



City of El Paso – City Plan Commission Staff Report

Case No: PZST11-00011
Application Type: Special Permit
CPC Hearing Date: December 15, 2011
Staff Planner: Tony De La Cruz, 915-541-4329, delacruzja@elpasotexas.gov

Location: 113 Rio Grande Avenue
Legal Description: The South 20 Feet of Lot 27 and all of Lots 28 and 29, Block 3, Sunset Heights Addition, City of El Paso, El Paso County, Texas.
Acreage: 0.1502 acre
Rep District: 8
Existing Zoning: A-3/H (Apartment/Historic)
Existing Use: Vacant
Request: Special Permit for the construction of an off-site parking lot for another property.
Proposed Use: Parking lot

Property Owner: El Paso Community College
Representative: Tomas Gallegos, ARTchitecture

SURROUNDING ZONING AND LAND USE

North: A-3/H (Apartment/Historic) / Single Family Residence
South: A-3/H (Apartment/Historic) / El Paso Community College
East: C-2 (Commercial) / El Paso Community College
West: A-3/H (Apartment/Historic) / Apartments

The Plan for El Paso Designation: Mixed Use (Central Planning Area)

Nearest Park: Caruso Park (1,663 feet)

Nearest School: Vilas Elementary (2,644 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notices of this public hearing were mailed to all property owners within 300 feet of the subject property on November 30, 2011.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site development plan review as required by the special permit application. The applicant is requesting the special permit to allow for the construction of an off-site parking lot for El Paso Community College. The property is 0.1502 acre in size and is currently a vacant lot. The applicant is proposing access to the site via Rio Grande Avenue and 9 handicap accessible parking spaces are proposed for the site. There are no zoning conditions imposed on this property.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **DENIAL** of the special permit and detailed site development plan review request for off-site parking serving another property. The denial recommendation is based on section 20.10.410 which states that off-street parking (serving another property) is permitted for; any otherwise permitted use for which the off-street parking requirements of Chapter 20.14 are to be satisfied by off-street parking spaces on property which is located on a separate site from the property requiring the off-street parking spaces.

The parking calculations submitted by the applicant show that for the current use, a maximum of 385 parking spaces are required and 667 parking spaces are currently provided. Therefore, there is an excess of 282 parking spaces provided. Based on section 20.10.410 of the City Code a special permit for off-site parking is permissible only when the applicant cannot meet the minimum parking requirements of the code for the proposed use on the site generating the parking demand.

The Plan for El Paso-City-Wide Land Use Goals

All applications for special permit shall demonstrate compliance with the following criteria:

- a. Goal: establish a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities and outlets for social and cultural expression.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may a negative impact on the residential living enviroment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the A-3 (Apartment) 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.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for special permit and offered no objections to Planning Staff's recommendation for denial.

Engineering – Construction Management Division

Plan Review

No objections.

Land Development

Land development has No Objections.

Engineering Civil plans are required for grading and drainage issues.

Grading Permit is required.

Department of Transportation

Transportation recommends approval provided the following comments have been addressed:

1. The five-foot sidewalks along Rio Grande and El Paso shall be located adjacent to the property line.
2. The ADA handicap accessible ramp at the corner of Rio Grande and El Paso shall be a directional ramp as El Paso and Rio Grande are both arterial streets.
3. Note: 1. all existing and/or proposed paths of travel 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.

Fire Department

El Paso Fire Department has no objections to the request.

El Paso Water Utilities

EPWU does not object to this request.

EPWU-PSB Comments

Water:

Along Rio Grande Street fronting the subject Property there is an existing forty-eight (48) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board (EPWU-PSB) Rules and Regulations

Along El Paso Street fronting the subject Property there is an existing forty-two (42) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board (EPWU-PSB) Rules and Regulations

Along Rio Grande Street fronting the subject Property there is an existing six (6) inch diameter water main.

Along El Paso Street fronting the subject Property there is an existing six (6) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 2070 located at the corner of Rio Grande Street and El Paso Street have yielded a static pressure of 56 pounds per square inch (psi), residual pressure of 54 psi, discharge of 939 gallons per minute (gpm).

Sanitary Sewer:

Along El Paso Street fronting the subject Property there is an existing six (6) inch diameter sanitary sewer main.

Along the alley located between El Paso Street and Oregon Street, north of Rio Grande Street there is an existing six (6) inch diameter sanitary sewer main.

General:

Water and sanitary sewer service is available from the above described mains.

