City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZST13-00012
Application Type	Special Permit
CPC Hearing Date	July 25, 2013
Staff Planner	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location	1519 Myrtle
Legal Description	Portion of South ½ of Block 61, Cotton Addition, City of El Paso, El Paso County, Texas
Acreage	0.1791 acres
Rep District	8
Zoning	M-1 (Manufacturing)
Existing Use	Warehouse
Request	100 % Parking Reduction / Ballroom Special Permit
Proposed Use	Ballroom / Banquet Hall (Related to PZRZ13-00020)
Property Owner	Javier O. Ramos
Representative	Carlos Renteria

SURROUNDING ZONING AND LAND USE
North: M-1 (Manufacturing) / Retail
South: M-1 & C-3/sp/sp (Manufacturing / Commercial/special permit/special permit) / Church
East: M-1 (Manufacturing) / Parking & Retail
West: M-1 (Manufacturing) / Junk Yard

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Central Planning Area)
NEAREST PARK: Proposed Park (2,422 feet)
NEAREST SCHOOL: Douglass Elementary (3,457feet)

NEIGHBORHOOD ASSOCIATIONS
El Paso Central Business Association, Familias Unidas del Chamizal

NEIGHBORHOOD INPUT
Notices of the July 25, 2013 public hearing were mailed to all property owners within 300 feet of the subject property on July, 10 2013. The Planning Division received one letter in opposition to the request.

APPLICATION DESCRIPTION
The applicant is requesting a special permit for a 100% parking reduction as well as a special permit to allow for a ballroom and banquet hall. Access is from Myrtle.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the applicant meets the requirements of Section 20.04.320, Special Permit Approvals and 20.04.150 Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation
All applications for special permits shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there

can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the M-1 (Light Industrial) district is to provide light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

The purpose of the C-3 (Commercial) is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

City Development Department - Planning Division - Transportation
No objections Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Planning Division - Land Development
No Objection. Grading plan and permit shall be required.* Storm Water Pollution Prevention Plan and/or permit required.* Drainage plans must be approved by the City Development Dept. Land Development Section.* * This requirement will be applied at the time of development.

City Development Department – Building Permits & Inspections Division
Recommend approval

El Paso Fire Department
No objections

El Paso Water Utilities
EPWU does not object to this request.

EPWU-PSB Comments

Water:
Along the alley located between Myrtle Street and Texas Street east of Cotton Street there is an existing four (4) inch diameter water main. This main dead-ends at approximately 345 feet east of Cotton Street.

Along Myrtle Street between Cotton Street and Dallas Street there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 1733 located at the corner of Cotton Street and Myrtle Street have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 80 psi, discharge of 919 gallons per minute (gpm).

Sanitary Sewer:
Along the alley located between Myrtle Street and Texas Street east of Cotton Street there is an existing eight (8) inch diameter sanitary sewer main.

Along Myrtle Street between Cotton Street and Dallas Street there are no existing sanitary sewer mains.

General
As per EPWU-PSB Records 1519 Myrtle has a single three-quarter (3/4) inch diameter water service.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site

fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Application for 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, 3rd 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.

CITY PLAN COMMISSION OPTIONS

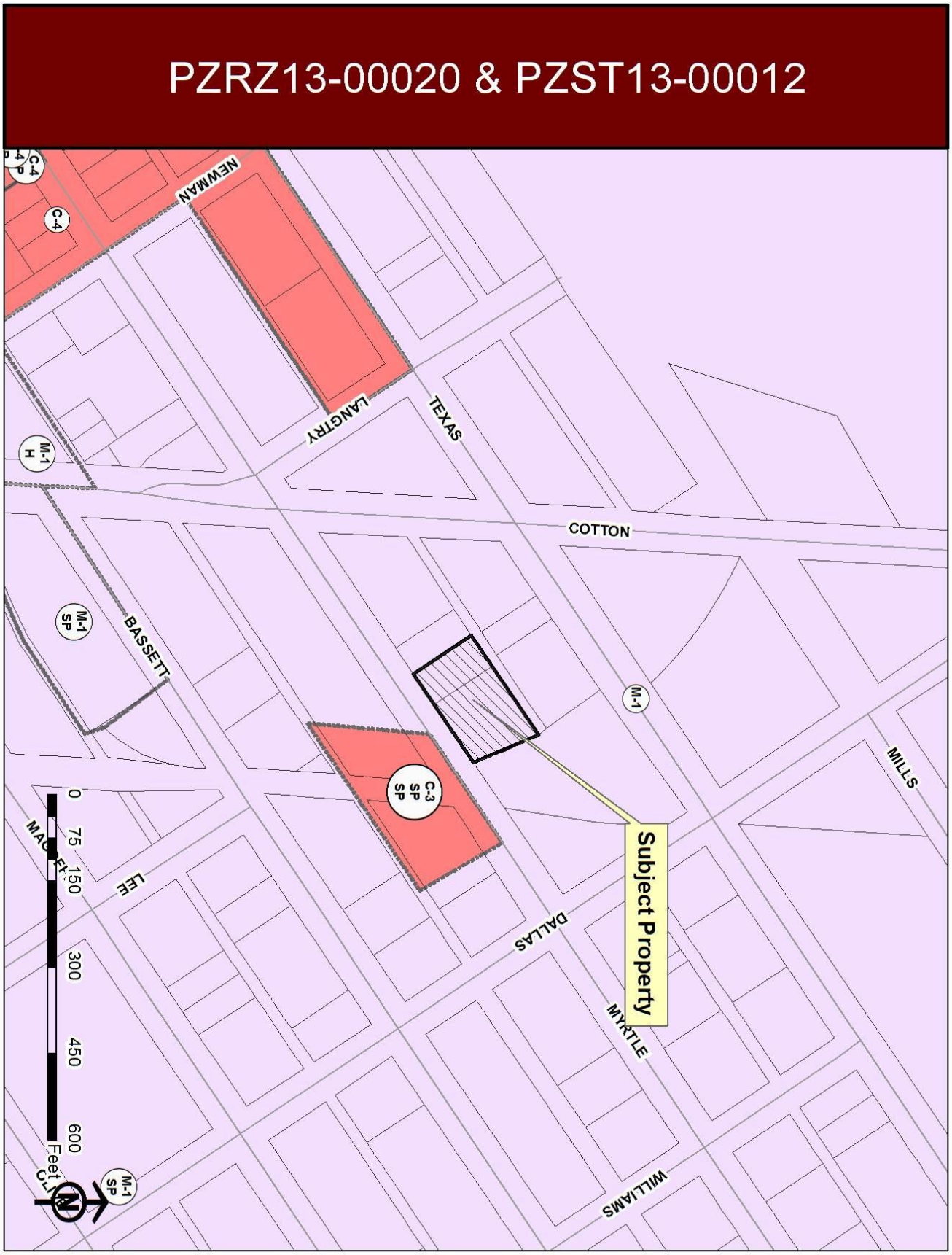
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan 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 Plan 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 Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

