

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

**AGENDA DATE:** August 27, 2024  
**PUBLIC HEARING DATE:** September 24, 2024

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

**DISTRICT(S) AFFECTED:** District 8

**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. PZST24-00004, to allow for a Governmental Use, Building on the property described as being a portion of Tracts 4E & 4H, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for 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: 5625 Confetti Dr.  
Applicant: City of El Paso, PZST24-00004

**BACKGROUND / DISCUSSION:**

The applicant is requesting a special permit to allow for a governmental use building. City Plan Commission recommended 5-0 to approve the proposed special permit on June 27, 2024. As of August 13, 2024, the Planning Division has received one (1) call and one (1) in-person comment during the City Plan Commission meeting 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. PZST24-00004, TO ALLOW FOR A GOVERNMENTAL USE, BUILDING ON THE PROPERTY DESCRIBED AS BEING A PORTION OF TRACTS 4E & 4H, A.F. MILLER SURVEY NO. 215, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the CITY OF EL PASO, has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a GOVERNMENTAL USE, BUILDING; and,

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

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

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

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

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

1. That the property described as follows, is in a R-3 (RESIDENTIAL) District:  
*Being a portion of Tracts 4E & 4H, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas* and as more particularly described by metes and bounds on the attached **Exhibit "A"**; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for GOVERNMENTAL USE, BUILDING on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the R-3 (RESIDENTIAL) 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,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST24-00004, 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 \_\_\_\_\_, 2024.

**THE CITY OF EL PASO**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

*Russell Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

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





## EXHIBIT "A"



ROMAN BUSTILLOS, P.E.  
President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
AARON ALVARADO, R.P.L.S.  
Vice President - Surveying  
HECTOR MARTINEZ, P.E.  
Associate Partner  
TBPE Reg. No. F-737  
TBPLS Reg. No. 101314-00

### METES AND BOUNDS DESCRIPTION

*A 19.0521 acres parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 4E, A.F. Miller Survey No. 215 as described in Volume 1478, Page 355, El Paso County Deed Records and being more particularly described by metes and bounds as follows.*

**COMMENCING** at the intersection of North Mesa Street (S.H. No. 20) (150 feet wide) and South Mesa Hills Drive (120 feet wide) at the location of a city monument covered under asphalt paving previously surveyed; **WHENCE**, a city monument covered under asphalt paving previously surveyed at the intersection of said North Mesa Street and Double Tree Lane (60 feet wide), South 43°54'00" East, a distance of 745.00 feet; **THENCE**, leaving the intersection of said North Mesa Street and South Mesa Hills Drive and following the monument line of said South Mesa Hills Drive, South 46°06'00" West, a distance of 75.00 feet to a point from **WHENCE**, a city monument found along the monument line of said South Mesa Hills Drive bears, South 46°06'00" West, a distance of 289.64 feet; **THENCE**, leaving the monument line of said South Mesa Hills Drive, South 43°54'00" East, a distance of 90.00 feet to a chiseled "X" in concrete found on the easterly right-of-way line of said South Mesa Hills Drive and the southwesterly right-of-way line of said North Mesa Street for the most northerly corner and the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, following the southwesterly right-of-way line of said North Mesa Street, South 43°54'00" East, a distance of 1,429.39 feet to a Mag Nail set on the westerly right-of-way line of Confetti Drive (60 feet wide) for the most easterly corner of the parcel herein described, **WHENCE**, a chiseled "X" in concrete found on the easterly right-of-way line of said Confetti Drive and the southwesterly right-of-way line of said North Mesa Street bears, South 43°54'00" East, a distance of 60.00 feet;

**THENCE**, leaving the southwesterly right-of-way line of said North Mesa Street and following the westerly right-of-way line of said Confetti Drive, South 46°06'00" West, a distance of 314.79 feet to a chiseled "X" in concrete found for the beginning of a non-tangent curve to the left;

**THENCE**, continuing along the westerly right-of-way line of said Confetti Drive along the arc said non-tangent curve to the left having a radius of 190.62 feet, a central angle of 68°45'10", an arc length of 228.74 feet and whose long chord bears South 11°39'59" West, a distance of 215.26 feet to a chiseled "X" in concrete found for the end of said curve;

**THENCE**, continuing along the westerly right-of-way line of said Confetti Drive, South 22°58'53" East, a distance of 228.38 feet to a 3/8-inch rebar found for the southeasterly corner of the parcel herein described, identical to the northerly boundary line of Block 14, Fiesta Hills Unit Two, Second Replat as recorded in Volume 35, Page 6, El Paso County Plat Records;

**THENCE**, leaving the westerly right-of-way line of said Confetti Drive and following the north boundary line of said Block 14, South 82°46'02" West, a distance of 563.69 feet to a painted "X" on

boulder found for the most southerly corner of the parcel herein described, identical to the southeasterly corner of Lot 1, Block 1, Johnson PK-8 Phase One Subdivision as recorded in File No. 20180057498, El Paso County Plat Records;

