

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

CITY CLERK DEPT.  
08 DEC 29 AM 8:42

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: January 6, 2009  
Public Hearing: January 27, 2009

**CONTACT PERSON/PHONE:** Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance granting Special Permit No. ZON08-00056, to allow medical offices on the property described as Lot 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas, pursuant to Section 20.08.030 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 125 Glenwood Street, Applicant: EPR Realty, LTD. ZON08-00056 (District 3)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

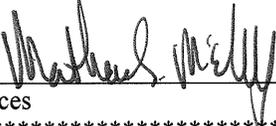
**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (6-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Victor Q. Torres   
Director, Development Services

\*\*\*\*\*

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON08-00056, TO ALLOW MEDICAL OFFICES ON THE PROPERTY DESCRIBED AS LOT 10, BLOCK 3, ALAMEDA ACRES, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.08.030 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

WHEREAS, the **EPR Realty, LTD**, has applied for a Special Permit under Section 20.08.030 of the El Paso City Code to allow for medical offices; and,

WHEREAS, the requirements of Section 20.04.260 have been satisfied; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows, is in a **A-2 (Apartment) District**:

*Lot 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas; and,*

2. That the City Council hereby grants a Special Permit under Section 20.08.030 of the El Paso City Code to allow for medical offices on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the **A-2 (Apartment) District** regulations and is subject to the approved Detailed Site Development Plan

signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON08-00056** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook, Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director - Planning  
Development Services Department

**AGREEMENT**

The **EPR Realty, LTD**, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **A-2 (Apartment) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 17<sup>TH</sup> day of DECEMBER, 2008.

  
\_\_\_\_\_  
(Signature)

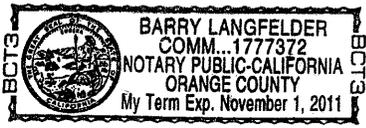
DONALD SCHNEIDER MANAGING PARTNER  
(Name/Title)

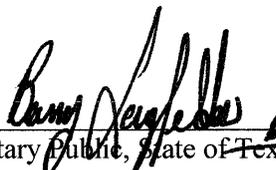
**ACKNOWLEDGMENT**

California  
THE STATE OF ~~TEXAS~~  
COUNTY OF ~~EL PASO~~ Orange

This instrument is acknowledged before me on this 17 day of December, 2008, by Donald Schneider for the **EPR Realty, LTD**, as Applicant.

(Seal)



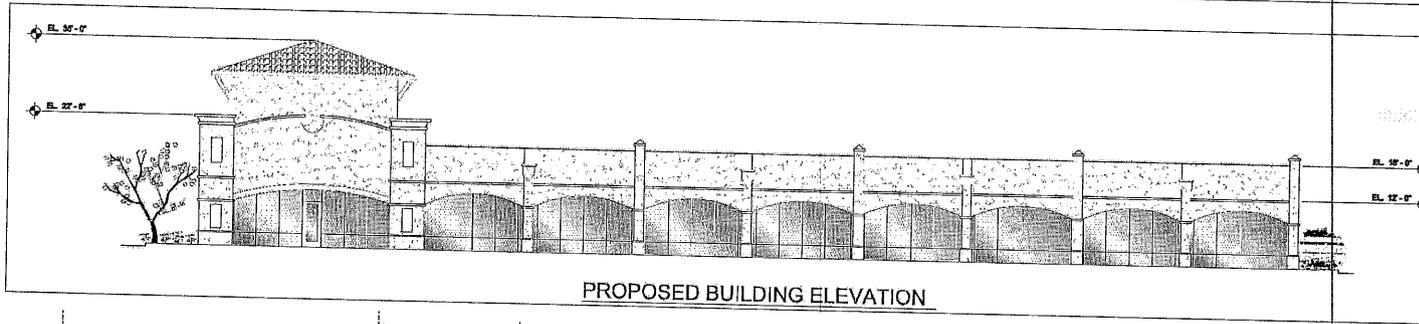
  
\_\_\_\_\_  
Notary Public, State of Texas California  
Signature

Barry Langfelder  
\_\_\_\_\_  
Printed or Typed Name

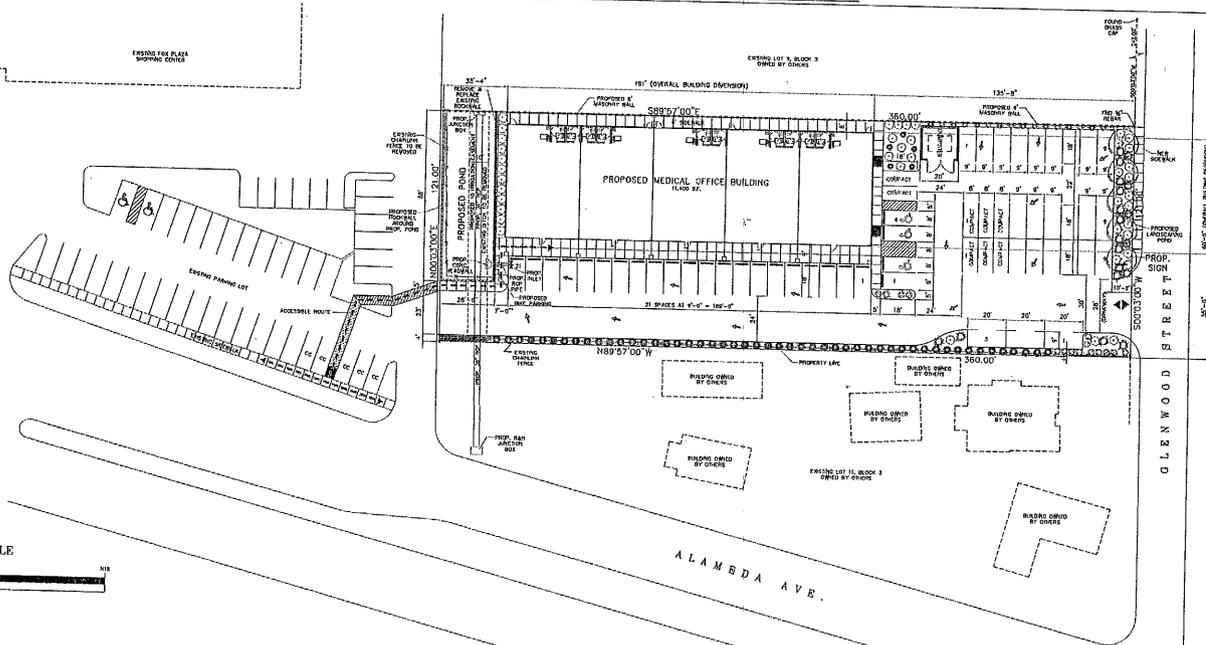
My Commission Expires:  
Nov. 1, 2011

# SITE PLAN

BEING LOT 10, BLOCK 3, ALAMEDA ACRES,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
Containing: 1.00 Acres



PROPOSED BUILDING ELEVATION



### PARKING INFORMATION

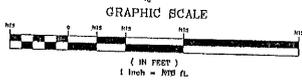
TOTAL BUILDING: 11,400 GROSS SQ. FT.  
PARKING REQUIRED BY CITY CODE: 57  
PARKING AVAILABLE: 57  
COMPACT PARKING PROPOSED: 9  
BICYCLE PARKING REQUIRED: 3  
HANDICAPPED PARKING REQUIRED: 3  
HANDICAPPED PARKING AVAILABLE: 3  
TYPICAL PARKING DIMENSIONS:  
STALLS: 9 FT. BY 18 FT.  
COMPACT VEHICLE PARKING DIMENSIONS:  
STALLS: 8 FT. BY 16 FT.

### REQUIRED LANDSCAPING

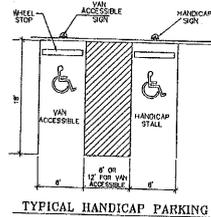
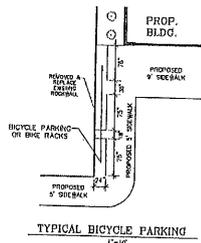
TOTAL SITE REQUIRED: 3,267.00 sq. ft.  
QUALIFIED SITE PROP.: 3,452.00 sq. ft.  
REQUIRED FRONTAGE TREES: 3  
REQUIRED PROJECT TREES: 4  
REQUIRED 5 gal. SHRUBS: 64  
REQUIRED 1 gal. SHRUBS: 32  
REQUIRED CANOPY TREES WITHIN AND THROUGHOUT THE PARKING LOT. PROJECT LACKS APPROXIMATELY 534 sq-ft. OF LANDSCAPED AREA: 4

SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE 18.46.090 SECTION 1

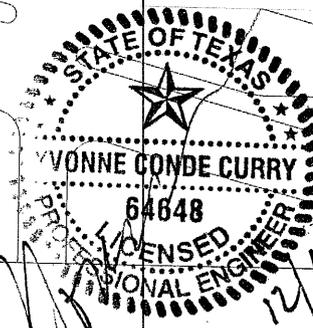
TREES AS PER "RECOMMENDED TREES FOR EL PASO" WEST TEXAS URBAN FORESTRY COUNCIL.