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 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
5. Applicant Letter

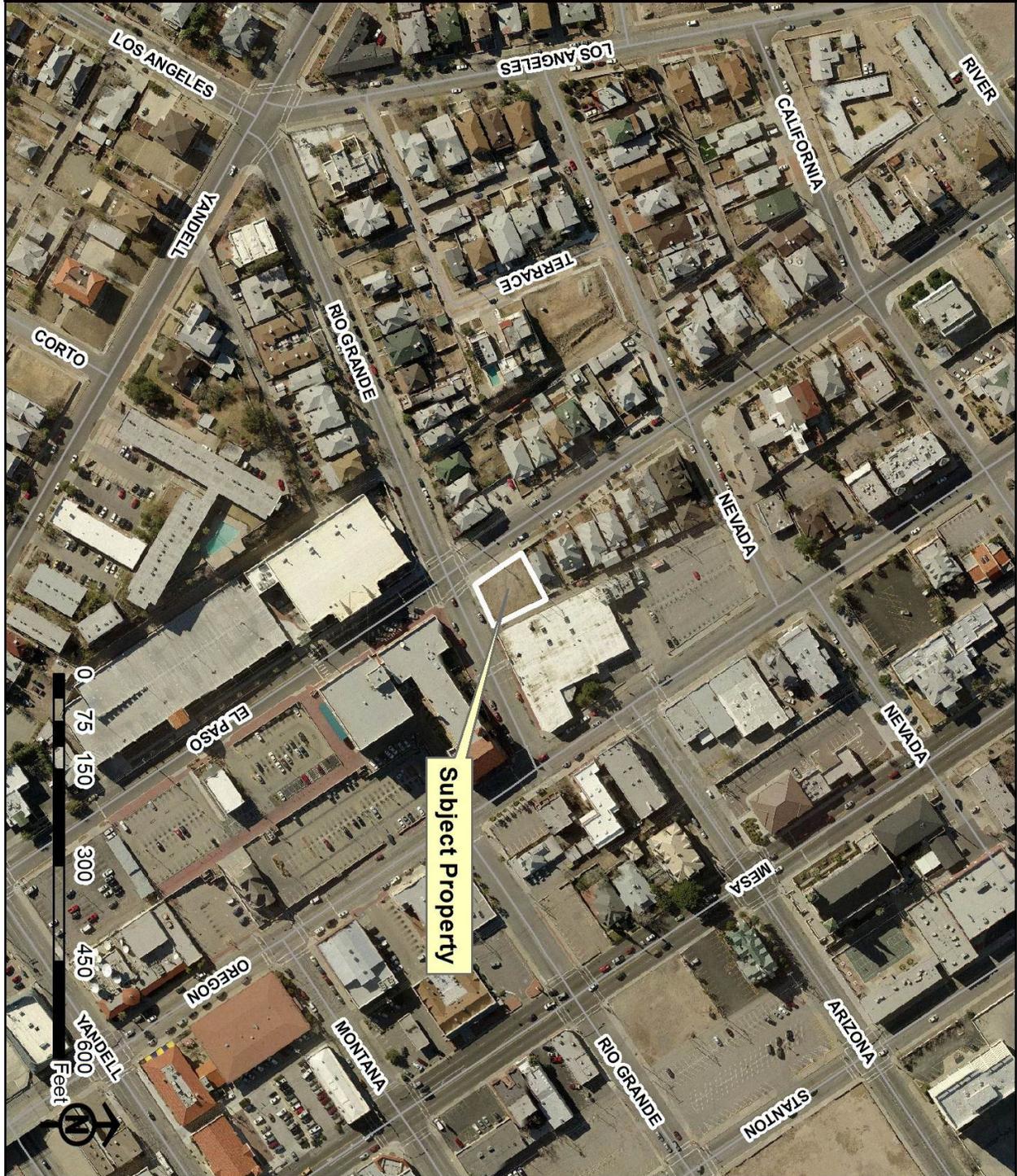
ATTACHMENT 1: LOCATION MAP

PZST11-00011

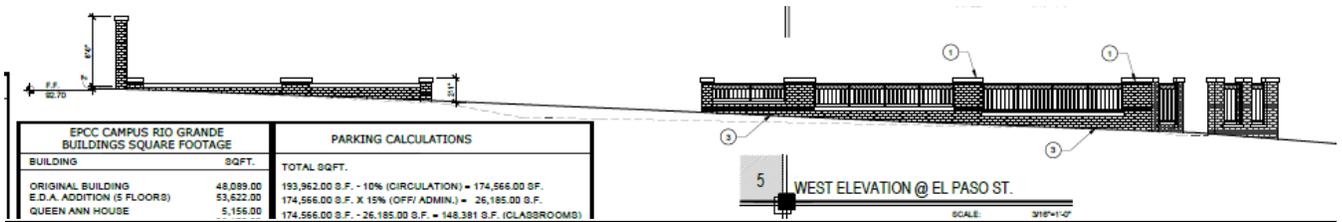
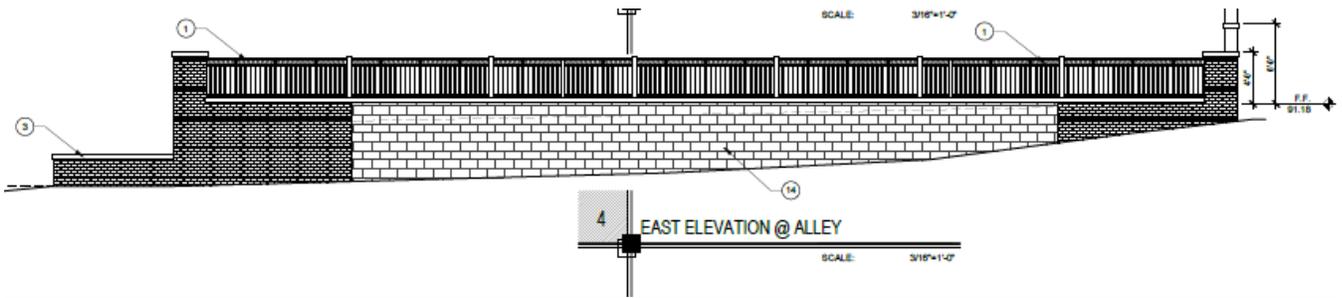
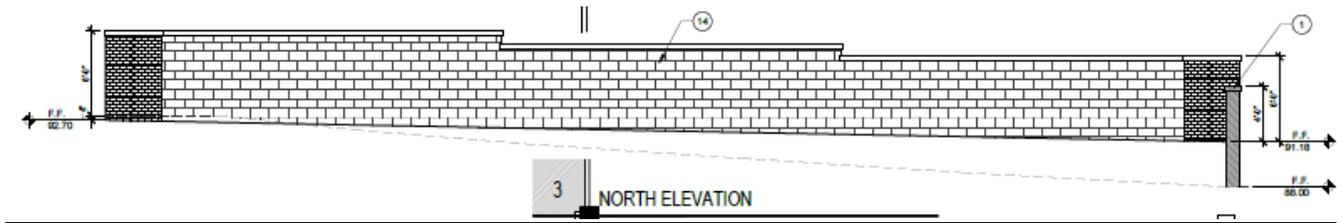
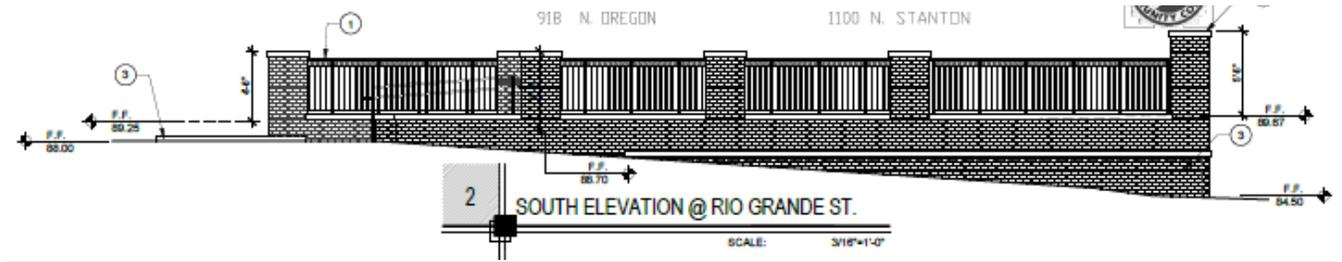


ATTACHMENT 2: AERIAL MAP

PZST11-00011



ATTACHMENT 4: ELEVATION



EPCC CAMPUS RIO GRANDE BUILDINGS SQUARE FOOTAGE		PARKING CALCULATIONS	
BUILDING	SQFT.	TOTAL SQFT.	
ORIGINAL BUILDING	48,089.00	193,962.00 S.F. - 10% (CIRCULATION) = 174,566.00 S.F.	
E.D.A. ADDITION (5 FLOORS)	53,622.00	174,566.00 S.F. X 15% (OFF/ ADMIN.) = 26,185.00 S.F.	
QUEEN ANN HOUSE	5,155.00	174,566.00 S.F. - 26,185.00 S.F. = 148,381 S.F. (CLASROOMS)	

APPLICANT LETTER



Architecture • Planning • Interior Design

November 7, 2011

Mr. Tony De La Cruz, Planner
City of El Paso
Planning and Economic Development Department
Two Civic Center Plaza
El Paso, TX 79901

Re: El Paso Community College
113 W. Rio Grande Ave. and El Paso St.

Mr. De La Cruz;

Please accept this letter as demonstration that the parking lot improvement we are attempting to complete is justified. This parking lot is intended as sole parking for general public visitors to El Paso Community College's Allied Health Center, "H" building located across from this site. The Center offers a community outreach health service to low income persons and will be open to the public with no students allowed. All parking lots around the campus are exclusively for students (see attached photos) and deter persons from parking on them without a permit. The addition of this parking lot will greatly improve access to the Allied Health Center. We respectfully request our "special permit" be approved.

We are available to answer any questions you may have. Please feel free to contact me at 533-0052.

Respectfully submitted,
ARTchitecture 1, L.P.

Federico (Fred) Perez, AIA
Principal

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