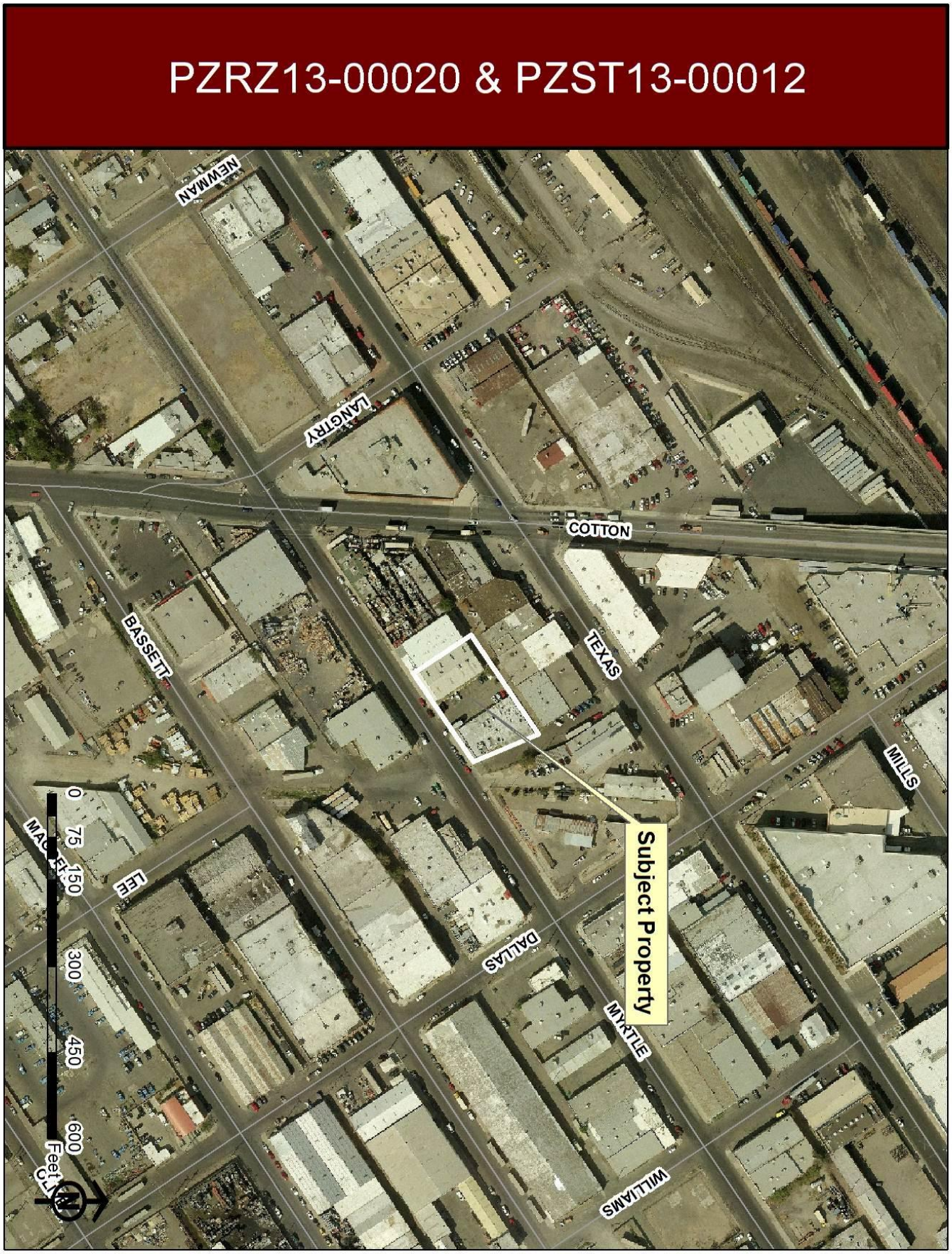
Attachments:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Development Plan
Attachment 4: Opposition Letter

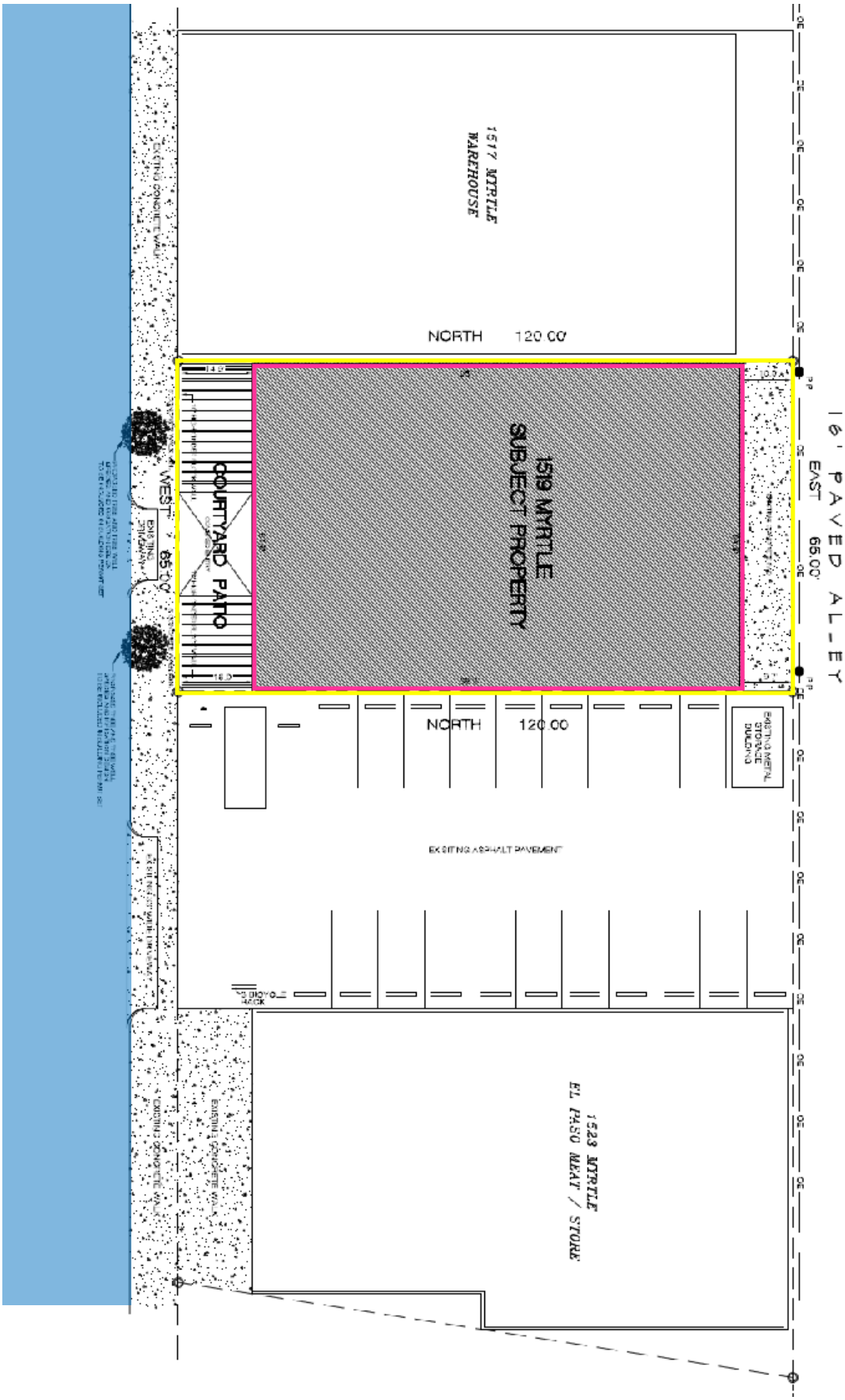
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: OPPOSITION LETTER

CONGREGACION AMOR DE DIOS, INC.

1620 MYRTLE AVE. EL PASO, TX. 79901
(915) 532-2311 & (915) 253-6490
JULY 23, 2013

TO: DEPT. OF PLANNING RESEARCH AND DEVELOPMENT
RE: CASE # **PZRZ 13-00020 & PZST 13-00012**

YO, DR. MIGUEL BARRAGAN PASTOR DE LA CONGREGACION AMOR DE DIOS Y RESIDENTE DEL 1225 BOIS D'ARC DR. EN EL PASO, TX. 79925 JUNTAMENTE CON LA MESA DE DIRECTORES QUE COMPONEMOS LA AUTORIDAD ECLESIASTICA DE NUESTRA CONGREGACION, HEMOS RECIBIDO UNA CARTA DE NOTIFICA - CION PARA UN PERMISO ESPECIAL DE REDUCCION DE ESTACIONAMIENTO PARA LA APERTURA DE UN SALON DE EVENTOS, Y OTRO PERMISO PARA CAMBIO DE ZONA EN EL 1619 MYRTLE AVE.

NOSOTROS COMO IGLESIA SOMOS PORTADORES DE UN PERMISO TRAMITADO PARA LA REDUCCION DE ESTACIONAMIENTO, INCLUSO SE PAGO PARA HACER UN ESTUDIO DE TRAFICO AL DERREDOR DE NUES - TRAS INSTALACIONES REQUERIDO POR USTEDES, MISMO QUE FUE OTORGADO POR ESTE AMADO Y RES - PETADO DEPARTAMENTO, BAJO EL NUMERO DE PERMISO #SU - 0202418, CON EN LA FECHA DEL DÍA 18 DE AGOSTO, 2003 (ORDINANCE 15379).

DECLARO QUE NO ESTAMOS MUY DE ACUERDO EN QUE SE OTORGUE EL PERMISO, PUES VEO ALGUNAS COSAS QUE, CREO, NO NOS SERIAN DAÑINOS PARA LA IGLESIA QUE REPRESENTAMOS, ESTAS SON:

1- QUE LAS ACTIVIDADES QUE TENEMOS COMO IGLESIA, REQUIEREN DEL ESPACIO PARA EL ESTACIONAMIENTO LOS DIAS MARTES, VIERNES, Y DOMINGO, AÑADIENDO LOS DIAS ESPECIALES DE REUNIONES DE CELEBRACION QUE ACOSTUMBRAMOS A TENER **DENTRO DE** EL AREA DE NUESTRO PROPIEDAD Y EXPLICITAMENTE, EL ESTACIONAMIENTO.
2- QUE SI HUBIERA UN EVENTO EN UN VIERNES O SABADO POR EJEMPLO, COINCIDIRIAMOS EN QUERER USAR LOS ESPACIOS DE LA AVENIDA MYRTLE, PUES NUESTRA IGLESIA Y LA PROPIEDAD QUE DESEA LOS PERMISOS ESPECIALES, ESTAN UNA FRENTE A LA OTRA Y ESO SERA DE VERDAD UN POCO CAOTICO Y PODRIA SUCITARSE ALGUN ENFRENTAMIENTO.
3- QUE EXISTIRA LA GRAN POSIBILIDAD AL MOMENTO DE ALGUNA ACTIVIDAD DEL POSIBLE SALON DE EVENTOS, DE SEGURO QUE TRATARAN LOS ASISTENTES DE USAR NUESTRAS INSTALACIONES QUE TENEMOS EN LOS TERRENOS DE LA IGLESIA.
4- QUE LAMENTABLEMENTE, Y SIN TEMOR A EQUIVOCARNOS, HABRA QUIEN CONSUMA BEBIDAS ALCOHOLICAS Y COINCIDIMOS CON UN SERVICIO DE LA IGLESIA Y UN EVENTO DE ELLOS, NO QUEREMOS QUE UNA ESCENA DESAGRADABLE QUE SEA EN CONTRA DE LA ETICA MORAL Y SOCIAL Y QUE SEA PRESENCIADA POR ALGUNA FAMILIA TALES COMO; ORINARSE EN LAS INMEDIACIONES, PRACTICA DE SEXO ILICITO DENTRO DE ALGUN AUTO ESTACIONADO, PORQUE PUEDE SUCEDER, TIRADERO DE BOTES Y/O BOTELLAS DE CERVEZA, COLILLAS DE CIGARRO, BASURA, ETC. ETC.

ESO SERIA SOLO ALGUNAS DE LAS PRINCIPALES RAZONES POR LAS QUE CREEMOS QUE SERIA MAS PERJUDICIAL QUE DE BENEFICIO, SALVO QUE LOS INTERESADOS A TRAMITAR ESTOS PERMISOS DESEEN PONER POR ESCRITO LOS SIGUIENTES PUNTOS:

ATTACHMENT 4: OPPOSITION LETTER

A- NO PERMITIR EL ACCESO Y/O VENTA DE BEBIDAS ALCOHOLICAS EN SUS PAQUETES DE RENTA.

B- QUE EN NINGUN EVENTO DEL SALON, SE EMPALMARAN LOS HORARIOS, LOGICO, CON EL CONOCIMIENTO PREVIO DE LAS PARTES AQUÍ INVOLUCRADAS (IGLESIA – SALON).

C- QUE SE CONTRATE A UNA COMPAÑÍA DE SEGURIDAD CON LOS ELEMENTOS SUFICIENTES, TANTO DENTRO COMO AFUERA PARA GUARDAR EL ORDEN Y ASI EVITAR CUALQUIER TIPO DE PERCANCES. Y

D- QUE LA VIOLACION UNO DE ESTOS CUATRO PUNTOS ANTES MENCIONADOS, ENTONCES SE LE CANCELE EL O LOS PERMISOS QUE AMERITEN HACERLO, DE MANERA IRREBOCABLE.

ME DESPIDO DE ANTEMANO AGRADECIENDO LA ATENCION A ESTE ESCRITO Y ESPERO QUE LA DECISION DE PARTE DE LOS MIEMBROS DEL CONCILIO DE LA CIUDAD, SEA LA ADECUADA Y FAVORABLE PARA TODOS. DIOS LOS BENDIGA Y PROSPERE GRANDEMENTE.

DR. MIGUEL BARRAGAN
SENIOR PASTOR OF CONGREGACION AMOR DE DIOS, INC.