

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

AGENDA DATE: June 22, 2021
PUBLIC HEARING DATE: July 20, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: District 1

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. PZST21-00004, to allow for a 40' Ground-Mounted Personal Wireless Service Facility on the property described as a portion of Lot 1, Block 1, Centre Court Subdivision, 5901 Upper Valley Road, 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. **THIS IS AN APPEAL.**

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: 5901 Upper Valley Road
Applicants: Romano & Associates, LLC.
PZST21-00004

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the R-2 (Residential) zone district as required by El Paso City Code Section 20.10.455. City Plan Commission recommended 4-1 to deny the proposed special permit on April 8, 2021. As of June 14, 2021, the Planning Division received 2 phone calls, petition with 58 signatures, and 13 letters via email in opposition to the special permit request. Four people spoke in opposition to the request via the virtual meeting. 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? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00004, TO ALLOW FOR A 40' GROUND-MOUNTED PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 1, BLOCK 1, CENTRE COURT SUBDIVISION, 5901 UPPER VALLEY ROAD, 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, APC Towers III, LLC, in its capacity as authorized agent for Rey De Reyes Evangelical Free Church 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 40-foot tall and is required to be camouflaged as a steeple along with a 35' by 45' walled equipment enclosure; 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 denial 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 **R-2 (Residential)** Zone District: A portion of Lot 1, Block 1, Centre Court Subdivision, 5901 Upper Valley Road, City of El Paso, El Paso County, Texas; and as more particularly described by metes and bounds on the attached **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 a ground-mounted 40-foot tall personal wireless service facility, which is required to be camouflaged as a steeple along with a 35' by 45' walled equipment enclosure, on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in **R-2 (Residential)** District regulations and is subject to the approved Detailed Site Development Plan, attached hereto as **Exhibit "B"**, 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 "B" 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. PZST21-00004** shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and the City can avail itself of any and all legal or equitable remedies provided to it under law; 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 _____, 2021.

THE CITY OF EL PASO

 Oscar Leoser
 Mayor

ATTEST:

 Laura D. Prine
 City Clerk

APPROVED AS TO FORM:

Wendi N. Vineyard

 Wendi Vineyard
 Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

 Philip F. Etiwe, Director
 Planning & Inspections Department

EXHIBIT A

LEASE AREA

A PORTION OF LOT 1, BLOCK 1, CENTRE COURT SUBDIVISION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70, PAGE 32, PLAT RECORDS OF EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS CAP AT THE APPARENT SOUTHEASTERLY TERMINUS OF AL SMITH LANE, FROM WHICH A 3" BRASS CAP AT THE APPARENT CENTERLINE INTERSECTION OF AL SMITH LANE AND LETTICIA LANE BEARS NORTH NORTH 52°14'34" WEST, 597.03 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 80°48'07" EAST, 205.33 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°48'18" EAST, 15.00 FEET; THENCE SOUTH 88°32'04" EAST, 59.10 FEET; THENCE SOUTH 01°27'56" WEST, 35.00 FEET; THENCE NORTH 88°32'04" WEST, 45.00 FEET; THENCE NORTH 01°27'56" EAST, 20.00 FEET; THENCE NORTH 88°32'04" WEST, 14.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1787 SQUARE FEET OR 0.04 ACRES MORE OR LESS.



03/03/2021

EXHIBIT B

PROJECT SUMMARY

PROPERTY OWNER: REY DE REYES EVANGELICAL FREE CHURCH
5901 UPPER VALLEY ROAD
EL PASO, TX 79932

TOWER OWNER: APC TOWERS
8601 SIX FORKS RD, SUITE 250
RALEIGH, NC 27615

APPLICANT: VERIZON WIRELESS
126 W. GEMINI DR
TEMPE, AZ 85283

SURVEYOR: AMBIT CONSULTING
410 E. SOUTHERN AVE.
TEMPE, AZ 85282

JURISDICTION: CITY OF EL PASO
801 TEXAS AVE
EL PASO, TX 79901

COUNTY: EL PASO COUNTY

OCCUPANCY: UNMANNED

TAX ID PIN: C3389900100100

SITE COORDINATES: 31.870528, -106.610656
(NAD 83)

GROUND ELEVATION: 3,753.5' AMSL

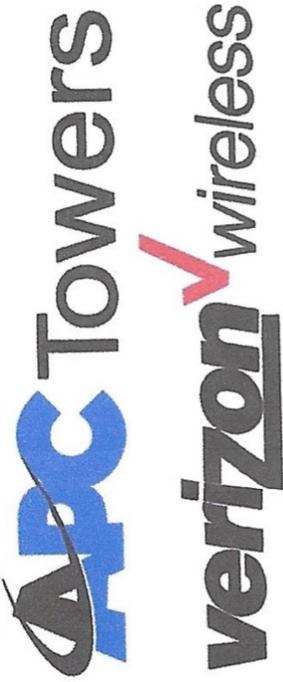
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL



DATE: 6/9/21
APPLICANT: *Kerwin Smith*
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.



APC SITE NAME: RIO RICO

VERIZON SITE NAME: ELP RIO RICO

SITE ADDRESS: 5901 UPPER VALLEY ROAD
EL PASO, TEXAS 79932

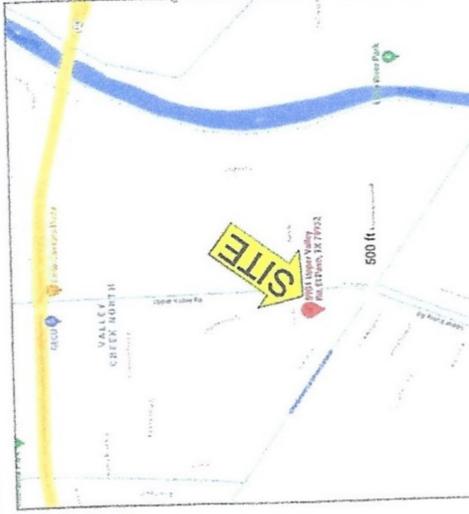
PROJECT TYPE: 40' GROUND-MOUNTED PERSONAL WIRELESS SERVICE FACILITY

VICINITY MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM EL PASO AIRPORT: FROM EL PASO AIRPORT, TURN RIGHT ON FRONTAGE ROAD AND MERGE ONTO I-10 TAKE AIRWAY BLVD. TO I-10, TURN RIGHT ON FRONTAGE ROAD AND MERGE ONTO I-10 WEST, TAKE EXIT 8 AIRCRAFT ROAD, TURN LEFT ON AIRCRAFT, TURN LEFT ON UPPER VALLEY ROAD, SITE IS ON WEST SIDE OF UPPER VALLEY ROAD AFTER APPROX. 0.5 MILES

SHEET SCALE FACTOR:
PLOT SIZE:
11"x17" - 70 SCALE
24"x36" - 2X SCALE AS NOTED



SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	DETAILED SITE PLAN
C-3	PROPOSED NORTH ELEVATION

PROJECT DESCRIPTION:

APC TOWERS SCOPE OF WORK:

- (INSTALL):
- 40' TALL STEEPLE
 - 35' x 45' COMPOUND W/6" STUCCO WALL TO MATCH EXIST STUCCO WALL
 - H-FRAME W MULTI-METER MODULE, TELCO/FIBER BOX & GROUNDING SYSTEM

VERIZON SCOPE OF WORK:

- (INSTALL):
- EQUIPMENT CABINETS ON 4'x8' CONCRETE PAD
 - ANTENNAS, RADIOS, AND CABLES INSIDE TOWER
 - H-FRAME

CODE COMPLIANCE

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.

- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2017 NATIONAL ELECTRIC CODE (NEC)

APPROVALS

	DATE
CONSTRUCTION	
SITE ACQUISITION	
ZONING	
NETWORK	
OPERATIONS	

8601 SIX FORKS RD, SUITE 250
RALEIGH, NC 27615
PH: (919) 324-1943

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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

A/E PROJECT #:	TX-1475
DRAWN BY:	CMB
CHECKED BY:	MH

NO.	DATE	DESCRIPTION
02-13-2021		ZONING SET

APC SITE ID: TX-1475 RIO RICO

VERIZON SITE ID: ELP RIO RICO

SITE ADDRESS:
5901 UPPER VALLEY ROAD
EL PASO, TEXAS 79932

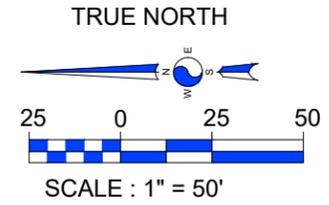
DESIGN TYPE:
PROPOSED
40' STEEPLE

SHEET TITLE:
TITLE SHEET

SHEET NO.: T-1
REVISION: 0

NOTE:
PROPOSED ACCESS DRIVEWAY AND
ROAD SHALL BE PAVED AND MEET
CITY OF EL PASO STANDARDS.

NEWMEXAS DRAIN
120' R.O.W.



APC Towers
8601 SIX FORKS RD, SUITE 250
RALEIGH, NC 27615
PH: (919) 324-1943

verizon wireless
4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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

