City of El Paso – City Plan Commission Staff Report

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 no letters in support or 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

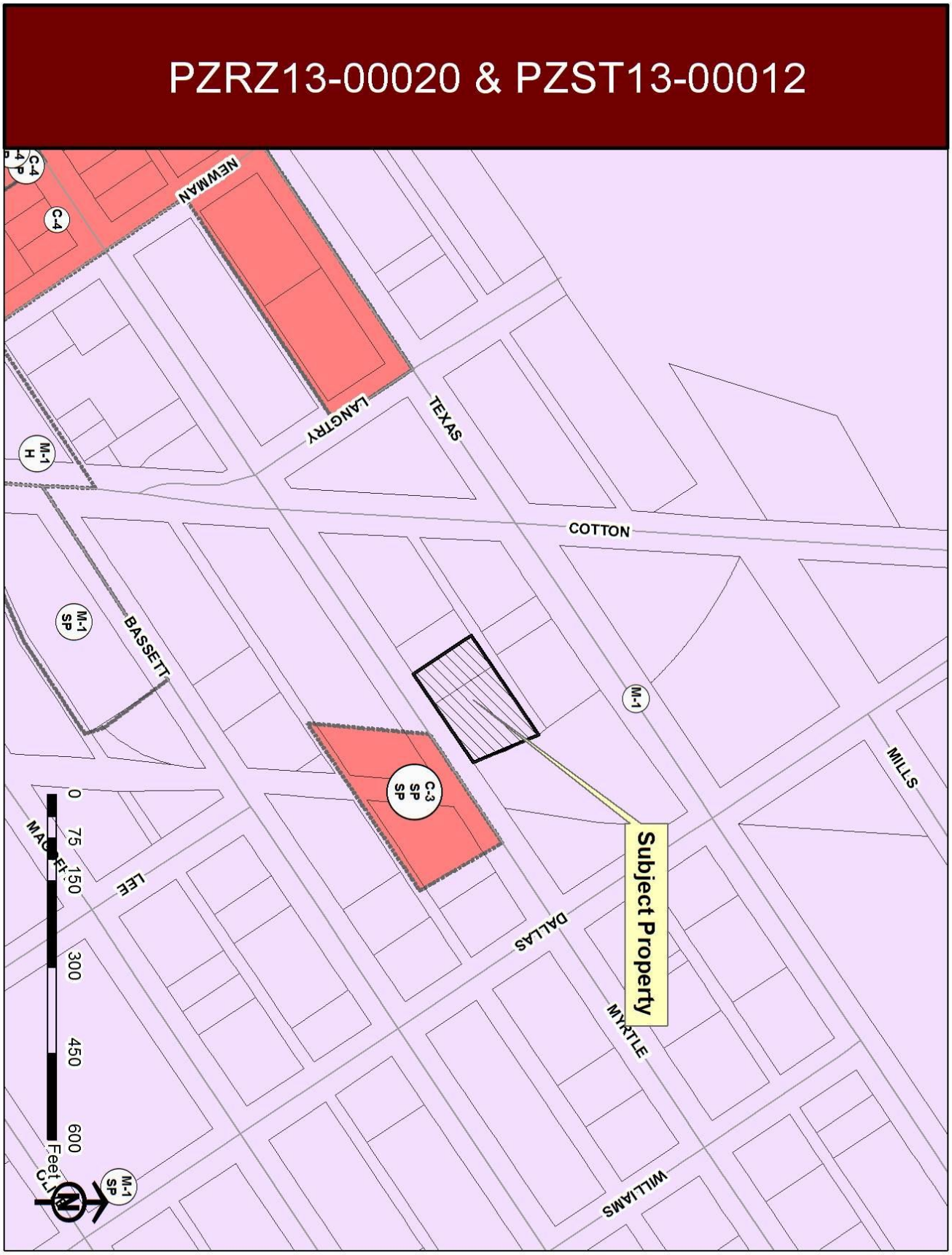
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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.

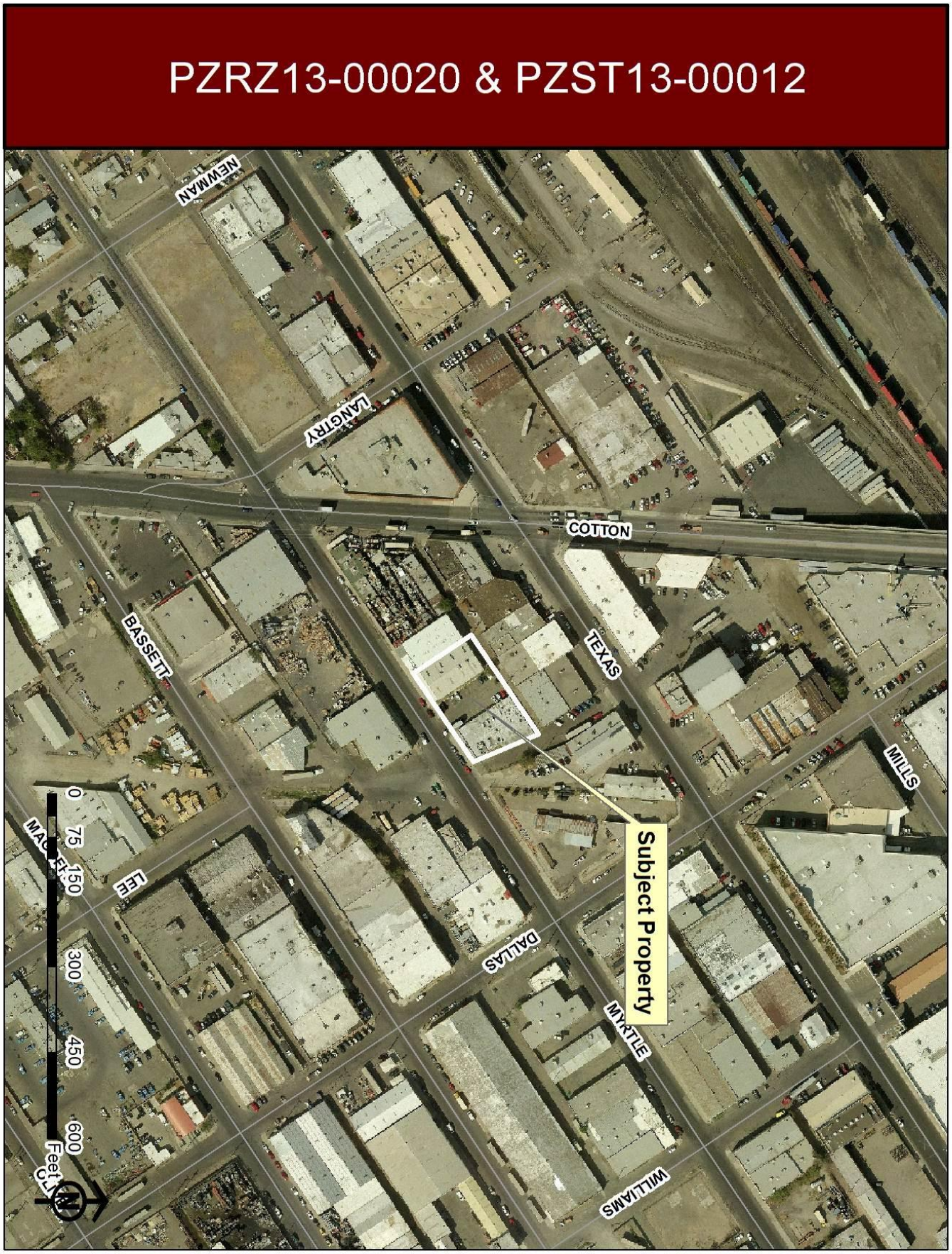
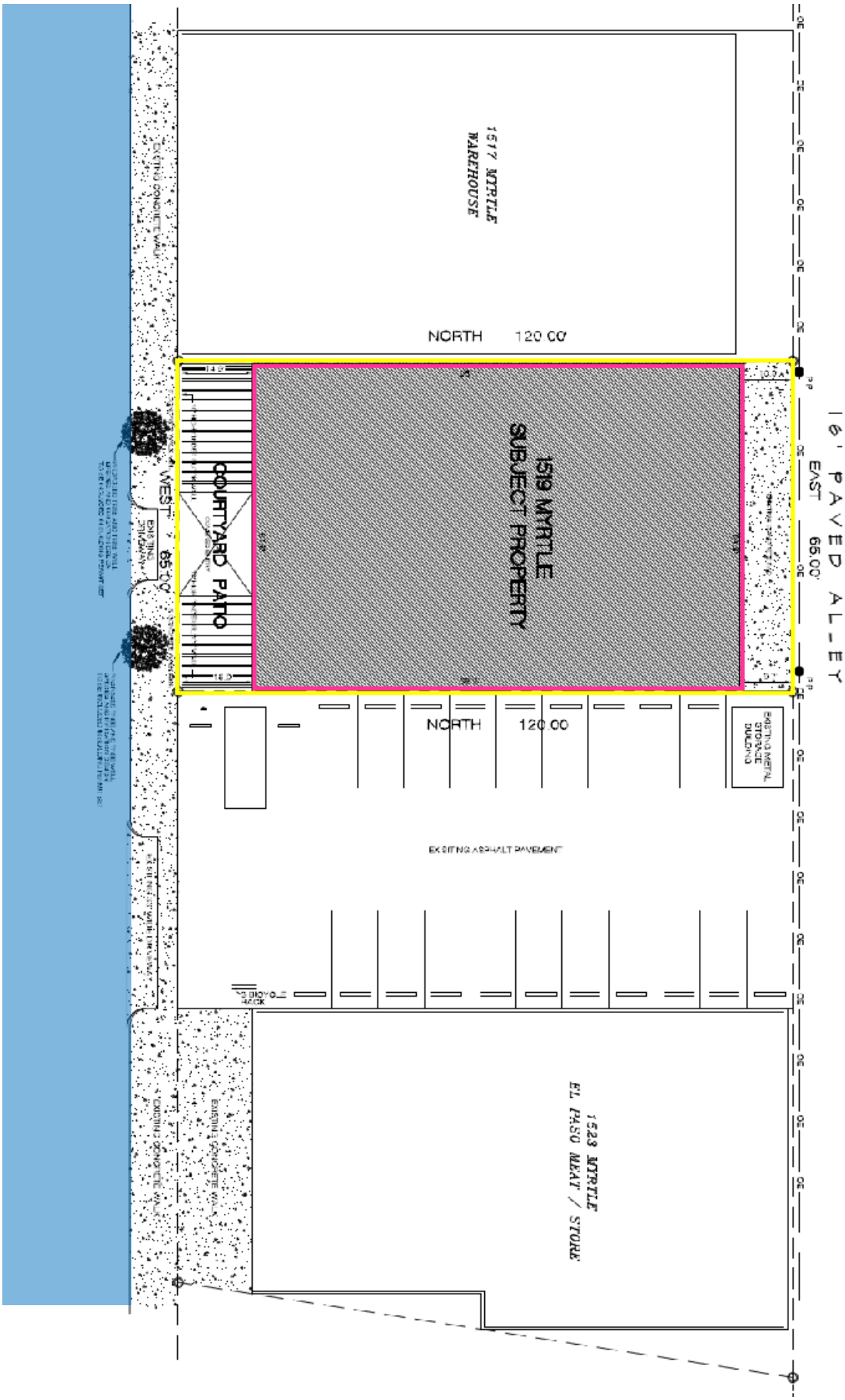
Attachments:

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

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN