



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZST11-00016  
**Application Type:** Special Permit  
**CPC Hearing Date:** January 26, 2012  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 3329 Montana Avenue  
**Legal Description:** All of Lot 16, and the East ½ of Lot 15, Block 107, East El Paso Addition, City of El Paso, El Paso County, Texas

**Acreage:** 0.12-acre  
**Rep District:** 8  
**Existing Use:** Medical Clinic  
**Existing Zoning:** A-O (Apartment/Office)  
**Request:** Parking Reduction  
**Proposed Use:** Medical Clinic

**Property Owner:** Rafael Armendariz  
**Applicant:** Rafael Armendariz  
**Representative:** Jose Uresti

### **SURROUNDING ZONING AND LAND USE**

**North:** A-2 (Apartment) / Single-family dwelling  
**South:** S-D (Special Development) / Vacant  
**East:** S-D/c/sc (Special Development/condition/special contract) / Retail  
**West:** S-D/c (Special Development/condition) / Medical Office

**THE PLAN FOR EL PASO DESIGNATION:** Residential and Commercial (Central Planning Area)

**Nearest Park:** Mary Webb Park (1,415 feet)  
**Nearest School:** Alta Vista Elementary (692 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 10, 2012. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit for a 100% parking reduction and review of the detailed site development plan for an existing 2,682 sq. ft. two-story medical clinic building. The proposed use requires 9 off-street parking spaces; the site plan shows 5 parking spaces and 3 bicycle spaces, with access from Luna Street. The Department of Transportation reviewed the parking study and has determined that there is sufficient on-street parking to satisfy the parking requirements of the development.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request as it meets all the requirements of 20.04.150, Detailed Site Development Plan, and 20.04.320, Special Permit.

**The Plan for El Paso –City-wide Land Use Goals**

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city’s neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood’s residential character.

The purpose of the A-O (Apartment-Office) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

**Development Coordinating Committee Review**

The DCC reviewed and discussed the application for special permit and offered no objections to the Planning Staff’s recommendation for **APPROVAL**.

**Engineering & Construction Management Services Department – Plan Review**

Plan Review has no objections.

**Engineering & Construction Management Service Department – Landscaping**

No comments received.

**Engineering & Construction Management Services Department – Land Development**

No objections.

**Department of Transportation**

Department of Transportation has the following comments regarding the request:

- 1. The alley between Montana and La Luz is not improved to City standards. The alley shall be improved to city standards as per Section 19.15.160 (Alleys) of the El Paso City Code and in accordance with the DSC as it is proposed for vehicular access.
- 2. Transportation is processing the request for angled parking on Luna Street concurrently with the special privilege request.
  - a. Angled parking shall not be labeled as reserved parking without the request for a special privilege license in accordance with Section 15.08.120 (Special Privileges).

Notes:

- 1. The property is located along the Montana Rapid Transit System (RTS) Corridor. Coordinate with Sun Metro regarding the location and arrangement of any bus stops or bus pull in bays.
- 2. Access to Montana Avenue shall be coordinated with TXDOT.
- 3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

**El Paso Water Utilities**

We have reviewed the special permit request above and provide the following comments:

- 1. EPWU-PSB does not object to this request.
- 2. EPWU-PSB requests that the existing meter serving the subject property be relocated from the existing parking area located along Luna Street to the adjacent sidewalk so that the meter will be accessible at all times.

Water:

3. There is an existing 4-inch diameter water main extending along the alley between Montana Avenue and La Luz Avenue fronting the northern boundary of the subject property (3329 Montana Avenue).
4. There is an existing 6-inch diameter water main extending along Luna Street fronting the eastern boundary of the subject property (3329 Montana Avenue).
5. EPWU records indicate an active ¾-inch water meter serving the subject property. The service address for this active meter is 3329 Montana Avenue.

Sewer:

6. There is an existing 24-inch diameter sanitary sewer main extending along Montana Avenue fronting the southern boundary of the subject property (3329 Montana Avenue). No direct service connections are allowed to this sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules & Regulations.
7. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Montana Avenue and La Luz Avenue fronting the northern boundary of the subject property (3329 Montana Avenue).