## EXHIBIT A



SETBACK LINES FOR A-2  
FRONT YARD - 20 FEET  
REAR YARD - 25 FEET  
SIDE YARD - 5 FEET  
SIDE STREET YARD - 10 FEET



DETAILED SITE DEVELOPMENT PLAN APPROVED BY THE CITY PLAN COMMISSION

DATE \_\_\_\_\_

APPLICANT \_\_\_\_\_

EXECUTIVE SECRETARY CITY PLAN COMMISSION \_\_\_\_\_



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** December 15, 2008

**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager

**FROM:** Mirian Spencer, Planner

**SUBJECT:** ZON08-00056

The City Plan Commission (CPC), on November 20, 2008 voted (6 to 0) to recommend **APPROVAL** of the special permit and detailed site development plan for the property located at 125 Glenwood Street to allow medical offices in an A-2 (Apartment) zoning district.

The applicants are requesting a special permit to allow medical offices in an A-2 (Apartment) zoning district. The detailed site development plan shows a 11,400 square foot medical office complex with 57 parking spaces being provided with access proposed via **Glenwood Street**.

The application is in conformance with the 2025 projected general land use designation which designates the property for commercial uses. The proposed medical offices request will serve as a buffer between the C-4 (Commercial) zoning district to the south of the property adjacent to Alameda Avenue and the existing A-2 (Apartment) residential development to the north and east of the subject property. The special permit request will allow medical offices while maintaining the existing A-2 (Apartment) zoning designation, which will prohibit potentially incompatible commercial uses along an existing residential street.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **no public response** to this request.

**Attachment:** Staff Report, Location Map, Aerial Map, Detailed Site Plan, Elevations



## City of El Paso – City Plan Commission Staff Report

**Case No:** ZON08-00056  
**Application Type** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date** November 20, 2008  
**Staff Planner** Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov  
**Location** 125 Glenwood Street  
**Legal Description** Lot 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas  
**Acreage** 1.000 acre  
**Rep District** 3  
**Zoning** A-2 (Apartment)  
**Existing Use** Vacant  
**Request** A Special Use Permit to allow Medical Offices in an A-2 (Apartment) zoning district  
**Proposed Use** Medical Offices  
**Property Owners** EPR Realty, LTD  
**Applicant** EPR Realty, LTD  
**Representative** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential); Single-family residential  
**South:** C-4 (Commercial); Automobile sales and storage  
**East:** R-4 (Residential); Single-family residential  
**West:** C-4/sp (Commercial/special permit); retail shopping center and outdoor flea market

**THE PLAN FOR EL PASO DESIGNATION:** Commercial (Central Planning Area)

**NEAREST PARK:** San Juan Placita (2,980 Feet)

**NEAREST SCHOOL:** Cooley Elementary (970 Feet)

### **NEIGHBORHOOD ASSOCIATIONS:**

San Juan Neighborhood Improvement Association

### **NEIGHBORHOOD INPUT**

Notice of the public meeting were mailed out to all property owners within 300 feet of the subject property on October 9, 2008. The Planning Division has received no public response to the special permit request.

### **APPLICATION DESCRIPTION**

The applicants are requesting a special permit to allow medical offices in an A-2 (Apartment) zoning district. The detailed site development plan shows a 11,400 square foot medical office complex with 57 parking spaces being provided with access proposed via **Glenwood Street**.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The Development Coordinating Committee provides the following comments:

DCC recommends **APPROVAL** of the special permit and detailed site development plan request for medical offices in an A-2 (Apartment) zoning district.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request for medical offices in an A-2 (Apartment) zoning district.

### **The Plan for El Paso –City-wide Land Use Goals:**

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: develop 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: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- e. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The application is in conformance with the 2025 projected general land use designation which designates the property for commercial uses. The proposed medical offices request will serve as a buffer between the C-4 (Commercial) zoning district to the south of the property adjacent to Alameda Avenue and the existing A-2 (Apartment) residential development to the north and east of the subject property. The special permit request will allow medical offices while maintaining the existing A-2 (Apartment) zoning designation, which will prohibit potentially incompatible commercial uses along an existing residential street.

**Development Services Department - Building Permits and Inspections Division:**

No objections to the proposed special permit and detailed site development plan.

Landscaping: Landscaping will be required for the property and does not meet landscaping area requirements as submitted.

**Development Services Department - Planning Division:**

Current Planning: Recommends **APPROVAL** of the special permit and detailed site development plan request for medical offices in an A-2 (Apartment) zoning district.

1. The Year 2025 Projected General Land Use Map for the **Central Planning Area** designates this property for **Commercial** land uses.
2. A-2 (Apartment) zoning permits medical office development and is compatible with adjacent development.

Engineering: Site is not located within a Special Flood Hazard Area, Flood Zone C, Panel **480214 0040 B**, effective date October 15, 1982. The following will be required at the time of development:

1. ADA accessible sidewalks, wheel-chair ramp(s), and driveway(s).
2. Grading plan and permit will be required at the time of development.
3. Storm water pollution prevention plan and/or permit required at the time of development.
4. Drainage plans must be approved by the Development Services Department, Engineering section at the time of development.
5. No water runoff allowed outside the proposed development boundaries (on-site ponding required).

**Engineering Department - Traffic Division:**

Traffic recommends denial of the proposed detailed site plan.

1. Alley shall be improved to city standards if used for access.

2. Accessible route for pedestrians shall not encroach on adjacent property or reduce parking of adjacent property.
3. Traffic has concerns that the proposed parallel parking at entrance will obstruct safe flow of traffic.

**Fire Department:**

No comment received.

**El Paso Water Utilities:**

EPWU does not object to this request.

**CITY PLAN COMMISSION OPTIONS**

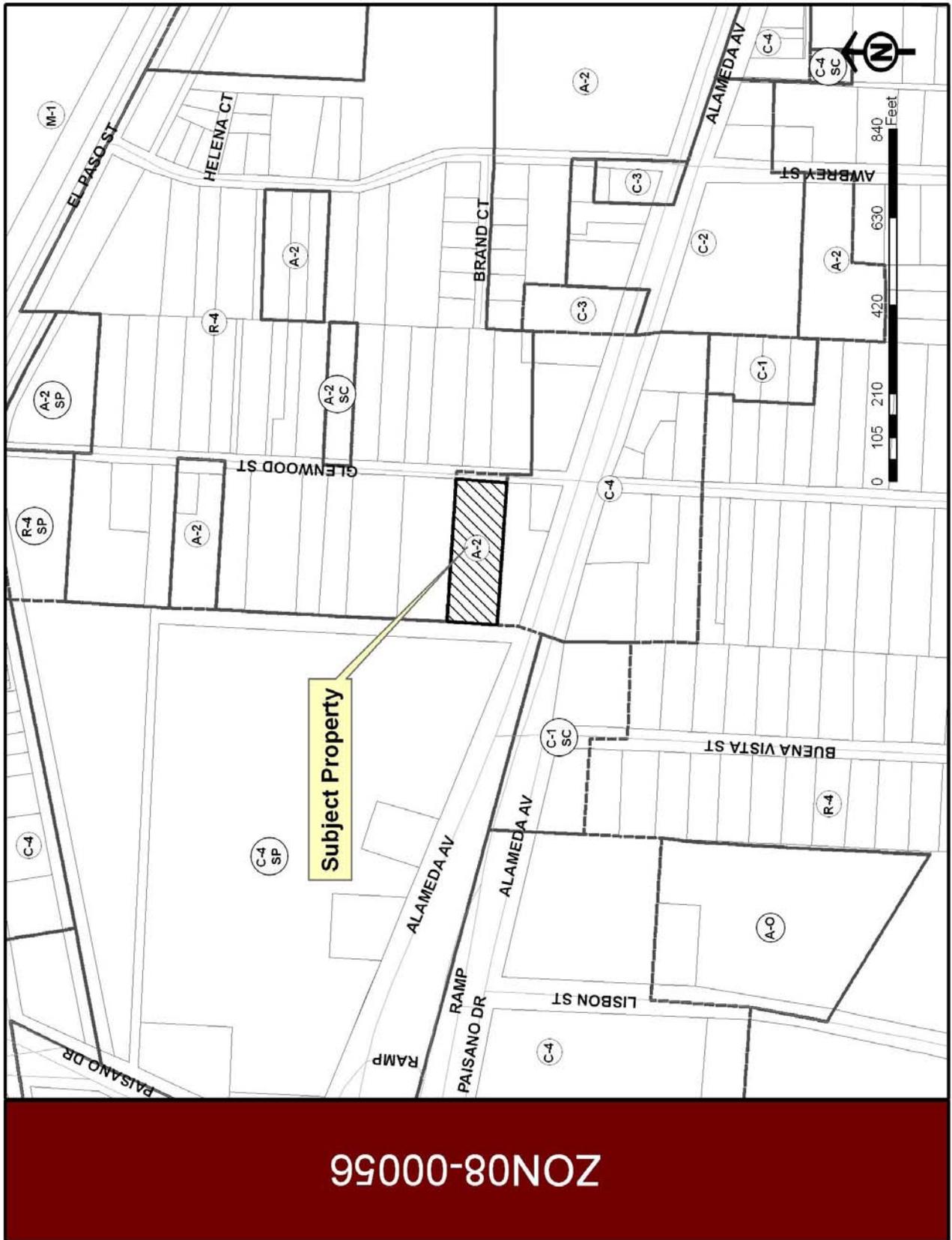
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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

ATTACHMENT 1: LOCATION MAP



ZON08-00056

ATTACHMENT 2: AERIAL MAP





