fees will be assessed and collected at the time the El Paso Water receives an application for water and sanitary sewer services.

Water:

There is an existing 12-inch diameter water main along Edgemere Blvd., located approximately 25-feet south of the southern property line. This main is available for service.

There is an existing 30-inch diameter water main that extends along the south side of Edgemere Blvd., located approximately 37-feet south of the southern property line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter water main along R.C. Poe Road, located approximately 15-feet west of the western property line. This main is available for service.

There is an existing 30-inch diameter water main that extends along the west side of R.C. Poe Road, located approximately 27-feet west of the western property line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure readings from fire hydrant #9083 located at the northwest corner of R.C. Poe Road and Edgemere Blvd. has yielded a static pressure of 62 psi, a residual pressure of 58 psi, and a discharge flow of 1,2104 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main along R.C. Poe Road. This sanitary sewer main is available for service.

There is an existing 21-inch diameter sanitary sewer main along Edgemere Blvd. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

From the above described 21-inch diameter sanitary sewer main, there is an existing 8-inch stub-out approximately 60-feet north to the subject property. This sanitary sewer main is available for service.

General:

EPWater requires a new service application to provide additional services 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 EPWater 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.

Stormwater:

EPWater – SW recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed storm water runoff and to mitigate adverse downstream drainage conditions.