General:

8. Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. 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 EPWU – 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.

### **Fire Department**

No comments received.

### **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

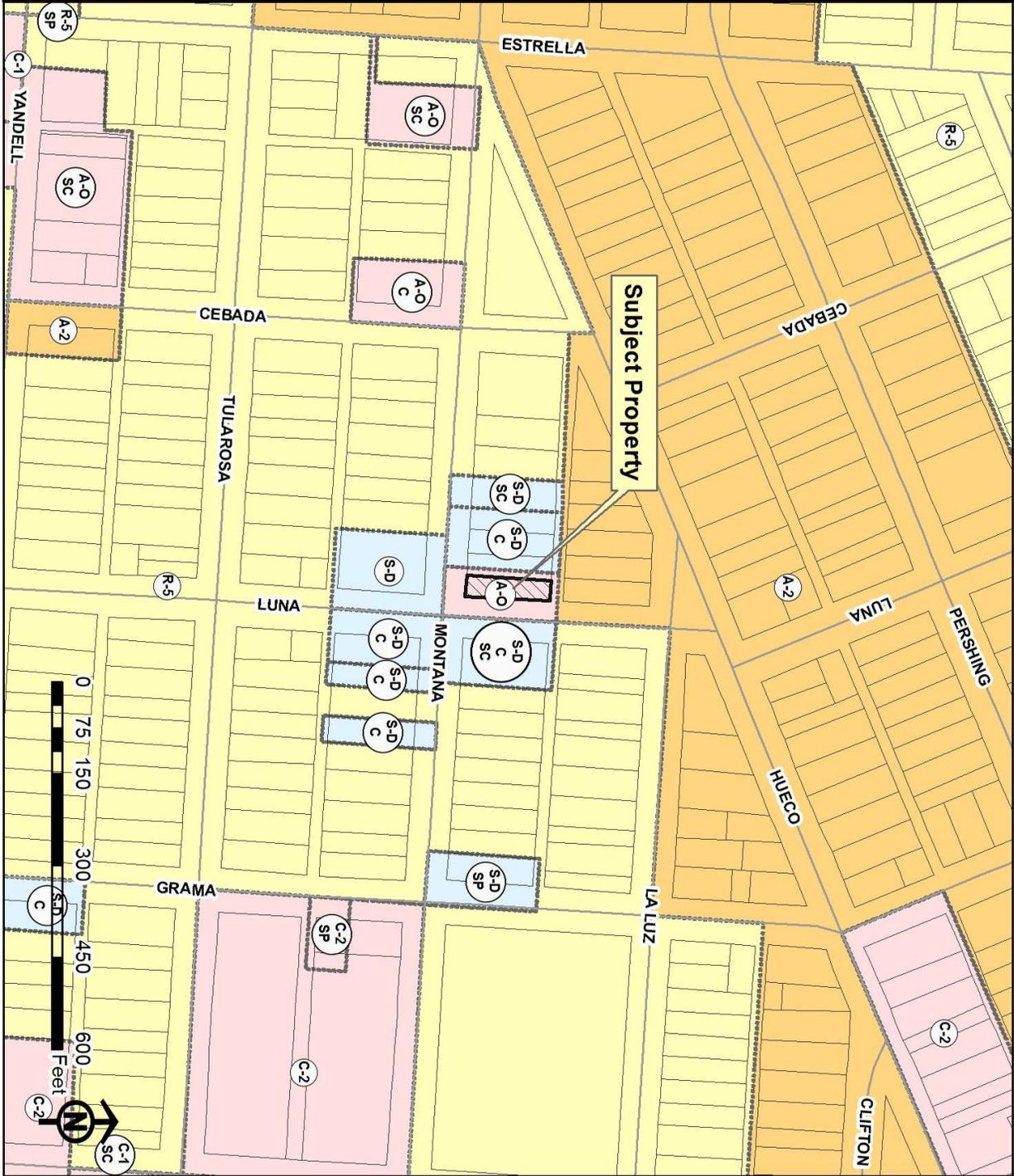
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

### **Attachments**

1. Location Map
2. Aerial Map
3. Detailed Site Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP

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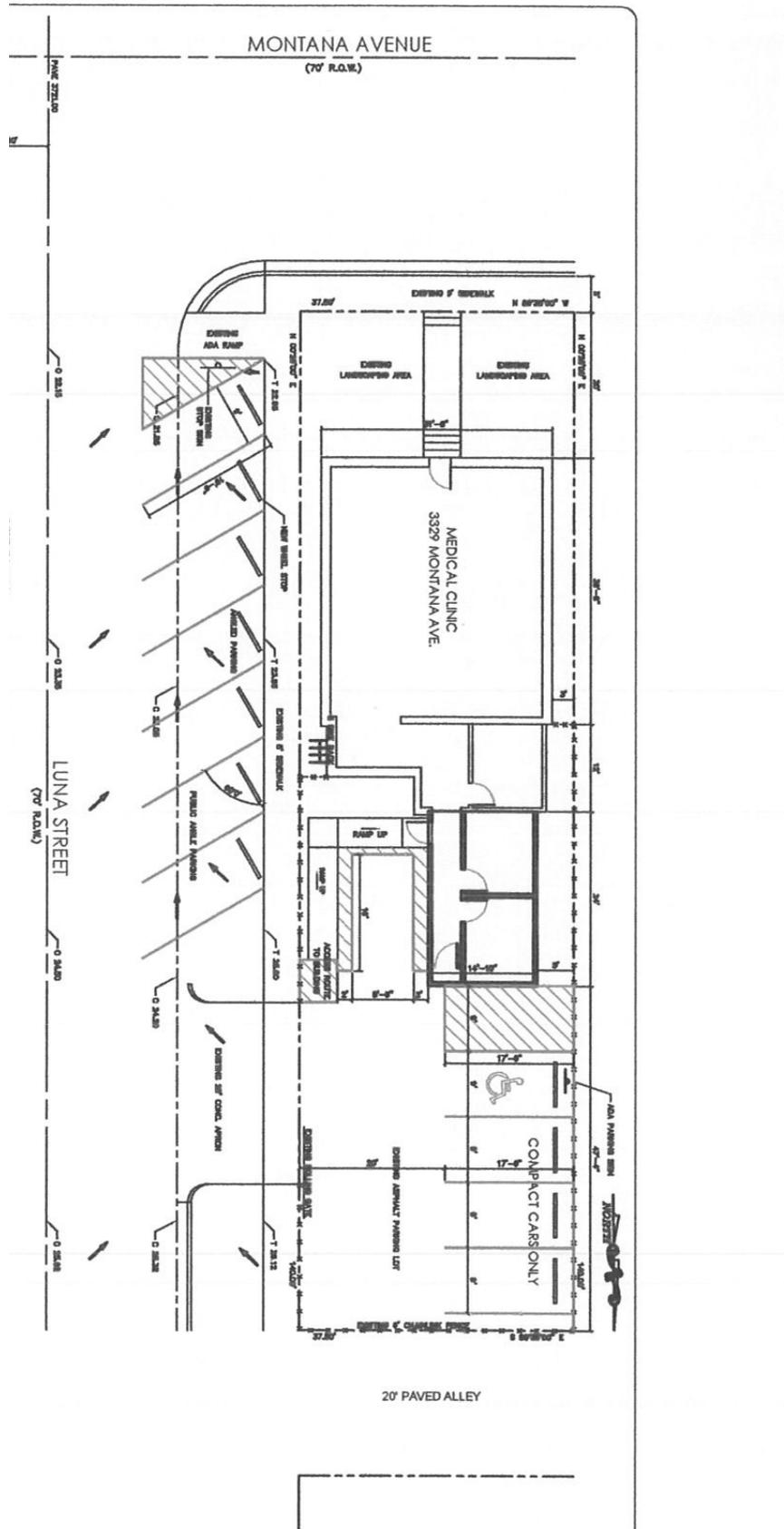


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS

