

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

**AGENDA DATE:** June 22, 2022  
**PUBLIC HEARING DATE:** July 19, 2022

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

**DISTRICT(S) AFFECTED:** District 4

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

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance granting Special Permit NO. PZST22-00004, to allow for a governmental use, building (Environmental Service Department – Citizen Collection Station) on the property described as Lot 3, Block 1, Castner Range Subdivision #1, 9135 Stahala Drive, City of El Paso, El Paso County, Texas, Pursuant to Section 20.04.320 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 9135 Stahala Drive  
Applicant: City of El Paso, PZST22-00004

**BACKGROUND / DISCUSSION:**

The applicant is requesting a special permit to allow for a governmental use, building (Environmental Service Department – Citizen Collection Station) in the R-4 (Residential) and C-1 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit. The City Plan Commission recommended 5-0 to approve the proposed special permit on June 2, 2022. As of June 13, 2022, the Planning Division received a letter via email in 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

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

*Philip Etiwe*

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00004, TO ALLOW FOR A GOVERNMENTAL USE, BUILDING (ENVIRONMENTAL SERVICE DEPARTMENT – CITIZEN COLLECTION STATION) ON THE PROPERTY DESCRIBED AS A PORTION OF LOT 3, BLOCK 1, CASTNER RANGE SUBDIVISION #1, 9135 STAHALA DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the City of El Paso, has applied for a Special Permit under Section 20.10.260 of the El Paso City Code to allow for a governmental use, building (Environmental Service Department– Citizen Collection Station); and,

**WHEREAS**, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

**WHEREAS**, the City Plan Commission has recommended approval of the subject Special Permit; and

**WHEREAS**, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

**WHEREAS**, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a R-3 (Residential) District:  
*a portion of Lot 3, Block 1, Castner Range Subdivision #1, 9135 Stahala Drive City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”.*

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 governmental use, building (Environmental Service Department – Citizen Collection Station) on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the R-4 (Residential) and C-1 (Commercial) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes; and,

**ORDINANCE NO. \_\_\_\_\_**

22-1007-2910|1178356

General Special Use Permit|PZST22-00004 9135 Stahala | Ordinance| WNV

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST22-00004, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2022.

**THE CITY OF EL PASO:**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

*Wendi N. Vineyard*

\_\_\_\_\_  
Wendi N. Vineyard  
Assistant Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

**ORDINANCE NO.** \_\_\_\_\_

22-1007-2910|1178356

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**AGREEMENT**

City of El Paso, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-4 (Residential) and C-1 (Commercial) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 6th day of June, 2022.

City of El Paso:

Nicholas Ybarra  
(Signature)

Nicholas Ybarra, P.E. - Assistant Director  
(Name/Title)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS )  
)  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 6 day of June, 2022, by Nick Ybarra for City Of El Paso

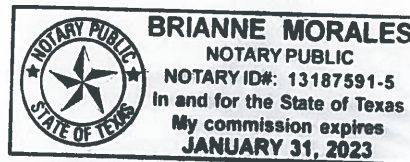
(Seal)

Brianne Morales  
Notary Public, State of Texas  
Signature

BRIANNE MORALES  
Printed or Typed Name

My Commission Expires:

1/31/23



ORDINANCE NO. \_\_\_\_\_

22-1007-2910|1178356

General Special Use Permit|PZST22-00004 9135 Stahala | Ordinance| WNV

## Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

## DESCRIPTION

**Description** of a parcel of land being a portion of Lot 3, Block 1, Castner Range Subdivision #1, an addition to the City of El Paso, El Paso County, Texas, filed for record in Volume 45, Page 30, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found TxDot brass cap monument on the common corner of Sections 2, 3, 8, and 9, Block 81, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas; **THENCE**, S 88° 03' 17" E (N 88° 49' 25" E - Plat), along a calculated section line, a distance of 1679.96 (1680.00 - Plat) feet to a point on the centerline of Stahala Drive; **THENCE**, N 01° 46' 55" E (N 01° 21' 10" W - Plat), along the centerline of said Stahala Drive, a distance of 573.00 feet to a found city monument on the centerline intersection of Stahala Drive and Maureen Circle; **THENCE**, N 01° 46' 55" E (N 01° 21' 10" W - Plat), along the centerline of Stahala Drive, a distance of 766.69 feet to a found city monument on the point of curvature of Stahala Drive; **THENCE**, N 88° 02' 30" W (S 88° 49' 25" W - Plat), leaving the centerline of Stahala Drive, a distance of 35.00 feet to a set nail on the westerly right-of-way line of Stahala Drive, said nail also being the southeasterly corner of Castner Heights Unit Seven, filed for record in Volume 60 Page 49, Plat Records of El Paso County, Texas, and being the northeasterly corner of Lot 3, Block 1, Castner Range Subdivision #1, said nail also being the **POINT OF BEGINNING** of this description;

**THENCE**, S 01° 46' 55" W (S 01° 21' 10" E - Record), along the westerly right-of-way line of Stahala Drive, a distance of 894.62 feet to a set 1/2" rebar with cap stamped "B&A Inc." on the northeasterly corner of a 2.43 acre tract described in Volume 1189, Page 1111, of the Real Property Records of El Paso County, Texas;

**THENCE**, N 88° 02' 30" W (S 88° 49' 25" W - Record), leaving the westerly right-of-way line of Stahala Drive and along the northerly line of said 2.43 acre tract, a distance of 302.71 (302.66 - Record) feet to a set 1/2" rebar with cap stamped "B&A Inc." for the northwesterly corner of said 2.43 acre tract;

**THENCE**, S 01° 47' 29" W (S 01° 20' 03" E - Record), along the westerly line of said 2.43 acre tract, a distance of 88.64 feet to a found 5/8" rebar with cap stamped "KECO TX 5632", being the northeasterly corner of a 1.4999 acre tract described in Volume 1260 Page 1708, of the Real Property Records of El Paso County, Texas;

**THENCE**, N 88° 02' 30" W (S 88° 49' 25" W - Record), along the northerly line of said 1.4999 acre tract, a distance of 250.00 feet to a set 60D nail on the common line of Lots 2 and 3, also being on the northwesterly corner of said 1.4999 acre tract;

**THENCE**, N 01° 47' 29" E (N 01° 20' 03" W - Plat), along the common line of Lots 2 and 3, a distance of 319.56 feet to a set 1/2" rebar with cap stamped "B&A Inc." on the northeasterly corner of Lot 2;

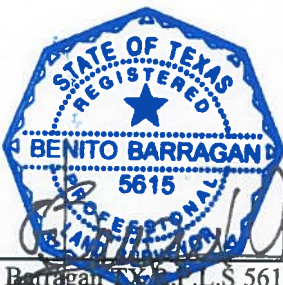
**THENCE**, N 88° 02' 30" W (S 88° 49' 25" W - Plat), a distance of 300.03 (300.00) feet to a found 5/8" rebar with cap stamped "TX 5833", said rebar also being on the northwesterly corner of Lot 2;

**THENCE**, N 01° 47' 29" E (N 01° 20' 03" W), along the common line of Lots 1 and 3, a distance of 663.70 feet to a found 5/8" rebar with cap stamped "KECO TX 5833", on the southerly line of Castner Heights Unit Seven, filed for record in Volume 60, Page 49, Plat Records of El Paso County, Texas, El Paso County, Texas, said rebar also being the northerly common corner of Lot 1 and Lot 3, Block 1, Castner Range Subdivision #1;

**THENCE**, S 88° 02' 30" E (S 88° 49' 25" W - Plat), along the common line of said Castner Heights Unit Seven and Castner Range Subdivision #1, a distance of 852.59 (852.43 - Plat) feet to the **POINT OF BEGINNING** of this description and containing in all 16.43 acres of land more or less.

## NOTES:

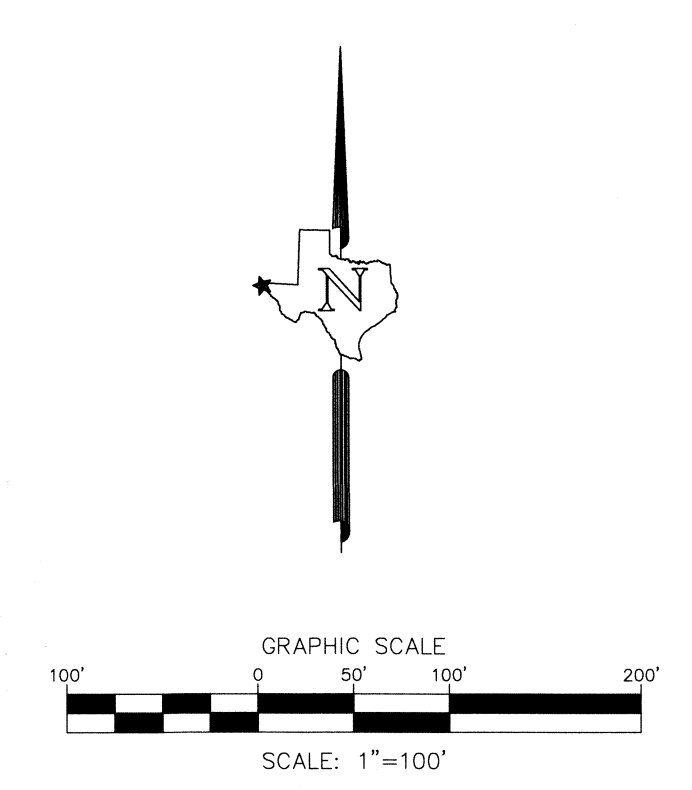
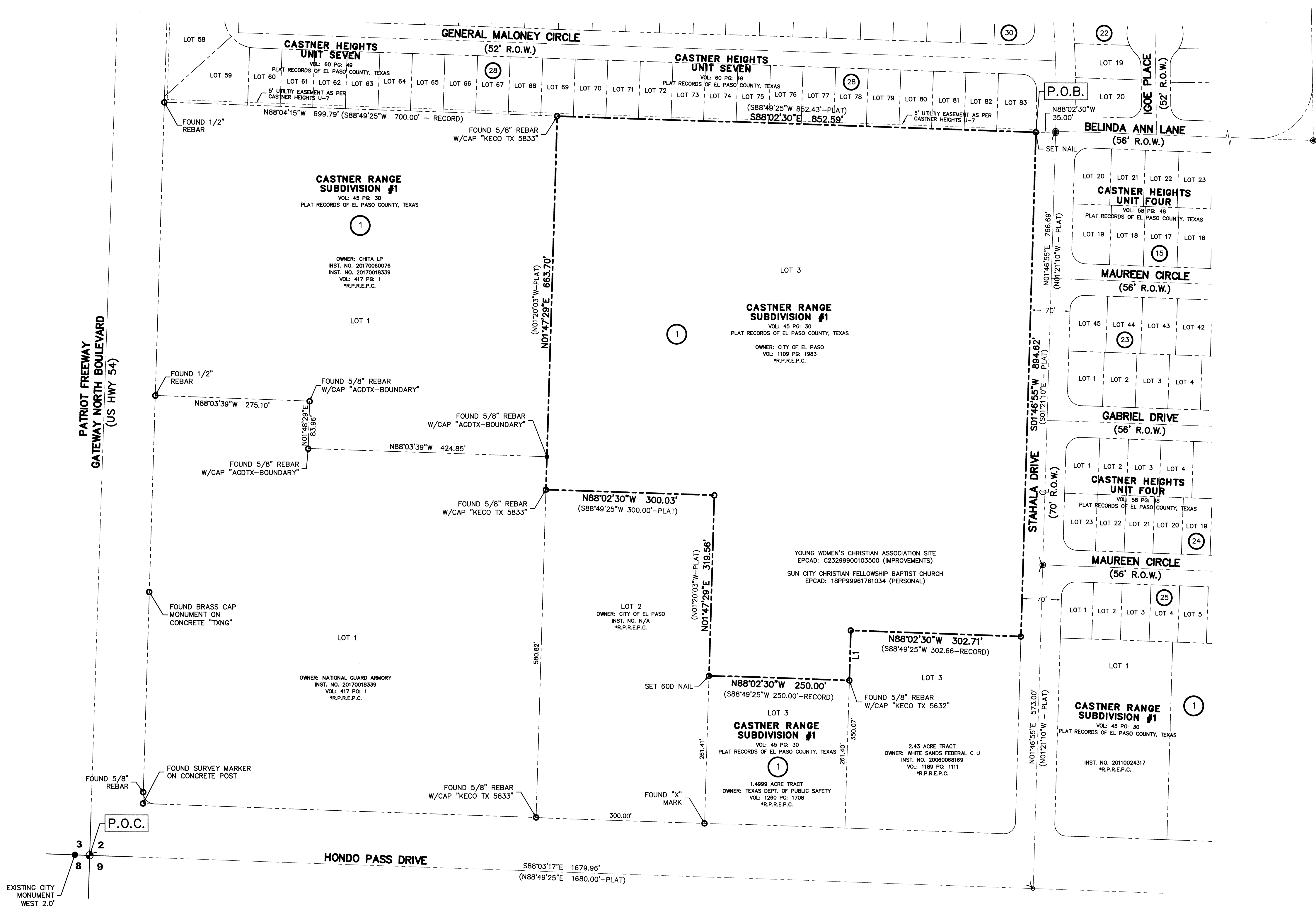
1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings recited are grid bearings derived from RTK observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) (2011) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.
4. This Description was done without the benefit of a title commitment.
5. A Plat of Survey dated 01/25/2022, accompanies this description.