A&E PROJECT #:	TX-1475
DRAWN BY:	CMB
CHECKED BY:	MH

REVISIONS		
NO.	DATE	DESCRIPTION
1	03-30-2021	SHEET FLOW ADD
2	02-13-2021	ZONING SET

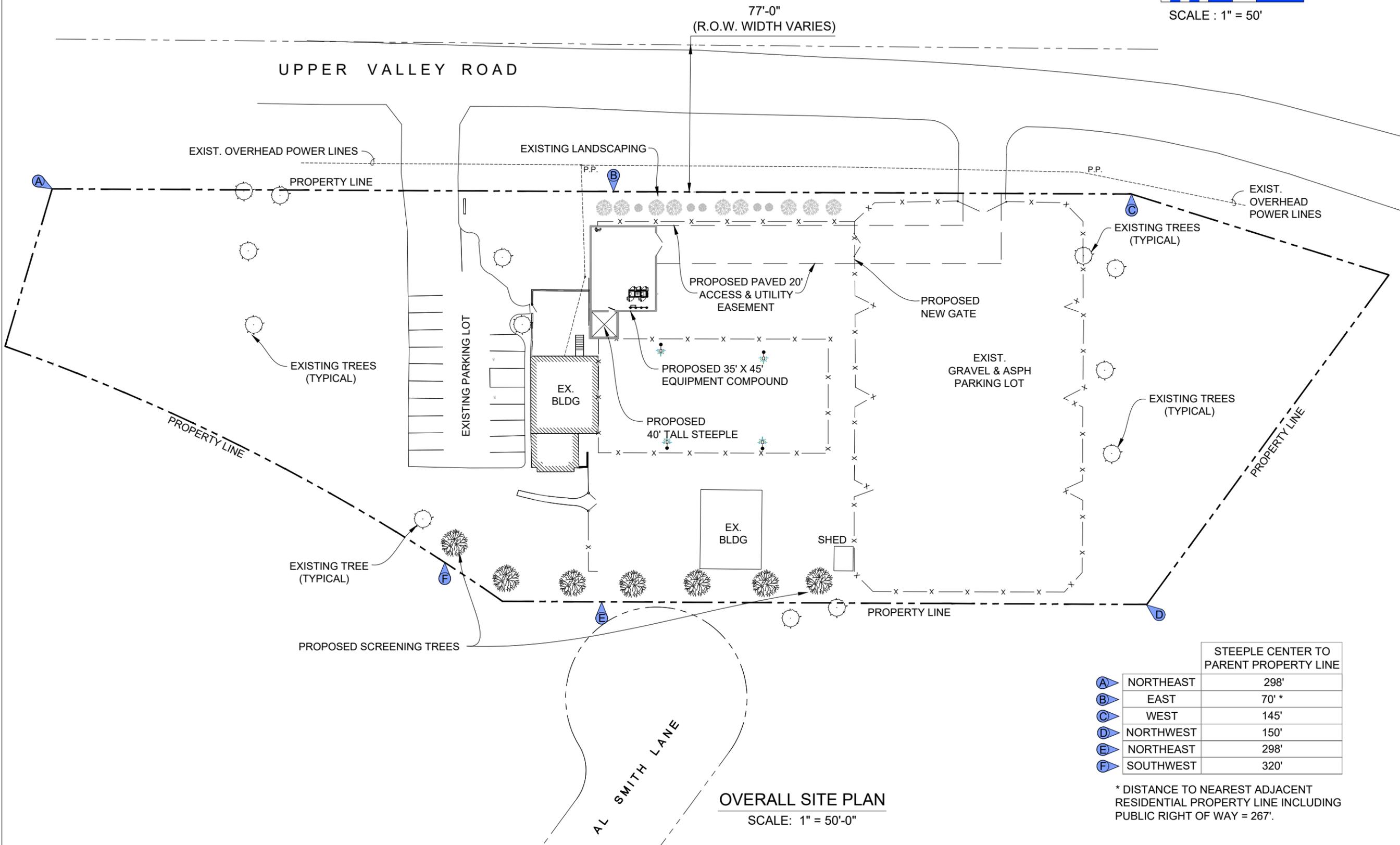


APC SITE ID: TX-1475 RIO RICO
VERIZON SITE ID: ELP RIO RICO
SITE ADDRESS:
5901 UPPER VALLEY ROAD
EL PASO, TEXAS 79932

DESIGN TYPE:
**PROPOSED
40' STEEPLE**

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NO. C-1	REVISION: 0
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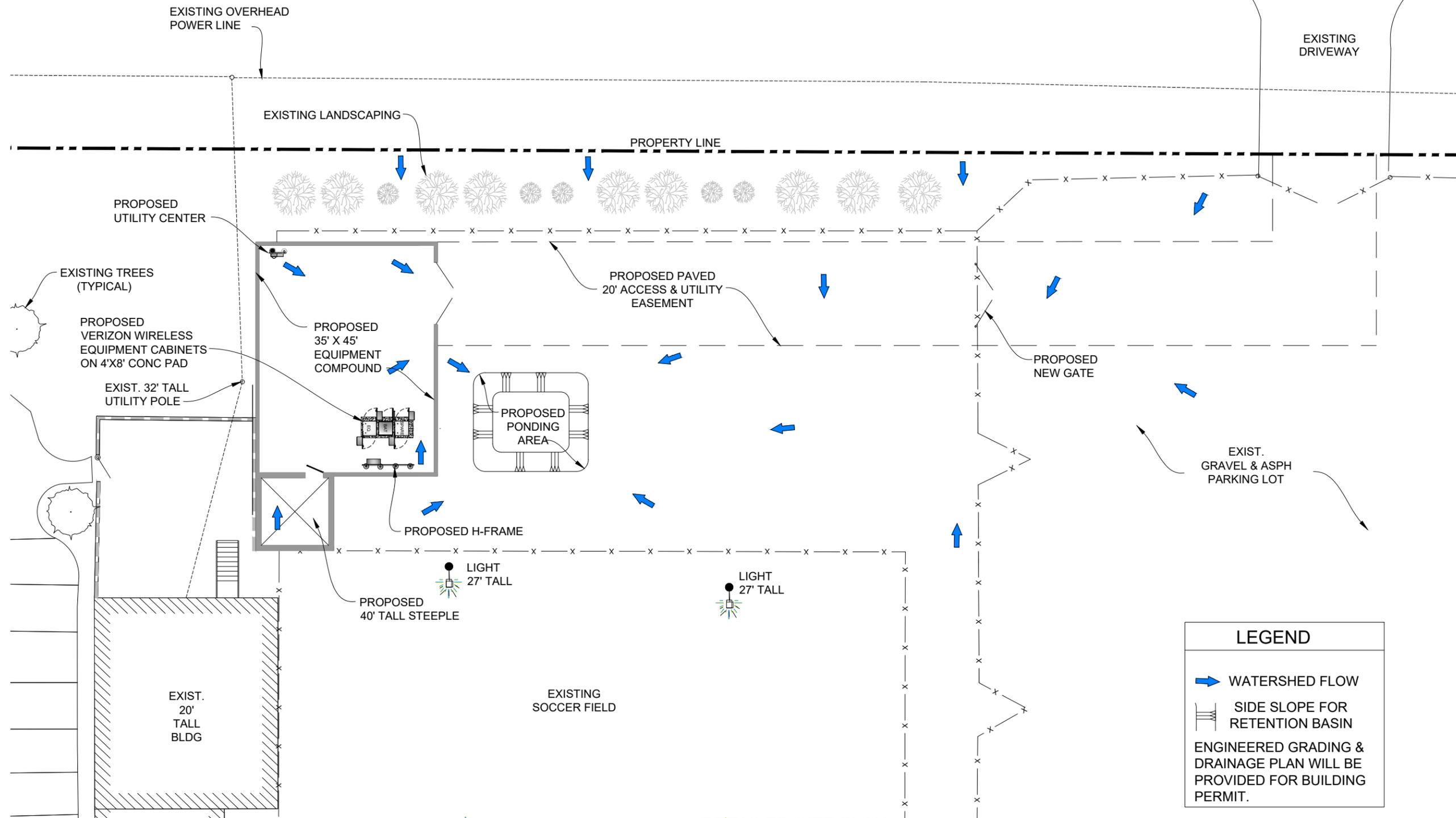
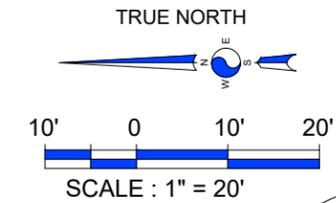
OVERALL SITE PLAN
SCALE: 1" = 50'-0"

	STEEPLE CENTER TO PARENT PROPERTY LINE
A	NORTHEAST 298'
B	EAST 70'*
C	WEST 145'
D	NORTHWEST 150'
E	NORTHEAST 298'
F	SOUTHWEST 320'

* DISTANCE TO NEAREST ADJACENT RESIDENTIAL PROPERTY LINE INCLUDING PUBLIC RIGHT OF WAY = 267'.

NOTE:
PROPOSED ACCESS DRIVEWAY AND
ROAD SHALL BE PAVED AND MEET
CITY OF EL PASO STANDARDS.

UPPER VALLEY ROAD



DETAILED SITE PLAN
SCALE: 1" = 20'-0"

LEGEND

- WATERSHED FLOW
- SIDE SLOPE FOR RETENTION BASIN

ENGINEERED GRADING & DRAINAGE PLAN WILL BE PROVIDED FOR BUILDING PERMIT.

8601 SIX FORKS RD, SUITE 250
RALEIGH, NC 27615
PH: (919) 324-1943

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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

A&E PROJECT #:	TX-1475
DRAWN BY:	CMB
CHECKED BY:	MH

REVISIONS		
NO.	DATE	DESCRIPTION
1	03-30-2021	SHEET FLOW ADD
2	02-13-2021	ZONING SET



APC SITE ID: TX-1475 RIO RICO
VERIZON SITE ID: ELP RIO RICO
SITE ADDRESS:
5901 UPPER VALLEY ROAD
EL PASO, TEXAS 79932

DESIGN TYPE:
PROPOSED 40' STEEPLE

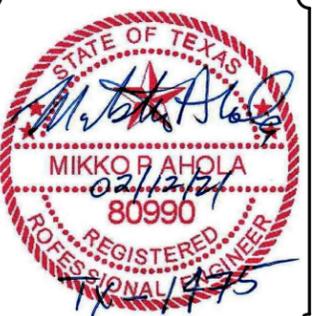
SHEET TITLE:
DETAILED SITE PLAN

SHEET NO. C-2	REVISION: 0
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A&E PROJECT #:	TX-1475
DRAWN BY:	CMB
CHECKED BY:	MH

REVISIONS

NO.	DATE	DESCRIPTION
1	03-30-2021	SHEET FLOW ADD
2	02-13-2021	ZONING SET



APC SITE ID: TX-1475 RIO RICO

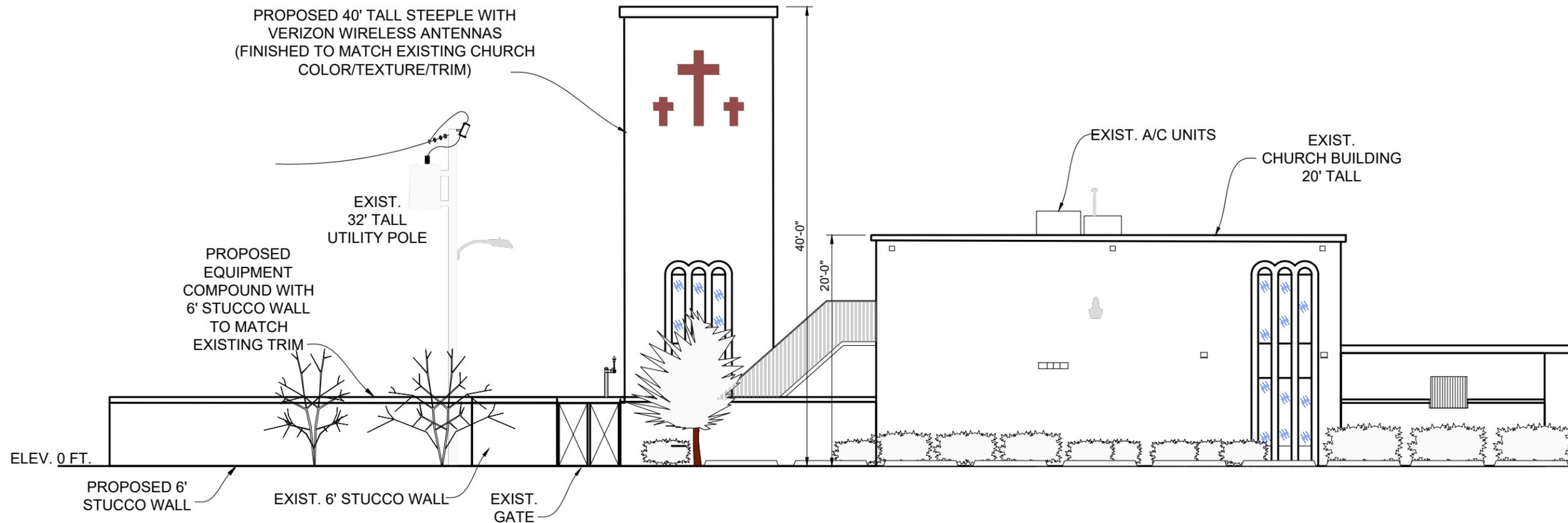
VERIZON SITE ID: ELP RIO RICO

SITE ADDRESS:
5901 UPPER VALLEY ROAD
EL PASO, TEXAS 79932

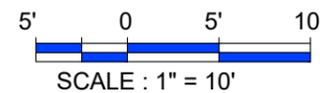
DESIGN TYPE:
PROPOSED
40' STEEPLE

SHEET TITLE:
PROPOSED NORTH
ELEVATION

SHEET NO. C-3	REVISION: 0
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PROPOSED NORTH ELEVATION
SCALE: 1" = 10'-0"



APPEAL TO THE CITY COUNCIL

April 22, 2021

Honorable Mayor and City Council
City of El Paso
801 Texas Avenue
El Paso, TX 79901

RE: PZST21-00004 APC Towers/Verizon Wireless PWSF at 5901 Upper Valley Road

Honorable Mayor and City Council:

Our firm represents APC Towers, LLC (the “Applicant”). After a public hearing held on April 8, 2021, the City Plan Commission denied Applicant’s request for Special Permit for a Ground-Mounted Personal Wireless Service Facility in an R-2 zone at 5901 Upper Valley Road legally described as:

**A portion of Lot 1, Block 1, Centre Court, City of El Paso, El Paso County,
Texas**

Applicant hereby requests the City Council to review the decision of the City Plan Commission and consider the request set out above. I am attaching a letter setting forth the reasons for believing their decision to be in error.

Sincerely,



Nicholas Romano
Romano & Associates, LLC
8100 Wyoming Blvd. NE #M4-167
Albuquerque, NM 87113
(505) 750-0735
Agent For Applicant

Filed with City Clerk’s Office via e-mail on: April 22, 2021

April 22, 2021

Honorable Mayor and City Council
City of El Paso
801 Texas Avenue
El Paso, TX 79901

RE: PZST21-00004 APC Towers/Verizon Wireless PWSF at 5901 Upper Valley Road

Honorable Mayor and City Council:

Our firm represents APC Towers III, LLC (the “Applicant”) regarding the application for a Special Permit for the construction of a Ground-Mounted Personal Wireless Service Facility (“PWSF”) at 5901 Upper Valley Road. At its April 8, 2021, meeting, the City Plan Commission voted to deny the Special Permit for the proposed PWSF. To date, no the reason for denial has been provided. By way of this letter, the applicant formally appeals this decision pursuant to Chapter 20.04.260.D of the municipal code, on the grounds that the City Plan Commission did not properly apply the criteria specified within the code itself for evaluating such requests.

The proposed PWSF is needed to eliminate a significant gap in reliable wireless coverage in the surrounding neighborhoods. As set forth in the engineering statements and maps provided with the application, there are no existing wireless facilities in service within more than 1.5 miles in any direction of the subject property. Since there are no existing facilities or structures which could be utilized to improve coverage in this area, a new ground-mounted PWSF (constructed by APC Towers) has been proposed at the church located at 5901 Upper Valley Road.

The City’s new forward-thinking Ordinance No. 019059, adopted May 12, 2020, and the new PWSF Policy Guide, was adopted to safeguard and ensure responsible deployment of wireless services across the city, in particular in residential neighborhoods. This PWSF was developed and designed in accordance with these new regulations and, as indicated in the Staff Report, meets their requirements in spirit and in letter. The application also addresses all of the requirements necessary for the approval of a Special Permit from Chapter 20.04.320.D of the municipal code. The applicant is aware of the concerns of residents in the area regarding the proposed development and has taken measures to address those concerns including the installation of landscaping to screen the facility from view, minimizing the height of the structure, and situating it such that it appears as an integral part of the church. It is worth noting that all properties in the Upper Valley, including the very few commercially-zoned properties, are surrounded by single-family residences. As such, there is no alternative property within at least 1 mile of the subject property that would not also be immediately adjacent to a single-family residence. Considering the measures the applicant has taken to integrate the proposed development into the existing use of the property, there is no reason to suspect a detrimental effect on any adjacent properties.

The Plan El Paso notes, when discussing the Upper Valley, “As development pressure increases in the valley over time, a simple ‘no growth’ scenario is not likely to be practical. Growth will likely eventually come to the valley, and as such it should be planned for.” Part of this planning should include personal wireless service facilities which will provide essential communication services in El Pasoans’ homes where it is no longer simply luxury or a convenience. The best way to accommodate this necessity in residential areas is to encourage

their placement on properties with non-residential/institutional uses such as schools, care facilities and churches where they can be integrated into the existing uses in a complimentary way. In addition, such wireless sites should be designed for shared use by future providers which are certain to come as the Upper Valley continues to grow. We believe the proposed development at 5901 Upper Valley Road meets all of these criteria in addition to the requirements set forth in the code, and for these reasons the applicant requests that the Council decide to approve the applicant's request for Special Permit.

We appreciate your consideration of this appeal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Romano', written in a cursive style.

Nicholas Romano
Agent for Applicant

5901 Upper Valley Road

City Plan Commission — April 8, 2021 **(REVISED)**



CASE NUMBER:	PZST21-00004
CASE MANAGER:	Andrew Salloum, (915)212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Rey De Reyes Evangelical Free Church
APPLICANT:	APC Tower III, LLC. And Celco Partnership d/b/a/ Verizon Wireless
REPRESENTATIVE:	Romano & Associates, LLC.
LOCATION:	5901 Upper Valley Road (District 1)
PROPERTY AREA:	0.04-acre
EXISTING ZONING:	R-2/c/sp (Residential/condition/special permit)
REQUEST:	Special Permit to allow for a new ground-mounted Personal Wireless Service Facility (PWSF) in R-2 zone district
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Received 2 phone calls, petition with 58 signatures, and 13 letters via email in opposition

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the R-2 (Residential) zone district as required by El Paso City Code Section 20.10.455.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends approval of the special permit for a Personal Wireless Service Facility (PWSF) in R-2 (Residential) zone district. The proposal meets all the requirements of 20.10.455 PWSF, 20.04.320 Special Permit, and 20.04.150, Detailed Site Development Plan.

PZST21-00004



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to allow accurate calculations. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 37.5 75 150 225 300 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for the placement of a new ground-mounted personal wireless service facility (PWSF) in the R-2 (Residential) zone district as required by El Paso City Code Section 20.10.455. The site plan shows a 1,575 sq. ft. lease area for a 40 ft. high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a steeple to match existing church color, texture, and trim, in accordance with the low-visibility facility design criteria in Section 20.10.455.F(1.9). Additionally, a 35' by 45' walled equipment enclosure is proposed with the equipment being screened with a 6 ft. stucco wall at the edge of the property adjacent to a driveway. The new tower is also providing space for collocation in the future. The proposed PWSF meets all setback and height requirements for location in an R-2 (Residential) district. There are no other PWSF facilities within one-half mile of the subject property. A maintenance access easement off a private driveway within the subject property proposed from Upper Valley Road.

PREVIOUS CASE HISTORY: On February 8, 2018, City Plan Commission (CPC) reviewed and recommended denial of special permit to allow for a new 60 ft. ground-mounted personal wireless service facility. The antennas and support structure be camouflaged to resemble a stealth cross-tower, while the equipment be screened with a wrought iron fence at the edge of the property adjacent to a driveway. At the CPC meeting, one individual spoke in opposition to the special permit request. The Planning Division received 5 phone calls, 6 letters, and a petition with 83 signatures in opposition to the request. The applicant appealed the denial recommendation to City Council and on April 17, 2018, City Council denied the special permit request.

COMPLIANCE WITH PERSONAL WIRELESS SERVICE FACILITY REQUIREMENTS (20.10.455)	
Criteria	Does the Request Comply?
<p>Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions:</p> <p>a. Setbacks.</p> <p>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.</p>	<p>Yes. The proposed PWSF meets the setback requirement includes right-of-way and easement of the R-2 zone district.</p>
<p>c. Separation Between PWSF Antenna Support Structures. The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile.</p>	<p>There are no other PWSFs within one-half mile buffer of the subject property.</p>
<p>G. 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.</p>	<p>The PWSF is a proposed 40 ft. tall steeple with wireless antennas finished to match existing church color, texture, and trim on the church property.</p>

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 PWSF is proposed 6 ft. concrete masonry unit wall with stucco wall to match existing trim.
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.	A maintenance access easement off a private driveway within the subject property proposed from Upper Valley Road.

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 maximum height for the R-2 District is 35 feet. The applicant is seeking the special permit to allow for a tower height of 40 feet, as is permitted per [code reference] provided that Low Visibility Design Standards are met and space for future colocation is provided. The detailed site development plan demonstrates that those standards are met.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes, the requests comply with the recommendations of <i>Plan El Paso</i> and the G-4 designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, access to the driveway and on-street parking will be from Upper Valley Road, the improved minor arterial.
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 proposed design of the development is compatible with the existing building on the site. Construction will comply with building permit and construction requirements.
5. The design of the proposed development mitigates substantial environmental problems.	Yes, subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes, the development will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes, this proposed development is consistent with the existing R-2 (Residential) to the surrounding areas.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes, the proposed redevelopment is similar in intensity and scale to 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:	
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><u>G-4 Suburban (Walkable)</u> 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>	Yes. The subject property, and the proposed development for it, meet the intent of the G-4, Suburban (Walkable) Future Land Use Map designation.

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:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-2 (Residential) The purpose of these districts 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.</p>	<p>Yes. PWSF is permitted in the R-2 District with special permit approval and the proposal meets all dimensional requirements.</p>
THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<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 property is not located within any historic districts or specially designated areas.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects anticipated. The uses and development configurations are already existing and are similar to other properties in the surrounding areas.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing single-family zoning and uses of the surrounding properties.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The proposed development is within an older, stable area of the city comprised of single-family properties previously rezoned from R-F throughout the years.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Upper Valley Road, which is designated a minor arterial. It is adequate to serve the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed special permit. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the boundaries of the Upper Valley Neighborhood Association was notified prior to submittal of the Special Permit Application. Public notices were mailed to property owners within 500 feet on March 26, 2021. As of April 8, 2021, the Planning Division received 2 phone calls, petition with 58 signatures, and 13 letters via email in opposition to the special permit request.

RELATED APPLICATIONS: N/A.

CITY PLAN COMMISSION OPTIONS:

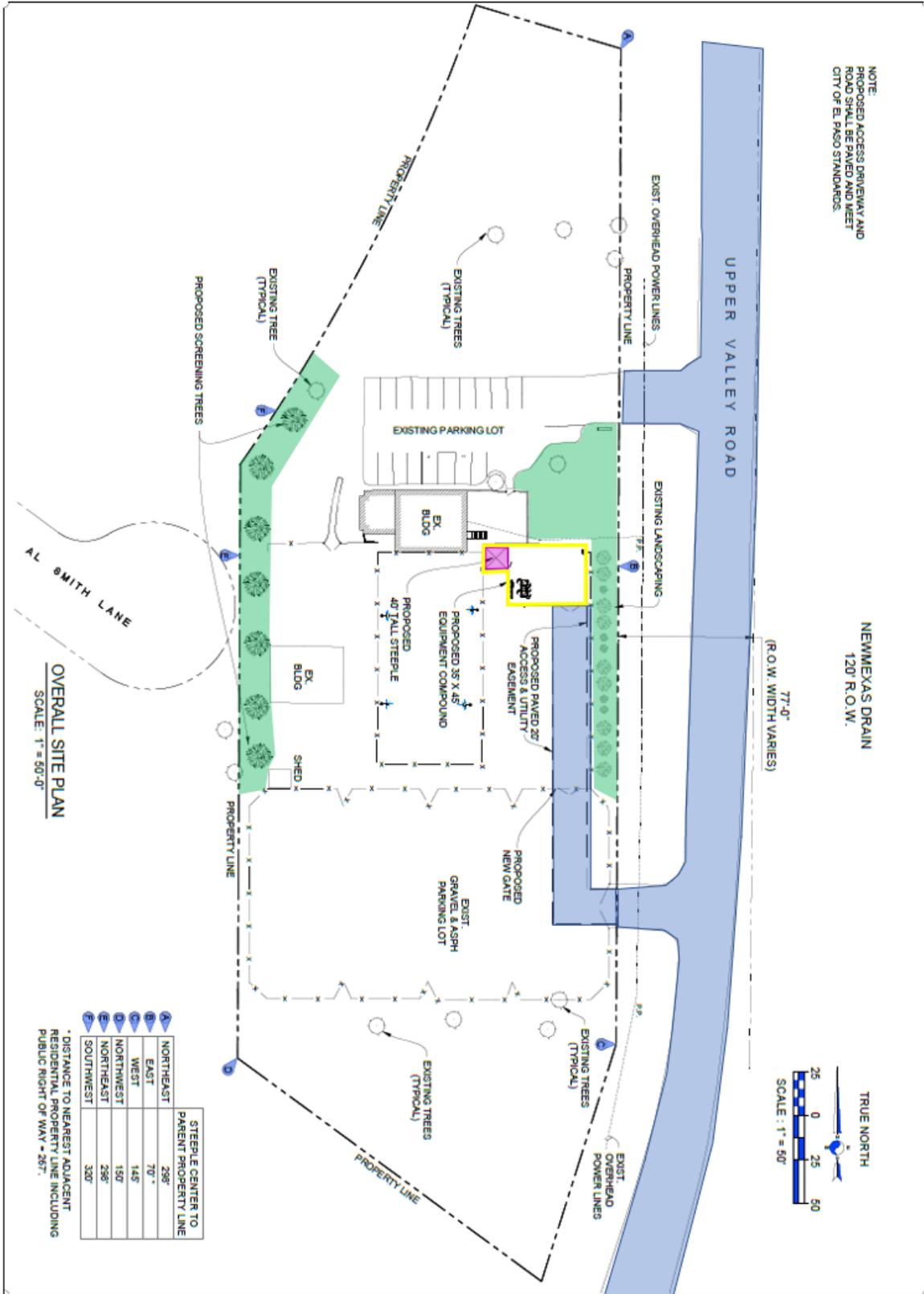
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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 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 Plan
2. Simulation Photos
3. Project Propose Statement
4. Future Land Use Map
5. Department Comments
6. Neighborhood Notification Boundary Map
7. Letters via email in opposition
8. Petition with 58 signatures in opposition
9. Applicant's Presentation

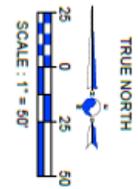
ATTACHMENT 1

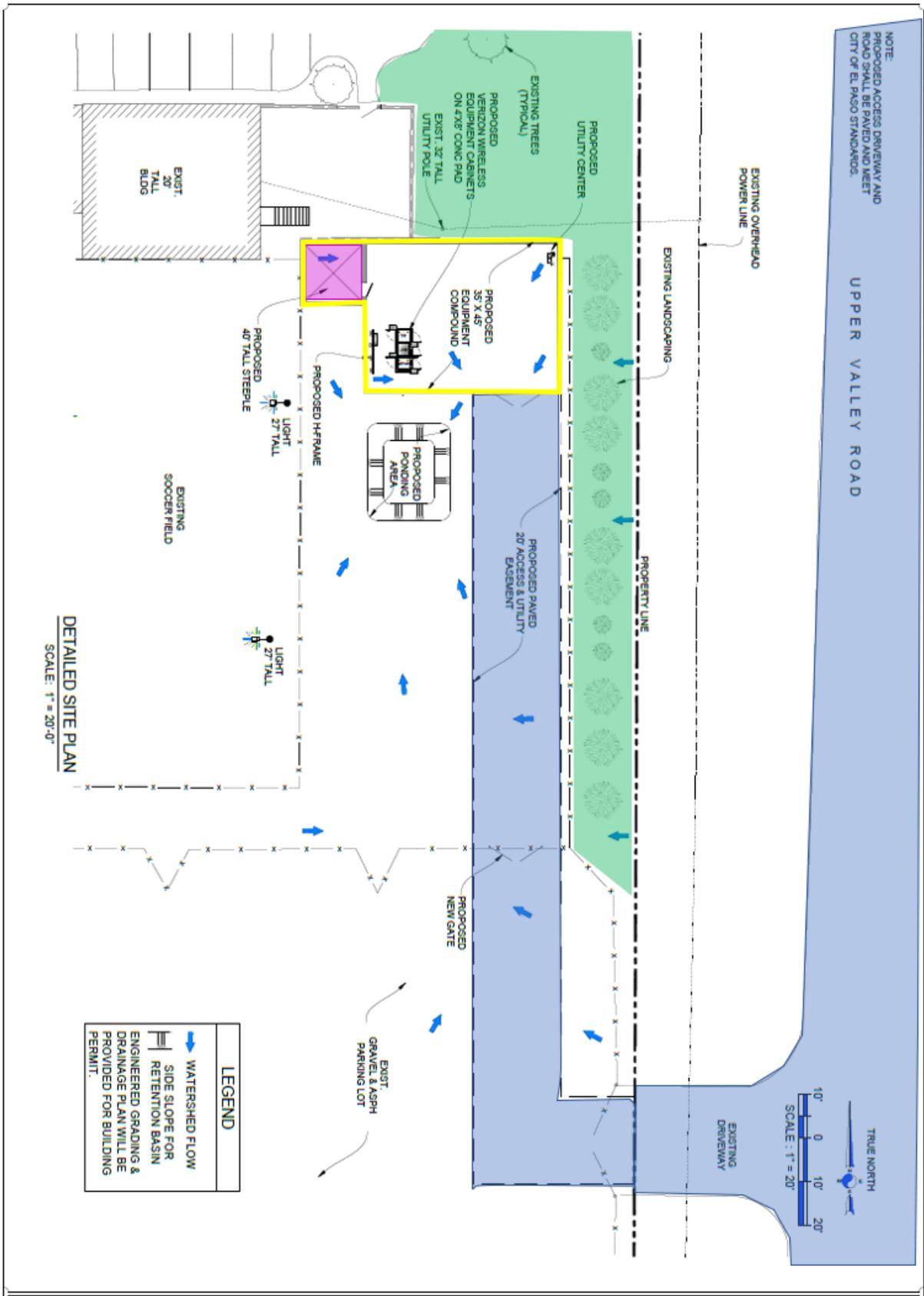


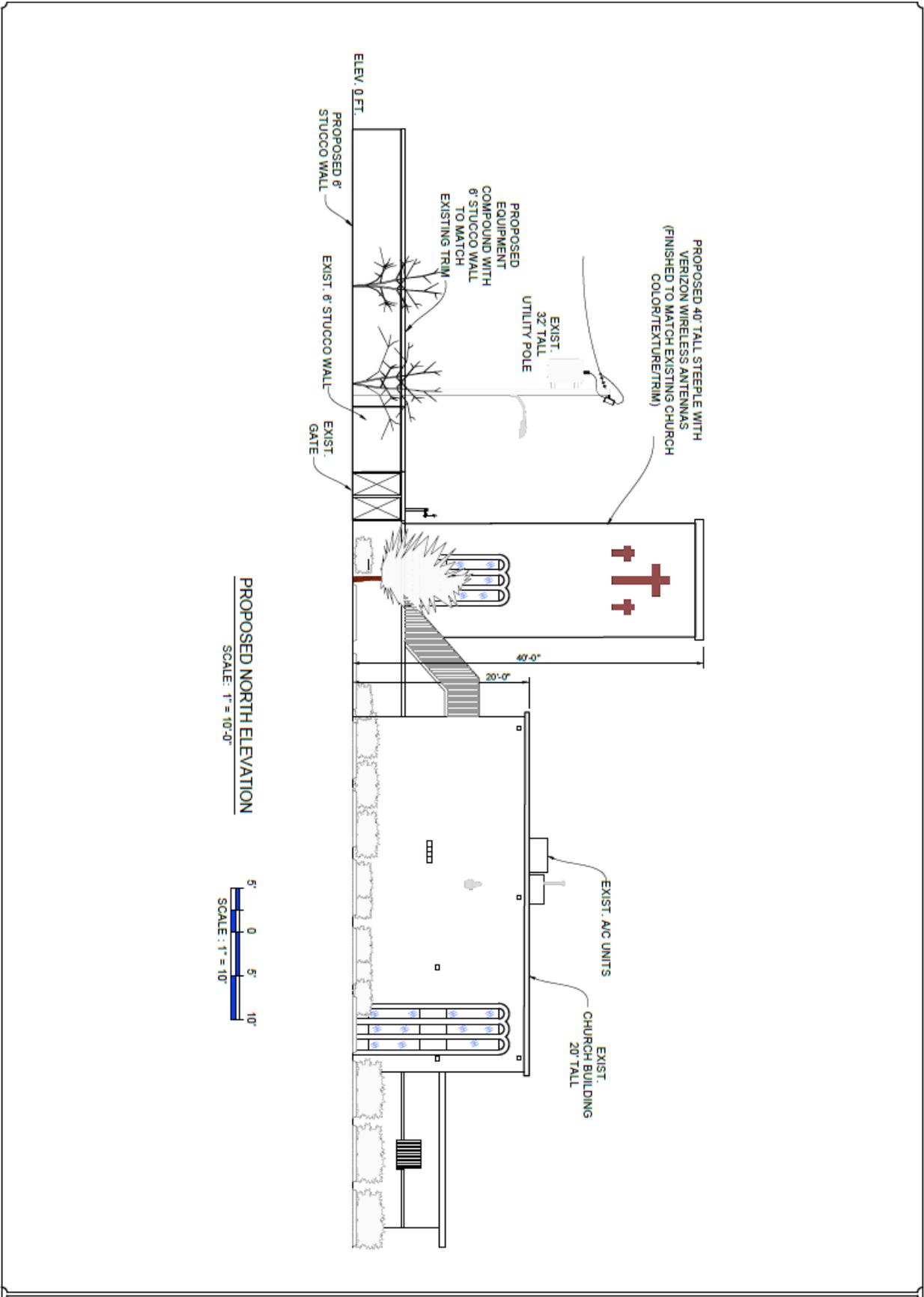
NOTE:
PROPOSED ACCESS DRIVEWAY AND
ROAD SHALL BE PAVED AND MEET
CITY OF EL PASO STANDARDS.

NEWMEXAS DRAIN
120' R.O.W.

77'-0"
(R.O.W. WIDTH VARIES)







ATTACHMENT 2



BEFORE



Romano & Associates, LLC

APC Towers
TX-1475 RIO RICO
SITE PHOTOGRAPH
EAST ELEVATION FROM UPPER VALLEY RD.
OCTOBER 28, 2020

AFTER



Romano & Associates, LLC

APC Towers
TX-1475 PHOTO SIMULATION
PROPOSED 40' STEEPLE
EAST ELEVATION FROM UPPER VALLEY RD.
OCTOBER 28, 2020



BEFORE



Romano & Associates, LLC

ATC Towers
TX-1475 RIO RICO
SITE PHOTOGRAPH
WEST ELEVATION FROM AL SMITH LANE
OCTOBER 28, 2020

AFTER



Romano & Associates, LLC

ATC Towers
TX-1475 PHOTO SIMULATION
PROPOSED 40' STEEPLE
WEST ELEVATION FROM AL SMITH LANE
OCTOBER 28, 2020

ATTACHMENT 3

February 23, 2021

Andrew Salloum
City of El Paso Planning & Inspections Department
801 Texas Avenue
El Paso, TX 79901

RE: APC Towers/Verizon Wireless PWSF at 5901 Upper Valley Road

Dear Mr. Salloum:

Please accept this letter as an overview of the application submitted by APC Towers III, LLC and Verizon Wireless to install a Ground-Mounted PWSF at 5901 Upper Valley Road. APC Towers proposes to construct a 40' ground-mounted PWSF camouflaged as a steeple along with a 35' by 45' walled equipment enclosure as depicted in the accompanying engineering drawings and photo simulations. Verizon Wireless would install its antennas inside the structure behind concealment screens with the church's cross logo and also place radio equipment cabinets on the ground within APC's enclosure.

The purpose of this facility is to enhance Verizon's network coverage and capacity in the surrounding area since there are no nearby sites existing within more than one mile. The growth of wireless traffic in residential areas in El Paso has left the existing neighboring network sites with insufficient capacity to adequately service this area creating a significant gap in reliable wireless service in the vicinity of the proposed facility which has been exacerbated by the COVID-19 pandemic and the "work from home" culture which appears to be a permanent social shift. This gap impacts residents, workers, and commuters this neighborhood. Please refer to the Significant Gap Statement and accompanying coverage maps prepared by RF Engineer Steven Kennedy for a more detailed explanation of the need for this facility.

This PWSF was developed and designed in accordance with City Ordinance No. 019059, adopted May 12, 2020, and the new PWSF Policy Guide. Due to the unique network needs and specific geographic area described and depicted in the aforementioned Significant Gap Statement and coverage maps, there are no viable colocation or roof-mount options for a PWSF within 500 feet of the subject parcel or anywhere in the engineering area of need. We were able to confirm with El Paso Electric Joint Use department that the steel transmission poles along Aircraft are not an option for a facility-mounted attachment. In addition, this area is comprised solely of residential properties, although the parcel in question is a non-residential use. In the interest of exhausting all alternate possibilities to meet the spirit of the new ordinance as well as address neighbor concerns, the nearest commercial properties located more than 0.5 miles to the north and 1.6 miles to the south were analyzed for viability. The results indicated that a site at either of these locations would not eliminate the need for a site elsewhere in the residential areas along Upper Valley Road. Since a PWSF somewhere in this exclusively residential area is inevitably needed, the proposed facility at 5901 Upper Valley road is the least intrusive means of addressing a real network need which Verizon and undoubtedly other service providers have.

From a design standpoint, the proposed PWSF meets the spirit and letter of the regulations and Policy Guide. The subject property is currently the site of the Rey de Reyes Evangelical Christian Church. The proposed steeple design will complement this existing use since it is proportional to the 20' church height and incorporates identical architectural features such as arches and crosses. The 40' height does exceed the 35' limit spelled out in the ordinance, however the additional 5' in height is allowable since the structure meets the definition of "low-visibility facility" (i.e. antennas will not be visible, the materials and color match the existing buildings on the property, and the steeple function complements the church). It is worth noting that church steeples, belfries and spires are permitted uses in all zones without limitation on height. The structure meets the required 3:1 setbacks from all

adjacent residential properties when factoring in the width of Upper Valley Road and the New Mexas Drain rights-of-way. In addition, this particular structure design will permit the addition of a future wireless carrier in the almost certain eventuality that one also needs to enhance service in this rapidly growing area. A solid block wall with matching finish and landscaping to screen from east and west sides of the property are also elements that incorporate the facility into the property in accordance with the Policy Guide.

The requirements necessary for the approval of a Special Permit from Chapter 20.04.320.D of the municipal code are listed below with an explanation as to how this application fulfills each one:

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;

As outlined above, the proposed facility complies with all requirements of the code related to Personal Wireless Service Facilities.

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;

The Plan El Paso explicitly emphasizes infrastructure throughout as a foundation for the modern, livable, attractive city El Paso has become and strives to improve. Robust wireless infrastructure should be considered an integral factor in achieving this goal. Wireless coverage is now on par with such essentials as safety, schools, and proximity to work, shopping and entertainment to prospective homebuyers. “Smart” device ownership is almost universal across all demographic segments, but ownership and usage is especially prevalent especially among younger generations. El Paso is a young city, with almost 50% of the population below the age of 34 (median age 33), and this reality is reflected in the Plan El Paso which makes a priority of cultivating an image of “innovation” and promoting development that is “attractive to young college educated people.” It is important to recognize that broadband wireless coverage is a requirement to fulfilling this goal. In addition, if we take the ideals of the Plan El Paso to their long-term fulfillment—a walkable city where residents live, work, and play in compact mixed-use neighborhood units—then strong wireless service in these areas will be all the more vital. Therefore, the proposed PWSF falls in line with the overarching philosophy of community development set forth in the City’s comprehensive plan. It will strengthen much-needed wireless coverage in the Upper Valley and provides for shared use by future providers which will inevitably arrive.

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;

The proposed facility, once constructed, only requires service/maintenance visits approximately once per month. Access is via an existing driveway to the property. As such, there will be no impact on traffic.

4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;

The proposed development is located physically as far away as possible from all adjacent properties and the antenna structure is set back 145 feet from the nearest adjacent (west) residential property line, more than 3 times its height. As described above, the facility was specifically engineered to complement the existing use of the property in terms of location, proportion, style and color, and the applicant took measures to screen the facility from view with landscaping to further mitigate any perceived negative impact.

5. The design of the proposed development mitigates substantial environmental problems;

The facility will comply with all local, state, and federal environmental regulations. No environmental problems are anticipated as a result of this development. The applicant conducted a pre-screen of the property in relation to the National Environmental Policy Act and found that the property is not located in any officially designated wilderness area, wildlife preserves, or flood plain and the project does not require any significant surface feature changes. The project is unlikely to impact the habitat of any federal listed animal or plant species and should not affect migratory birds since the facility is less than 200 feet in height, does not employ guy wires, and does not employ lighting of any kind.

6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;

Landscaping above and beyond the City minimum requirements to screen the facility from view is proposed both along the right-of-way and at the back of the property adjacent to neighboring homes.

7. The proposed development is compatible with adjacent structures and uses;

By camouflaging the structure as a church steeple/belfry, the proposed development is compatible with the existing church use of the property. This design is similar to other facilities which have been approved at churches across the City. Steeples, belfries, and spires are a permitted use in residential zones without limitation on height.

8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

There is no objective evidence to demonstrate that the proposed PWSF would have any material detrimental effect on the enjoyment or valuation of adjacent properties. APC Towers conducted an informal survey of the assessed values of single-family residential properties adjacent to camouflaged PWSFs built in El Paso over the past few years and could not identify any pattern. In some cases values went up after a site was built, while in others the value went down. Furthermore, one can argue that enhanced wireless coverage in a residential area actually improves property values and makes the area more attractive to young professionals, as mentioned above.

The proposed PWSF's operation does not present a nuisance or generate any traffic, and its design meets all City criteria which exist to mitigate any adverse effect including camouflage, height, and

setbacks. The applicant has situated the proposed development in the middle of the property, where it is at least 140' from all adjacent neighbors, chosen a design compatible with the existing church use, and included landscaping to screen it further from view. The presence of this low-visibility facility should not materially affect the enjoyment of neighboring properties by their owners.

The applicant is aware of the concerns of residents in the area regarding the proposed development and the potential impact, aesthetic or otherwise, it might have on their community. In a scenario such as this, where all alternatives have been exhausted, the only technically feasible and commercially reasonable option remaining is a new ground-mounted facility on a residentially-zoned parcel. If the mere existence of a PWSF adjacent to a single-family home is grounds to consider it materially detrimental, then enforcement of the City's wireless regulations would have an acutely prohibitive effect on the deployment and provision of wireless services across the entire Upper Valley, which currently lacks existing wireless infrastructure all together. It is worth noting that all properties in the Upper Valley, including the very few commercially-zoned properties, are surrounded by single-family residences. As such, there is no alternative location within at least 1 mile of the subject property that would not also be immediately adjacent to a single-family residence. Ironically, it is the preponderance of such single-family cluster developments (which are encouraged in the Plan El Paso) that drive the need for improved wireless service in the area due to heightened customer density. Considering the measures the applicant has taken to integrate the proposed development into the existing use of the property and screen it from neighbors, there is no reason to suspect a detrimental effect on any adjacent properties.

The Plan El Paso notes, when discussing the Upper Valley, "As development pressure increases in the valley over time, a simple 'no growth' scenario is not likely to be practical. Growth will likely eventually come to the valley, and as such it should be planned for." Part of this planning should include personal wireless service facilities which will provide essential communication services in El Pasoans' homes where it is no longer simply luxury or a convenience. The COVID-19 pandemic has made this a reality now more than ever. The City has already addressed the best way to accommodate this necessity in residential areas with its revised and updated regulations which encourage designs that integrate into the existing land uses, complement the aesthetic of the neighborhood, and are suitable for shared use by future providers which are certain to come as the Upper Valley and other residential areas across the City continue to grow. We believe the proposed development at 5901 Upper Valley Road meets all of these criteria in addition to the requirements set forth in the code, and for these reasons the applicant requests that the Council decide to approve the applicant's request for Special Permit.

APC Towers and Verizon Wireless appreciate the City's consideration of this application and look forward to presenting it to the Plan Commission and City Council.

Sincerely,



Nicholas Romano
Romano & Associates, LLC
Authorized Agent

ATTACHMENT 4

PZST21-00004



ATTACHMENT 5

Planning and Inspections Department – Planning Division

No objections to the special permit request.

Planning and Inspections Department – Plan Review

Recommended approval.

Planning and Inspections Department – Landscaping Division

Recommended approval.

Planning and Inspections Department – Land Development

1. It is not currently in the effective 100 year flood zone, but it is in the preliminary maps which are not effective yet. It is only a recommendation to consider the future 100 year BFE flood depth in designing a safe elevation for any proposed electrical equipment which is susceptible to water damage.
2. Label general wireless antennae range specs such as MHz_ GHz_ Watts_ mW.

Note: the comments will be addressed at time of permitting stage.

Street and Maintenance Department

No objections to the special permit.

For all improvements to be in compliance with all codes at time of permitting stage.

Texas Department of Transportation (TxDOT)

Proposed development is not abutting TxDOT Right of Way. Therefore, TxDOT has no comment.

Fire Department

No adverse comments.

Environmental Service Department

No adverse comments.

Sun Metro

No objections.

El Paso Water

No comments received.

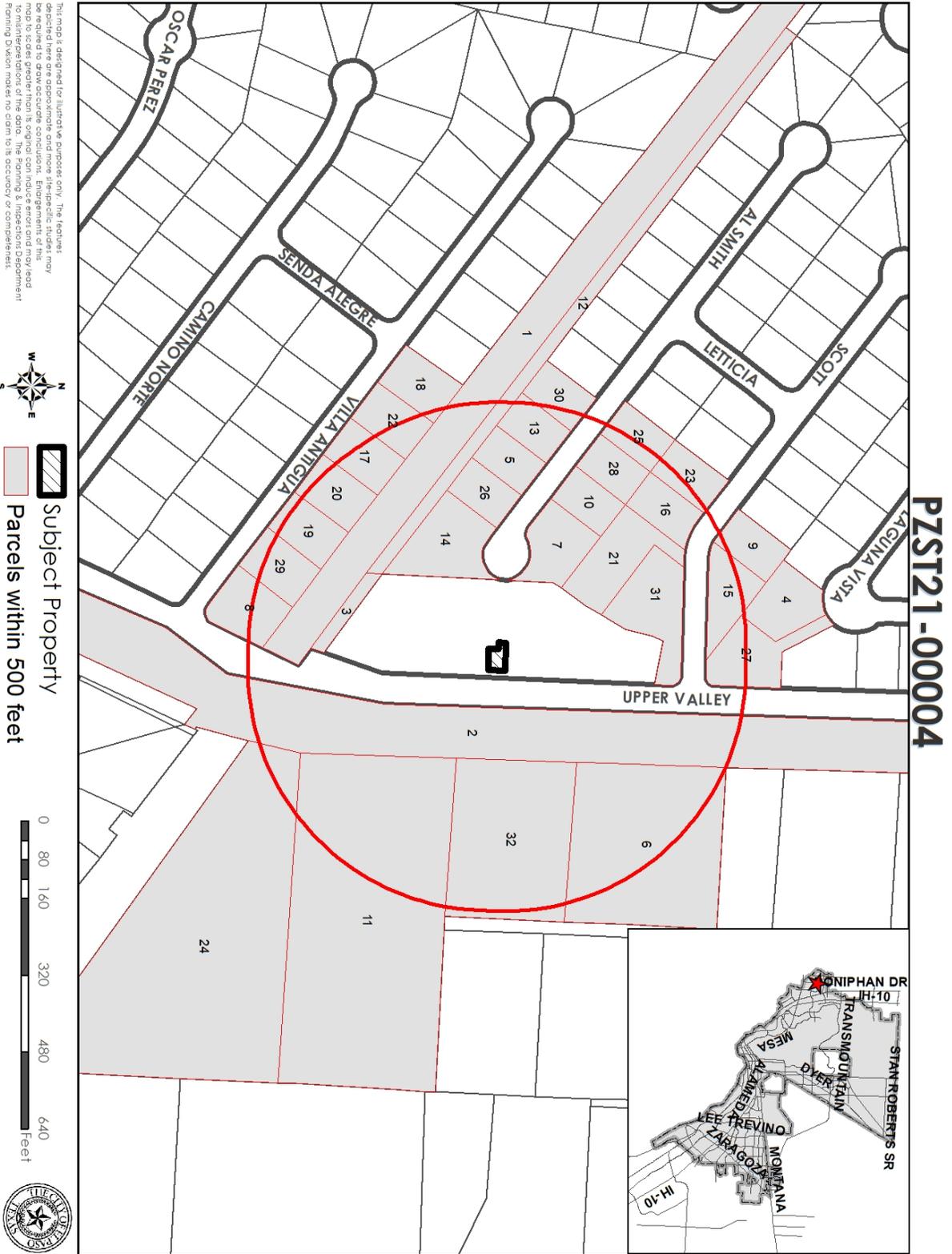
El Paso Water – Stormwater Engineering

EPWater - Stormwater has reviewed the case distribution described above and has no objections to the proposal.

El Paso County Water Improvement District #1

No comments or objections to the special permit request.

ATTACHMENT 6



PZST21-00004

ATTACHMENT 7

Salloum, Andrew M.

From: Nancy Aguayo <nancyaguayo99@gmail.com>
Sent: Friday, April 2, 2021 7:32 PM
To: Salloum, Andrew M.
Subject: Opposition to case PZST21-00004

To Whom It May Concern:

Im writing to oppose the special permit request at 5901 Upper Valley Rd to allow for placement of a ground mounted personal wireless service facility . I believe that this will cause harmful side effects due to wireless radiation and have adverse effects on our property value. Thank you

Nancy Aguayo

Salloum, Andrew M.

From: Brigitte Ballou <brigitte1276@gmail.com>
Sent: Tuesday, April 6, 2021 9:42 AM
To: Salloum, Andrew M.; District #1; cgarza@elp.rr.com
Subject: Rey de Reyes Cellular Tower

To whom it may concern,

I am the owner of 700 Al Smith, the property adjacent to the Rey de Reyes Church requesting the special permit to allow placement of a wireless service facility (5901 Upper Valley). I am completely against the special permit being allowed and am concerned for many reasons that this be allowed. I have signed the petition in opposition against the construction of the cell phone tower. I can be reached at this email or my cellular telephone number (915) 243-3911.

Thank you,

Brigitte Ballou

Salloum, Andrew M.

From: Robert Kaesser <rkaesser2@gmail.com>
Sent: Monday, April 5, 2021 8:15 PM
To: Salloum, Andrew M.
Subject: Opposition to Cell Tower Construction on Upper Valley Road

Dear Sir or Madam,

I want to register my strong opposition to construction a cell tower at 5901 Upper Valley Road. (Case: PZST21-00004). I understand there is a on April 8th at 1:30pm I want to make sure that my opposition is considered when the vote is taken. Please let me know if there is anything more I can do to prevent the construction

Regards
Robert C Kaesser
725 Scott Ln, El Paso, TX 79932
email: rkaesser2@gmail.com
Phone: 915-449-1749

Salloum, Andrew M.

From: Julio Velasquez <jvmedical@me.com>
Sent: Tuesday, April 6, 2021 9:19 AM
To: Salloum, Andrew M.
Cc: Julio Velasquez
Subject: Oppose Of Wireless Tower Rey De Reyes Church

Hello,
We oppose the building of the wireless tower on Upper Valley rd at the Rey de Reyes church.
Thank you

Sent from my iPhone

Salloum, Andrew M.

From: Alfredo Cardona <fred.card36@gmail.com>
Sent: Tuesday, April 6, 2021 1:59 PM
To: Salloum, Andrew M.
Subject: Case# PZST21-00004

Home owner: Alfredo Cardona

Property Address: 709 Al Smith Ln, El Paso, TX 79932

I am reaching out with the intent to inform the addressee that I am vehemently against the installation of the personal wireless service facility (PWSF) in our neighborhood.

Best Regards,
Alfredo Cardona

Salloum, Andrew M.

From: Veronica Cardona <vc.1023@att.net>
Sent: Tuesday, April 6, 2021 2:19 PM
To: Salloum, Andrew M.
Subject: Case# PZST21-00004

Home owner: Veronica Cardona

Property Address: 709 Al Smith Ln, El Paso, TX 79932

I am reaching out with the intent to inform the addressee that I am firmly opposed to the installation of the personal wireless service facility (PWSF) in our neighborhood.

Regards,

Veronica Cardona

[Sent from AT&T Yahoo Mail on Android](#)

Salloum, Andrew M.

From: J. Pallares <japallares66@gmail.com>
Sent: Tuesday, April 6, 2021 11:17 PM
To: Salloum, Andrew M.
Cc: Adriana Pallares
Subject: Case: PZST21-00004

City Plan Commission,

This is in regards to case: PZST21-00004 which impacts the residents of Villa Antigua Ct. and surrounding area. I am a resident of 720 Villa Antigua Ct. and a ground-mounted personal wireless service facility if it is to be established on 5901 Upper Valley Rd., will negatively impact the surrounding residents. Health wise, we will be affected by the microwave radiation emitted by an antenna in that studies show having carcinogenic effect on nearby residents. Also, the real-estate residential property will decrease in value due to the antenna. Selling our property will be more difficult if an antenna is nearby because people are hesitant to live near RF antennas. If you have any questions, don't hesitate to ask.

Best regards,

John & Adriana Pallares
720 Villa Antigua Ct.
El Paso, TX 79932

Salloum, Andrew M.

From: Maria Torres <maryjtorres@hotmail.com>
Sent: Wednesday, April 7, 2021 1:11 AM
To: Salloum, Andrew M.
Cc: Distric1@elppasotexas.gov
Subject: Número de caso PZST21-00004 /Colocación de instalación de servicio inalámbrico personal. Evangelical free church.

A la comisión de planeamiento urbano de la ciudad de El Paso.

Estimados señores:

De acuerdo a la carta dirigida a los residentes aledaños a la posible instalación de

Una antena tecnológica de repetición de señal de la iglesia Rey de Reyes, la

Cual denominan como instalación personal y solicitan expresar cualquier duda o preocupación concerniente a este proyecto, me pronuncio a este respecto.

En el 2018 hubo una propuesta de esta misma índole la cual fue suspendida debido a la oposición general de todos los

vecinos del área, principalmente por que no queremos que nuestras propiedades se vean afectadas en su valor de

mercado, y por que no queremos una palmera metálica en nuestro patio trasero (contaminación visual) además de

posibles riesgos para nuestra salud, (aún cuando no existan pruebas contundentes a este respecto) Los vecinos nos

unimos en el 2018 para expresar nuestra total oposición y rechazo; NO hemos cambiado de opinión. El beneficio

personal de la iglesia Rey de Reyes (la cual no es habitada como hogar) no debe ser motivo suficiente para la afectación

de todos los que vivimos 24 horas en nuestras casas, donde pernoctamos y donde juegan y viven nuestros hijos.

Gracias por su atención y espero tengan esto en consideración.

José Martínez y esposa.

713 Villa Antigua Ct. To the urban planning commission of the city of El Paso. Dear Sirs: According to the

letter addressed to the residents surrounding the possible installation of A technological antenna of

signal repetition of the Rey de Reyes church, the Which they call a personal installation and request

to express any doubts or concerns regarding this project, I speak out in this regard. In 2018 there was

a proposal of this same nature which was suspended due to the general opposition of all the

residents of the area, mainly because we do not want our properties to be affected in their market

value, and because we do not want a palm tree. metal in our backyard (visual contamination) in

addition to possible risks to our health, (even when there is no conclusive evidence in this regard)

The neighbors joined in 2018 to express our total opposition and rejection; We have NOT changed

our mind. The personal benefit of the Rey de Reyes church (which is not inhabited as a home) should

not be a sufficient reason to affect all of us who live 24 hours in our homes, where we spend the night

and where our children play and live. Thank you for your attention and I hope you take this into

consideration. José Martínez and wife. 713 Villa Antigua Ct.

Salloum, Andrew M.

From: Kirk Mangels <kirk.mangels@gmail.com>
Sent: Wednesday, April 7, 2021 10:25 AM
To: Salloum, Andrew M.; District #1
Subject: Opposition to Application PZST21-00004

Mr. Salloum and Representative Svarzbein,

I am writing to express my concerns with and opposition to the proposed application for a cell phone tower at the Rey de Reyes church on Upper Valley Road. I am a local resident and have deep concerns about the effect this tower will have on my family and the community.

Verizon's proposed construction would negatively impact both property values and the peaceful enjoyment of property owners in the area. Their proposal is motivated by their business needs and economic factors, but does not provide any compensation or consideration for the needs and impact this has on the community. The only ones benefitting from this proposal are the church and Verizon. The number of property owners this would affect and the fact that the property owners were here first tips any consideration in our favor. Verizon wants to be able to claim they have expansive coverage and provide great service to their customers, but this proposal does not even positively impact the subset of the community that may be Verizon subscribers.

If we are considering what is fair and equitable in this matter, the City has laid out clear guidelines for when and where commercial structures may be constructed. This is why Verizon is seeking a special dispensation to build their tower in a residential neighborhood. The balance of equities is in favor of the prior claim of the property owners and the sheer number of people who will be negatively impacted in order to provide some small benefit to Verizon customers and an economic benefit to a multinational corporation.

Thank you for taking the time to consider my objections to this proposal,

Sincerely,

C. Kirk Mangels



Virus-free. www.avg.com

Salloum, Andrew M.

From: Rita Robles <ritaroblescs@gmail.com>
Sent: Wednesday, April 7, 2021 10:55 AM
To: Salloum, Andrew M.
Subject: Opposition to proposed cell tower Case #PZST21-00004

Mr. Salloum,

My name is Rita Robles. I live at 716 Al Smith in the affected subdivision of the proposed cell tower at the Rey de Reyes church. I am highly opposed to the special permit request by said church. I was opposed three years ago when the first special permit was granted by the Planning Commission. I even spoke during the public portion of the city council meeting that voted down the measure. I intend to speak tomorrow at the Planning Commission meeting as well. My mind has not changed, even though the cell tower design has. I consider it a different shade of lipstick on the same pig.

I phoned in my objection last week, but was not certain if it was received, as that was Good Friday, the day after I received the notification. So, I am writing my opposition to you today. Here are some objections, not only my own, but those that I have heard from others in the neighborhood.

- Probable loss of property value, as most individuals state they would not want to live next to a cell phone tower. Selling our homes would be much more difficult. Less money for the city coffers.

- Aesthetically unattractive and unpleasant. A cell tower is a cell tower, regardless of its dress.

- Potential impact on health due to radiation; studies done in Germany and Israel point to an increased risk of cancer in the long term. A doctor and two nurses in the neighborhood expressed the same concern.

- Too close to established neighborhoods, all of which are residentially zoned.

- Although the church is in our neighborhood, the church members do not live in the neighborhood they wish to impose the cell tower on. They come and go. The remainder of individuals own the homes in this very established neighborhood. We do live here. We maintain our yards and homes because it took a lot for us to be able to afford to live here. We work from our homes. We raise our children in our homes. We take care of our elders in our homes, 24/7.

- The majority of the neighborhood, everyone except the church, would be forced to take on this encumbrance. It is not only a nuisance. At the moment, most of us enjoy unobstructed views of the Franklins. It is why we bought in the first place. A view, especially in these times, is health giving.

- There are numerous opportunities to build the tower in established areas already zoned for business (Doniphan, corner of Upper Valley and Artcraft, corner of Artcraft and North Desert...). If the cell company is set on building on a church property, there is one on Doniphan with much more appropriate space.

- The tower is not necessary to serve our neighborhood. No one complains about their cell service in our neighborhood. Even in my garage, I receive excellent reception.

- Permits of this type should not be allowed for residential neighborhoods. Would the Planning Commission at all consider a special permit to build a cell tower for me or one of my other neighbors, or any other home in any other neighborhood, for that matter, simply because the occupant wanted the lease money?

- Although other churches may have cell towers, they have different zoning to allow such.

- Very few affected homes were sent or received the City Planning Commission notification for the special permit. Everyone on multiple streets are affected by this permit, not just a select few to whom the letters went out.

Thank you for your time. I look forward to speaking with you tomorrow.

Rita Robles
(915) 471-4638
ritaroblescs@gmail.com

Salloum, Andrew M.

From: Terry Bustamante <Terry.Bustamante@usi.com>
Sent: Wednesday, April 7, 2021 12:39 PM
To: Salloum, Andrew M.
Cc: District #1
Subject: Re: Case # PZXST21-00004 APC Towers/Verizon Wireless PWSF at 5901 Upper Valley Road

Importance: High

City of El Paso Automated System Message | EMAIL SENDER UNVERIFIED:

The email from Terry Bustamante , sent by Terry.Bustamante@usi.com, cannot be verified as authentic. Please take caution, do not click on any links or open any attachments unless you trust the sender and know the content is safe. If you believe this to be a phish use the 'Phish Alert' button or forward to SpamReport@elpasotexas.gov.

4/7/21

Dear Mr. Salloum,

My wife and I are writing to express our vehement opposition to the proposed construction of a Verizon wireless cell tower at 5901 Upper Valley Road, El Paso, TX 79932 for the following reasons:

1. After reviewing the data for the project and the research available on similar projects, we are convinced that this tower poses a significant health hazard to residents of the Upper Valley community. According to a German study cited at www.EMF-Health.com, a site devoted to exposing hazards associated with electromagnetic frequencies from cell phone towers. If you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health. An Israeli study found risk of cancer quadrupled among people living within 1,148 feet of a cell phone transmitter and seven out of eight cancer victims were women. Studies for 5G aren't out yet but experts predict harm exposures to be much higher. Please keep in mind that the Church owners and congregation DO NOT live in this area; they only gather twice a week or so they would not be exposed 24/7 as the residents would be exposed.

2. Surveys show most people would not want to live next to a cell phone tower resulting in potential loss of property value to the Upper Valley Community. Thus costing the City of El Paso to lose property tax revenue. The Upper Valley community pays the third highest property taxes to the city of El Paso, our voice needs to be heard in this matter. It's a shame that (Rey De Reyes Evangelical Free Church) which is a non-profit 501C is profiting by accepting a huge income every month from Verizon. They along with Verizon seem to be the only ones that will financially benefit from this if you approve it. Maybe Pastor Reyes will use that profit to pay for the Upper valley residents cancer bills.

3. We feel Verizon and the church are taking advantage during these unforeseen times as we are all trying to self-quarantine and keep safe during this pandemic and are surprised that the city would even consider this case as it has been denied not only once BUT TWICE.

4. This church is not a good neighbor. My husband and I went and met with Pastor Reyes; he was cordial but did refer us to his son-in-law Andy. We spoke to Andy in hopes of being able to meet with their board of directors and to make a long story short, Andy was not receptive or open minded and ended up hanging up on us. We don't believe that he conducted himself in a Christian manner.

5. We moved to the Upper Valley to live in a country setting away from the hustle and bustle of city living even though we knew that the taxes would be higher in this rural environment. Cell towers have NO BUSINESS right in the middle of a RESIDENTIAL community.

The Upper Valley residents humbly ask that the planning commission DENY this permit ONCE AND FOR ALL and construction on account that Upper Valley residents don't have any problems with their cell phones in this area! Its just another way for greedy corporations to profit. There are plenty of commercially zoned areas where this tower should be built; Verizon is just taking the path of least resistance.

Thank you for taking the time to accept and hopefully take in to consideration our input on this matter.

God bless,

Jimmy & Terry Bustamante
713 Scott Lane
El Paso, TX 79932
Phone number 915-539-8044

This e-mail and any files transmitted with it may contain confidential and/or privileged material. This e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or have received this e-mail in error, please notify the sender by replying to the sender. After notifying the sender of the error, you should immediately delete this e-mail from your system. Please be aware that any unauthorized disclosure, dissemination, distribution, duplication or use of the e-mail contents or any attachments therein is strictly prohibited.

Salloum, Andrew M.

From: Jonathan Tipo <jonathanatipo@gmail.com>
Sent: Wednesday, April 7, 2021 4:01 PM
To: Salloum, Andrew M.
Subject: City Plan Commission Public Notice

Name: Jonathan Tipo
Address: 705 Villa Antigua Ct, El Paso TX, 79932
Case Number: PZST21-00004
Position: Resident Around Proposed PWSF.

Hello,

My name is Jonathan Tipo and I am writing to you in regards to the proposed erection of a Personal Wireless Service Facility (PWSF) near my residency.

I am heavily against such placement of this PWSF and would request that you take my input as a homeowner in the immediate vicinity of this structure. I urge you to find some other location to place this structure as I am opposed to the placement of such structure or cancel the project altogether.

Best,
Jonathan Tipo

Salloum, Andrew M.

From: Laura Levario <dietmedtherapy@yahoo.com>
Sent: Wednesday, April 7, 2021 4:46 PM
To: Salloum, Andrew M.
Subject: Concerns for case PZST21-00004

Dear CPC,

My name is Laura Rosales MSCHN RD LD, I live at 712 Villa Antigua. I am against the placement of the tower.

I have some concerns regarding the building of a ground-mounted personal wireless facility. I was diagnosed with an autoimmune disease many years ago and have dealt with it as best as I can. I recently had Covid and I had a severe case of it because my immune system is weak. My concern is that this tower will not only affect my immune system but the immune system of families that live right next to where this site is being planned.

My muscles hurt everyday and I would not like for this to affect anyone if it could be prevented. The site of this tower is less than an acre away from a house where 2 small children live. I am sending you a study showing the affect of how electro smog affects immunity. This should be of great concern because of what we have had to deal with in the last year. We have seen the importance of having a strong immune system and the need to keep our distance.

It would be counterproductive to put a ground mounted tower near homes with families but predicate that we should keep our distance and get the vaccine.

For these reasons and several more, I would like for you to not allow a church to make money while affecting the health of many families that surround them.

Respectfully,
Laura Rosales MSCHN RD LD
Registered Dietitian
(915)433-7897
Email: dietmedtherapy@yahoo.com

Research Found:
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5406447/>

Sent from my iPhone

ATTACHMENT 8

Salloum, Andrew M.

From: Carlos Garza <cgarza@elp.rr.com>
Sent: Tuesday, April 6, 2021 9:45 PM
To: Salloum, Andrew M.
Cc: District #1; mbudtke@gmail.com; 'Terry Bustamante'; 'Rita Robles'; casimpo2020@gmail.com; lauren.mangels@gmail.com
Subject: Opposition to Wireless Tower Upper Valley Rd.
Attachments: Signed Opposition Forms Wireless Tower.pdf

CASE #PZST21-00004

Carlos & Beatrice Garza
709 Scott Ln.
El Paso, Texas 79932

Position – Resident

My name is Carlos Garza and I reside on the property address above. After being notified recently of the Special Permit being considered again after its defeat back in 2018, I have spoken to our neighbors on Scott Ln. and Al Smith Ln. The ones that I have spoken with are opposed to this wireless tower. My wife and I are also opposed to this tower. Below are some points to ponder on our opposition to this Special Permit:

- Potential loss of property value (up to 20% according to various studies). What makes this even worse is that the property tax statement just came out to this neighborhood and everyone's tax bill has increased dramatically. It seems these folks are getting upset with this tower being pushed on the neighborhood and their taxes are going higher based on the new appraisals. This does not look well for the city of El Paso.
- Lack of ethics on the part of Verizon. This looks like the opportunity for the corporation to submit for the Special Permit with little to no chance of rebuttal. With the pandemic currently going on, it makes it very difficult for the neighbors to convene and meet to fight this battle. With conscience neighbors wanting to follow the CDC and city/county guidelines, it makes look as if Verizon is taking the path of least resistance.
- The church in question (Rey De Reyes Evangelical Free Church), does not even portray a devout Christian church. I have had plenty of Jehovah Witness members witness to me. I have yet to have any member of the Rey De Reyes congregation come witness to me for my salvation. This church is not a good neighbor. It seems to me that their god is the U.S. dollar.
- The only reason that Verizon is insisting on this location is because they have the church willing to have them place this eyesore on their property. Verizon would have had to look for another location otherwise. They have not insisted on the first location they had here on Upper Valley, but they keep on insisting on this location.
- In no way is this tower going to benefit the neighborhood. The only ones benefitting from this tower are Verizon and the Church. The ones paying for the price are the people in the neighborhood.
- Verizon should place their tower at a commercial area. There are plenty of open areas that are available in the Upper Valley. Something like this would never even be considered in the Country Club area.

Due to the late notice and several familial events, we just barely started canvassing our neighborhood. I have 20 signatures in my possession and my neighbor on Al Smith Ln. has 22 in her possession for a total of 42 as of this writing. I will be submitting the current ones that I have with this email and the others in a separate email. More of this opposition forms will be coming in tomorrow AM and I will forward in a separate email.

Here are some questions that I have:

- What specifications for the structure is Verizon wanting to have approved?
- How many more times does Verizon have to hear form us that this tower is not welcomed in our neighborhood?
- What are some other locations that Verizon is willing to place this tower at other than in our neighborhood?

I apologize for the number of forms with minimal signatures, but I was trying to avoid multiple contact with neighbors due to COVID concerns.

I ask that the planning commission DENY this permit. You have a neighborhood that cares about each other. This church seems to not care for this neighborhood and shows it by its actions. This comes to no surprise since none of the members of this church reside in this neighborhood.

We appreciate your attention to this matter.

Regards,
Carlos & Beatrice Garza

Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

Name	Address	Signature	Rec. Letter
Justin Orton	740 Scott Ln El Paso	<i>[Signature]</i>	
Jodi Orton	740 Scott Ln El Paso	<i>[Signature]</i>	
Fernando Valenzuela	744 Scott Lane El Paso	<i>[Signature]</i>	

Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

Name	Address	Signature	Rec. Letter
JEROME BUSTAMANTE	113 SCOTT LN	<i>[Signature]</i>	
JAMES BUSTAMANTE	713 SCOTT LN	<i>[Signature]</i>	
CARLOS GARZA	709 SCOTT LN.	<i>[Signature]</i>	
Beatrice Garza	709 SCOTT LN.	<i>[Signature]</i>	

Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

Name	Address	Signature	Rec. Letter
JOHN RUST	745 SCOTTLANE		
915-383-2849	jrust1@elp.rr.com		
VIRGINIA RUST	745 SCOTT LANE		
915-630-8316	VIRG.RUST@RUSTA.COM		

Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

Name	Address	Signature	Rec. Letter
Itala Mendoza	717 Scott Ln. El Paso TX, 79932		
Gerardo Farias	717 Scott Ln. El Paso TX 79932		

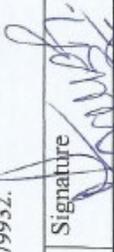
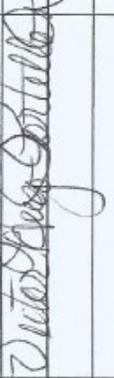
Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

Name	Address	Signature	Rec. Letter
1 Rosa m. Romero	704 AL Smith EN	Rosa m. Romero	
2 Alfredo Cardona	709 Al Smith Ln	Alfredo Cardona	
3 AIDA Castro	721 Al Smith	AIDA Castro	
4 Jose A. Flores	725 Al Smith	José A. Flores	
5 Chris T. Robles	716 Al Smith	Chris T. Robles	
6 Albert Vramonotes	745 Villa Antigua	Albert Vramonotes	
7 Frank W. Schlegel	753 VILLA ANTIGUA	Frank W. Schlegel	
8 No. Quintero Bontz	757 Villa Antigua	No. Quintero Bontz	
9 Olga D. Bontz	748 Villa Antigua Ct	Olga D. Bontz	
10 Lamy Korl	748 Villa Antigua Ct	Lamy Korl	
11	736 Villa Antigua		
12 Jose L. Lopez	729 Villa Antigua	José L. Lopez	
13 Edranda P. Pallares	720 Villa Antigua	Edranda P. Pallares	
14 Jose Rosales	712 Villa Antigua	José Rosales	
15 AYDAR TIRO	705 VILLA ANTIGUA	Aydar Tiro	

Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

	Name	Address	Signature	Rec. Letter
	MARIA MADRINEZ	713 VILLA ANTIGUA		
16	MARTEA KAZEMI	725 VILLA ANTIGUA		
17	Alfredo Quiz	733 Villa Antigua Ct		
18	Bella Quiz	733 Villa Antigua Ct		
19	Karl C. Melendez	737 Villa Antigua Ct		
20	Ju lic H. Melendez	737 Villa Antigua Ct		
21	Rita Robles	716 Al Smith		
22	Grand Hernandez	712 Al Smith		
23	Therese Hernandez	712 Al Smith Lane		
24	Therese Hernandez	717 Al Smith Ln		

Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

Name	Address	Signature	Rec. Letter
SERGIO PATLAN	716 SCOTT LN EL PASO TX		
SERGIO GONZALEZ	716 SCOTT LANE		
MARIA PATLAN	716 SCOTT LANE		
TANIA PATLAN	716 SCOTT LN		

Opposition Against the Construction of Cell Phone Tower

We, the undersigned, oppose the granting of a special permit by the City Plan Commission for the purpose of constructing a cell phone tower on 5901 Upper Valley Road El Paso, TX 79932.

Name	Address	Signature	Rec. Letter
Patricia Williams	740 Al Smith Ln. El Paso	<i>Patricia Williams</i>	
Daniel Williams	740 Al Smith Ln. El Paso	<i>D Williams</i>	

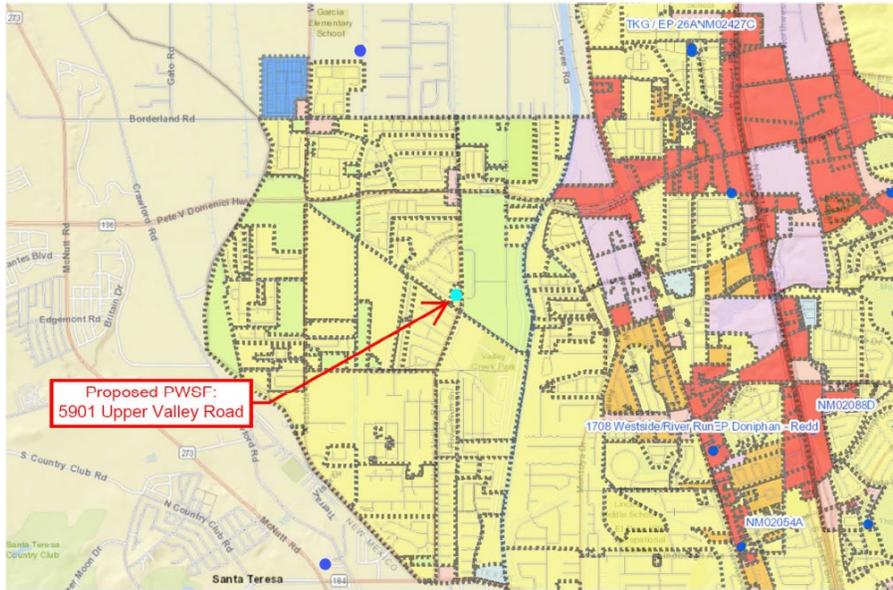
ATTACHMENT 9

PZST21-00004

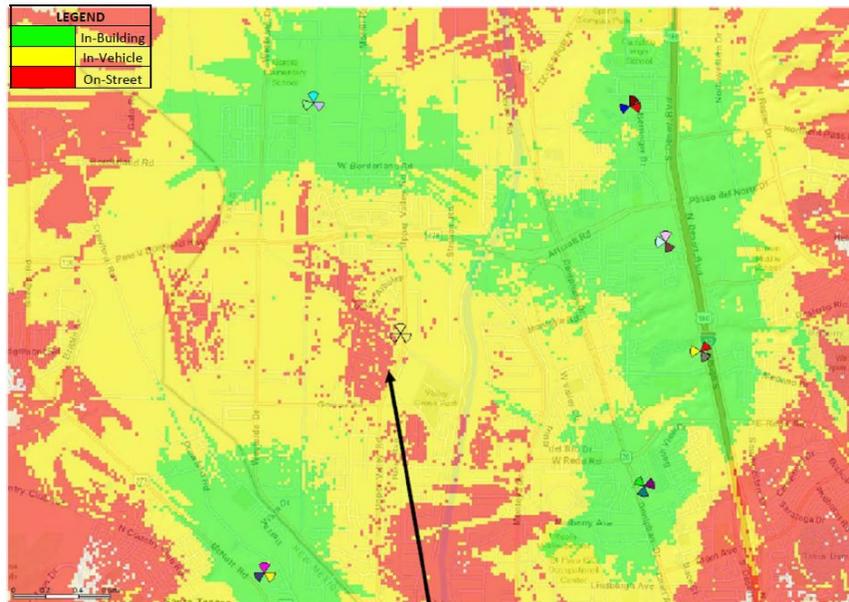
**5901 Upper Valley Road
El Paso, TX**

**Proposed Personal Wireless Service
Facility**

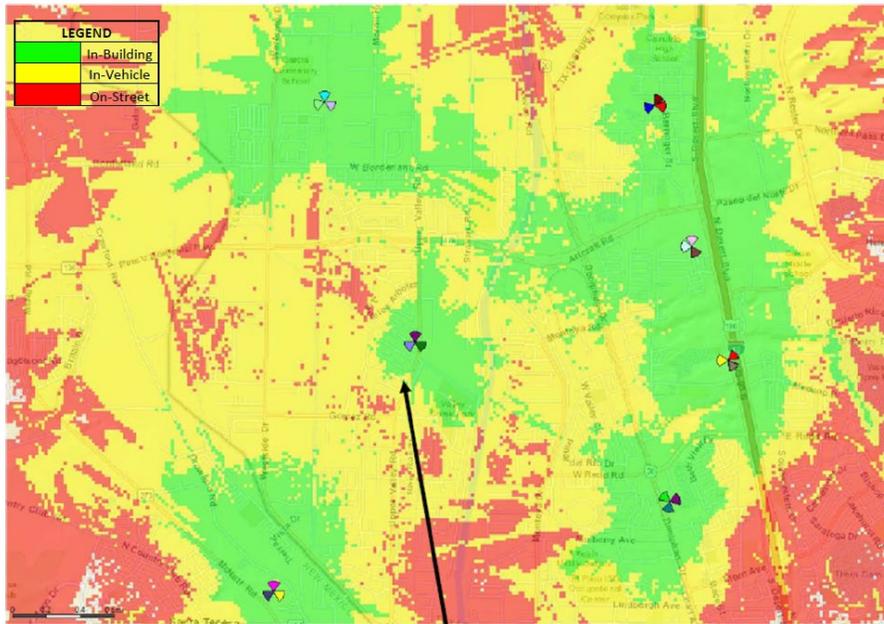




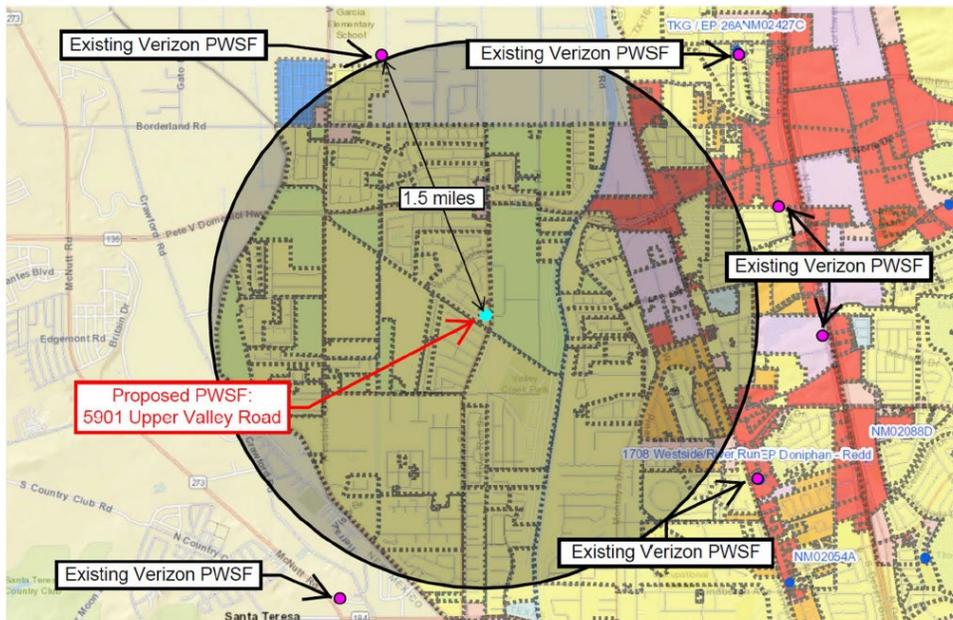
West of Doniphan there are 0 wireless facilities of any kind within City Limits
(an area of approx. 10 square miles)



Large gap in reliable in-building and in-vehicle coverage along Upper Valley Road.
This area can no longer be adequately served from the periphery.



