

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

AGENDA DATE: June 8, 2021

PUBLIC HEARING DATE: July 7, 2021

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

DISTRICT(S) AFFECTED: District 6

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. PZST21-00008, to allow for a 55' Ground-Mounted Personal Wireless Service Facility on the property described as a portion of Tracts 9B, 9C, and 10A, Block 48, Ysleta Grant, 9100 Alameda Avenue, 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: 9100 Alameda Avenue
Applicant: Verizon c/o Les Gutierrez
PZST21-00008

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 C-1 (Commercial) zone district as required by El Paso City Code Section 20.10.455. City Plan Commission recommended 6-2 to deny the proposed special permit on May 6, 2021. As of May 28, 2021, the Planning Division did not receive any communication support or opposition to the special permit 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? 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. PZST21-00008, TO ALLOW FOR A 55' GROUND-MOUNTED PERSONAL WIRELESS SERVICE FACILITY ON THE PROPERTY DESCRIBED AS A PORTION OF TRACTS 9B, 9C, AND 10A, BLOCK 48, YSLETA GRANT, 9100 ALAMEDA AVENUE 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, Verizon Wireless c/o Les F. Gutierrez, in its capacity as authorized agent for Elizabeth Jaquez has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a ground-mounted Personal Wireless Service Facility (PWSF) that is 55-foot tall and is required to be camouflaged as a bell tower along with 18-foot by 38-foot walled equipment enclosure; and,

WHEREAS, the Section 20.10.455 allows for a ground-mounted personal wireless service facility by Special Permit; and,

WHEREAS, the Section 20.10.455.F.1.8 allows for a ground-mounted personal wireless facility up to 60-feet 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 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 Sections 20.04.320 and 20.10.455 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows, is in a **C-1 (Commercial)** Zone District: A portion of Tracts 9B, 9C, and 10A, Block 48, Ysleta Grant, 9100 Alameda Avenue, 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 Sections 20.04.320 and 20.10.455 of the El Paso City Code to allow for a ground-mounted 55-foot tall personal wireless service facility, which is required to be camouflaged as a bell tower along with 18-foot by 38-foot 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 **C-1 (Commercial)** District regulations and is subject to the approved Detailed Site Development Plan, Section 20.04.150, 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. PZST21-00008** 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 Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

Verizon Wireless c/o Les F. Gutierrez, in its capacity as authorized agent for Elizabeth Jaquez, (Property Owner) referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **C-1 (Commercial)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 27 day of May, 2021.

OWNER:

Verizon Wireless, by
Les F Gutierrez

Verizon Wireless c/o Les F. Gutierrez
Authorized Agent for Elizabeth Jaquez

ACKNOWLEDGMENT

THE STATE OF NEW MEXICO)

COUNTY OF SANTA FE)

This instrument is acknowledged before me on this 27 day of May, 2021, by **Verizon Wireless c/o Les F. Gutierrez for Elizabeth Jaquez**, as property owner.

Gabriela Linares
Notary Public, State of New Mexico

Gabriela Linares
Printed or Typed Name

My Commission Expires:

10/18/2023



OFFICIAL SEAL
Gabriela Linares
NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires 10/18/2023

EXHIBIT A

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF TRACTS 9B, 9C AND 10A (ALSO BEING PARCEL 1 OF DOC. # 20110035641 OF EL PASO COUNTY RECORDS) BLOCK 48, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE INTERSECTION OF THE CENTERLINES OF ALAMEDA AVENUE AND SOUTH OLD PUEBLO DRIVE; THENCE ALONG THE CENTERLINE OF ALAMEDA AVENUE SOUTH 61°13'48" EAST, 229.59 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 25°52'05" WEST, 29.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ALAMEDA AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE SOUTH 61°13'48" EAST, 20.27 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 28°46'12" WEST, 5.00 FEET; THENCE NORTH 61°13'48" WEST, 5.00 FEET; THENCE SOUTH 25°52'05" WEST, 47.34 FEET; THENCE SOUTH 12°36'49" WEST, 18.87 FEET; THENCE SOUTH 77°23'11" EAST, 10.02 FEET; THENCE SOUTH 12°36'49" WEST, 18.00 FEET; THENCE SOUTH 77°23'11" EAST, 38.00 FEET; THENCE SOUTH 12°36'49" WEST, 15.00 FEET; THENCE NORTH 77°23'11" WEST, 63.02 FEET; THENCE NORTH 12°36'49" EAST, 53.62 FEET; THENCE NORTH 25°52'05" EAST, 54.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 2522 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING IN TRACTS 9B, 9C AND 10A (ALSO BEING PARCEL 1 OF DOC. # 20110035641 OF EL PASO COUNTY RECORDS) BLOCK 48, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING NORTH 77°21'48" WEST, 5.00 FEET; THENCE NORTH 11°08'33" EAST, 27.84 FEET; THENCE SOUTH 77°23'11" EAST, 5.00 FEET; THENCE SOUTH 11°08'33" WEST, 27.85 FEET; TO THE POINT OF BEGINNING.

CONTAINING 684 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF TRACTS 9B, 9C AND 10A (ALSO BEING PARCEL 1 OF DOC. # 20110035641 OF EL PASO COUNTY RECORDS) BLOCK 48, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 77°23'11" EAST, 38.00 FEET; THENCE SOUTH 12°36'49" WEST, 18.00 FEET; THENCE NORTH 77°23'11" WEST, 38.00 FEET; THENCE NORTH 12°36'49" EAST, 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 139 SQUARE FEET OR 0.003 ACRES MORE OR LESS.



EXHIBIT B



SUN STATE TOWERS

TX10-125 GABRIEL'S CAFE / ELP SPEAKING ROCK

APN: Y80599904800801

9100 ALAMEDA AVE

EL PASO, TX 79907

EL PASO COUNTY



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

DATE
Verizon Wireless by Les F. Gutman
APPLICANT

Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

PREPARED FOR
**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-844-8685 - FAX: 480-844-2680

CARRIER
verizon
156 W. GEMINI DR. TEMPE, AZ 85285
PHONE: (480) 777-4397
FAX: (480) 777-4397

ARE CONSULTING FIRM & SITE ACQUISITION
**PINNACLE
CONSULTING, INC.**
Consulting - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: TX10-125
DRAWN BY: M.G.
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	04/21/21	90% REVIEW	M.G.
0	04/29/21	FINAL ZONING	KAF
1	06/10/21	CLIENT COMMENTS	KAF

**FINAL
FOR ZONING
ONLY**

TX10-125 GABRIEL'S CAFE
/ ELP SPEAKING ROCK

9100 ALAMEDA AVE
EL PASO, TX 79907
EL PASO COUNTY

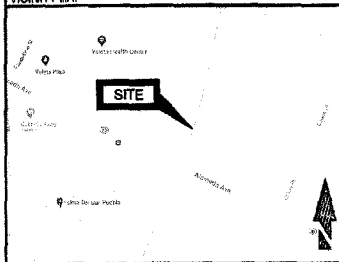
SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

SITE DIRECTIONS

DEPART EL PASO INTERNATIONAL AIRPORT, 6701 CONYAR RD. EL PASO, TX 79905 TURN RIGHT THEN BEAR LEFT ONTO TERMINAL DR. ROAD NAME CHANGES TO AIRWAY BLVD. KEEP LEFT TO GET ONTO TERMINAL D1 S. KEEP STRAIGHT TO GET ONTO AIRWAY BLVD. TURN LEFT ONTO GATEWAY BLVD E. TAKE THE RAMP ON THE LEFT AND FOLLOW SIGNS FOR I-10 EAST. AT EXIT 34A, HEAD RIGHT ON THE RAMP FOR TX-375 LOOP NORTH TOWARD ZARAGOZA HTL. BRIDGE. AT EXIT 47, HEAD RIGHT ON THE RAMP FOR S AMERICAS AVE TOWARD ALAMEDA AVE / PAN AMERICAN DR / SOCORRO RD. TURN RIGHT ONTO TX-20 / ALAMEDA AVE. ARRIVE AT TX-20 / 9100 ALAMEDA AVE.

VICINITY MAP



PROJECT DESCRIPTION

- SCOPE OF WORK**
- INSTALL PROPOSED 65'-0" SUN STATE TOWERS BELL TOWER
 - INSTALL PROPOSED 18'-0"x36'-0"x8'-0" CMU WALL W/ DECORATIVE COBBLESTONE FINISH
 - INSTALL PROPOSED 4'-0"x10'-0" CONCRETE PAD
 - INSTALL PROPOSED RF CABINET
 - INSTALL PROPOSED POWER CABINET
 - INSTALL (3) PROPOSED #12 UNDERGROUND CONDUITS
 - INSTALL (2) PROPOSED HYBRIFLEX CABLES
 - INSTALL PROPOSED GPS ANTENNA
 - INSTALL (6) PROPOSED ANTENNA MOUNTING PIPES
 - INSTALL (6) PROPOSED PANEL ANTENNAS
 - INSTALL (6) PROPOSED REMOTE RADIO HEADS
 - INSTALL (1) 12-PORT OVP
 - INSTALL PROPOSED ELECTRICAL SERVICE
 - INSTALL PROPOSED TELCO SERVICE

CONTACT INFORMATION

CLIENT / TOWER OWNER:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: (480) 664-9588 EXT. 214

PROPERTY OWNER:
ELIZABETH JACQUEZ
9100 ALAMEDA AVE
EL PASO, TX 79907
CONTACT: GABRIEL JACQUEZ
PHONE: (915) 831-0093

CARRIER:
VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ 85283
CONTACT: MICHAEL HOFFMAN
PHONE: (602) 610-0061

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: (480) 664-9588 ext. 230

ENGINEERING FIRM:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: (602) 217-4235

PROJECT DATA

ZONING: C1H
PARCEL #: Y80599904800801
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 630 SQ. FT
JURISDICTION: CITY OF EL PASO

GOVERNING CODES: 2015 IBC, 2016 IFC, 2015 IMC, 2014 NEC
ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

NEW SITE LOCATION

LATITUDE: 31.690642° 31° 41' 26.313" N [NAD83]
LONGITUDE: -106.325705° -106° 19' 32.538" W [NAD83]
GROUND ELEVATION: 3872.4' [NAVD88]

GENERAL NOTES

- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
- LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
- DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.



APPROVALS

(RF): _____ DATE: _____
(CONST): _____ DATE: _____
(RE): _____ DATE: _____
LANDLORD: _____ DATE: _____

SURVEYOR NOTES

1. A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM TEXAS STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 03/11/21.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 4802140048C DATED 02/16/2006.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

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LEASE AREA LEGAL DESCRIPTION

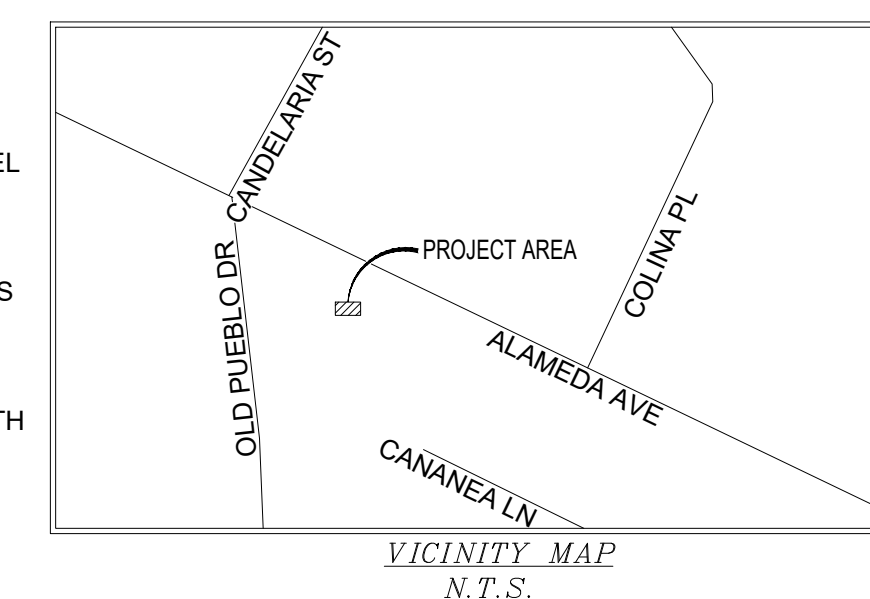
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LESSOR'S LEGAL DESCRIPTION (APN: Y80599904800801)

TRACTS 8, 9-A, 9-B, 9-C, 10-A, 10-B, 10-C, AND 10-C-1, BLOCK 48, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

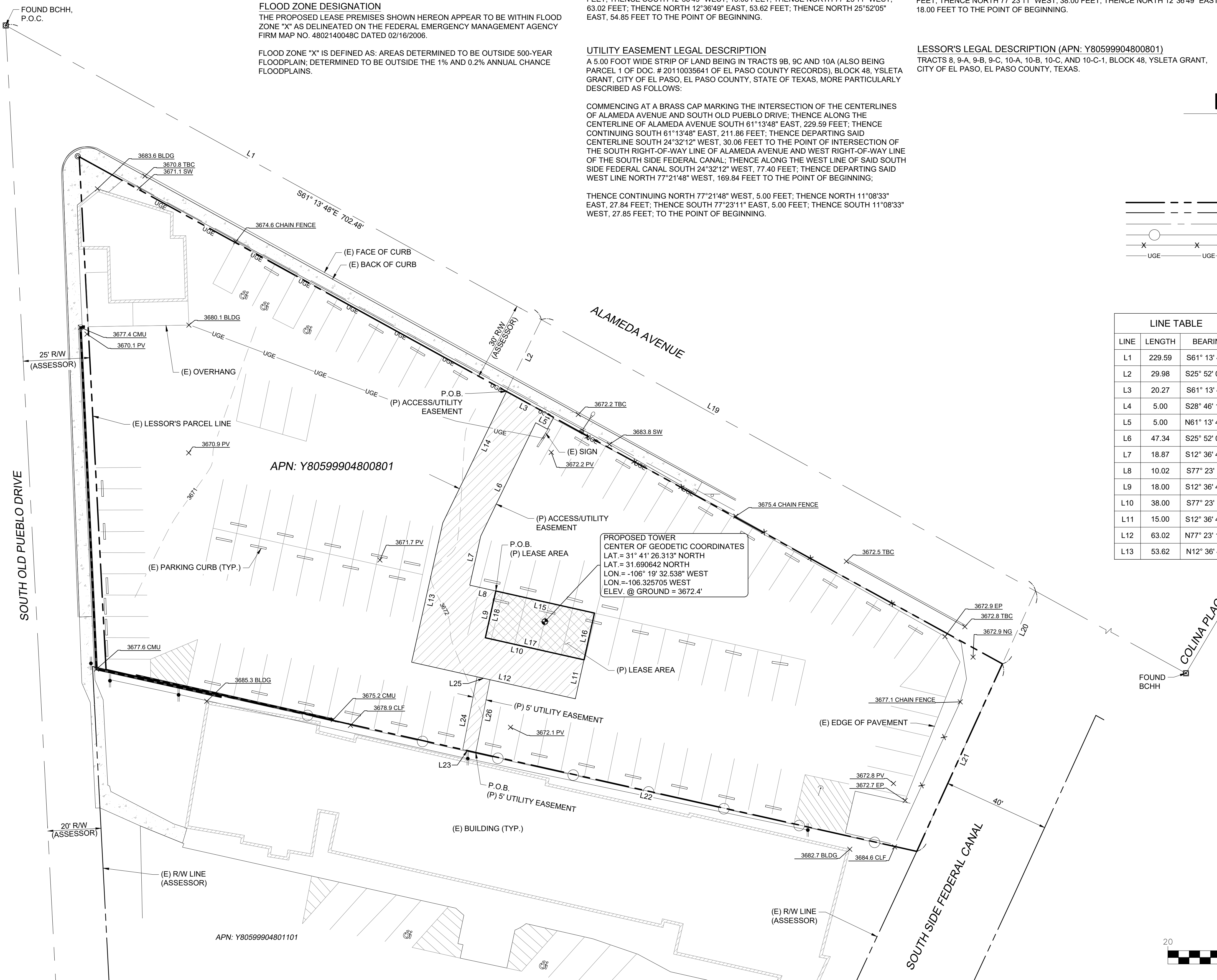


LEGEND

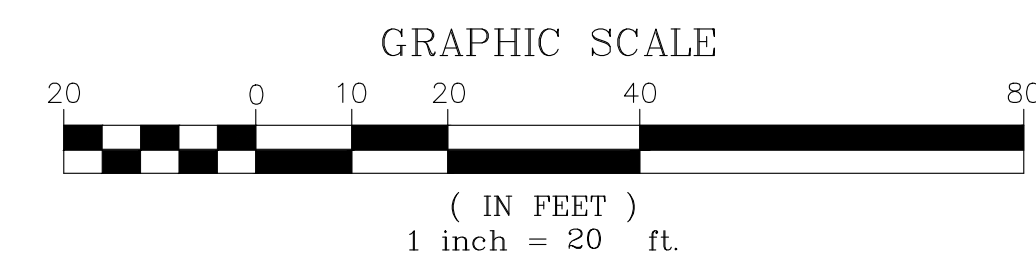
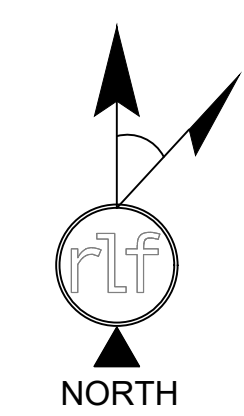
- BRASS CAP IN HANDHOLE (BCHH)
- POWER POLE
- DOWN GUY
- STREET LIGHT W/ MAST ARM
- SIGN
- HANDICAP
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHAIN LINK FENCE
- CHAIN FENCE
- U/G ELECTRIC LINE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

LINE	LENGTH	BEARING
L1	229.59	S61° 13' 48"E
L2	29.98	S25° 52' 05"W
L3	20.27	S61° 13' 48"E
L4	5.00	S28° 46' 12"W
L5	5.00	N61° 13' 48"W
L6	47.34	S25° 52' 05"W
L7	18.87	S12° 36' 49"W
L8	10.02	S77° 23' 11"E
L9	18.00	S12° 36' 49"W
L10	38.00	S77° 23' 11"E
L11	15.00	S12° 36' 49"W
L12	63.02	N77° 23' 11"W
L13	53.62	N12° 36' 49"E

LINE	LENGTH	BEARING
L14	54.85	N25° 52' 05"E
L15	38.00	S77° 23' 11"E
L16	18.00	S12° 36' 49"W
L17	38.00	N77° 23' 11"W
L18	18.00	N12° 36' 49"E
L19	211.86	S61° 13' 48"E
L20	30.06	S24° 32' 12"W
L21	77.40	S24° 32' 12"W
L22	169.84	N77° 21' 48"W
L23	5.00	N77° 21' 48"W
L24	27.84	N11° 08' 33"E
L25	5.00	S77° 23' 11"E
L26	27.85	S11° 08' 33"W



PROPOSED TOWER
CENTER OF GEODETIC COORDINATES
LAT. = 31° 41' 26.313" NORTH
LAT. = 31.690642 NORTH
LON. = -106° 19' 32.538" WEST
LON. = -106.325705 WEST
ELEV. @ GROUND = 3672.4'



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

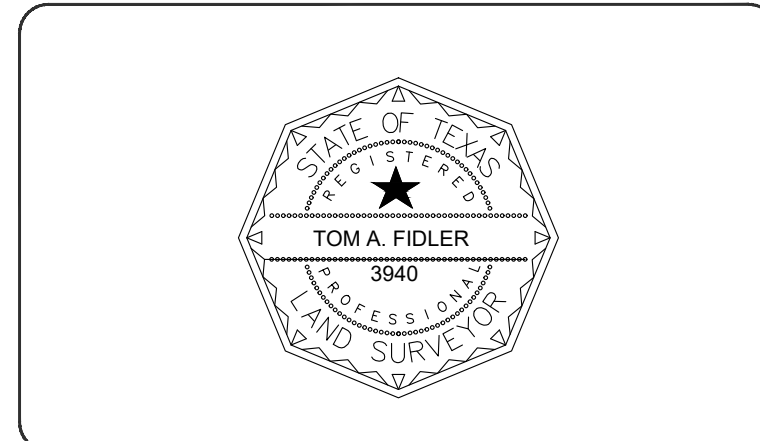
PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
1	04/05/21	FINAL
0	03/19/21	PRELIMINARY

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-9169



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

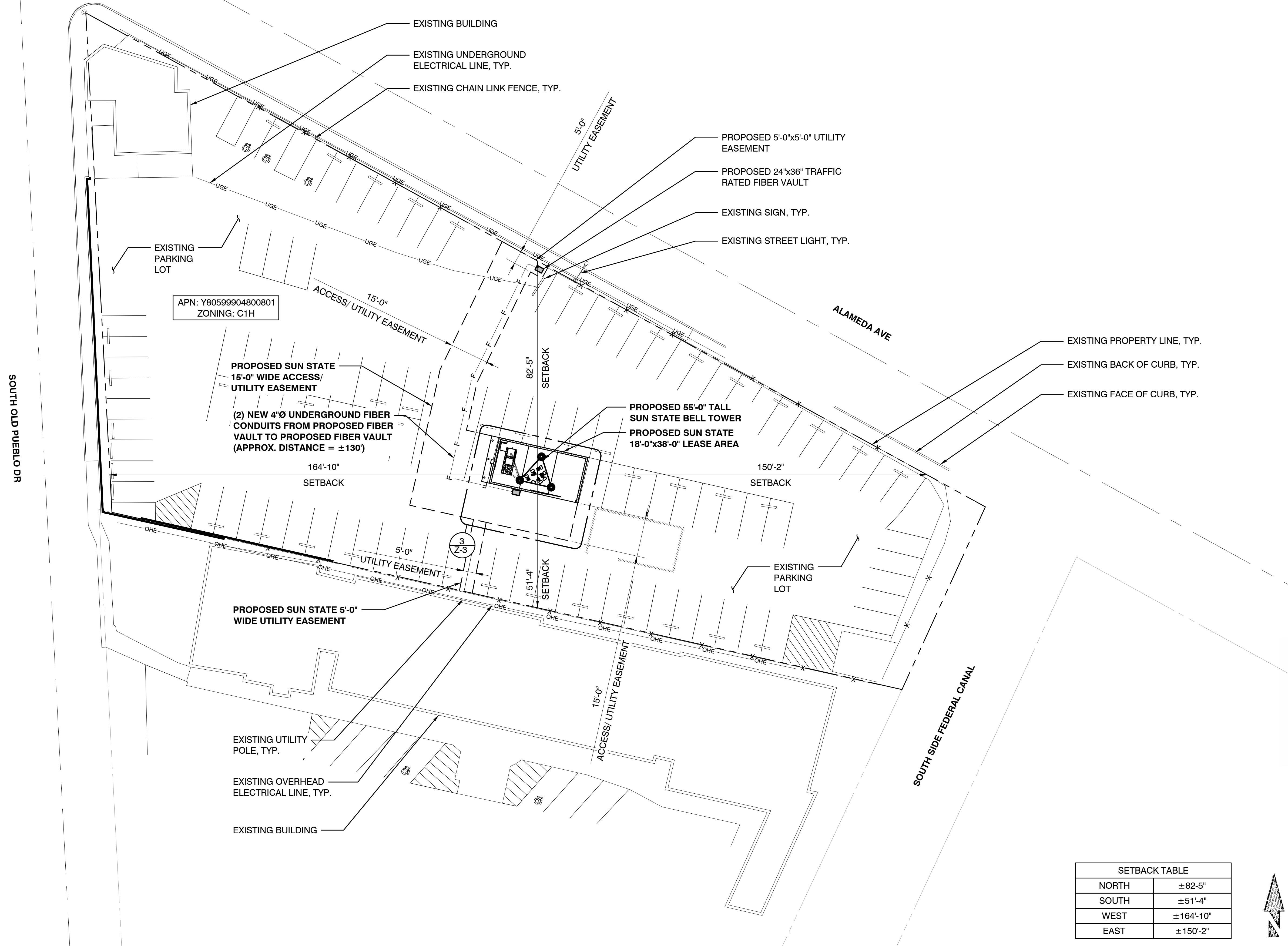
PROJECT No.
100081083

SITE NAME:
TX10-125 Gabriel's cafe

SITE ADDRESS:
9100 ALAMEDA DR
EL PASO, TX 79907

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-1	REVISION:
--------------------------	-----------



APN: Y80599904800801
ZONING: C1H


PROPOSED SUN STATE
15'-0" WIDE ACCESS/
UTILITY EASEMENT

(2) NEW 4"Ø UNDERGROUND FIBER
CONDUITS FROM PROPOSED FIBER
VAULT TO PROPOSED FIBER VAULT
(APPROX. DISTANCE = ±130')

PROPOSED 55'-0" TALL
SUN STATE BELL TOWER
PROPOSED SUN STATE
18'-0"x38'-0" LEASE AREA

SETBACK TABLE	
NORTH	±82'-5"
SOUTH	±51'-4"
WEST	±164'-10"
EAST	±150'-2"

PREPARED FOR



**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER



126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

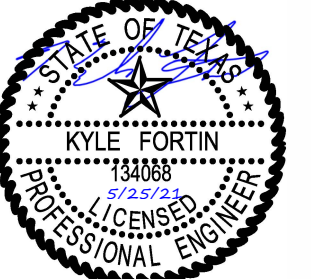


**PINNACLE
CONSULTING, INC.**
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	TX10-125
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/21/21	90% REVIEW	M.G.
0	04/29/21	FINAL ZONING	KAF
1	05/10/21	CLIENT COMMENTS	KAF

**FINAL
FOR ZONING
ONLY**



KYLE FORTIN
131088
PROFESSIONAL ENGINEER
TX FIRM: F-20826

**TX10-125 GABRIEL'S CAFE
/ ELP SPEAKING ROCK**
9100 ALAMEDA AVE
EL PASO, TX 79907
EL PASO COUNTY

SHEET TITLE
SITE PLAN

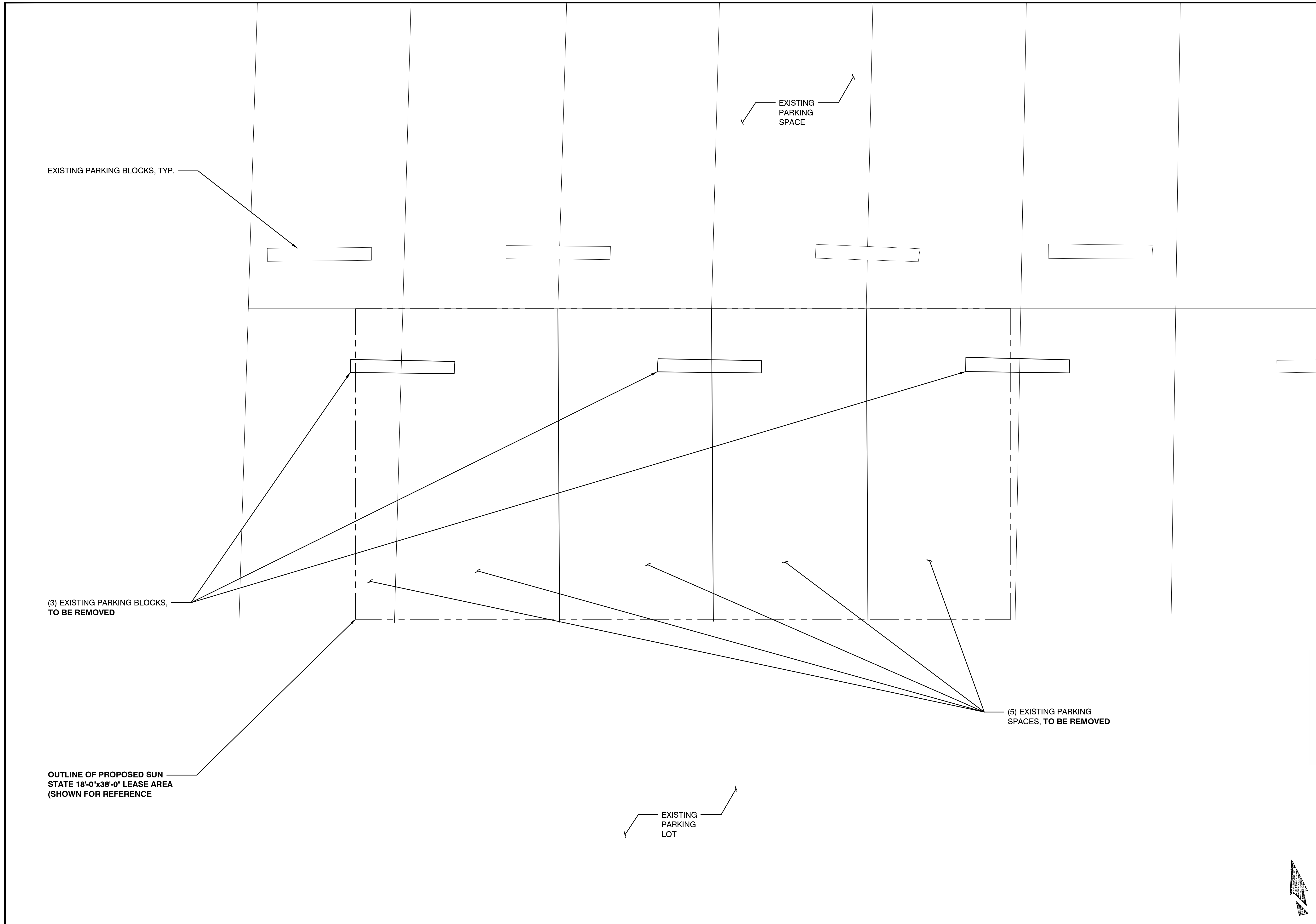
SHEET NUMBER
Z-1

SITE PLAN

24"x36" SCALE: 1" = 20'
11"x17" SCALE: 1" = 40'
20' 10' 0' 20'



1



EXISTING PARKING BLOCKS, TYP.

EXISTING PARKING SPACE


(3) EXISTING PARKING BLOCKS, TO BE REMOVED

(5) EXISTING PARKING SPACES, TO BE REMOVED

OUTLINE OF PROPOSED SUN STATE 18'-0"x38'-0" LEASE AREA (SHOWN FOR REFERENCE)

EXISTING PARKING LOT

PREPARED FOR



SUN STATE TOWERS
 1426 NORTH MARVIN STREET #101
 GILBERT, AZ 85233
 PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER



126 W. GEMINI DR. TEMPE, AZ 85283
 PHONE: (480) 777-4360
 FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

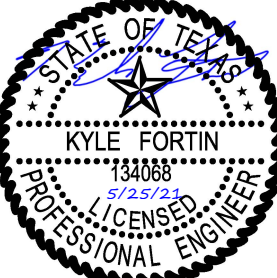


PINNACLE CONSULTING, INC.
 Construction - Project Management - Site Development
 1426 N. MARVIN STREET #101
 GILBERT, AZ 85233

PROJECT NO:	TX10-125
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/21/21	90% REVIEW	M.G.
0	04/29/21	FINAL ZONING	KAF
1	05/10/21	CLIENT COMMENTS	KAF

FINAL FOR ZONING ONLY



TX FIRM: F-20826

TX10-125 GABRIEL'S CAFE / ELP SPEAKING ROCK

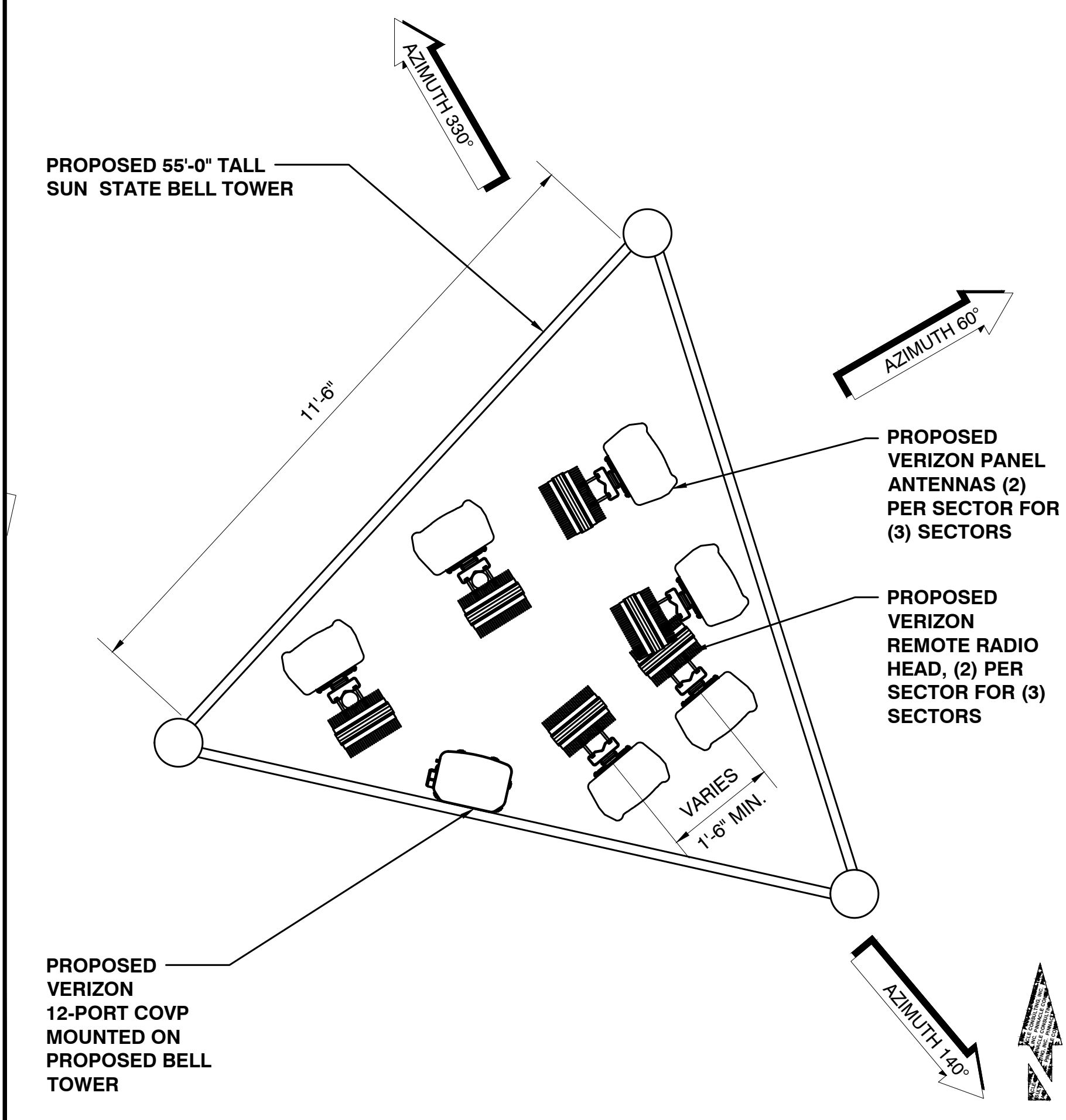
9100 ALAMEDA AVE
 EL PASO, TX 79907
 EL PASO COUNTY

SHEET TITLE
EXISTING ENLARGED SITE PLAN

SHEET NUMBER
Z-2

NEW COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	60°	±65'	2	1 1/4"Ø	HYBRIFLEX CABLE
BETA	140°				
GAMMA	330°				

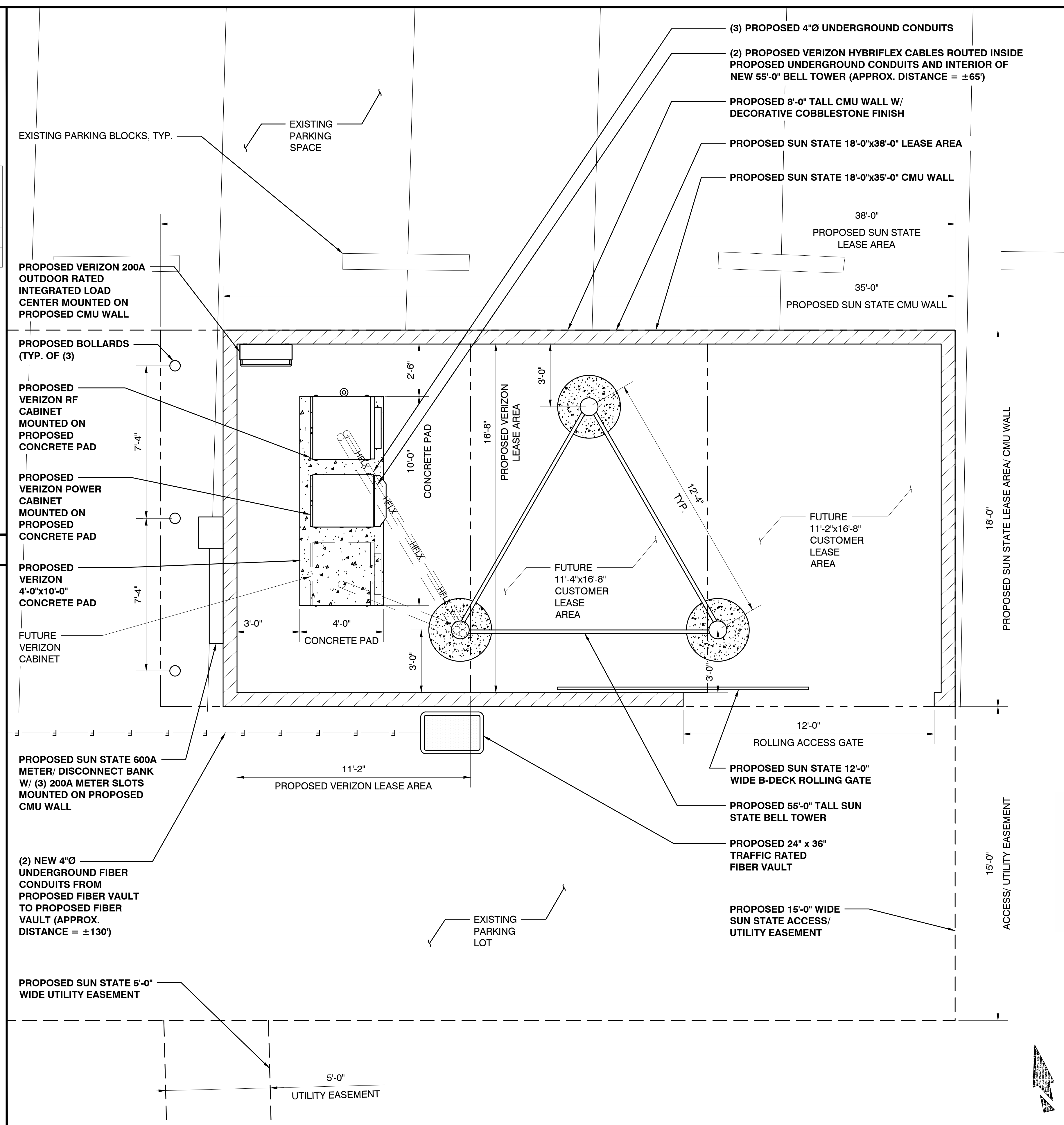
CABLING DETAIL



ANTENNA PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

1



ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

3

PREPARED FOR

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO:	TX10-125
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	04/21/21	90% REVIEW	M.G.
0	04/29/21	FINAL ZONING	KAF
1	05/10/21	CLIENT COMMENTS	KAF

FINAL FOR ZONING ONLY

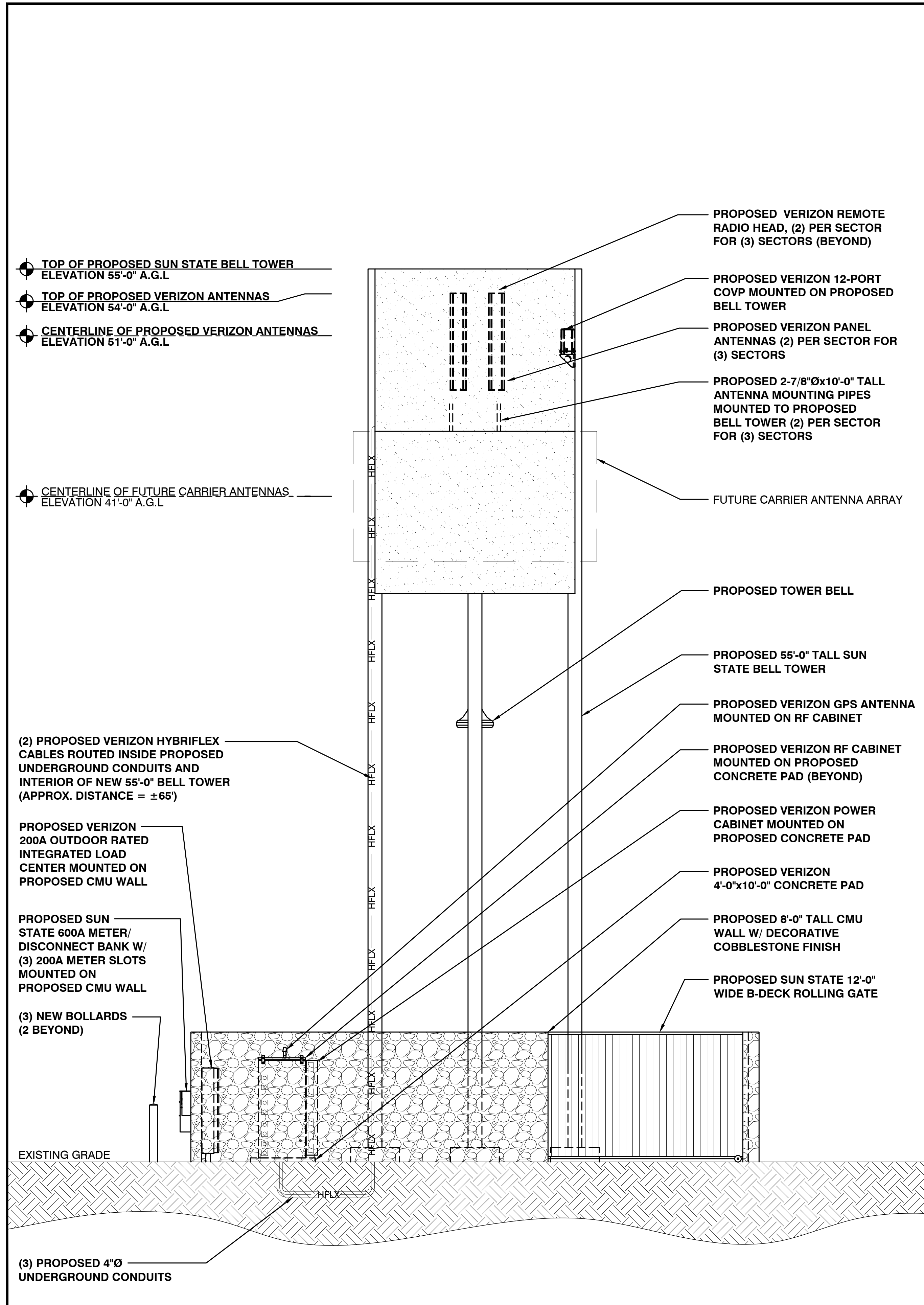
TX FRM: F-202626

TX10-125 GABRIEL'S CAFE / ELP SPEAKING ROCK

9100 ALAMEDA AVE
EL PASO, TX 79907
EL PASO COUNTY

SHEET TITLE
NEW ENLARGED SITE PLAN AND ANTENNA PLAN

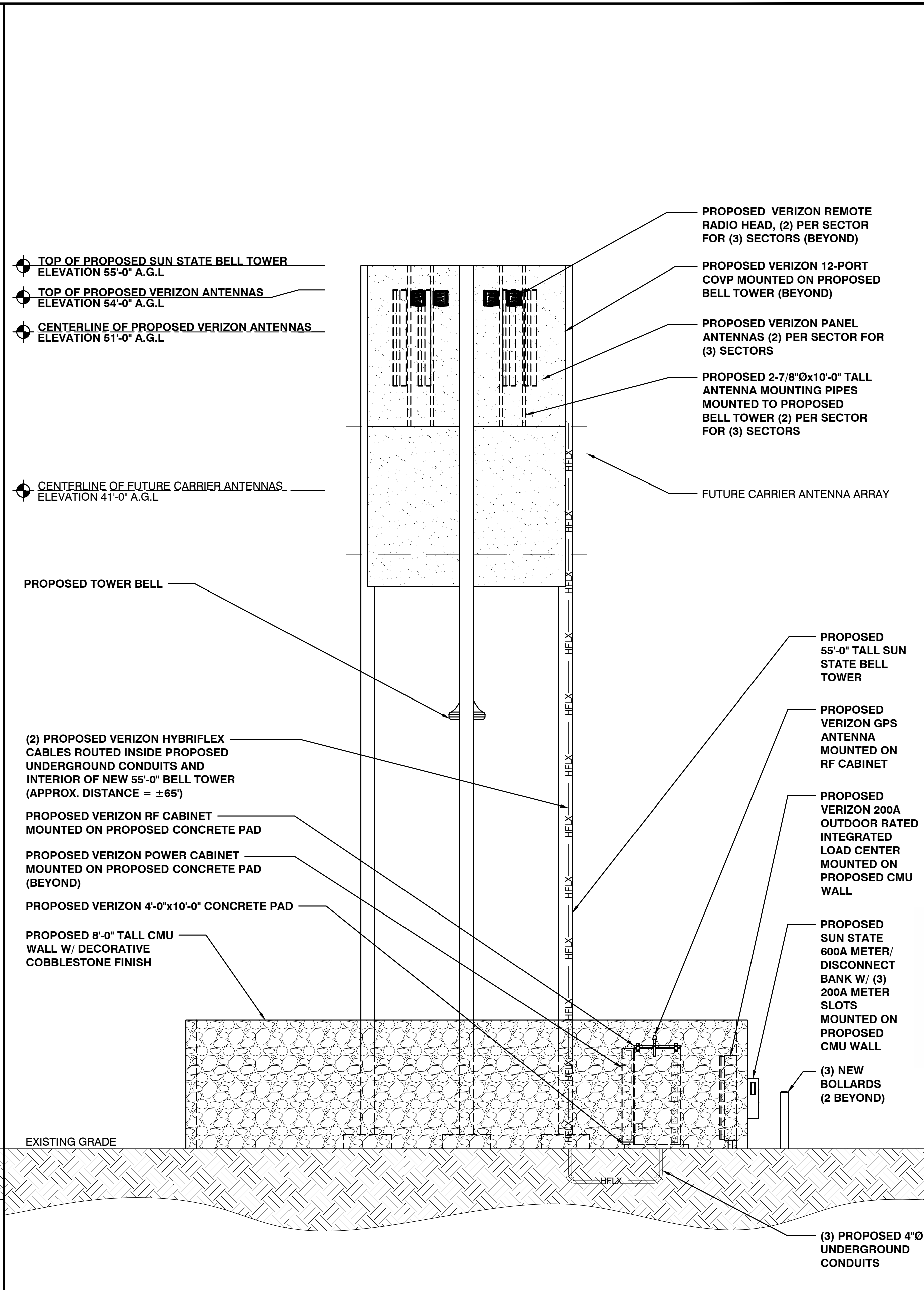
SHEET NUMBER
Z-3



NEW SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

1



NEW NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

2

PREPARED FOR

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: TX10-125
DRAWN BY: M.G.
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	04/21/21	90% REVIEW	M.G.
0	04/29/21	FINAL ZONING	KAF
1	05/10/21	CLIENT COMMENTS	KAF

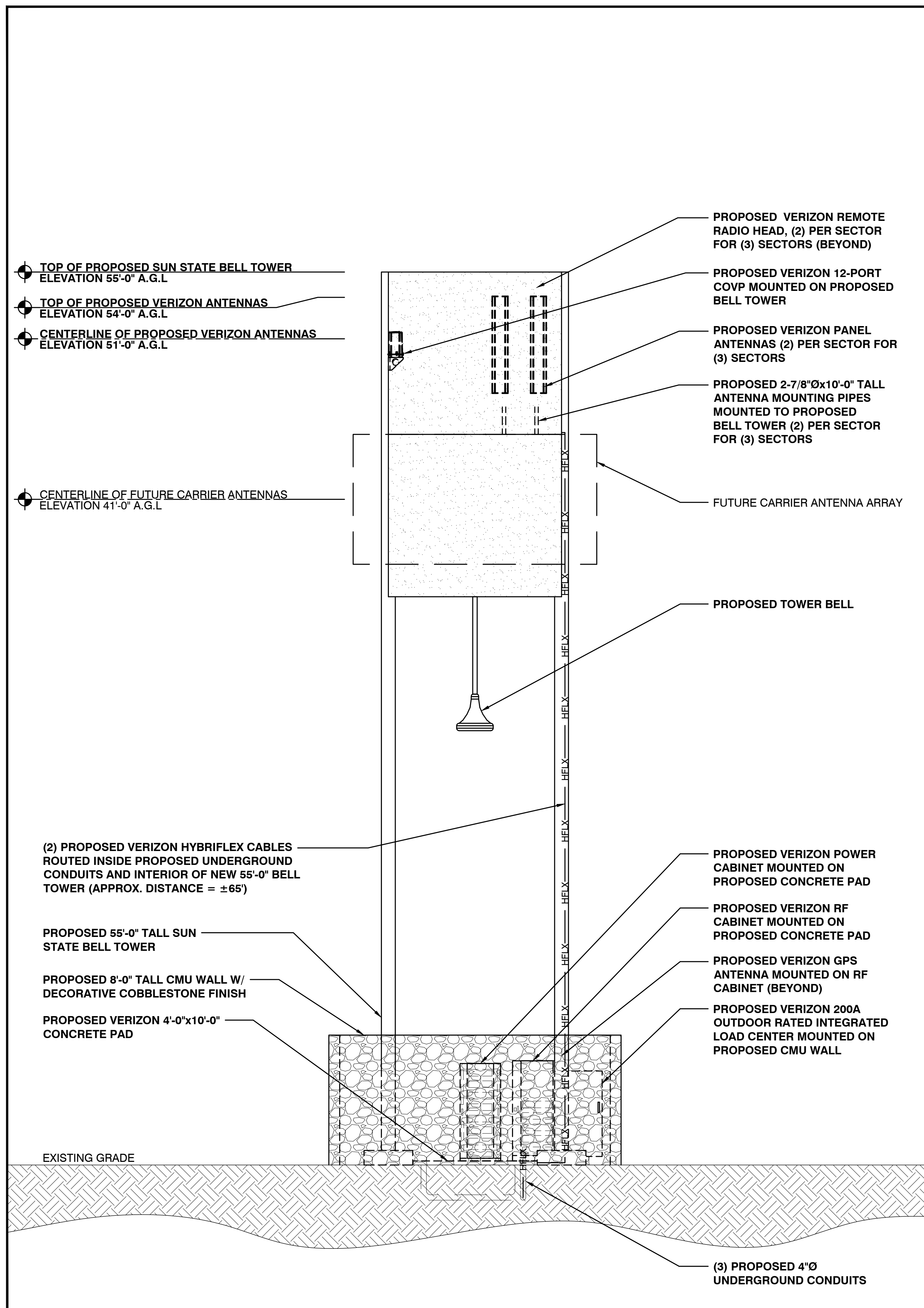
FINAL FOR ZONING ONLY

TX FIRM: F-20826

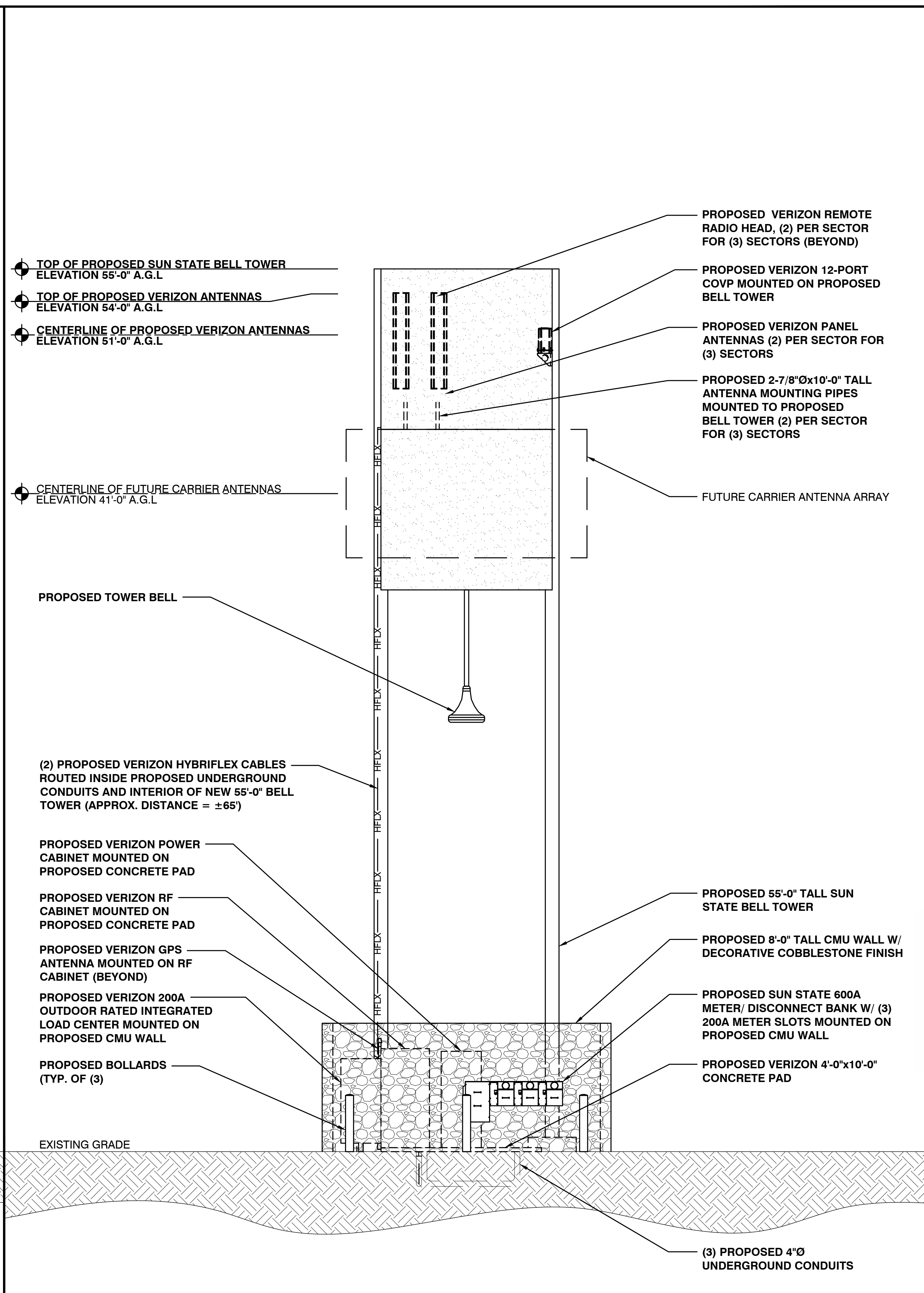
TX10-125 GABRIEL'S CAFE / ELP SPEAKING ROCK
9100 ALAMEDA AVE
EL PASO, TX 79907
EL PASO COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-4



NEW EAST ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" **1**



NEW WEST ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" **2**

PREPARED FOR

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

126 W. GEMINI DR. TEMPE, AZ 85283
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

PROJECT NO: TX10-125
DRAWN BY: M.G.
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
A	04/21/21	90% REVIEW	M.G.
0	04/29/21	FINAL ZONING	KAF
1	05/10/21	CLIENT COMMENTS	KAF

FINAL FOR ZONING ONLY

TX FIRM: F-20826

TX10-125 GABRIEL'S CAFE / ELP SPEAKING ROCK
9100 ALAMEDA AVE
EL PASO, TX 79907
EL PASO COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z-5

APPEAL TO THE CITY COUNCIL

DATE: MAY 19, 2021

HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on MAY 6th, 2021, the
CITY PLAN COMMISSION denied my request for
A NEW LOW VISIBILITY PWSF TO BE LOCATED
AT 9100 ALAMEDA AVE, EL PASO, TX. 79907

legally described as:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

I hereby request the City Council to review the decision of the _____
CITY PLANNING COMMISSION AND CONSIDER MY REQUEST

SET OUT ABOVE. I AM ATTACHING A LETTER SETTING FORTH MY
REASONS FOR BELIEVING THEIR DECISION TO BE IN ERROR.

VERIZON Wireless, BY LES F GUTIERREZ, A/E
APPLICANT
3. Cibola Peak, SANTA FE, NM 87508
ADDRESS
505-710-2679 LESGUTIERREZ3569MMI
TELEPHONE NUMBER COM

Two (2) copies filed in City Clerk's Office on: _____

9100 Alameda Ave, El Paso Texas Legal Description of the Lease Area.

LEASE AREA LEGAL DESCRIPTION

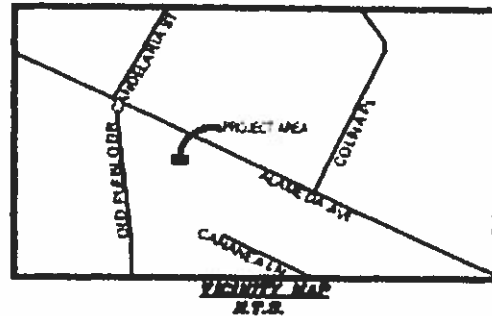
A PORTION OF TRACTS 9B, 9C AND 10A (ALSO BEING PARCEL 1 OF DOC # 20110035641 OF EL PASO COUNTY RECORDS), BLOCK #41 YSLETA GRANT CITY OF EL PASO, EL PASO COUNTY, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE INTERSECTION OF THE CENTERLINES OF ALAMEDA AVENUE AND SOUTH OLD PUEBLO DRIVE, THENCE ALONG THE CENTERLINE OF ALAMEDA AVENUE SOUTH 61°13'48" EAST 229.50 FEET, THENCE DEPARTING SAID CENTERLINE SOUTH 25°52'05" WEST 29.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ALAMEDA AVENUE, THENCE ALONG SAID SOUTH LINE SOUTH 61°13'48" EAST 20.27 FEET, THENCE DEPARTING SAID SOUTH LINE SOUTH 28°46'12" WEST 5.00 FEET, THENCE NORTH 61°13'48" WEST 5.00 FEET, THENCE SOUTH 25°52'05" WEST 47.34 FEET, THENCE SOUTH 12°36'49" WEST 18.87 FEET, THENCE SOUTH 77°23'11" EAST 10.02 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 77°23'11" EAST 38.00 FEET, THENCE SOUTH 12°36'49" WEST 18.00 FEET, THENCE NORTH 77°23'11" WEST 38.00 FEET, THENCE NORTH 12°36'49" EAST 18.00 FEET TO THE POINT OF BEGINNING.

LESSOR'S LEGAL DESCRIPTION (APN Y80189904800801)

TRACTS 8, 9-A, 9-B, 9-C, 10-A, 10-B, 10-C AND 10-C-1, BLOCK #41 YSLETA GRANT CITY OF EL PASO, EL PASO COUNTY, TEXAS.





APPEAL REQUEST CPC DECISION CASE # PZST21-00008 9100 Alameda Verizon Telecom Facility

May 19, 2021

City Council City of El Paso, via City Clerk

Dear City Council of the City of El Paso:

Verizon wireless is requesting this Appeal Request to overturn the CPC Hearing on May 6th, 2021 decision to deny Verizon Wireless a new PWSF to be located at 9100 Alameda Ave. Verizon Wireless has been working with the City of El Paso Planning Department and HLC for over one year before bringing it to the CPC.

BACKGROUND INFORMATION

In early May 2020, we submitted our original zoning application with a camouflaged Italian Cypress design for review by the City of El Paso and the Historic Landmark Commission. The Commission determined that the camouflaged tree was not acceptable due to a recent change in the City of El Paso's telecom code and asked that we submit a new design. HLC tabled the discussion and asked that we submit more designs for review.

In August of 2020, with comments from the City of El Paso, we redesigned the PWSF to comply with the City's low visibility requirements per the new code. We submitted a 4-sided structure with concealed antennas. Again, the HLC felt that the design was too big and not within the character of the Alameda Historic District.

November 16th of 2020 The Commission did vote to allow a standard light structure with flush mount antennas with a concealed equipment area with 6' block/rubble wall. Please see Certificate of Appropriateness dated 11/16/2020.

On January 27th, 2020, The City of El Paso then responded to Verizon Wireless and said that this design was not satisfactory with the low visibility section of the City of El Paso's telecom code and would approve a 3-legged Bell Tower design. On March 24, 2020 we then re-applied with the HLC to offer the new 3-legged design, with an hour of discussion with the HLC Board and City representative, Anne Guayante, the HLC agreed to this new design and issued a Certificate of Appropriateness dated 2/22/2021.



CPC Hearing May 6th, 2021.

Verizon would encourage the City Council to view the video playback of the May 6th CPC hearing and to read the Written Statement of the CPC hearing.

While we respect the hour long comments of the CPC, it is clear that Verizon complied with the Telecom Code to meet all the requirements to design, setbacks, for this new PWSF. This location was designed by Verizon RF Engineers to continue to provide both voice and data services for our mobile, commercial, and residential and 911 customers.

1. Design was reviewed and approved by HLC two times. (See Certificates of Appropriateness)
2. Planning staff reviewed our application for completeness and recommended staff approval.
3. There were no adverse comments from property owners within 500' to include the Ysleta Pueblo.
4. There were no persons at the CPC Public Hearing with any adverse comments.
5. The motion to deny by Commissioner Carlos Gallinar did not take into consideration the time and efforts of the Historic Landmark Commission two hearings with Verizon Wireless to come up with a design that met the District Standards. Commissioner Gallinar said that Verizon could build a 35' structure there by right, without CPC approval. However, because we needed the 20' additional feet for Verizon coverage and that we did not provide landscaping he would vote to deny the request, because he felt a PWSF there would not meet the character of the area.
6. The FCC rules and regulations for PWSF/Cell towers clearly spells out that a governing body must approve a request unless it does not meet the code requirements of the jurisdiction. Verizon did meet all the code requirements.

For the above reasons, we ask that this Appeal request to overturn the CPC's May 6th decision be granted and that the City Council grant Verizon's request as supported by the City of El Paso's planning staff be approved.

Sincerely,

A handwritten signature in black ink that reads "Les F. Gutierrez". The signature is written in a cursive style with a large, stylized "L" and "G".

Agent, for Verizon Wireless



**CERTIFICATE
OF
APPROPRIATENESS**
Issued by the El Paso Historic Landmark Commission

This is to certify that the El Paso Historic Landmark Commission at its regular meeting scheduled on November 16, 2020 *reviewed and approved plans submitted by:*

Property Owner: Elizabeth Jacquez
Location: 9100 Alameda Avenue
Legal Description: 48 Ysleta Tr 8 Tr 9-A Tr 9-B Tr 9-C Tr 10-A Tr 10-B Tr 10-C & Tr 10-C-1 (1.0105 Ac), City of El Paso, El Paso County, Texas

For:


Certificate of Appropriateness for construction of a cell tower with the modifications that the cell phone tower be a monopole design with flush mount to reduce its visibility; in addition, if the tower design changes due to Section 106 and NHPA process, the new design shall be brought forth to the HLC for reconsideration; in addition, the HLC recommends to contact the Ysleta del Sur tribe for their input and consideration on this project

The Commission finds that the proposed scope of work will not adversely affect the architectural or historical significance of the Ysleta Historic District, within which this site is located.

THEREFORE, appropriate building permits may be issued. All construction must conform to existing City Code requirements.



D.J. Sevigny, Chair
El Paso Historic Landmark Commission



Date



**CERTIFICATE
OF
APPROPRIATENESS**
Issued by the El Paso Historic Landmark Commission

This is to certify that the El Paso Historic Landmark Commission at its regular meeting scheduled on February 22, 2021 *reviewed and approved plans submitted by:*

Property Owner: Elizabeth Jacquez
Location: 9100 Alameda Avenue
Legal Description: 48 Ysleta Tr 8 Tr 9-A Tr 9-B Tr 9-C Tr 10-A Tr 10-B Tr 10-C & Tr 10-C-1 (1.0105 Ac), City of El Paso, El Paso County, Texas

For:

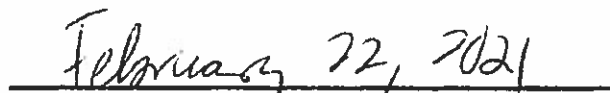
Reconsideration of an approved Certificate of Appropriateness for construction of a cell tower and approved for the design proposed to the HLC on February 22, 2021 with a tower that is dark tan in color and has a rubblestone perimeter wall around the base of the tower to match the adjacent rubblestone walls on the property and to have the panels at the top of the tower presented as a singular surface on all three sides

The Commission finds that the proposed scope of work will not adversely affect the architectural or historical significance of the Ysleta Historic District, within which this site is located.

THEREFORE, appropriate building permits may be issued. All construction must conform to existing City Code requirements.



D.J. Sevigny, Chair
El Paso Historic Landmark Commission



Date

MEMORANDUM

TO: El Paso City Council
FROM: Carlos Gallinar, City Plan Commission
DATE: May 17, 2021
RE: Special Permit PZST21-0008

On the May 6, 2021 meeting of the El Paso City Plan Commission (CPC), the commission voted to deny the special permit for the above-referenced case. As a member of the CPC, I am writing this letter to outline the reasons for denial. The applicant was seeking a special permit to allow for a new ground-mounted Personal Wireless Service Facility (PWSF) in C-1 zoning district.

The applicant could erect the PWSF by right on the C-1 district with a height limitation of 35 feet. However, the applicant was seeking to erect a PWSF at a maximum height of 55 feet. As per the staff report:

The maximum permitted height for ground-mounted PWSF structures and equipment is thirty-five (35) feet in the C-1 district. The proposed fifty-five (55) foot ground-mounted PWSF antenna support structure requires City Council approval of a Special Permit, and must demonstrate compliance with the low-visibility facility design standards and provide space for future collocation, as stated in El Paso City Code 20.10.455.F.1.B.

As the body charged with making recommendations to El Paso City Council regarding zoning and planning, we consider several factors when determining whether to approve or deny applications for cases of rezoning, submissions of subdivision plans, and in this case, for a special permit. While we weigh the recommendations of the El Paso Planning and Inspections Department heavily in our decisions, there are often several other factors which influence how we decide each case. In this case, Planning and Inspection staff recommended approval of Special Permit PZST21-0008. The City Plan Commission voted to deny. Six commissioners voted to deny the special permit with two voting to approve.

The CPC denied the application because of the following reasons:

1. The aesthetic of the proposed tower is not in character with the surrounding neighborhood.
2. The CPC felt that the tower as proposed at 55 feet would have been too tall in context with other buildings, especially the Ysleta Mission. The property where the proposed tower would be erected is directly across the street from the mission's entrance. The CPC felt that a height of 35 feet as allowed by code—and without the special permit—would suffice as an appropriate height for the PWSF in that area.



Chris Cummings, Chairman.
El Paso City Plan Commission

9100 Alameda Avenue

City Plan Commission — May 6, 2021 **(REVISED)**



CASE NUMBER: PZST21-00008
CASE MANAGER: Andrew Salloum, (915)212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: Elizabeth Jaquez
APPLICANT: Verizon Wireless
REPRESENTATIVE: Les F. Gutierrez
LOCATION: 9100 Alameda Avenue (District 6)
PROPERTY AREA: 0.02-acre
EXISTING ZONING: C-1/H (Commercial/Historic)
REQUEST: Special Permit to allow for a new ground-mounted Personal Wireless Service Facility (PWSF) in C-1 zone district
RELATED APPLICATIONS: None
PUBLIC INPUT: None as of April 30, 2021

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) with increase height in the C-1 (Commercial) 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 C-1 (Commercial) 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.

PZST21-00008



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show accurate conditions. 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 20 40 80 120 160 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 C-1 (Commercial) zone district, as required by El Paso City Code Section 20.10.455, and an increase in the maximum height.

The site plan shows a 684 sq. ft. lease area for a fifty-five (55) foot high structure with antennas and service equipment enclosure. The antennas and support structure will be camouflaged to resemble a bell tower, in accordance with the low-visibility facility design criteria in El Paso City Code Section 20.10.455.F(1.9). Additionally, an eighteen (18) foot by thirty-eight (38) foot equipment enclosure is proposed, with the equipment being screened by a six (6) foot concrete masonry unit wall with decorative rubblestone finish at the edge of the property adjacent to a service driveway.

The maximum permitted height for ground-mounted PWSF structures and equipment is thirty-five (35) feet in the C-1 district. The proposed fifty-five (55) foot ground-mounted PWSF antenna support structure requires City Council approval of a Special Permit, and must demonstrate compliance with the low-visibility facility design standards and provide space for future collocation, as stated in El Paso City Code 20.10.455.F.1.8. The detailed site development plan demonstrates compliance with these requirements.

There are no other PWSF facilities within one-half mile of the subject property. The applicant has requested a landscape buyout as permitted by the landscaping ordinance for unmanned facilities. A maintenance access easement off a private driveway within the subject property is proposed from Alameda Avenue.

PREVIOUS CASE HISTORY: On February 22, 2021, the Historic Landmark Commission (HLC) reviewed and approved a certificate of appropriateness for the construction of a new ground-mounted personal wireless service facility with a tower that is dark tan in color and has a rubblestone perimeter wall around the base of the tower to match the adjacent rubblestone walls on the property. This is the design shown on the detailed site development plan, which can be found in Attachment 1 to this staff report.

COMPLIANCE WITH PERSONAL WIRELESS SERVICE FACILITY REQUIREMENTS (20.10.455)	
Criteria	Does the Request Comply?
Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions: a. Setbacks. i. A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than one foot for each foot of height, measured from the PWSF antenna support structure base.	Yes. The proposed PWSF meets the setback requirement includes right-of-way and easement of the C-1 zone district.
c. Separation Between PWSF Antenna Support Structures. The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile.	There are no other PWSFs within one-half mile buffer of the subject property.
G. All ground-mounted PWSF located in residential and apartment zoning districts shall be camouflaged. Camouflaging is a method of disguising or concealing	The PWSF is a proposed fifty-five (55) foot tall bell tower with wireless antennas inside.

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.	
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	A six (6) foot high concrete mixed unit with decorative rubblestone finish is proposed.
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 is proposed from a private driveway within the subject property from Alameda Avenue.

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 C-1 District is thirty-five (35) feet. El Paso City Code Section 20.10.455.1.8 allows the applicant to request a special permit for a tower of up to sixty (60) feet in height so long as the Low Visibility Design Standards are met and space for future colocation is provided. The proposed tower height is fifty-five (55) feet and 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-3 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 Alameda Avenue, the improved major 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. Proposed construction will need to comply with building permit and construction requirements.
5. The design of the proposed development mitigates substantial environmental problems.	Yes, the 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 commercial uses 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 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?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><u>G-3 Post-war</u> 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.</p>	<p>Yes. The subject property, and the proposed development for it, meet the intent of the G-3, Post-war Future Land Use Map designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>C-1 (Commercial)</u> The purpose of this district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes. PWSF is permitted in the C-1 District with special permit approval for the proposed fifty-five (55) foot height.</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>Yes, the property is located within a historic district.</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 and school 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 commercial 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 Alameda Avenue, which is designated a major arterial on the City's Major Thoroughfare Plan. 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 from the reviewing departments. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the boundaries of the Mission Valley Neighborhood Association and Corridor 20 Civic Association were notified prior to submittal of the Special Permit Application. Public notices were mailed to property owners within 500 feet on April 23, 2021. As of April 30, 2021, the Planning Division did not receive any communication support or 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 (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.

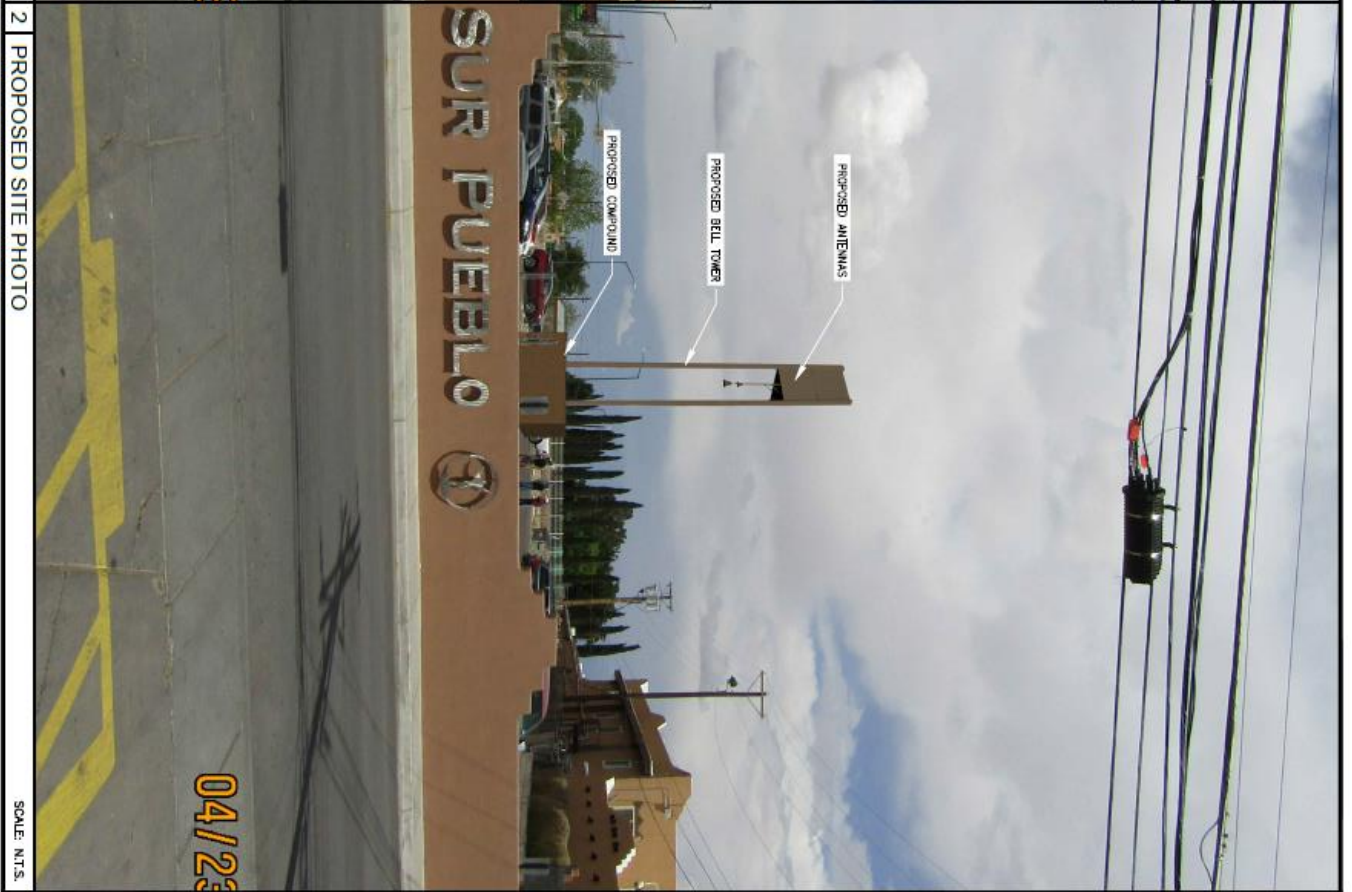
ATTACHMENTS:

1. Detailed Site Plan
2. Simulation Photos
3. Project Propose Statement
4. Landscape Buyout Request
5. Historic Landmark Commission (HLC) Certificate of Appropriateness
6. Future Land Use Map
7. Department Comments
8. Neighborhood Notification Boundary Map

ATTACHMENT 2







1 EXISTING SITE PHOTO



SCALE: N.T.S.

2 PROPOSED SITE PHOTO



SCALE: N.T.S.

ATTACHMENT 3



April 13, 2021

Mr. Andrew Salloum, Senior Planner Zoning
Planning and Inspections Department
City of El Paso
801 Texas Ave.
El Paso, Texas 79901

Subject: **9100 Alameda Drive (ELP SPEAKING ROCK) VZW Concealed Stealth Structure
PROJECT DESCRIPTION STATEMENT & PROJECT PURPOSE STATEMENT.**

Verizon Wireless will be constructing a new 55' Concealed Stealth structure in accordance with the City of El Paso's updated telecom ordinance on a C-1 Property. VZW will be installing 6 new antennas at the 51' level that will be concealed by the stealth panels approved by the Historic Landmark Commission. We also be placing hybrid fiber cable, electronics and equipment cabinets concealed by a 6' wall.

The Purpose of this project is to improve badly needed data and voice services to the nearby residential neighborhoods and vehicular traffic.

Sincerely,

Les F. Gutierrez

Les F. Gutierrez, Senior Site Acquisition Manager
Southwest Telecom Partners, Inc, as agent for Verizon Wireless
LesGutierrez35@Gmail.com
505-710-2079

ATTACHMENT 4



April 13, 2021

Mr. Andrew Salloum, Senior Planner Zoning
Planning and Inspections Department
City of El Paso
801 Texas Ave.
El Paso, Texas 79901

Subject: **9100 Alameda Drive (ELP SPEAKING ROCK) VZW Concealed Stealth Structure
Landscaping Buyout**

Pursuant to Chapter 18.46.140.B.1.a of the El Paso Municipal Code, Verizon Wireless shall pay the \$5,000 in lieu of installing the required (1) unit of landscaping and irrigation for the proposed unmanned Personal Wireless Facility for this location. Verizon understands that the said payment of the \$5,000 must be submitted prior to the issuance of the building permit for this project.

Sincerely,

Les F. Gutierrez

Les F. Gutierrez, Senior Site Acquisition Manager
Southwest Telecom Partners, Inc, as agent for Verizon Wireless
LesGutierrez35@Gmail.com
505-710-2079

ATTACHMENT 5



CERTIFICATE OF APPROPRIATENESS

Issued by the El Paso Historic Landmark Commission

This is to certify that the El Paso Historic Landmark Commission at its regular meeting scheduled on February 22, 2021 *reviewed and approved plans submitted by:*

Property Owner: Elizabeth Jacquez
Location: 9100 Alameda Avenue
Legal Description: 48 Ysleta Tr 8 Tr 9-A Tr 9-B Tr 9-C Tr 10-A Tr 10-B Tr 10-C & Tr 10-C-1 (1.0105 Ac), City of El Paso, El Paso County, Texas

For:


Reconsideration of an approved Certificate of Appropriateness for construction of a cell tower and approved for the design proposed to the HLC on February 22, 2021 with a tower that is dark tan in color and has a rubblestone perimeter wall around the base of the tower to match the adjacent rubblestone walls on the property and to have the panels at the top of the tower presented as a singular surface on all three sides

The Commission finds that the proposed scope of work will not adversely affect the architectural or historical significance of the Ysleta Historic District, within which this site is located.

THEREFORE, appropriate building permits may be issued. All construction must conform to existing City Code requirements.



D.J. Sevigny, Chair
El Paso Historic Landmark Commission



Date

ATTACHMENT 6

PZST21-00008



ATTACHMENT 7

Planning and Inspections Department – Planning Division

No objections to the special permit request.

Planning and Inspections Department – Plan Review

No objections to the special permit and detailed site development plan.

Note: At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS, and Municipal Code

Planning and Inspections Department – Landscaping Division

No objections to the special permit and detailed site development plan.

Planning and Inspections Department – Land Development

No objections.

Note: Label power panel total amperage on cover sheet T-1 general project description, scope of work, will be addressed at the permitting stage.

Street and Maintenance Department

No objections.

Note: All driveway and sidewalk improvements shall be constructed in current compliance with all applicable City of El Paso Municipal Codes / Ordinances

Texas Department of Transportation (TxDOT)

No comments received.

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

El Paso County Water Improvement District #1

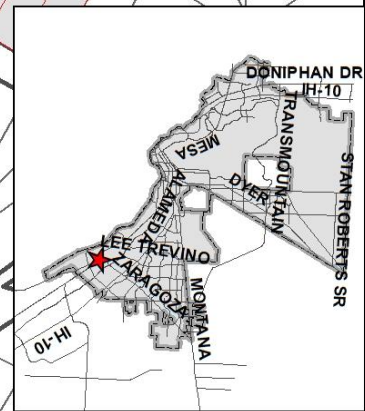
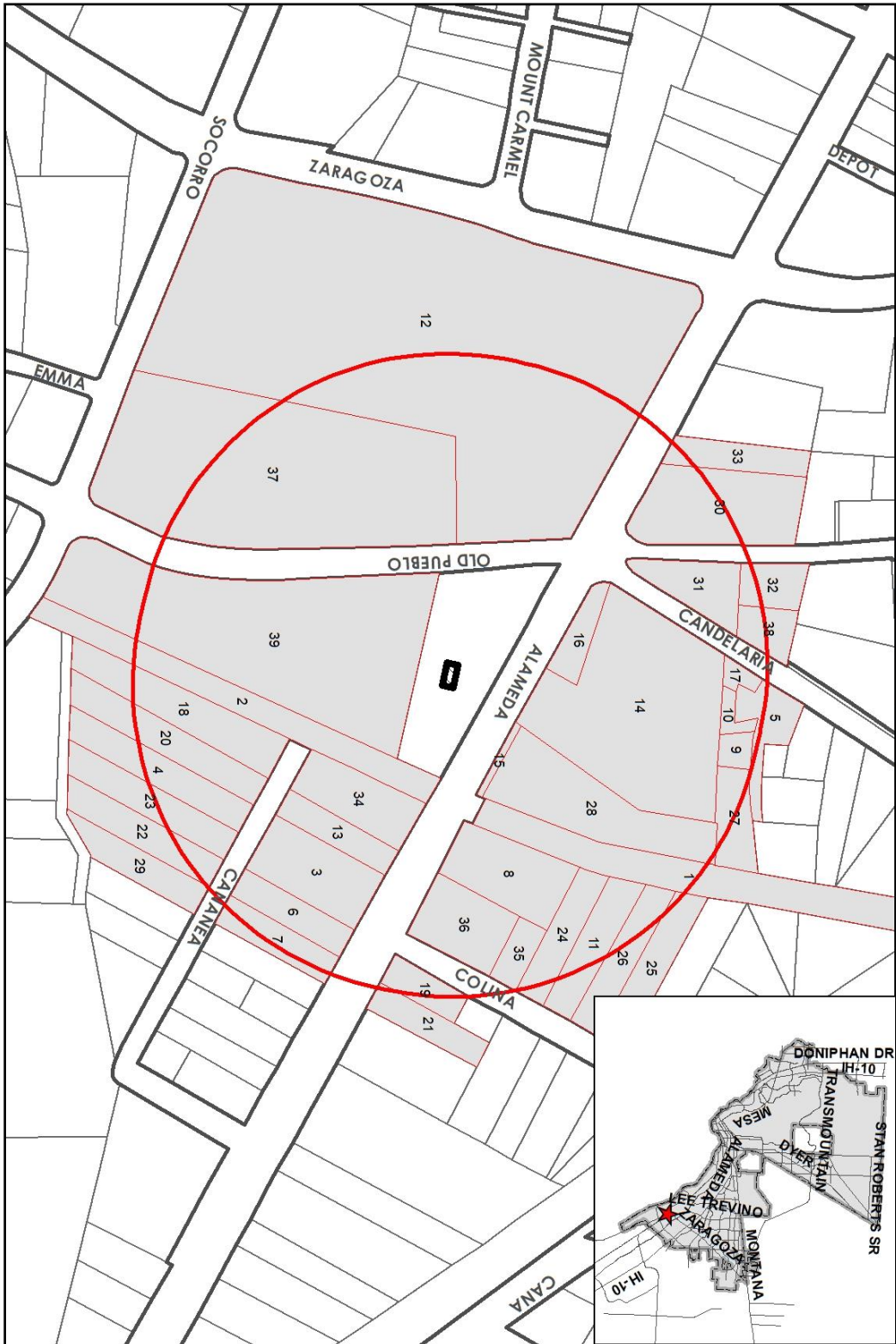
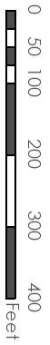
No comments or objections to the special permit request.

ATTACHMENT 8

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this map to scales greater than its origin can induce errors and may lead to conclusions that differ from those intended. The Planning & Community Development Planning Division makes no claim to its accuracy or completeness.



Subject Property
Parcels within 500 feet



PZST21-00008