**THENCE**, leaving the north boundary line of said Block 14 and following the easterly boundary line of said Lot 1, North 07°33'33" West, a distance of 831.42 feet to a Mag Nail found for an angle point of the parcel herein described;

**THENCE**, continuing along the easterly boundary line of said Lot 1, North 82°41'00" East, a distance of 340.12 feet to a fence corner for an angle point of the parcel herein described;

**THENCE**, continuing along the easterly boundary line of said Lot 1, North 07°19'00" West, a distance of 129.56 feet to a 1/2-inch rebar with survey cap No. "TX 5337" found for an angle point of the parcel herein described;

**THENCE**, continuing along the easterly boundary line of said Lot 1, North 43°54'00" West, a distance of 529.61 feet to a 1/2-inch rebar with obliterated survey cap found for an angle point of the parcel herein described;

**THENCE**, continuing along the easterly boundary line of said Lot 1, South 66°02'57" West, a distance of 611.27 feet to a 1/2-inch rebar with survey cap No. "TX 5337" found on the easterly boundary line of a City of El Paso Drainage Right-of-Way as described in Volume 62, Page 29, El Paso County Deed Records for the beginning of a non-tangent curve to the right;

**THENCE**, leaving the easterly boundary line of said Lot 1 and following the easterly boundary line of said City of El Paso Drainage Right-of-Way along the arc said non-tangent curve to the right having a radius of 1,329.48 feet, a central angle of 24°19'43", an arc length of 564.52 feet and whose long chord bears North 33°52'41" East, a distance of 560.29 feet to a 1/2-rebar with survey cap No. "TX 6223" found on the easterly right-of-way line of said North Mesa Hills Drive for the end of said curve;

**THENCE**, following the easterly right-of-way line of said North Mesa Hills Drive, North 46°06'00" East, a distance of 210.00 feet to the **POINT OF BEGINNING**.

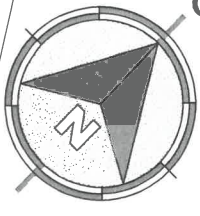
Said parcel containing 19.0521 acres (829,908.6 square feet), more or less, and being subject to all easements, restrictions and covenants of record.

**Aaron Alvarado, TX R. P. L. S. No. 6223**

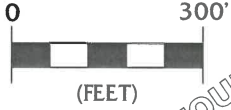
**Date: October 12, 2023**

**05100-138-MOREHEAD MIDDLE SCHOOL-DESC**





# GRAPHIC SCALE



A.F. MILLER SURVEY 215

TR. K1 TR. 4K3

S. MESA HILLS DR.

(120' R.O.W.) (BK. 395, PG. 2031)

P.O.C. COVERED UNDER ASPHALT OVERLAY

P.O.B.

SOUTHWESTERN BELL TEL. CO. EASEMENT VOL. 3927, PG. 74 VOL. 3927, PG. 74 E.P.C.D.R.

DOUBLE TREE LN (60' R.O.W.)

N. MESA STREET (STATE HIGHWAY NO. 20) (150' R.O.W.)

1,429.39' (745.00(R) 745.10(W))

10' PEDESTRIAN ACCESS EASEMENT 60.04(M) 60.00(R)

## JOHNSON PK-8 PHASE ONE SUBDIVISION

DOC. NO. 20180057498 E.P.C.P.R.

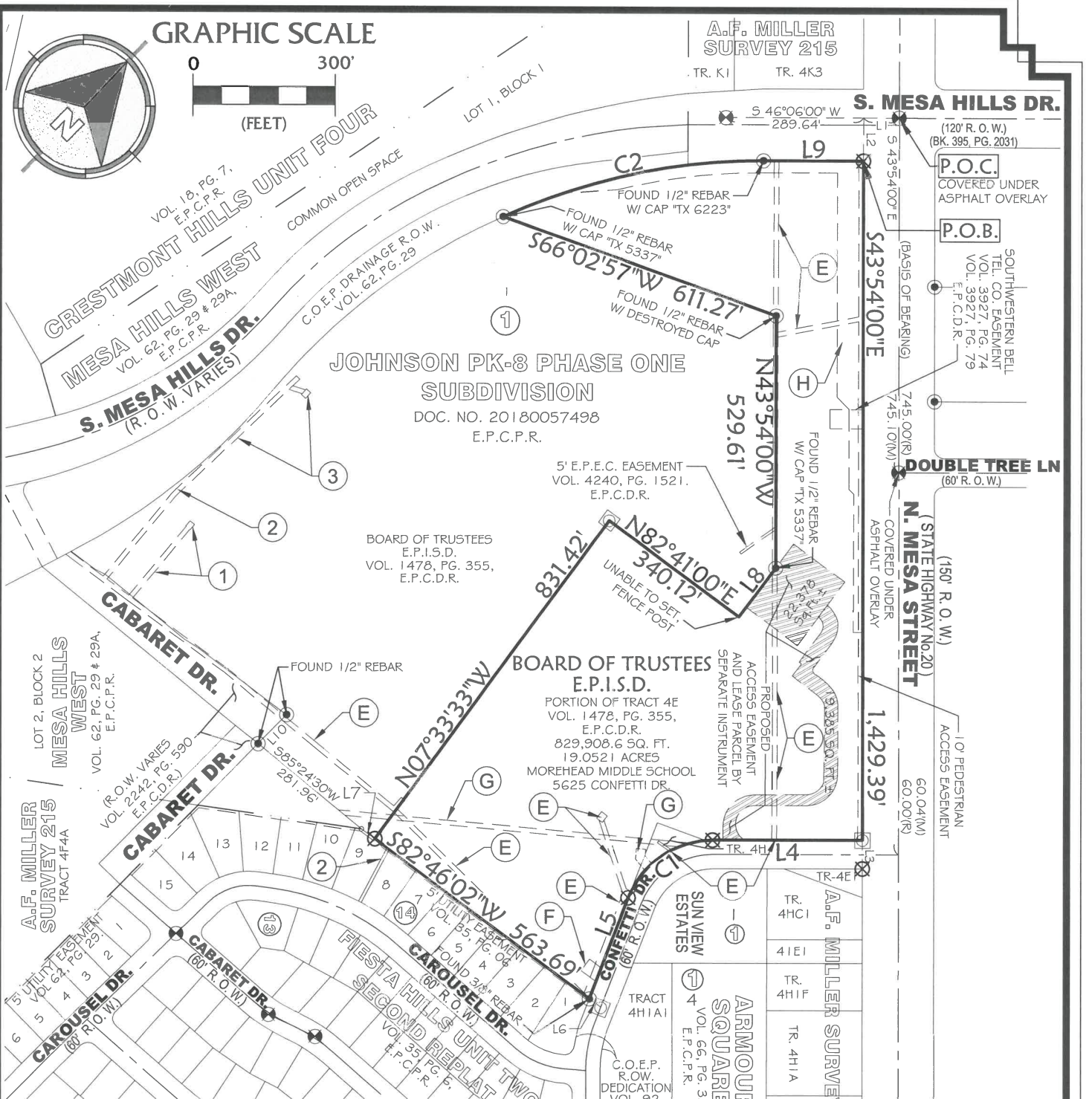
BOARD OF TRUSTEES E.P.I.S.D. VOL. 1478, PG. 355, E.P.C.D.R.

## BOARD OF TRUSTEES E.P.I.S.D.

PORTION OF TRACT 4E VOL. 1478, PG. 355, E.P.C.D.R. 829,908.6 SQ. FT. 19.0521 ACRES MOREHEAD MIDDLE SCHOOL 5625 CONFETTI DR.

TRACT 4H1A1 A.F. MILLER SURVEY 215

ARMOUR SQUARE SUN VIEW ESTATES



### OFFSITE EASEMENTS/RIGHTS-OF-WAYS

- ① 5x35' ANCHOR # 5' E.P.E.C. ESMT., VOL. 3352, PG. 205, E.P.C.D.R.
- ② PEDESTRIAN WALKWAY, VOL. 35, PG. 06, E.P.C.D.R.
- ③ 12x16' TRANSFORMER # 10' E.P.E.C. ESMT., VOL. 2412, PG. 1504, # VOL. 2430, PG. 324, E.P.C.D.R.

### REFERENCE NOTES

- BASIS OF BEARING IS THE CENTERLINE OF NORTH MESA STREET (TEXAS HIGHWAY NO. 20) (150.00' R.O.W.) AS SHOWN ON JOHNSON PK-8 PHASE ONE SUBDIVISION, FILED DOCUMENT NO. 20180055557498 OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING) AND ZONE "A3" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD DETERMINED) AS DETAILED ON CITY OF EL PASO, EL PASO COUNTY, TEXAS FLOOD INSURANCE RATE MAP PANEL NO. 480214 0027D, DATED JANUARY 3, 1997.
- TITLE COMMITMENT BY STEWART TITLE GUARANTY CO. G.F. NO. 23102337, HAVING AN EFFECTIVE DATE OF SEPTEMBER 06, 2023 AND AN ISSUE DATE OF SEPTEMBER 15, 2023.

### CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Aaron Alvarado* 10/12/23  
AARON ALVARADO, TX. R.P.L.S. NO. 6223

### LEGEND

PROJECT BOUNDARY LINE	
LOT/RIGHT-OF-WAY LINE	
CENTERLINE OF RIGHT-OF-WAY	
SUBDIVISION LINE	
EASEMENT LINE	
FOUND CITY OF EL PASO MONUMENT	
FOUND PROPERTY CORNER AS NOTED	
SET/FOUND CHISELED "X" ON CONCRETE	
SET/FOUND MAG/MASONRY NAIL	
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 6223" (UNLESS OTHERWISE NOTED)	
LOT NUMBER	
BLOCK NUMBER	

## BOUNDARY SURVEY MOREHEAD MIDDLE SCHOOL

DRAWN BY: J.M. CHECKED BY: A.A. DATE: 10-03-2023 SCALE: 1" = 300'

A PORTION OF TRACT 4E, A.F. MILLER SURVEY NO. 215, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



## BROCK & BUSTILLOS INC.

CONSULTING CIVIL ENGINEERS LAND SURVEYORS TBPE REG. NO. F-737 TBPLS REG. NO. 101314-00

417 EXECUTIVE CENTER-EL PASO, TX 79902-PH (915) 542-4900 FAX (915) 542-2867-WWW.BROCKBUSTILLOS.COM

SHEET 1 OF 2  
FILE NO: 05100-138

Oct. 12, 2023 - 2:18pm  
S:\Projects\05100-City of El Paso\138-MOREHEAD SCHOOL SURVEY\05100-138-C3D05100-138-MOREHEAD SCHOOL BOUNDARY SURVEY.dwg



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S46°06'00"W	75.00
L2	S43°54'00"E	90.00
L3	S43°54'00"E	60.00
L4	S46°06'00"W	314.79
L5	S22°58'53"E	228.38
L6	N82°46'02"E	30.01
L7	S82°46'02"W	35.00
L8	N07°19'00"W	129.56
L9	N46°06'00"E	210.00
L10	N00°47'13"E	84.82

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	190.62	68°45'10"	228.74	S11°39'59"W	215.26
C2	1329.48	24°19'43"	564.52	N33°52'41"E	560.29

**SCHEDULE "B" DOCUMENTS (ITEM 10)  
EASEMENTS/RIGHTS-OF-WAYS**

- Ⓔ EASEMENT TO EL PASO ELECTRIC COMPANY IN VOLUME 828, PAGE 141; VOLUME 3451, PAGE 643; VOLUME 3339, PAGE 10; VOLUME 3423, PAGE 271; VOLUME 540, PAGE 732; AND VOLUME 3352, PAGE 205, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.
- Ⓕ EASEMENT(S) TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 3069, PAGE 1675; VOLUME 3070, PAGE 1334; VOLUME 3927, PAGE 74; AND VOLUME 3927, PAGE 79, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.
- Ⓖ RIGHT- OF- WAY EASEMENT TO THE CITY OF EL PASO RECORDED IN VOLUME 92, PAGE 720, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.
- Ⓗ EASEMENT(S) TO CITY OF EL PASO, A MUNICIPAL CORPORATION FOR THE USE AND BENEFIT OF TIS PUBLIC SERVICE BOARD (EL PASO WATER UTILITIES) RECORDED IN VOLUME 3780, PAGE 1047; AND VOLUME 3786, PAGE 2066, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.



10/12/23

**BOUNDARY SURVEY  
MOREHEAD MIDDLE SCHOOL**

DRAWN BY: J.M. CHECKED BY: A.A. DATE: 10-03-2023 SCALE: 1" = 300'

A PORTION OF TRACT 4E,  
A.F. MILLER SURVEY NO. 215,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

**BROCK & BUSTILLOS INC.**  
CONSULTING CIVIL ENGINEERS  
LAND SURVEYORS  
TBPE REG. NO. F-737  
TBPLS REG. NO. 101314-00

SHEET 2 OF 2  
FILE NO: 05100-138

417 EXECUTIVE CENTER--EL PASO, TX 79902--PH (915) 542-4900  
FAX (915) 542-2867--WWW.BROCKBUSTILLOS.COM







# 5625 Confetti

City Plan Commission — June 27, 2024 **REVISED 8/5/2024**



**CASE NUMBER:** PZST24-00004  
**CASE MANAGER:** Luis Zamora, (915) 212-1552, [ZamoraLF@elpasotexas.gov](mailto:ZamoraLF@elpasotexas.gov)  
**PROPERTY OWNER:** City of El Paso  
**REPRESENTATIVE:** Brock & Bustillos, Inc.  
**LOCATION:** 5625 Confetti Dr. (District 8)  
**PROPERTY AREA:** 19.05 acres  
**EXISTING ZONING:** R-3 (Residential)  
**REQUEST:** Special Permit for Governmental Use, Building and Detailed Site Development Plan approval  
**RELATED APPLICATIONS:** SUSU24-00040 Major Combination Subdivision  
**PUBLIC INPUT:** No support or opposition received

**SUMMARY OF REQUEST:** The applicant (City of El Paso) is requesting a special permit to allow for a governmental use for an existing building to be converted into an animal shelter and an emergency shelter.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommendation **APPROVAL** of the special permit request for governmental use, building and detailed site development plan per Section 20.04.320 – Special Permit Approvals and Section 20.04.150 – Detailed Site Development Plan Procedures.