A single multi-user facility at 5901 Upper Valley Road can provide adequate coverage while meeting the intent of the new wireless regulations which safeguard development



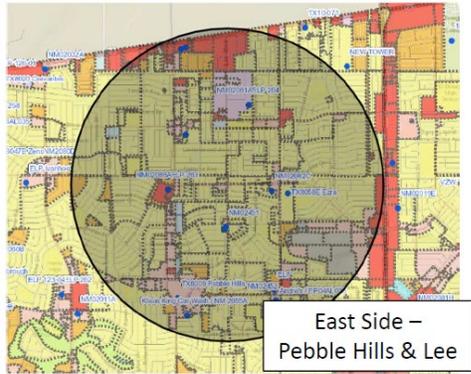
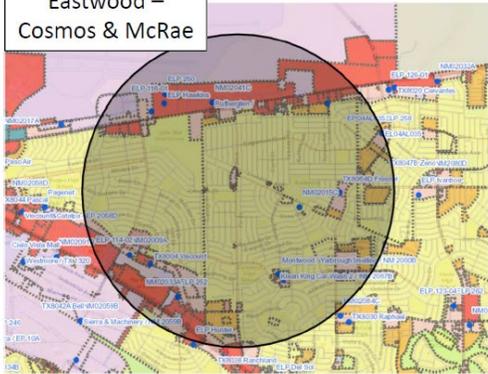
The entire upper Valley is primarily served from the periphery - sites east of Doniphan, along McNutt Rd. (New Mexico), and a recently built site north of Borderland. The nearest site to the area in question is 1.5 miles away.

1.5 Mile Radius
in other
residential areas



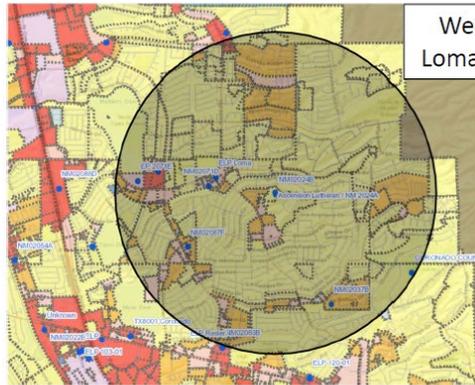
Pendale –
Wells & New Haven

Eastwood –
Cosmos & McRae

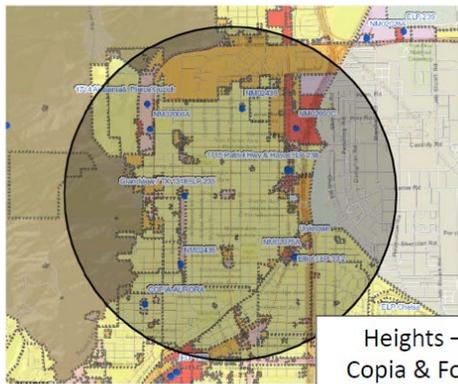


East Side –
Pebble Hills & Lee

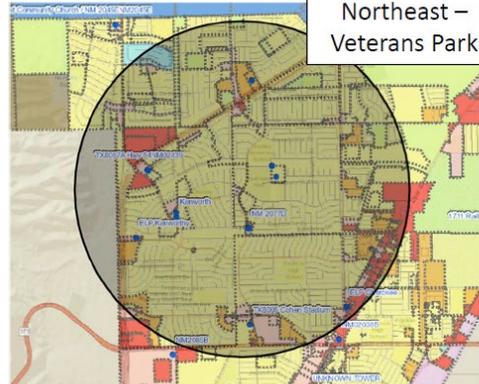
1.5 Mile Radius
in other
residential areas



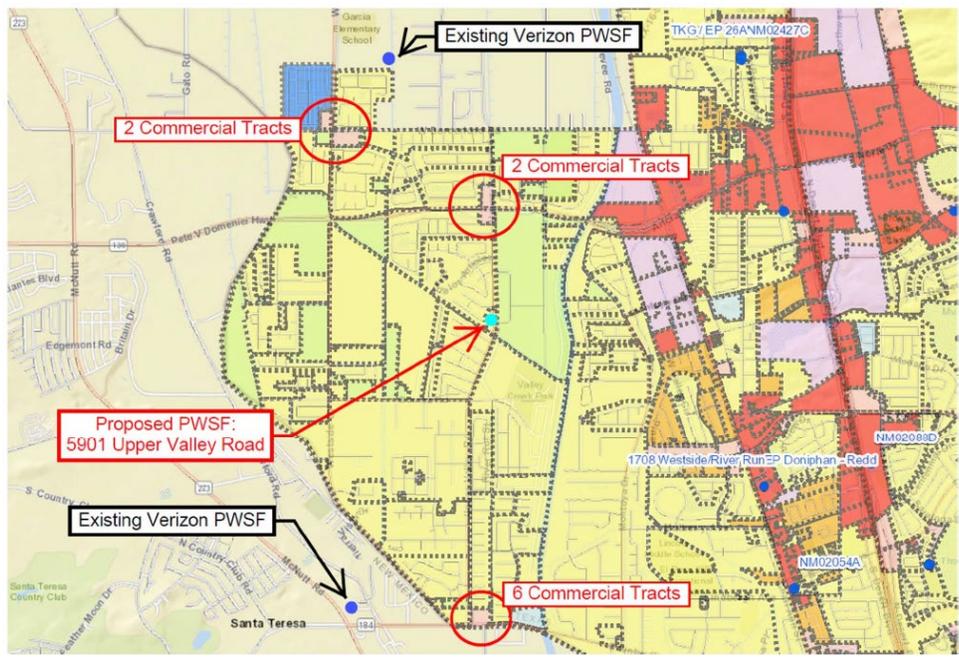
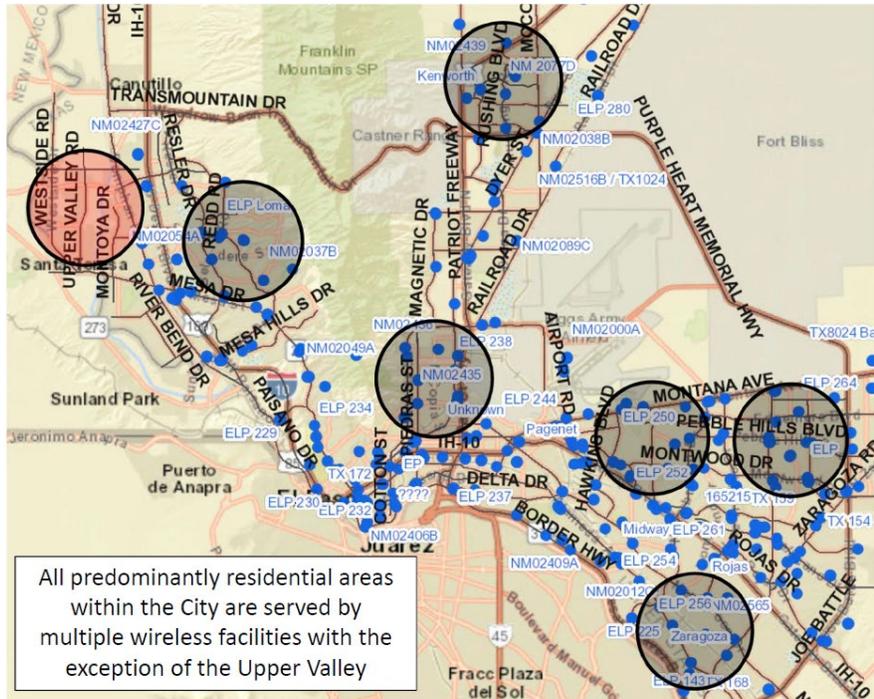
West Side –
Loma de Cristo



Heights –
Copia & Fort



Northeast –
Veterans Park



West of the Rio Grande, there are only 10 commercial properties of any kind in the City. The nearest 2 at Artcraft & Upper Valley are 0.5 miles away, outside the area of need.

Federal Telecommunications Act And FCC 2018 Order

Federal Telecommunications Act

“(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.”

Federal Law Preempts Decisions That Effectively Prohibit Service

47 U.S.C. § 332(c)(7)(B)(i)(II) & FCC 2018 Order

- A significant gap exists in Verizon Wireless' Service
 - There is no available alternative site that would remedy the gap
 - A denial of PZST21-00004 will “materially inhibit” Verizon Wireless' ability to resolve its service needs or improve its “service capabilities”
-

COMPARABLE FACILITY EXISTING IN CITY OF ALBUQUERQUE



Rio Grande Presbyterian Church – 600 Coors Blvd. NW – 58' Steeple

COMPARABLE FACILITY EXISTING IN CITY OF ALBUQUERQUE



Grace Church – 6901 San Antonio Dr. NE – 50' Belfry

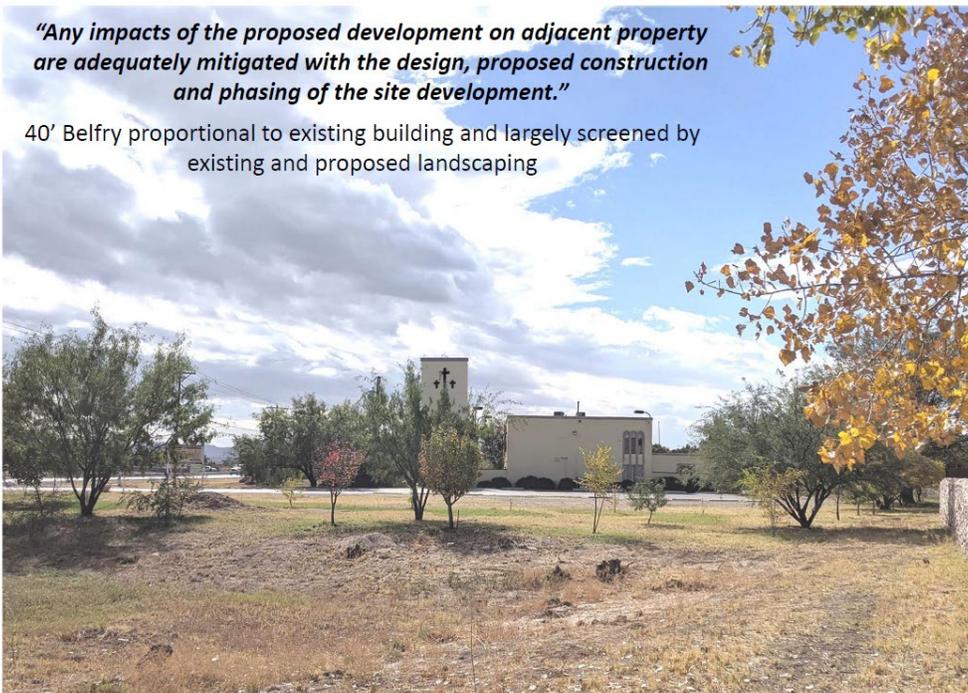
COMPARABLE FACILITY EXISTING IN CITY OF ALBUQUERQUE



West Mesa Christian Church – 8821 Golf Course Rd. – 40’ Steeple

“Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.”

40’ Belfry proportional to existing building and largely screened by existing and proposed landscaping



Rey de Reyes Church - 5901 Upper Valley Road - Proposed 40’ Belfry

“The proposed development is compatible with adjacent structures and uses.”

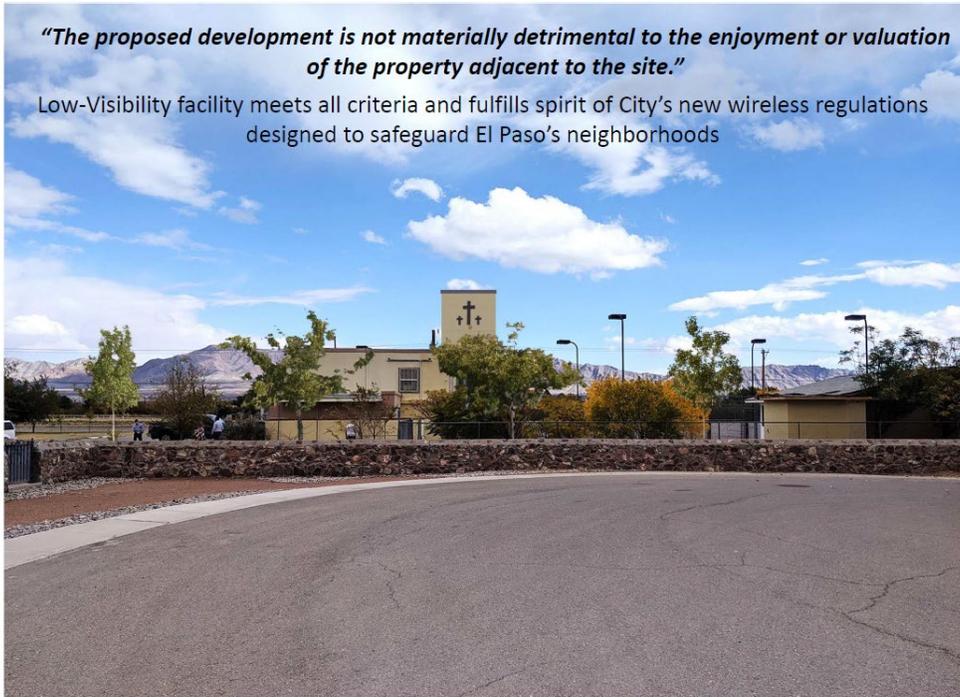
Belfry design complements existing building architecture and use



Rey de Reyes Church - 5901 Upper Valley Road - Proposed 40' Belfry

“The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.”

Low-Visibility facility meets all criteria and fulfills spirit of City's new wireless regulations designed to safeguard El Paso's neighborhoods



Rey de Reyes Church - 5901 Upper Valley Road - Proposed 40' Belfry