Benito Barragan, Registered Professional Surveyor, P.L.S. 5615,  
Barragan and Associates Inc.  
Januray 25, 2022  
9135 Stahala Drive – Boundary Survey  
Job No. 220110-09

# Plat of Survey

**PORTION OF LOT 3, BLOCK 1,  
CASTNER RANGE SUBDIVISION #1,  
AN ADDITION TO THE CITY OF EL PASO,  
EL PASO COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEROF  
RECORDED IN VOLUME: 45, PAGE: 30,  
REAL PROPERTY RECORDS OF  
EL PASO COUNTY, TEXAS  
AREA 16.43 ACRES ±**

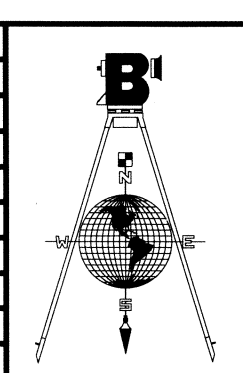


- \*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
- NOTES:**
- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) 2011, CENTRAL ZONE.
  - DISTANCES ARE GROUND DISTANCES AND MAY BE CONVERTED TO GRID DIVIDING BY 1.000231.
  - THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
  - PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "C", PER F.I.R.M. PANEL NUMBER 480212 0150 B, LAST REVISION DATE 09/04/1991. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
  - PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORD EASEMENT PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
  - THIS SURVEY DOES NOT INTEND TO BE A SUBDIVISION PROCESS WHICH MAY BE REQUIRED BY THE CITY OF EL PASO ORDINANCE, AND IT IS THE CLIENT'S /OWNER RESPONSIBILITY TO COMPLY WITH THIS ORDINANCE IF IT IS REQUIRED.
  - A WRITTEN DESCRIPTION DATED 01/19/2022 ACCOMPANIES THIS PLAT.
  - NO IMPROVEMENTS ARE BEING SHOWN IN THIS SURVEY (NOT REQUESTED BY CLIENT).
  - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LINE TABLE			
LINE	BEARING	LENGTH	RECORD
L1	S01°47'29"W	88.64'	S01°20'03"E

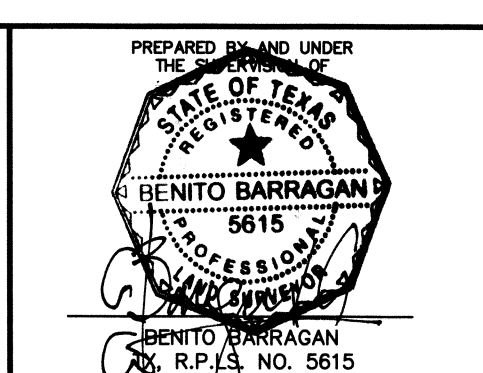
- LEGEND**
- ◆ - FOUND TxDOT BRASS CAP MONUMENT
  - - SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
  - - FOUND CITY MONUMENT
  - - CALCULATED POINT (NOT SET)

REVISIONS		
DATE	DESCRIPTION	BY



**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5706  
COMMENTS: ALL SURVEYING & MEASUREMENTS ARE MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF TEXAS.

**PROJECT NAME**  
  
9135  
STAHALA DRIVE



# EXHIBIT "B"

**Plat of Survey**  
 PORTION OF LOT 3, BLOCK 1,  
 CASTNER RANGE,  
 AN ADDITION TO  
 THE CITY OF EL PASO,  
 EL PASO COUNTY, TEXAS,  
 AREA 16.43 ACRES

## LEGEND

- PROPERTY LINE
- SOUND BARRIER WALL
- 24" CURB AND GUTTER
- SIGN
- CONCRETE PAVING
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- 6 INCH ROCK RIP RAP WITH FABRIC

## D. PLANT SCHEDULE

TREES	QTY	COMMON NAME	CONTAINER	HEIGHT	SPREAD
	7	DESERT WILLOW MULTI-TRUNK	45 GAL	8-10 FT	4-6 FT
	5	CEDAR ELM	45 GAL	10-12 FT	6-8 FT

GROUND COVERS	QTY	COMMON NAME
	14,785 SF	ROCK MULCH: 3/4" CRUSHED GRANITE COLOR: "TRAIL MIX", 3" DEPTH. INSTALL OVER WEED BARRIER. AVAILABLE FROM DESERT ROCK CO, EL PASO, TX, OR EQUAL.

## A. LEGAL DESCRIPTION OF PROPERTY

**HONDO PASS CITIZENS COLLECTION CENTER**  
 A portion of Lot 3, Block 1, Castner Range Subdivision #1, an addition to the City of El Paso, El Paso County, Texas.

## B. PROPERTY USE & PARKING SPACES FOR PROPOSED CITIZENS COLLECTION STATION

SITE DATA - PARKING	MIN. REQUIRED	MAX. REQUIRED	PROVIDED*
STANDARD SPACES	3	5	4
ACCESSIBLE SPACES	1	-	2
BICYCLE SPACES	3	-	3
<b>TOTAL</b>			<b>9</b>

\* ADDITIONAL EXISTING CITY EMPLOYEE PARKING ON SOUTH PARKING LOT = 22 SPACES  
 NOTE: MINIMUM AND MAXIMUM SPACES WERE CALCULATED BASED ON CHAPTER 20 APPENDIX C - TABLE OF PARKING REQUIREMENTS AND STANDARDS OF CITY OF EL PASO MUNICIPAL CODE. THE FACILITY IS A SMALL RECYCLING COLLECTION FACILITY WHICH REQUIRES PARKING SPACES AT A MINIMUM OF 11,440 SF AND A MAXIMUM OF 1/1,100 SF. THE BUILDING IS 4,826 SF.

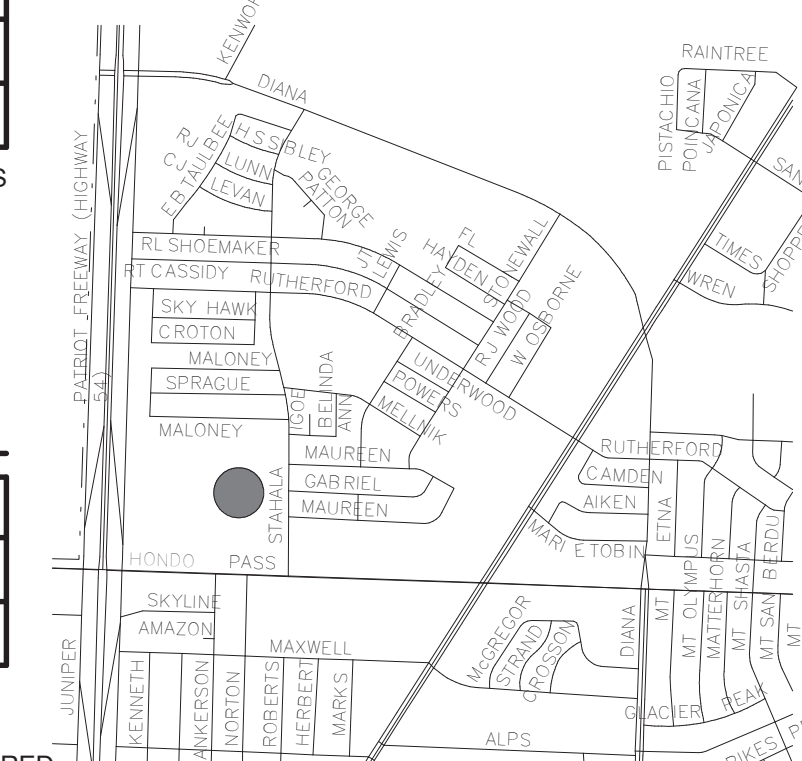
## C. EXISTING PARKING SPACES

	ACCESSIBLE SPACES	STANDARD SPACES	TOTAL	REQ'D
EXISTING COMMUNITY GARDEN *	4	12	16	NONE
EXISTING CHURCH **	5	95	100	83

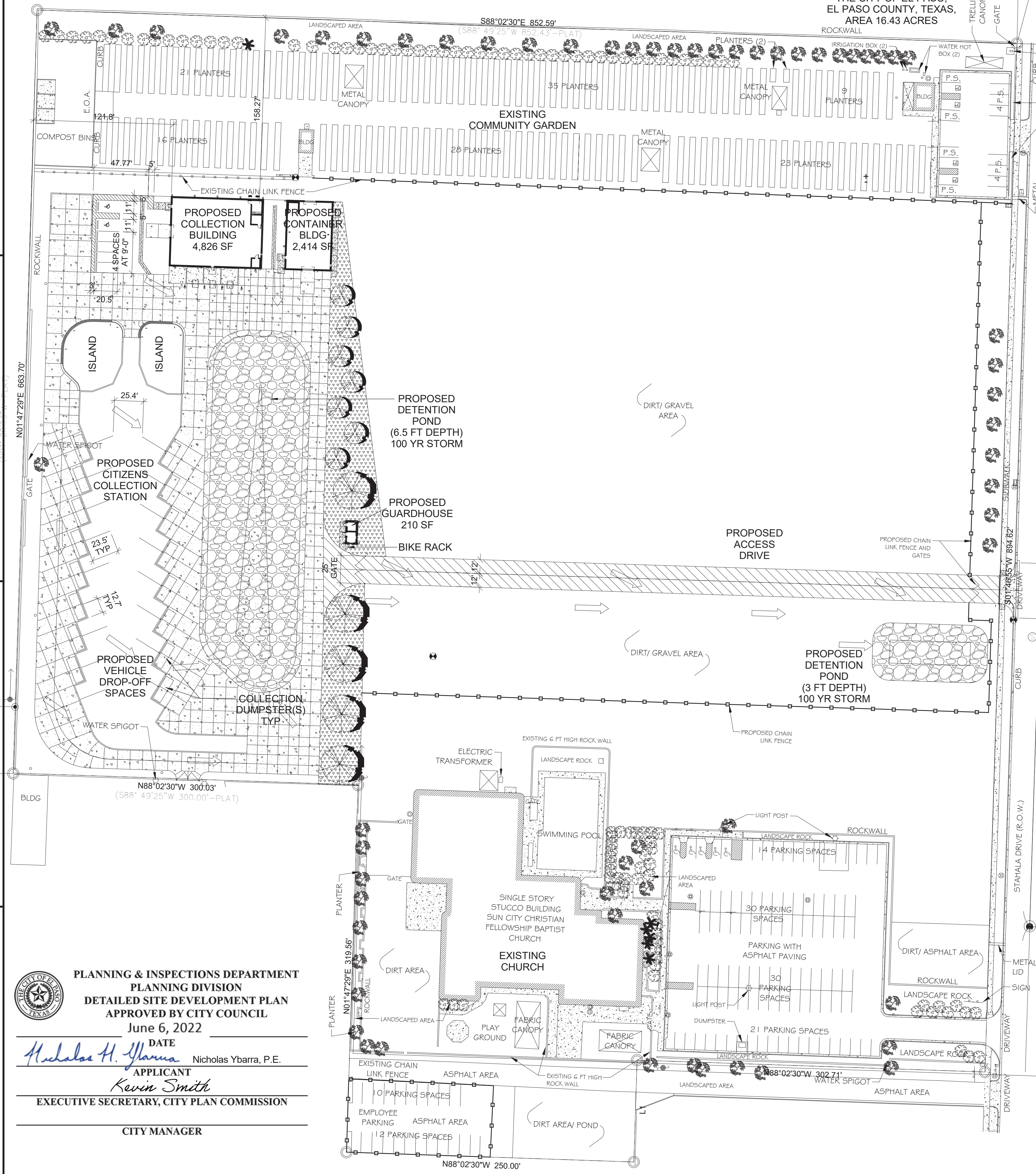
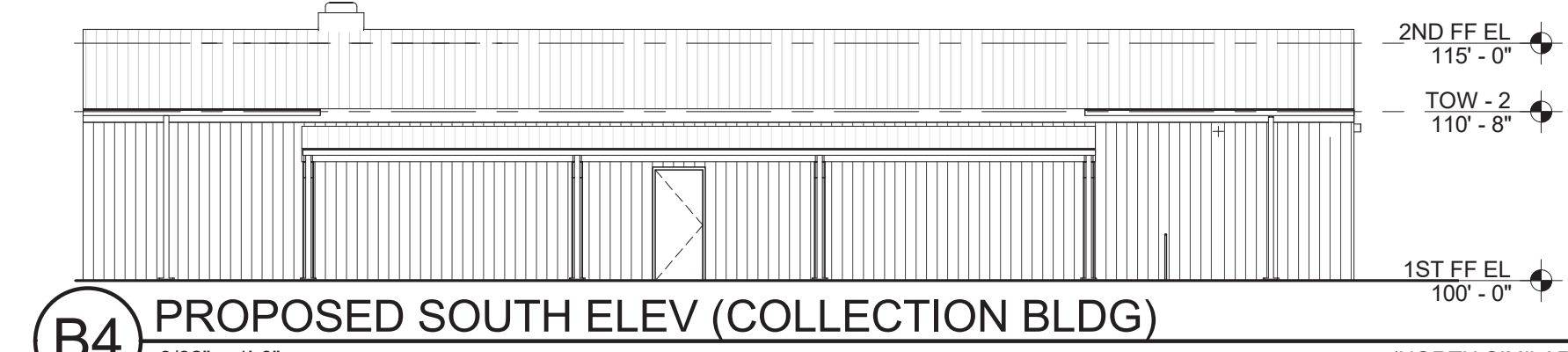
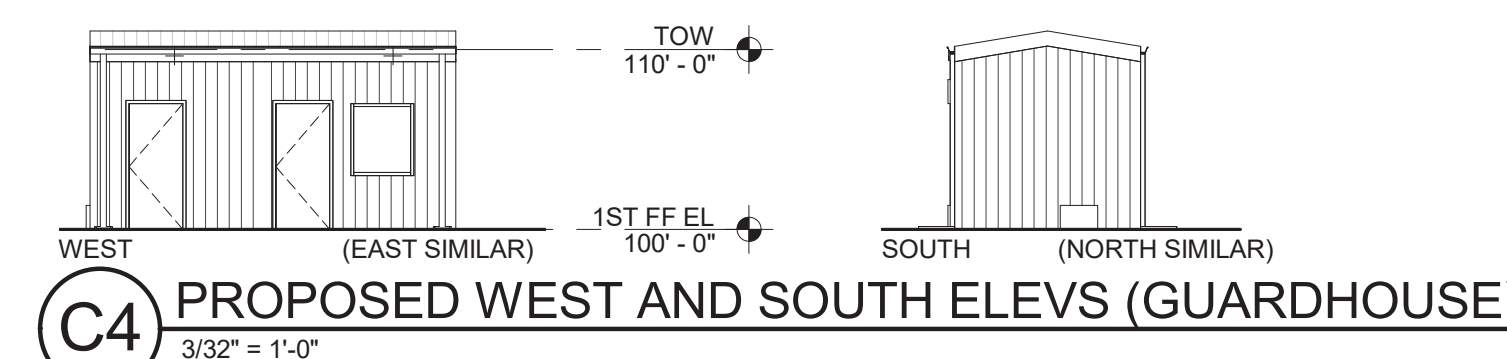
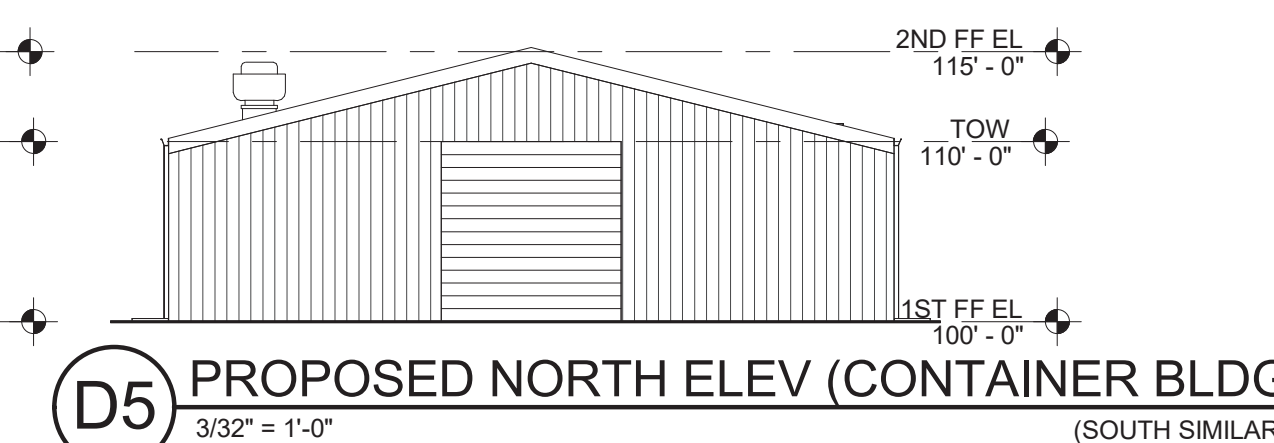
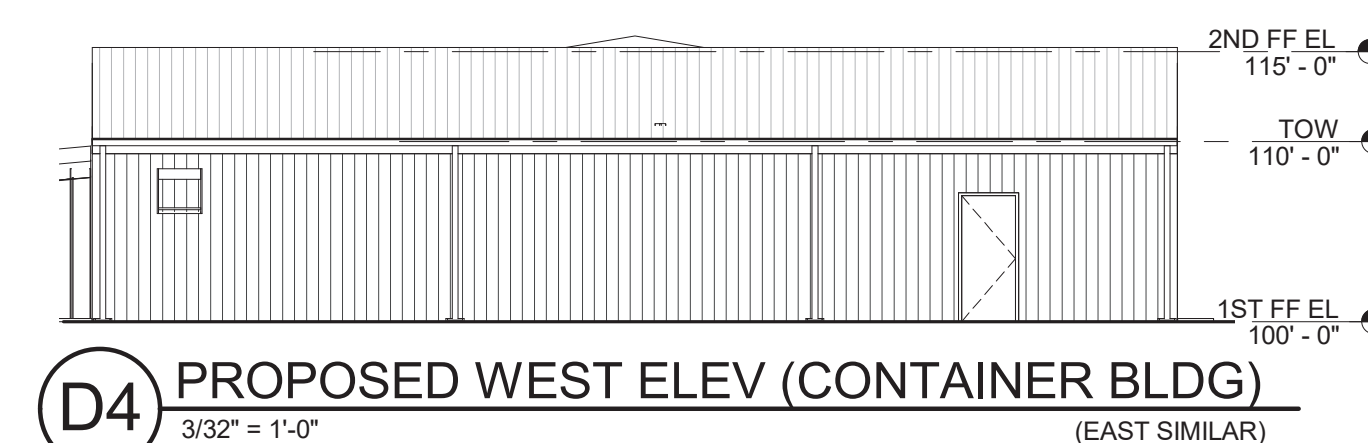
\* COMMUNITY GARDEN 2 BUILDINGS; 560 SF PER CHAPTER 20 APPENDIX C - AGRICULTURAL RELATED OPERATIONS HARVESTING (1.13) / RAISING (1.20), FIELD, TREE, BUSH, CROPS. NO PARKING IS REQUIRED.  
 \*\* CHURCH BUILDING; 23,902 SF PER CHAPTER 20 APPENDIX C - CHURCH (3.09) AUDITORIUM 7,968/ 144 S.F. = 55 SPACES OTHER AREAS 15, 934/ 576 S.F. = 28 SPACES

