City of El Paso – City Plan Commission Staff Report
2nd REVISION

Case No:	PZST13-00011
Application Type	Special Permit
CPC Hearing Date	August 8, 2013
Staff Planner	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location	2201 Mills Avenue
Legal Description	Portion of Lot 27, Lots 28 to 32, Block 54, Bassett Addition, and All of Blocks 55 & 56 and CLSD Streets BTW, City of El Paso, El Paso County, Texas
Acreage	2.64 acres
Rep District	8
Zoning	M-1 (Manufacturing)
Existing Use	Furniture Manufacturing
Request	Parking Reduction
Proposed Use	Furniture Manufacturing / Dance Hall (Related to PZRZ13-00016)
Property Owner	E.P.I.L.D., Inc.
Representative	Fred Dalbin

SURROUNDING ZONING AND LAND USE
North: M-1 (Manufacturing) / Railroad
South: M-1 (Manufacturing) / Single Family Residential
East: M-1 (Manufacturing) / Railroad
West: M-1 (Manufacturing) / Manufacturing / Storage

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Central Planning Area)
NEAREST PARK: El Barrio Park (2,716 feet)
NEAREST SCHOOL: Beall Elementary (1,632 feet)

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

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 24, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION
The property owner is requesting a special permit for a 27% on-site parking reduction. The site plan shows an existing 80,000 sq. ft., two-story building currently serving as a furniture manufacturing plant. A 7,500 sq. ft. banquet hall, 1,963 sq. ft. kitchen, and 3,360 sq. ft. office area is proposed to occupy a portion of the structure. As proposed, the site's parking space requirement is 102 spaces. The applicant is proposing 74 spaces. Access to the subject property is proposed from Mills Avenue.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the special permit for a 27% parking reduction and approval of the detailed site development plan review request 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 permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-4 (Regional Commercial) district is to provide commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

Planning Division - Transportation
No objections

City Development Department – Plan Review
No objections. Applicant shall meet the landscape ordinance at time of permit.

City Development Department - Land Development
No objection

Fire Department
No objections

Police Department
The El Paso Police Department has no issues with this request

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

EPWU-PSB Comments

Water:

Along Mills Street between Willow Street and Walnut Street there is an existing eight (8) inch diameter water main. Along Mills Street between Walnut Street and Poplar Street there is an existing twelve (12) inch diameter water main.

Immediately north of 2201 Mills between Interstate Highway No. 10 and the subject Property within the railway company property there is an existing eight (8) inch diameter water main. The alignment of this main is approximates the alignment of Walnut Street. This 8-inch diameter water main dead-ends immediately north of 2201 Mills.

Along Poplar Street between Mills Street and Texas Street there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 1579 located at the corner of Mills Street and Walnut Street have yielded a static pressure of 92 pounds per square inch (psi), residual pressure of 80 psi, discharge of 1,186 gallons per minute (gpm).

Sanitary Sewer:

Along Mills Street between Willow Street and Poplar Street there is an existing eight (8) inch diameter sanitary sewer main.

Within the railway company property north of the intersection of Poplar Street and Mills Avenue there are two (2) existing eighteen (18) inch diameter sanitary sewer mains. The alignment of both of these mains approximates the alignment of Poplar Street. South of the intersection of Poplar Street and Mills Avenue, both mains continue south along Poplar Street. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General
As per EPWU-PSB Records 2201 Mills Avenue has a single two (2) inch diameter water service, and single eight (8)inch diameter fire-fighting water service (fire line).

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.

