



CITY OF EL PASO

Update on Environmental Conditions in the Chamizal Neighborhood

October 7, 2024

May 28, 2024, PCM International Inc. Fire

PCM International Inc. located at 1611 E. Paisano, El Paso, Texas 79901

Discussion and action to direct the City Manager and City Attorney to identify appropriate cross-cutting solutions to longstanding hazards related to environmental conditions in the Chamizal Neighborhood, with specific emphasis on addressing the public health concerns of residents. Further, to collaborate with affected property owners and return to Council within 120 days with proposed recommendations for remediation.

- Cross functional team included Fire, P&I, City Attorney, and Economic Development

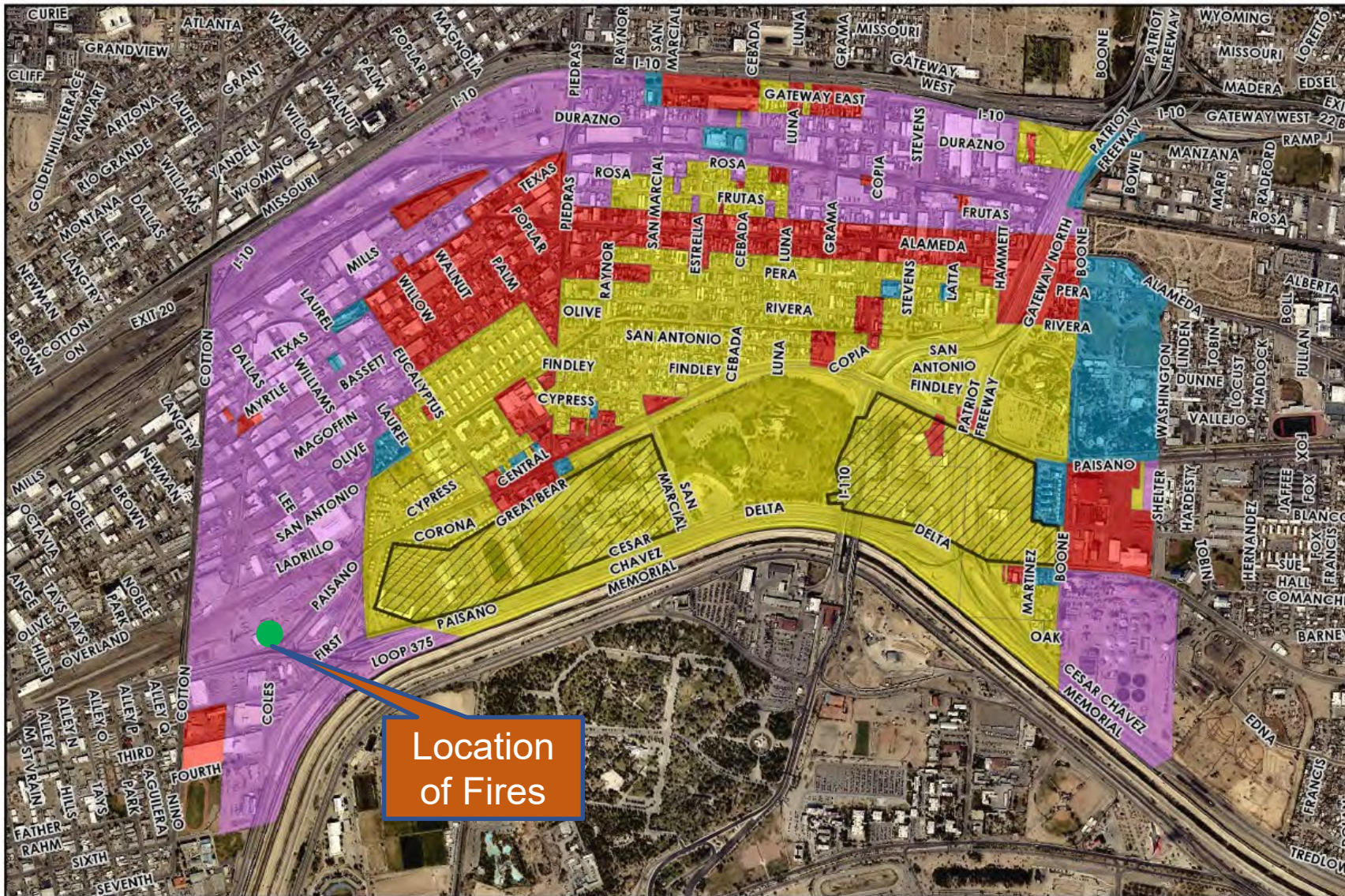
Area



Subject Area – 1956 Aerial



Generalized Land Use



Land Use	Acres
Industrial	474
Residential	413
Commercial	211
Mixed-Use	68
Other	112

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. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Information Technology Department GIS Group makes no claims to the accuracy of capabilities.

Generalized Zoning

- Commercial
- Industrial
- Residential
- Mixed-Use

0 400 800 1,600 2,400 3,200 Feet

Short-Term Recommendations

- Amend Fire Code to strengthen the enforcement of the ordinance
 - Enhance and increase the frequency of the site inspections of the industrial facilities with outdoor storage of high combustible materials
- Continue developing a plan to address short-, mid-, and long-term needs of the neighborhood
 - Work with the residents/businesses to identify health concerns
 - Evaluate factors that negatively impact public health
- Encourage businesses (manufacturing industry) to evaluate status, research best practices, and modernize to cutting-edge technologies
 - Work with Economic Development for economic opportunities in the area
 - Upgrades may qualify for 380 incentives program
 - Public/private partnership to identify grant opportunities to address some of these long-standing concerns

Long-Term Recommendations

- Incorporate area recommendations within the in-process Comprehensive Plan update
- Invest in environmental mitigation measures such as installation of street trees, more green space, parks, more walkable environments, control runoff from sources, and identify other recreational opportunities in the area
- Coordinate with the railroad to address and mitigate rail impacts on the environment
- Coordinate with TxDOT for future roadway plans to address congestion and delays – especially the international crossings
- Develop community area plan and identify improvements to mitigate environmental concerns
 - Efforts will be incorporated into updated Infill and Redevelopment Policy

PCM International Inc. Fire

- Locations involved
 - 1611 E. Paisano
- Fire investigators classified this fire as
 - Undetermined
 - Cause was the Intentional/Unintentional act of a person
- Impacts of the fire:
 - Exposures
 - Official Notices
 - Financial
 - \$2,200,000 (est. business loss)
 - \$523,950.78 (est. City cost)
- History of fires
- Health of the community



Permit Realignment

- OSCOM City Ordinance
- PCM International currently operates under a Miscellaneous Combustible Storage permit and will be moved to the OSCOM permit.
 - Outside Storage of Combustible Materials created to assist in the prevention of fires at facilities that store combustible material outdoors.
 - The ordinance is specific in height and width requirements to not allow a footprint of combustible materials to be excessive.
 - In addition, there are financial (insurance) responsibilities requirements based on the Tier assigned to the permit. This is based on the amount of material stored and is \$1,000,000 or \$2,000,000 as applicable.
 - Names the City of El Paso as insured on the policy.

Permits Compared

Miscellaneous Storage	OSCOM
10 ft from property line and structures	20 ft from property line
Max height 20 ft	Max height of 12 ft
30 inches between stored materials	20 ft buffer zone between units/barrier
No barrier required	Requires barrier around storage area
Footprint of material not addressed	Unit foot 500 sq/ft max
Same requirements for all material	Stricter requirements for loose materials than for baled or contained materials

Outside Storage of Combustible Materials

- Requirements/highlights
 - Facility Fire Plan and Prevention Training
 - Security Barrier around Perimeter
 - Up to \$2,000,000 Insurance Policy
- Enforcement
 - \$2,000/day fine
 - Revocation of permit for 12 months
 - 2 NOV in 12-month period
- Amend Ordinances covering
 - OSCOM
 - Response Expenses

Next Steps

- Evaluate existing facilities to determine classification
- Fire Code Ordinance amendment
- Continue to implement short- and long-term recommendations