## E. LEGEND FOR EXISTING LANDSCAPE

- TREE
- PALM TREE
- SHRUB



**E5 LOCATION MAP**  
 1" = 160'-0"



**PLANNING & INSPECTIONS DEPARTMENT**  
**PLANNING DIVISION**  
**DETAILED SITE DEVELOPMENT PLAN**  
 APPROVED BY CITY COUNCIL  
 June 6, 2022  
 DATE  
*Nicholas H. Ybarra* Nicholas Ybarra, P.E.  
 APPLICANT  
*Kevin Smith*  
 EXECUTIVE SECRETARY, CITY PLAN COMMISSION  
 CITY MANAGER

**A1 DETAILED SITE DEVELOPMENT PLAN**  
 1" = 50'-0"

REFERENCES -- BENCH MARKS  
 BENCHMARK:  
 REVISIONS  
 DATE  
 BY  
 TSK  
**Parkhill**  
 REGISTERED ARCHITECT  
 STATE OF TEXAS  
 SCALE  
 AS SHOWN  
 Ver. AS SHOWN  
 DATE APRIL 1ST, 2022  
 DESIGN BY MUSAIR  
 DRAWN BY AIR  
 CHKD BY M/S  
 APPD BY TSK  
 PROJECT NAME  
**HONDO PASS - CITIZENS COLLECTION STATION**  
**4501 HONDO PASS DR.**  
**EL PASO, TEXAS 79904**  
 CITY OF EL PASO  
 SHEET TITLE  
**DETAILED SITE DEVELOPMENT PLAN**  
**SP-01**  
 REVIT\_v16

# 9135 Stahala Drive

City Plan Commission — June 2, 2022

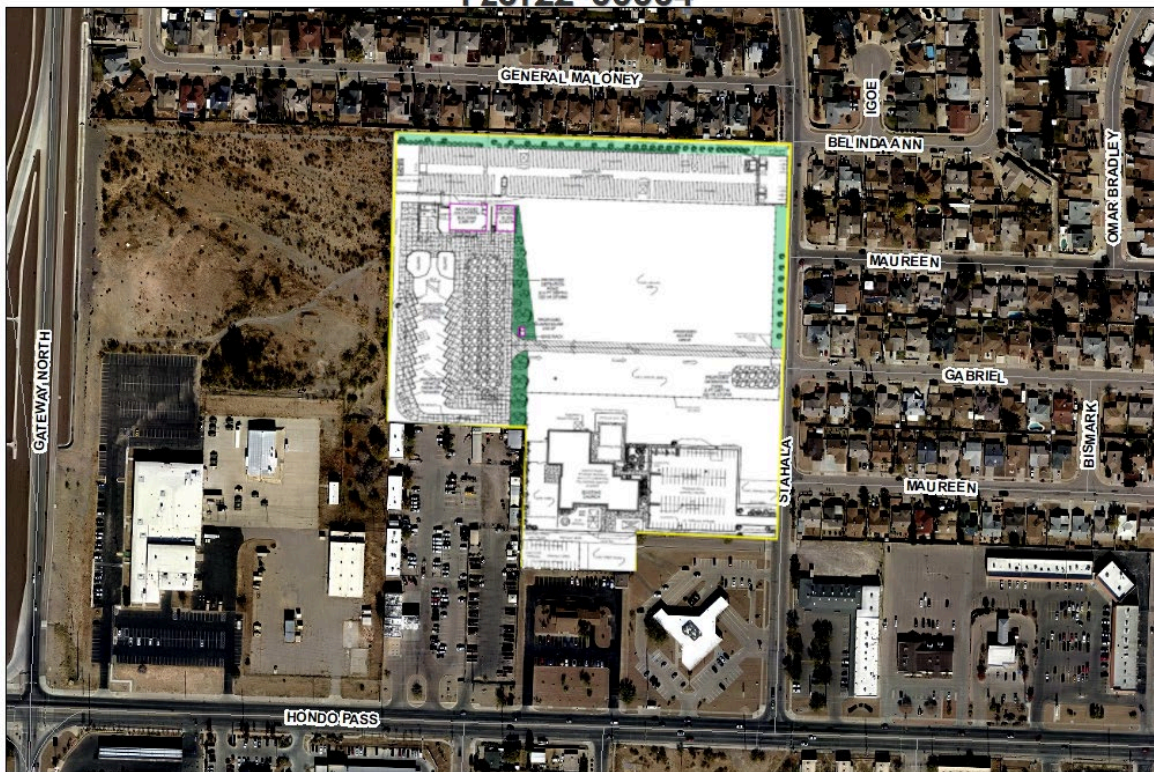


**CASE NUMBER:** PZST22-00004 (REVISED)  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** City of El Paso  
**REPRESENTATIVE:** Nicholas Ybarra  
**LOCATION:** 9135 Stahala Drive (District 4)  
**PROPERTY AREA:** 16.43 acres  
**EXISTING ZONING:** R-4 (Residential) and C-1 (Commercial)  
**REQUEST:** Special Permit to allow for a governmental use, building in R-4 (Residential) & C-1 (Commercial) zone districts  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** As of June 2, 2022, received an email in opposition

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for a governmental use building (Environmental Service Department – Citizen Collection Station) in the R-4 (Residential) and C-1 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit for a governmental use building in R-4 (Residential) and C-1 (Commercial) zone districts. The proposal meets all the requirements of 20.04.320 Special Permit and 20.04.150 Detailed Site Development Plan. It is also based on consistency with *Plan El Paso*, the City's adopted Comprehensive Plan.

## PZST22-00004



This map is designed for illustrative purposes only. The locations depicted herein are approximate and more definitive studies may be required to show accurate boundaries. Enlargements of this map to scales greater than its original scale are not intended to show more detail than the original. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 100 200 400 600 800 Feet



Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery



**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit to allow for a governmental use building in the R-4 (Residential) and C-1 (Commercial) zone district. The detailed site development plan shows a new 4,826 sq. ft. collection building, 2,414 sq. ft. container building, and 210 sq. ft. guardhouse for the Environmental Services Department – new Citizen Collection Station. The existing church and existing community garden will remain on the property. The proposed development complies with all density and dimensional standards. The development is compliant with all required vehicular and bicycle parking spaces. The development complies with Title 18.46 of the Landscaping Ordinance. Access to the subject property is provided from Stahala Drive.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. the property meets all applicable density and dimensional standards for their zoning district and use.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-3 future land use designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, access to the driveway will be from Stahala Drive - the improved collector street.
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 surrounding properties.
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. The existing uses and building configurations are similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed redevelopment is similar in intensity and scale to surrounding development.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> 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>	Yes, the subject property and the proposed developments meet the intent of the G-3 Post-War Future Land Use designation. The proposed development is adjacent to residential and commercial development and in close proximity to a church and other governmental use.

**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><b>Compatibility with Surroundings:</b> The proposed use is compatible with those surrounding the site:</p> <p><b>R-4 (Residential) District:</b> The purpose of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p> <p><b>C-1 (Commercial) District:</b> 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, the governmental use building is consistent with residential and public civic uses in the neighborhood. The Environmental Service Citizen Collection Station is requiring a special permit to allow for governmental use building in R-4 (Residential) and C-1 (Commercial) zone districts. The surrounding properties are zoned R-4 (Residential) and C-1 (Commercial). The surrounding area uses vary from single-family dwellings, church, bank, retail, and other governmental uses.</p>
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**THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:**

<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> 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 proposed development is not within any historic districts or study area plan boundaries.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing residential zoning and uses of the surrounding properties.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> 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. The established neighborhood is comprised of single-family, church, retail, and other governmental uses.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders Stahala Street which is designated as a collector street as per the City of El Paso’s Major Thoroughfare Plan (MTP) and is adequate to serve the proposed development. Access is proposed from Stahala Drive.

**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 Castner Heights Neighborhood Association which was notified of the special permit application. Public notices were mailed to property owners within 300 feet of the subject property on May 19, 2022. As of June 2, 2022, the Planning Division received a letter via email in opposition to the request from the public.

**RELATED APPLICATIONS:** N/A.

**CITY PLAN COMMISSION OPTIONS:**

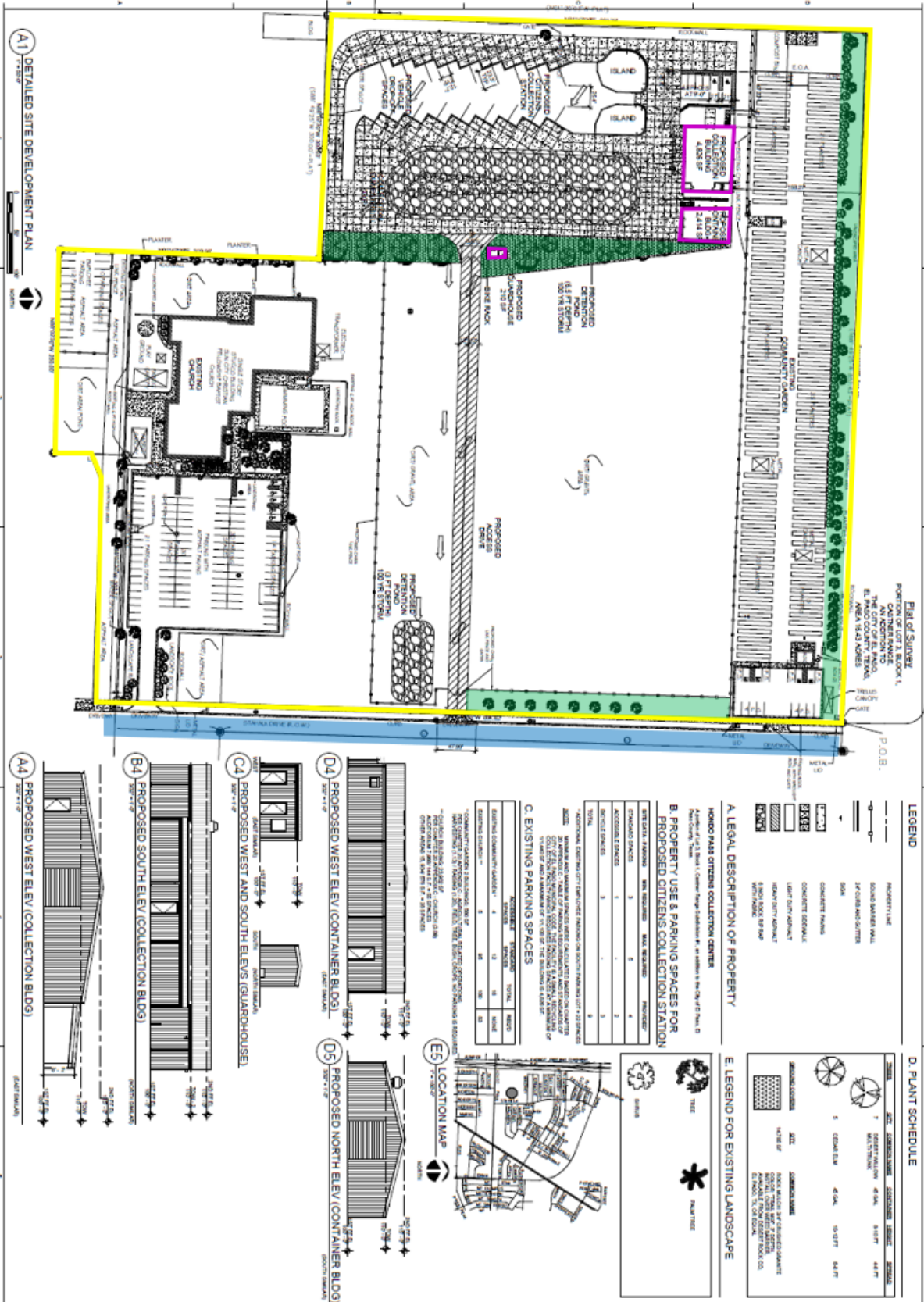
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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:**

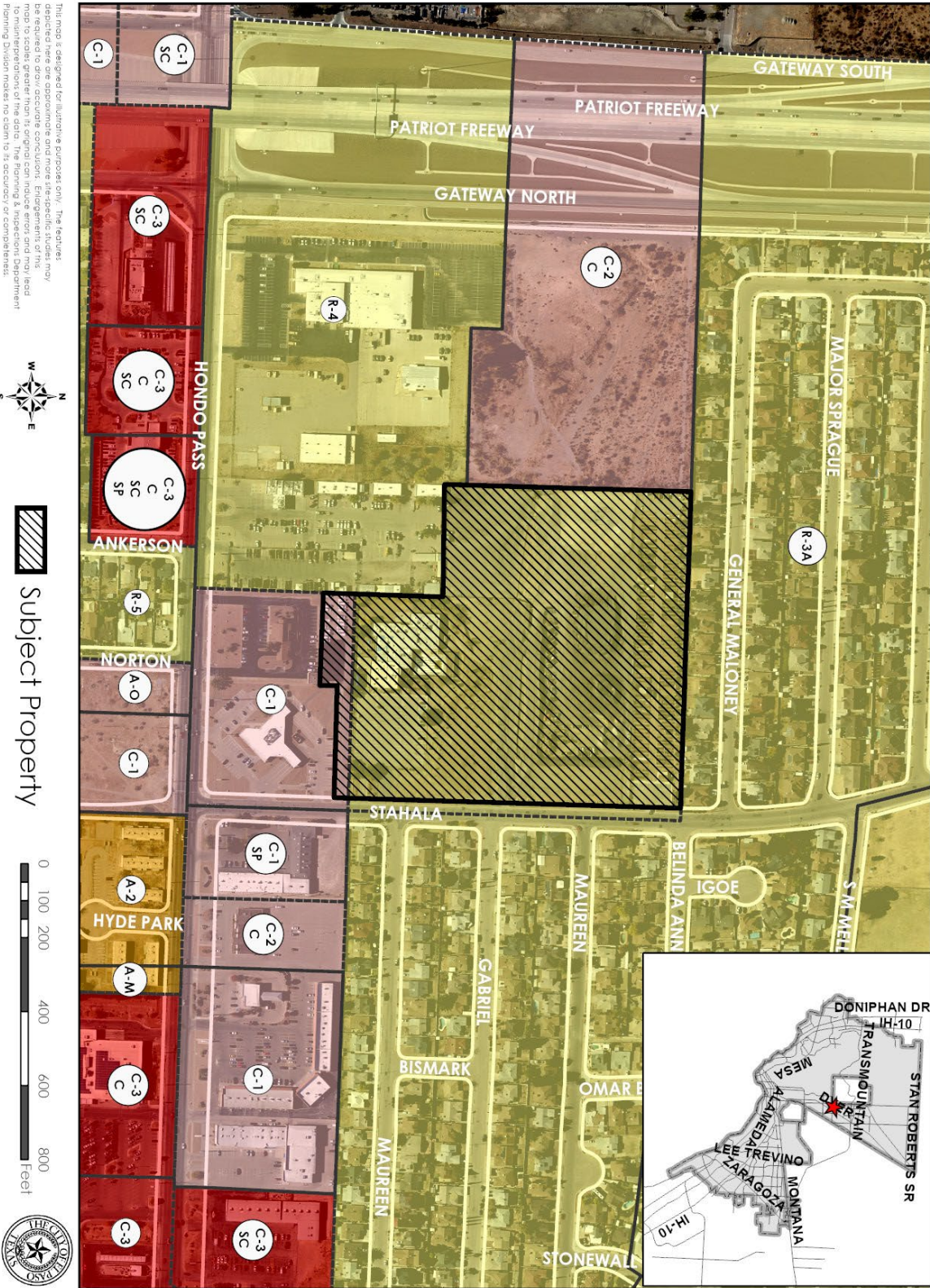
1. Detailed Site Plan
2. Zoning Map
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Email in opposition

# ATTACHMENT 1



# ATTACHMENT 2

PZST22-00004



# **ATTACHMENT 3**

## **Planning and Inspections Department – Planning Division**

Staff recommends approval of the special permit for a governmental use, building in R-4 (Residential) and C-1 (Commercial) zone districts. The proposal meets all the requirements of 20.04.320 Special Permit and 20.04.150 Detailed Site Development Plan.

## **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 – Land Development**

No objections to special permit.

Note: As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

## **Fire**

No adverse comments.

## **Sun Metro**

No comments received.

## **Streets and Maintenance Department**

No objections to the application.

## **Environmental Services Department**

No comments received.

## **El Paso County Water Improvement District #1**

The item is not within the boundaries of EPCWID1.

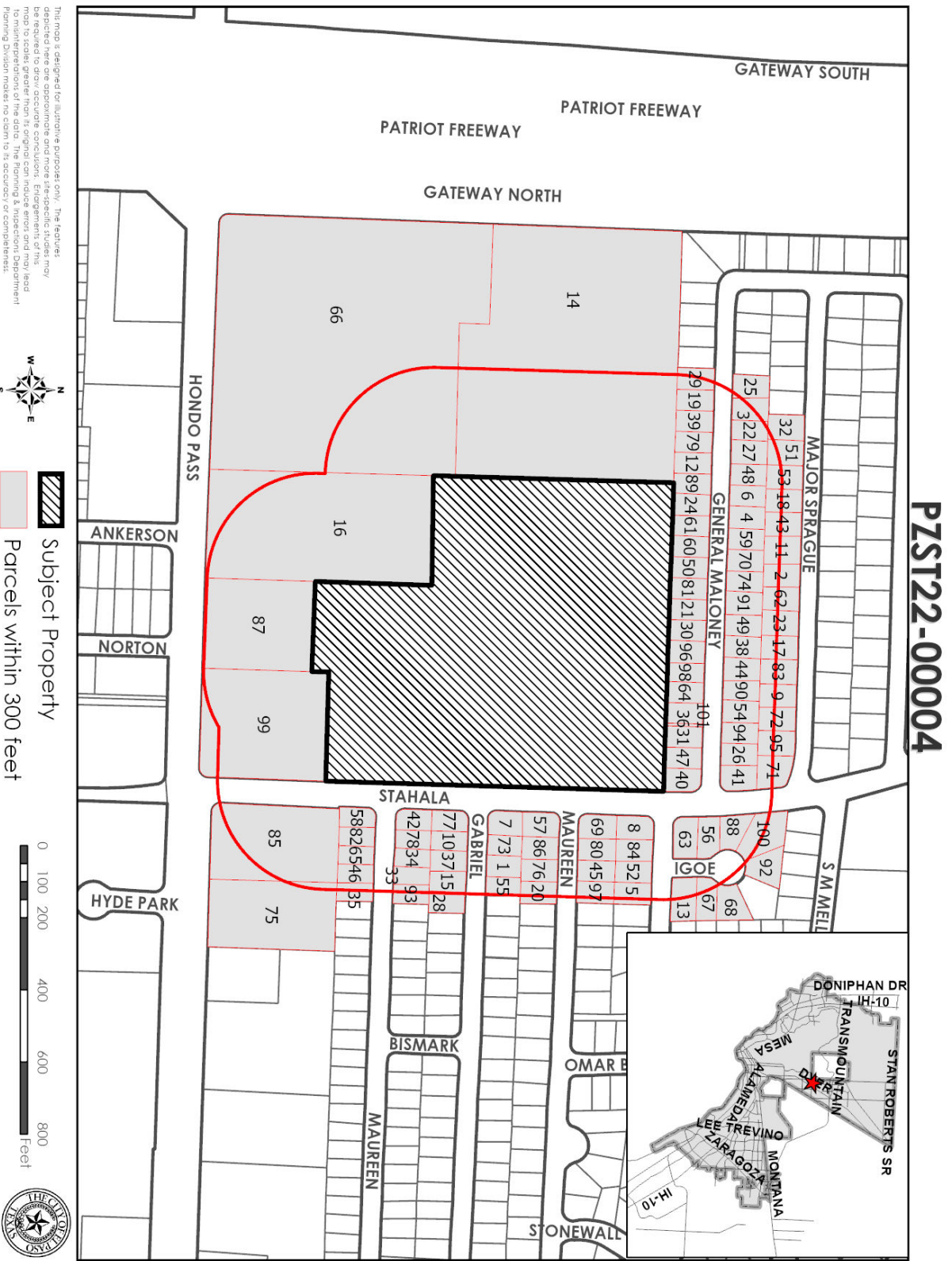
## **El Paso Water**

No comments received.

## **El Paso Water - Stormwater Engineering**

The proposed ponding areas shown, shall be able to contain a 100-year storm event.

# ATTACHMENT 4



PZST22-00004

This map is designed for illustrative purposes only. The features depicted here are approximate and more in-depth studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can produce errors and may lead to incorrect conclusions. The Planning Division makes no claim to its accuracy or completeness.



# ATTACHMENT 5

**Salloum, Andrew M.**

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**From:** Salloum, Andrew M.  
**Sent:** Thursday, June 2, 2022 8:09 AM  
**To:** Tessie Maestas  
**Subject:** RE: Case: PZST22-00004

Good morning Ms. Maestas,

Thank you for your email. It will be added to the backup that will be presented to the City Plan Commission.

Regards,

**Andrew Salloum | Senior Planner**

P: 915.212.1603

A: 801 Texas Ave. El Paso, TX 79901

E: [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)

[ElPasoTexas.gov](http://ElPasoTexas.gov) | [Take Our Survey](#)



Planning & Inspections Department  
City of El Paso

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**From:** Tessie Maestas <tessie.maestas.mv0y@statefarm.com>

**Sent:** Wednesday, June 1, 2022 11:21 PM

**To:** Salloum, Andrew M. <SalloumAM@elpasotexas.gov>

**Subject:** Case: PZST22-00004

You don't often get email from [tessie.maestas.mv0y@statefarm.com](mailto:tessie.maestas.mv0y@statefarm.com). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use Phish Alert or forward to [SpamReport@elpasotexas.gov](mailto:SpamReport@elpasotexas.gov).

Good evening sir and ma'am,

I am writing with respect to the above case. I currently reside at 4600 Maureen Cir in Castner Heights. My house is situated on the corner of Maureen and Stahala and would be feet from the proposed property that the city is hoping to permit for governmental use. I strongly oppose this for many reasons but the biggest one is the negative impact that it will have on my residential property. I have lived in my home for over 22 years and the proposition would greatly diminish my property value. The proposed property is situated in a residential area and I have strong concerns that by allowing this permit to go through, we would experience higher traffic volume (Stahala is a 2 lane street that cannot handle the amount of traffic that this permit would bring), diminished property value, obstruction of the view of the beautiful mountains, and the high number of families with young children in our neighborhood that would all be negatively affected. The number of residents and the small number of commercial business are already impacted by the traffic to get into the disposal now and more recent heavy traffic from the food drives that are held at the church located at the previous YWCA building causes traffic buildup past my street and down towards the park. This is going to create a dangerous highway to the many families with young children in my neighborhood. I need the city to know my strong opposition to allowing this permit to be approved. There are other options and I urge the city to explore those instead of allowing this permit.

1



Respectfully,

Tessie Maestas  
915-269-4444