

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

AGENDA DATE: March 28, 2023

PUBLIC HEARING DATE: April 25, 2023

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

DISTRICT(S) AFFECTED: District 3

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An ordinance granting Special Permit No. PZST22-00009, to allow for a governmental use, building on the property described as Lot 1, Block 47, Pebble Hills Unit 4 Replat, 10832 Ivanhoe Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 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 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: 10832 Ivanhoe Drive

Applicant: Brad Thompson - Capital Improvement Department, City of El Paso, PZST22-00009

BACKGROUND / DISCUSSION:

The applicant is requesting approval of a special permit and detailed site development plan to allow a governmental use, building to continue operation and proposed improvements to the existing fire station No. 25. City Plan Commission recommended 5-0 to approve the proposed special permit and detailed site development plan on December 1, 2022. As of March 21, 2023, the Planning Division has not received any communication in support or opposition to the special permit and detailed site development plan request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00009, TO ALLOW FOR A GOVERNMENTAL USE, BUILDING ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK 47, PEBBLE HILLS UNIT 4 REPLAT, 10832 IVANHOE DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 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 20.04.260 of the El Paso City Code to allow for a governmental use, building; 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 A-O/sc (Apartment/Office/special contract) District:

Lot 1, Block 47, Pebble Hills Unit 4 Replat, 10832 Ivanhoe Drive, City of El Paso, El Paso County, Texas; 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, building 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 A-O/sc (Apartment/Office/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 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. PZST22-00009 shall be subject to termination; construction or

ORDINANCE NO. _____

23-1007-3021 | 1223360

10832 Ivanhoe Drive

JG

PZST22-00009

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 _____, 2023.

THE CITY OF EL PASO

ATTEST:

Oscar Leaser
Mayor

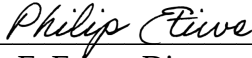
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

CITY OF EL PASO, the Applicant 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 **A-O/sc (Apartment/Office/special contract) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2023.

CITY OF EL PASO

(Signature)

(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2023, by _____ for CITY OF EL PASO as Applicant.

(Seal)

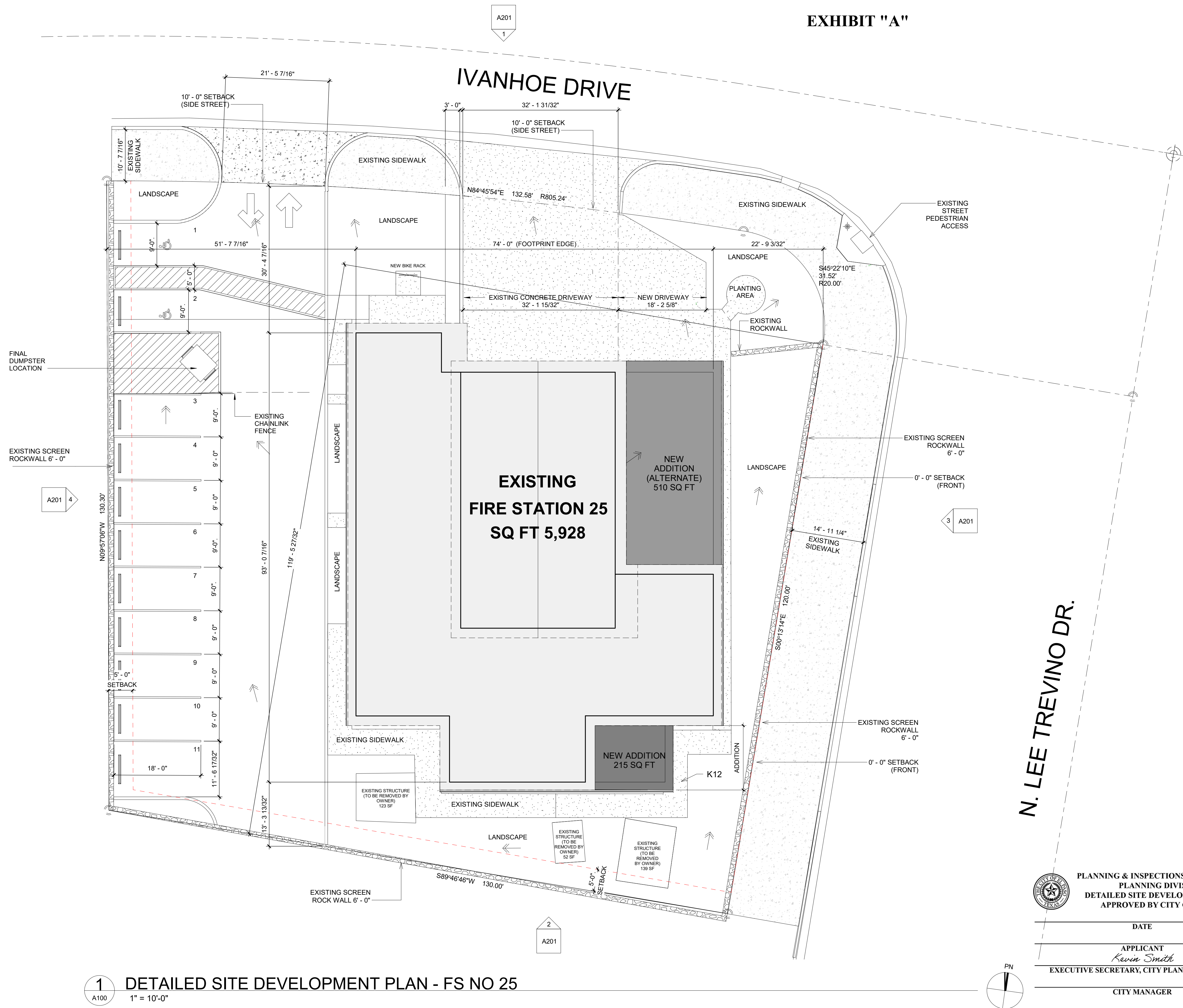
Notary Public, State of Texas
Signature

Printed or Typed Name

My Commission Expires:

(Exhibit "A" on the following page)

EXHIBIT "A"



2 Map
12" = 1'-0"

Required Documentation List

a. Legal Description
47 Pebble Hills #4 Replat, Lot 1

b. Location and arrangement of structures: **As shown on plan**

c. Size and use of Structures:

SIZE AND USE OF STRUCTURES (SQ.FT.)			
	EXISTING	ADDITION	TOTAL
BUILDING	(5,223)	(215)	5,438
TOTAL CONSTRUCTION (WITHOUT ALTERNATE)			5,438 SQ. FT.
TOTAL CONSTRUCTION (WITH ALTERNATE)			5,928 SQ. FT.

d. Lot lines with dimensions of areas: **As shown on plan: 19,086 sq.ft. +/- (Lot Area)**

e. Required yards and setbacks: **As shown on plan**

f. Landscape: 1,292 SF ADDITION X 15% = 1 UNIT; Proposed Landscape = 2,250 sq. ft.

g. Open spaces: **As shown on plan**

h. Curb cuts and driveways: **As shown on plan**

i. Pedestrian ways and sidewalks: **As shown on plan**

j. Parking Calculation Table: (Parking is existing restriping to accommodate more spaces as part of renovation)

		PARKING REQUIREMENTS		
BUILDING	SQ. FT.	GOVERNMENTAL USE (GROUP RESIDENTIAL FACILITY)	REQUIRED SPACES	PROVIDED SPACES
TOTAL	5,928	2/GROUP + 1/5 RESIDENT OVER 5	10 EXISTING	11

ADA AND BICYCLE REQUIREMENTS		
	REQUIRED SPACES	PROVIDED SPACES
ADA PARKING SPACES	1	1
ADA VAN PARKING SPACES	1	1
BICYCLE PARKING	3	3

k. On-Site Parking areas, loading/unloading berths where applicable, number and size of on-site parking spaces: **As shown on plan**

l. Storm Water Drainage: **As shown on plan**

m. Retaining Walls: **N/A**

n. Screening Walls, Fences: **As shown on plan**

o. Utility rights-of-way, easements: **N/A**

p. Architectural design of building: **Exterior elevations as referenced on sheet A201**

q. Trash dumpster receptacle: **As shown on plan**

r. Zoning: A-O
FRONT 0'
REAR 25'
SIDE 5'
SIDE ST. 10'
MAX HT. 75'

LEGEND	
	ELEVATION CALL OUT SYMBOL
	ADA HANDICAP SYMBOL
	PARKING WHEEL STOP
	WATER FLOW DIRECTION ARROW
	TRAFFIC ARROW

LANDSCAPE QUANTITIES		
TOTAL LANDSCAPE AREA REQUIRED: 1,292 SF ADDITION X 15% =		1 UNIT
PROPOSED LANDSCAPE:		2,250 SQ. FT.
PLANT QUANTITIES	REQUIRED	PROPOSED
QTY. OF PROJECT TREES	1	4
QTY. OF CANOPY TREES	0	0
QTY. OF FRONTAGE TREES	0	0
QTY. OF BUFFER TREES	0	0
QTY. OF 5 GAL. SHRUBS	45	99
QTY. OF 15 GAL. SHRUBS	0	0
APPROX. 2,250 SQ. FT. 3/4" PADRE CANYON ROCK		

10832 Ivanhoe Drive

City Plan Commission — December 1, 2022



CASE NUMBER: PZST22-00009
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: City of El Paso
REPRESENTATIVE: Brad Thompson - Capital Improvement Department
LOCATION: 10832 Ivanhoe Dr. (District 3)
PROPERTY AREA: 0.43 acres
EXISTING ZONING: A-O/sc (Apartment/Office/special contract)
REQUEST: Special Permit to allow governmental use, building and approval of Detailed Site Development Plan
RELATED APPLICATIONS: None
PUBLIC INPUT: No support or opposition received as of November 23, 2022

SUMMARY OF REQUEST: The applicant is requesting approval of a special permit to allow a governmental use, building and approval of a detailed site development plan for an existing fire station (Fire Station 25).

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit request and detailed site development plan. The existing development meets the requirements as per El Paso City Code Section 20.04.320 (Special Permit Approvals) and Section 20.04.150 (Detailed Site Development Plan Approval Process - Procedure). Furthermore, the existing development is in keeping with the policies of the G-3 Post-war Future Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST22-00009

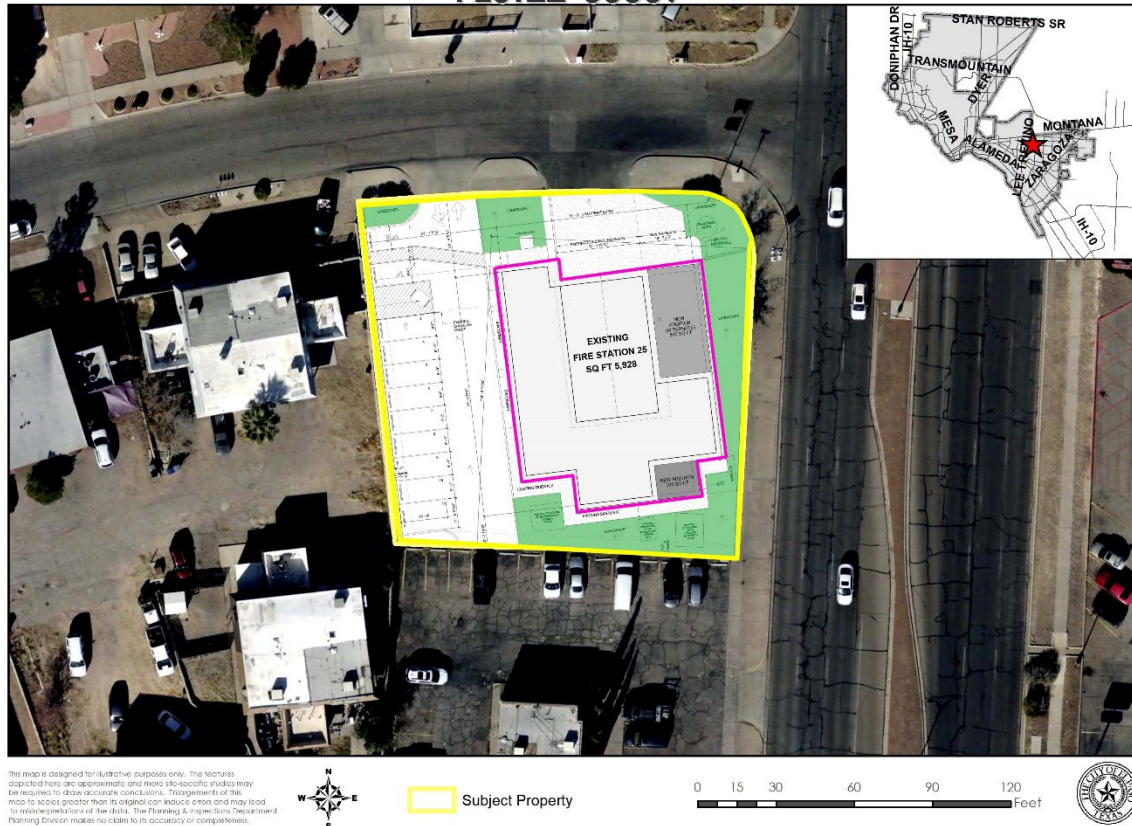


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing improvements to an existing Fire Station (Fire Station 25). Due to the proposed changes, the existing use requires approval of a special permit to allow a governmental use, building and approval of a detailed site development plan in the A-O/sc (Apartment/Office/special contract) zoning district. The existing Fire Station consist of one (1) building of 5,223 square feet with proposed additions of 215 square feet for a total area of 5,928 square feet. Ten (10) parking spaces are required, with the development providing eleven (11) parking spaces, which include two (2) accessible spaces and the required three (3) bicycle spaces. Main access to the property is through Ivanhoe Drive.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 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 property meets all applicable density and dimensional standards for its zoning district and use.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-3, Post-War future land use designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The property has adequate public services with vehicular access through Ivanhoe Drive.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. The existing development adequately mitigates any possible impacts to surrounding properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. No environmental problems exist on the subject property.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The existing development complies with landscaping requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The existing use and building configuration is similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The existing development is similar in intensity and scale to surrounding development.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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.	Yes. The proposed use is consistent with the Future Land Use designation and is compatible with surrounding development.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: A-O (Apartment/Office): The purpose of this districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	Yes. The existing use of Fire Station is compatible with surrounding residential and commercial developments in the neighborhood. Surrounding properties to the are zoned A/O (Apartment/Office) with apartment uses, C-1 (Commercial) with a restaurant, C-3 (Commercial) with an auto service shop, and R-4 (Residential) with single-family dwellings.
THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
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.	The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	By denial of the request, the existing Fire Station will be in violation of the zoning code and unable to continue forward with proposed improvements.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment. The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezoning happening in the area within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	There are no socioeconomic or physical conditions affecting the existing zoning.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located at the corner of Ivanhoe Drive and Lee Trevino Drive, which are designated as a local street and major arterial street respectively per the City of El Paso’s Major Thoroughfare Plan (MTP) and are adequate to serve the existing development. Vehicular access to the property is from Ivanhoe Drive. Sidewalks are consistently present around the neighborhood, and the property is served by Sun Metro bus service with bus stop facilities located within 0.05 miles.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments regarding the requests. The Planning Division does recommend approval with some comments to be addressed prior to City Council hearing of the case.

PUBLIC COMMENT: The subject property does not lie within any neighborhood associations. Property owners within 300 feet of the subject property were notified of the request on November 17, 2022. The Planning Division has not received any communication in support or in opposition to the special permit request.

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS:

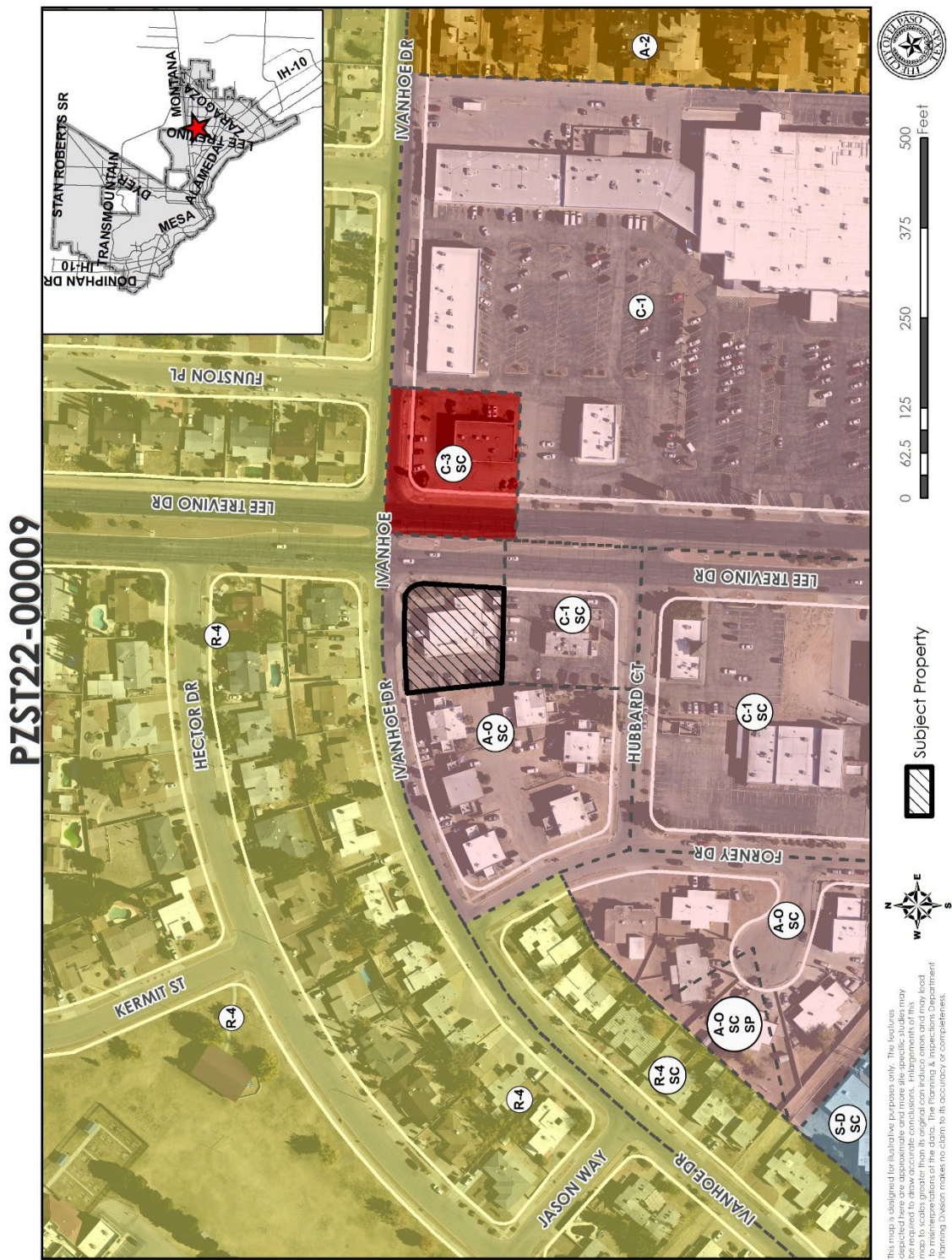
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

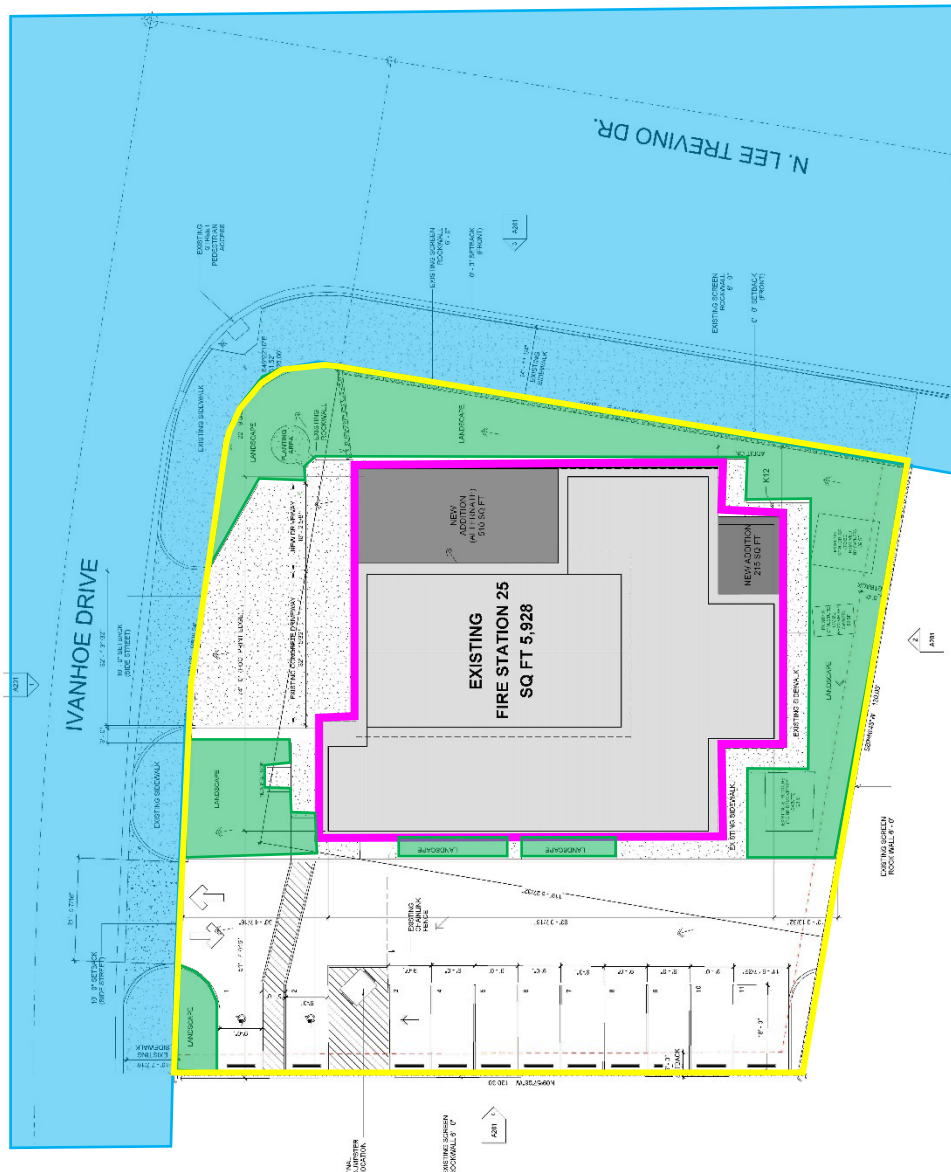
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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.

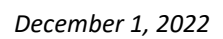
ATTACHMENTS:

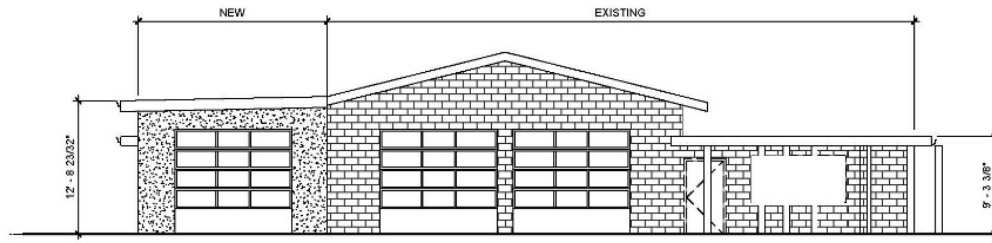
1. Zoning Map
2. Detailed Site Development Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

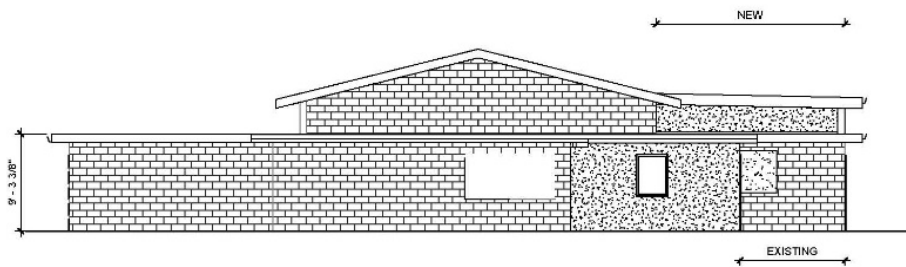


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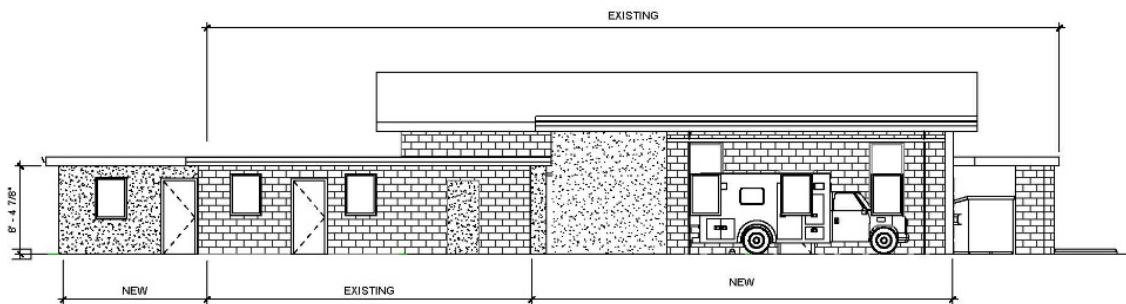




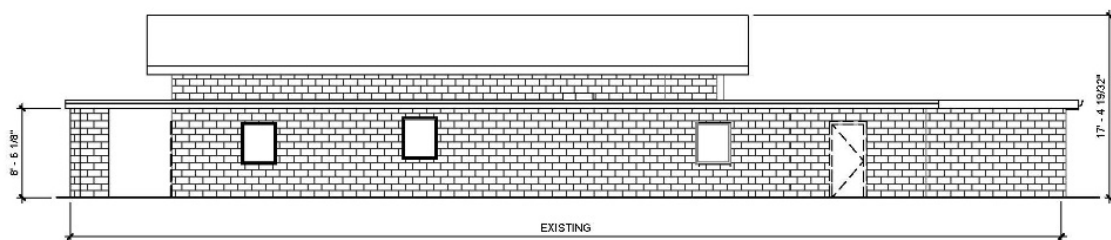
① North Elevation
1/8" = 1'-0"



② South Elevation
1/8" = 1'-0"



③ East Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Recommend approval, with the following comments:

1. Driveway shall meet minimum requirement width
2. Parking aisle shall meet minimum requirement width
3. Correct zoning information (required setbacks)

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

No objections to special plans.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

We have no objections. However, it should be noted that a traffic signal will be constructed at Lee Trevino Drive and Ivanhoe Drive. The fire station can coordinate with the Streets and Maintenance Department if they require emergency preemption. The point of contact will be Sergio Reyes (ReyesSX@elpasotexas.gov).

Sun Metro

No comments received.

El Paso Water Utilities

EPWater does not object to this request.

Water:

There is an existing 6-inch diameter water main extending along Ivanhoe Dr. located approximately 20-feet north of the property. This water main is available for service.

There is an existing 20-inch water main that extends along Lee Trevino Dr., located approximately, 46-feet west of the east right-of-way 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 # 3778 located at the southwest corner of the intersection of Ivanhoe Dr. and Lee Trevino Dr., have yielded a static pressure of 50 pounds per square inch, a residual pressure of 48 pounds per square inch, and a discharge flow of 531 gallons per minute.

EPWater records indicate one (1) active 1 ½-inch water meter serving the subject property. The service address for this meter is 10834 Ivanhoe Dr.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main extending along Lee Trevino Dr. located approximately 20-feet west of the right-of-way centerline. This sanitary sewer main is available for service.

There is an existing 8-inch sanitary sewer main that extends along Hector Dr. located approximately 5 feet north of the right-of-way centerline. This main is available for service.

General:

EPWU requires a new service application to provide additional 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.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

No comments received.

ATTACHMENT 4