## PZST24-00004



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 Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 90 180 360 540 720 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit to allow for a governmental use for an existing building to be converted into an animal shelter and an emergency shelter. The property is 19.05 acres and previously used as a middle school (Morehead Middle School). The detailed site development plan for the project shows multiple existing buildings that are to remain on the property. New proposed improvements include a dog park and other amenities associated with such facility. Access to the property is from Confetti Drive.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 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 proposed development complies with all standards per the R-3 (Residential) zoning district, with the use being allowed via an approved Special Permit.
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-4, Suburban Walkable future land use designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The property has adequate public services with vehicular access through Confetti Drive.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. The existing development adequately mitigates any possible impacts to surrounding properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. No environmental problems exist on the subject property.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The existing development complies with landscaping requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The existing development configuration and use is compatible with other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The existing development is similar in intensity and scale to surrounding development.

<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-4, Suburban (Walkable):</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	Yes. The proposed uses are consistent with the Future Land Use designation and are compatible with surrounding development.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:</b>	
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-3 (Residential) District:</b> The purpose of the 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 district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes. The existing zoning is compatible with surrounding residential development. No zoning change is proposed with this request. Surrounding properties to the south and west are zoned R-3 (Residential) and include single-family dwellings and a public school, with properties to the north across Mesa Hills Drive and to the east across Mesa Street zoned C-1 (Commercial) with shopping center uses, bank, gym, and offices, and properties to the east across Confetti Drive zoned A-O (Apartment/Office) and C-1 (Commercial) comprised of medical offices and apartments.</p>
<b>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<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>The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>This proposed use will allow the adaptive reuse of the existing unoccupied building. .</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Property is located within the Hillside Development Area. There are no anticipated effects on the natural environment. The subject property does not involve greenfield or 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 with no rezonings in the area within the last 10 years.</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>Property is adjacent to Mesa Street and Mesa Hills Drive, a major arterial as identified in El Paso Major Thoroughfare Plan (MTP). Single-family development is not desired along arterial roads.</p>

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** Staff recommends approval. No major comments from reviewing departments. **Previous comments have been addressed after City Plan Commission recommendation.**

**PUBLIC COMMENT:** The subject property lies within the Mesa Hills Neighborhood Association, which was notified by the applicant of the request. Public notice was sent to all property owners within 300 feet of the subject property on June 14, 2024. The Planning Division has not received any communication in support or in opposition to the special permit request. Four (4) phone calls were received inquiring about the request.

**RELATED APPLICATIONS:** A subdivision application (SUSU24-00040) is being reviewed for the subject property to ensure services and infrastructure is adequate for any future development of the property.



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

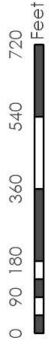
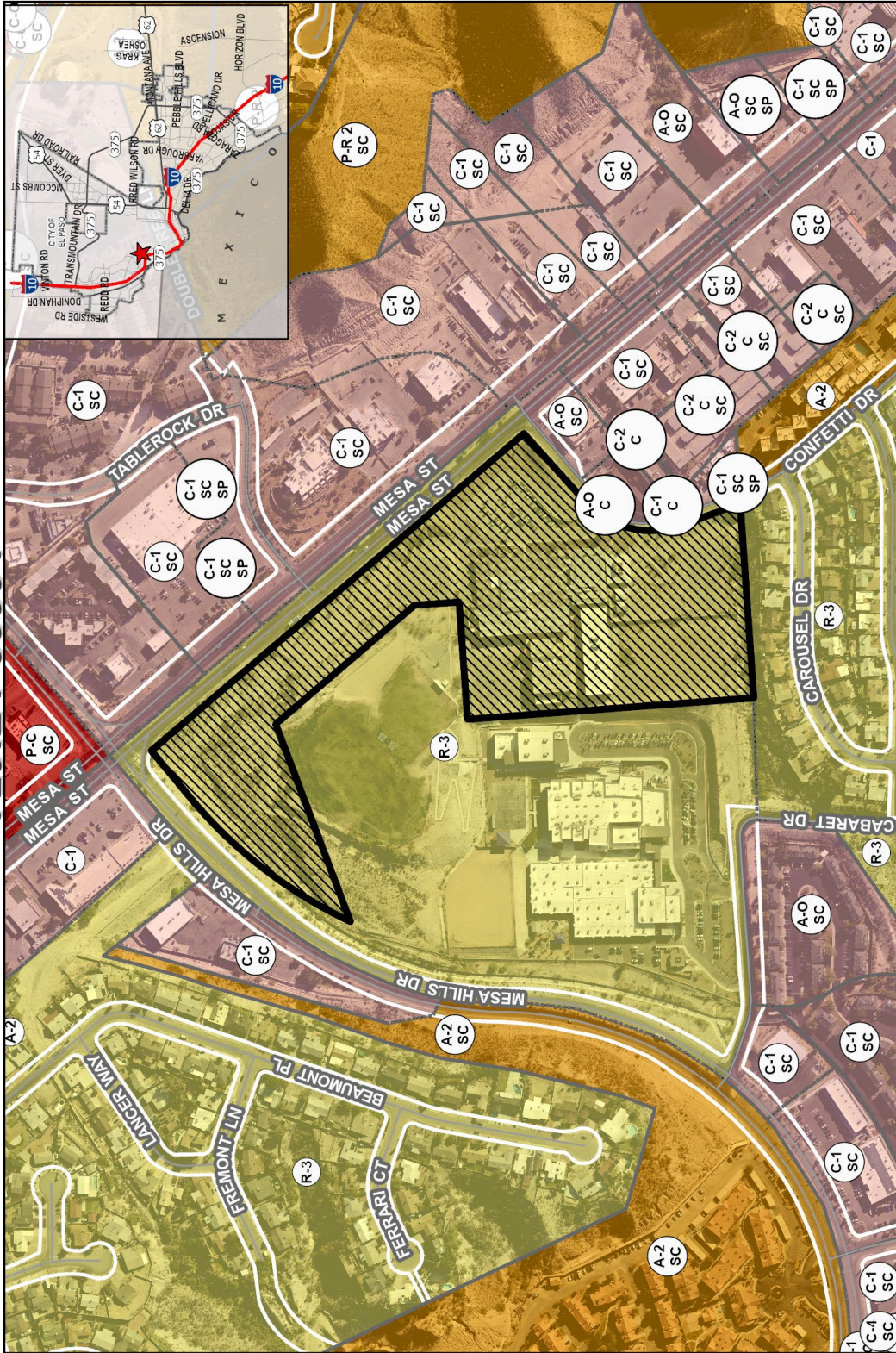
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

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

# ATTACHMENT 1

PZST24-00004

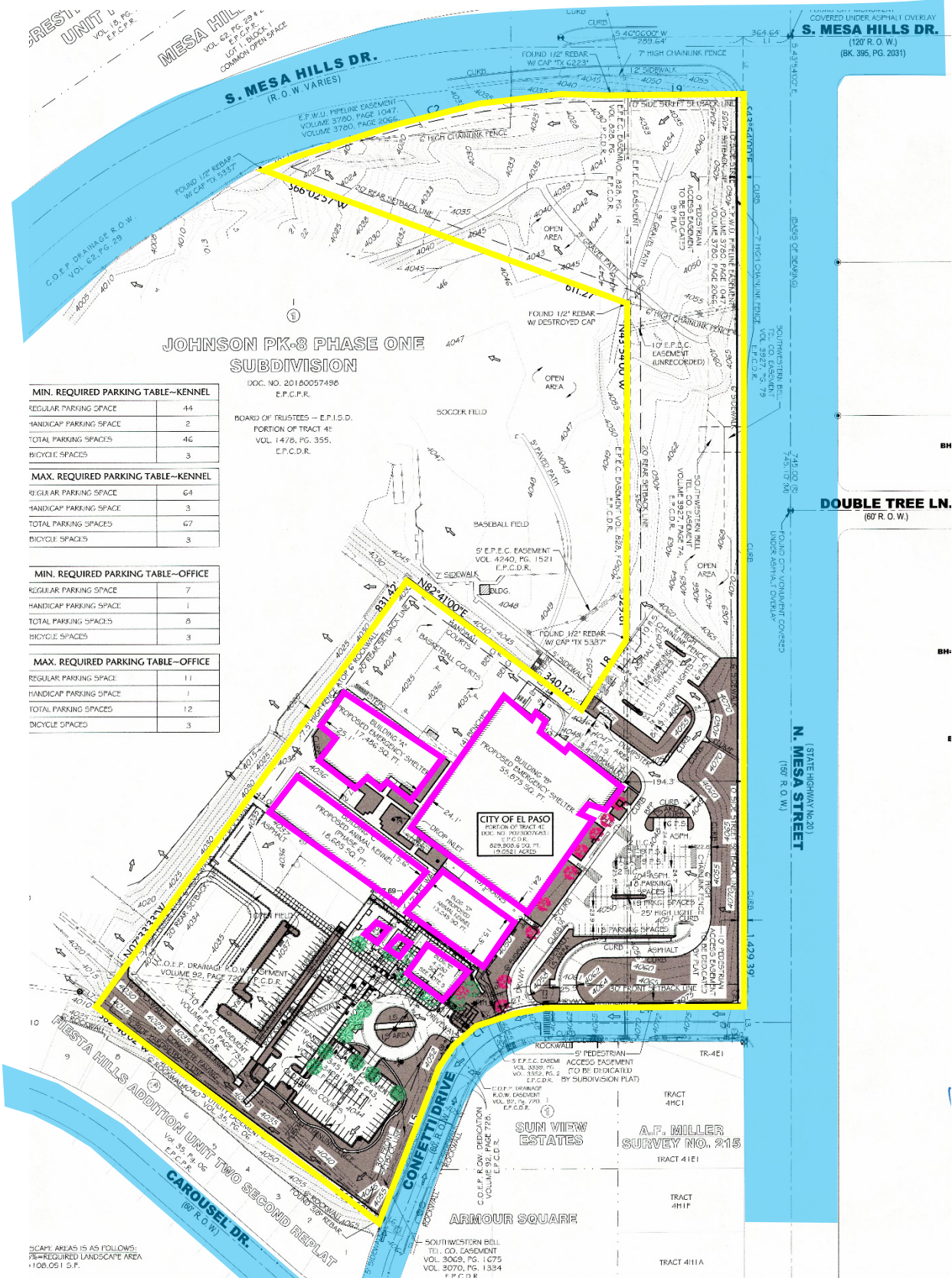


Subject Property

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 original may introduce errors and may lead to misinterpretation of the information. The Planning and Zoning Department Planning Division makes no claim to its accuracy or completeness.



# ATTACHMENT 2



## JOHNSON PK-8 PHASE ONE SUBDIVISION

DOC. NO. 20180057490  
E.P.C.D.R.

BOARD OF TRUSTEES - E.P.I.S.D.  
PORTION OF TRACT 4E  
VOL. 1478, PG. 355,  
E.P.C.D.R.

MIN. REQUIRED PARKING TABLE--KENNEL	
REGULAR PARKING SPACE	44
HANDICAP PARKING SPACE	2
TOTAL PARKING SPACES	46
BICYCLE SPACES	3

MAX. REQUIRED PARKING TABLE--KENNEL	
REGULAR PARKING SPACE	64
HANDICAP PARKING SPACE	3
TOTAL PARKING SPACES	67
BICYCLE SPACES	3

MIN. REQUIRED PARKING TABLE--OFFICE	
REGULAR PARKING SPACE	7
HANDICAP PARKING SPACE	1
TOTAL PARKING SPACES	8
BICYCLE SPACES	3

MAX. REQUIRED PARKING TABLE--OFFICE	
REGULAR PARKING SPACE	11
HANDICAP PARKING SPACE	1
TOTAL PARKING SPACES	12
BICYCLE SPACES	3

SICAPL AREAS IS AS FOLLOWS:  
#1=REQUIRED LANDSCAPE AREA  
#10B,C51 S.F.

# **ATTACHMENT 3**

## **Planning and Inspections Department - Planning Division**

Recommend approval.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No comments provided.

## **Planning and Inspections Department – Land Development**

Recommend approval.

1. A portion of the property is in the flood zone “A3”, preliminary and final elevation certificate will be required if there is a proposed building in the area at the time of grading permit and complies with all FEMA requirements.
2. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements at the time of grading permit.
3. Add a general note to both the preliminary and final plat sheets: “The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1).”
4. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
5. It is recommended a chain link fence around N Mesa St. and Confetti Dr. for pedestrians at the property line along a deep slope near the sidewalk where applicable.

## **Fire Department**

No adverse comments.

## **Police Department**

No comments provided.

## **Environment Services**

No comments provided.

## **Streets and Maintenance Department**

No comments provided.

## **Sun Metro**

No comments provided.

## **El Paso Water**

EPWater-PSB does not object to this request.

## **Water:**

There is an existing 12-inch diameter water main that extends along Confetti Dr., located approximately 55-feet east of the west right-of-way line. This main is available for service.

There is an existing 8-inch diameter water main that extends within a PSB easement parallel and south of Mesa St., located approximately 2-feet south of the south right-of-way line. This main extends approximately 450-feet west of Confetti Dr. This main is available for service.

There is an existing 24-inch diameter water transmission main that extends along Mesa St., located approximately 2-feet north of the south right-of-way line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

There is an existing 8-inch diameter water main that extends along Mesa St., located approximately 66-feet north of the south right-of-way line. This main is available for service.

There is an existing 12-inch diameter water main that extends along Mesa St., located approximately 73-feet north of the south right-of-way line. This main is available for service.

There is an existing 12-inch diameter water main that extends along Mesa Hills Dr., located approximately 30-feet east of the west right-of-way line. This main is available for service.

EPWater-PSB records indicate an active 4-inch domestic water meter, a 6-inch fire line, and a 4-inch reclaimed water meter serving the subject property. The service address for these meters is 5675 N Mesa St.

Previous water pressure reading from fire hydrant #3339, located on Confetti Dr. approximately 110-feet north of Carousel Dr., has yielded a static pressure of 80 (psi), a residual pressure of 70 (psi), and a discharge of 1,113 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

There is an existing 12-inch diameter sanitary sewer main that extends along Mesa Hills Dr., located approximately 48-feet east of the west right-of-way line. This main is available for service.

**Reclaimed:**

There is an existing 12-inch diameter reclaimed water main that extends within a PSB easement parallel and south of Mesa St. The alignment of this main varies. This main extends approximately 800-feet east of Mesa Hills Dr. No direct service connections are allowed to this main.

There is an existing 12-inch diameter reclaimed water main that extends within a PSB easement parallel and east of Mesa Hills Dr., located approximately 20-feet east of the east right-of-way line. No direct service connections are allowed to this main.

**General:**

Mesa St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa St. right-of-way requires written permission from TxDOT.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sanitary sewer mains, and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing EPWater-PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

EPWater-PSB requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Texas Department of Transportation**

No comments provided.

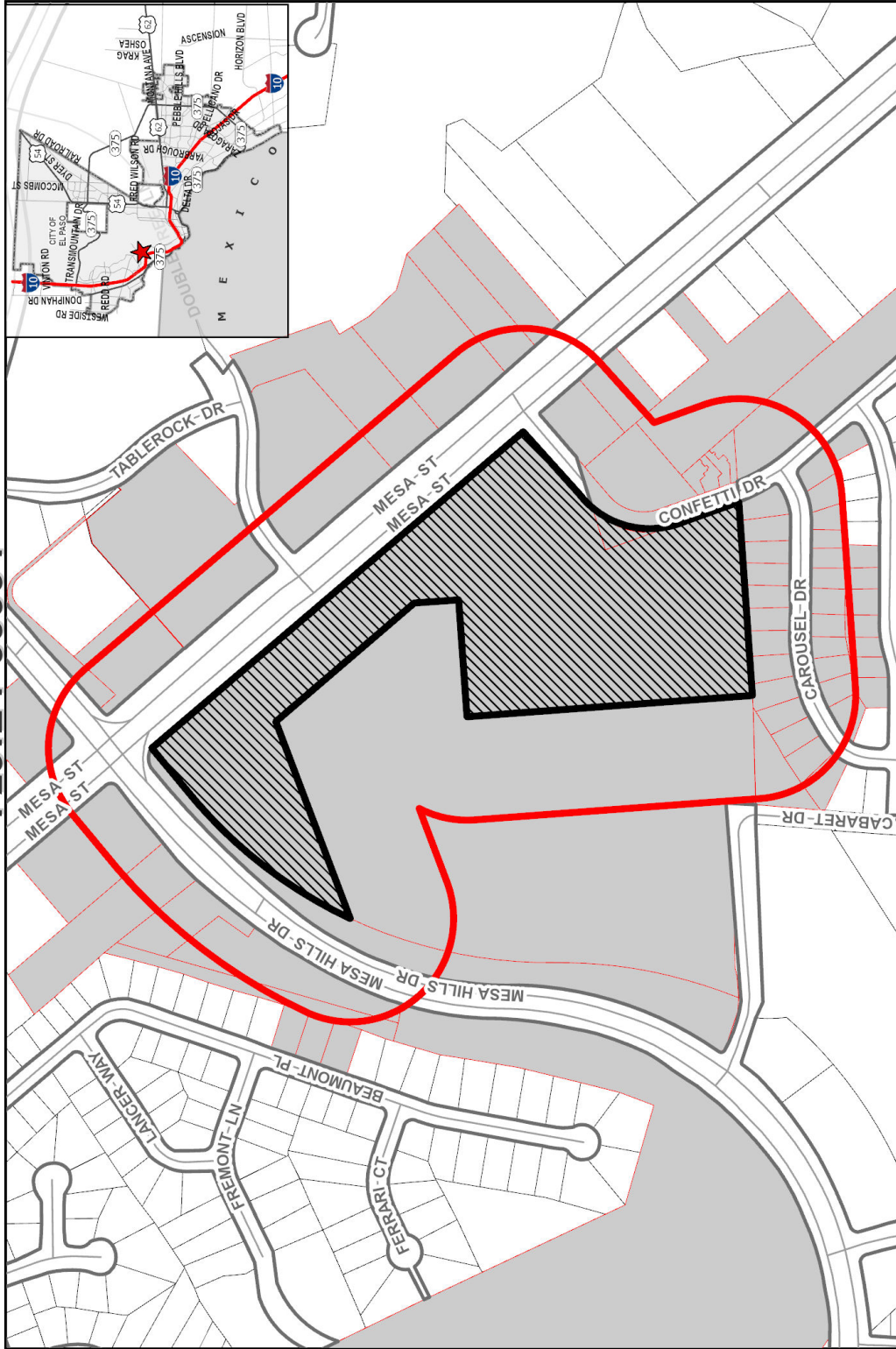
**El Paso County Water Improvement District #1**

No comments provided.



# ATTACHMENT 4

PZST24-00004



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



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