



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.