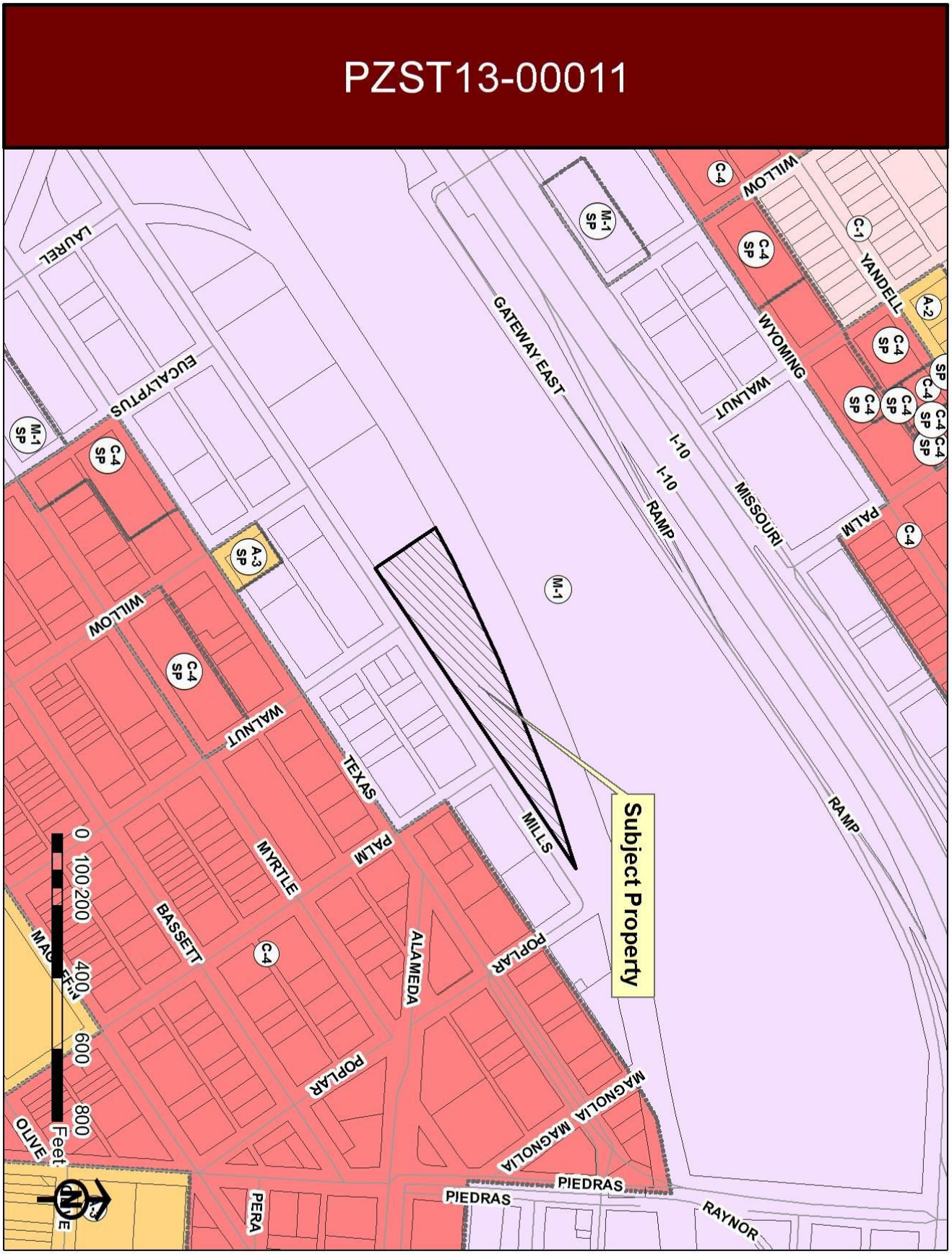
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description 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.

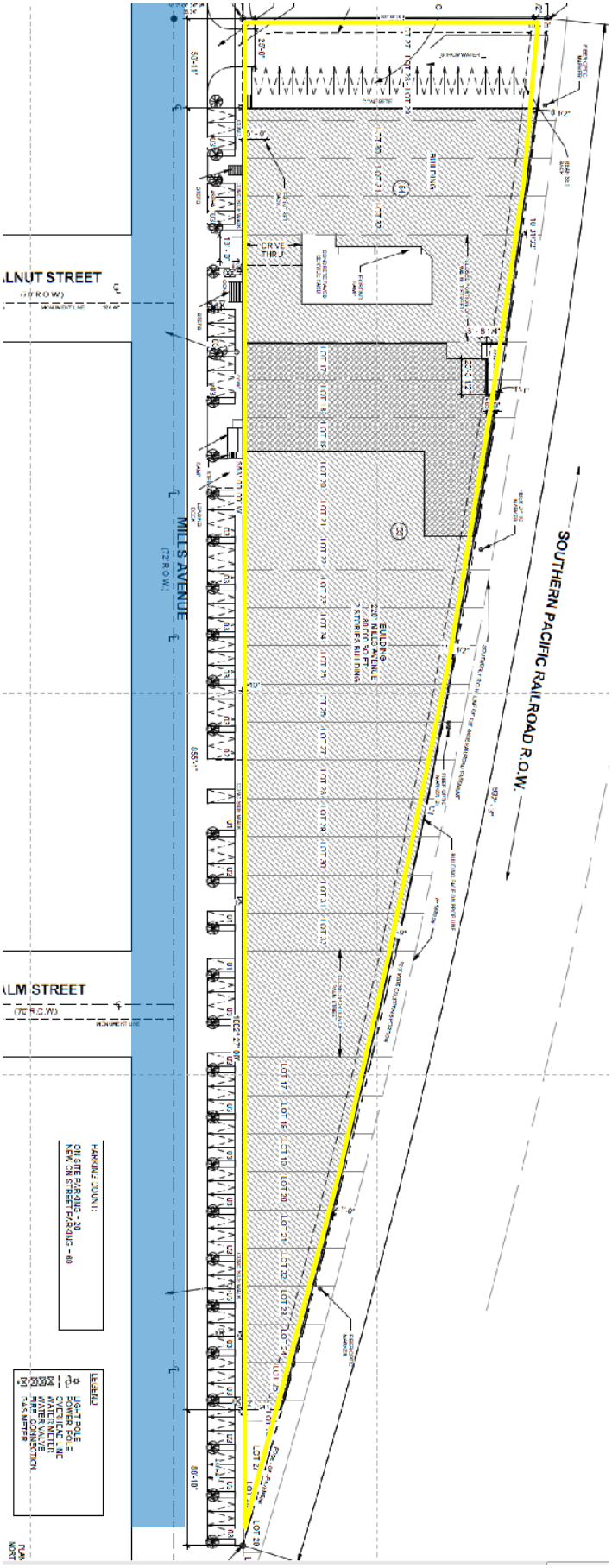
CITY PLAN COMMISSION OPTIONS
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit application:

1. Recommend approval of the application finding that the special permit 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 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 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
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN