

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

DEPARTMENT: Development Services / Planning Division
AGENDA DATE: Introduction 02/06/07; Public Hearing 02/27/07
CONTACT PERSON/PHONE: Esther Guerrero, Planner – 541-4720
DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. ZON06-00133, to allow for a parking reduction on the property described as Parcel 1: all of Blocks 60 and 65 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County, Texas; Parcel 2: all of Block 66 and a Portion of Third Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County, Texas; Parcel 3: a portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County, Texas; and Parcel 4: a portion of Block 56 and all of Block 57, Magoffin Addition, and a portion of Block 109 and all of Block 110, Campbell Addition, and portions of Third Avenue and Fourth Avenue (vacated right-of-way), City of El Paso, El Paso County, Texas, pursuant to Section 20.64.175 of The El Paso City Code. The penalty being as provided in Chapter 20.68 of The El Paso City Code.

Subject Property: 508 S. Virginia Street. Applicant: Housing Authority of the City of El Paso, ZON06-00133 (District 8)

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

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON06-00133, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS PARCEL 1: ALL OF BLOCKS 60 AND 65 AND PORTIONS OF THIRD AVENUE AND FOURTH AVENUE (VACATED RIGHT-OF-WAY), MAGOFFIN ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS; PARCEL 2: ALL OF BLOCK 66 AND A PORTION OF THIRD AVENUE (VACATED RIGHT-OF-WAY), MAGOFFIN ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS; PARCEL 3: A PORTION OF BLOCK 55 AND ALL OF BLOCKS 58 AND 67 AND PORTIONS OF THIRD AVENUE AND FOURTH AVENUE (VACATED RIGHT-OF-WAY), MAGOFFIN ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND PARCEL 4: A PORTION OF BLOCK 56 AND ALL OF BLOCK 57, MAGOFFIN ADDITION, AND A PORTION OF BLOCK 109 AND ALL OF BLOCK 110, CAMPBELL ADDITION, AND PORTIONS OF THIRD AVENUE AND FOURTH AVENUE (VACATED RIGHT-OF-WAY), CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.64.175 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, the Housing Authority of the City of El Paso, has applied for a Special Permit under Section 20.64.175 of the El Paso City Code to allow for an eighteen percent (18%) parking reduction; and,

WHEREAS, the requirements of Section 20.64.175 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, except to the extent waived by City Council, the application conforms to all requirements of Section 20.64.175 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 S-D (Special Development) District:

Parcel 1: *All of Blocks 60 and 65 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and,*

Parcel 2: *All of Block 66 and a portion of Third Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference; and,*

Parcel 3: *A portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference; and,*

Parcel 4: *A portion of Block 56 and all of Block 57, Magoffin Addition, and a portion of Block 109 and all of Block 110, Campbell Addition, and portions of Third Avenue and Fourth Avenue (vacated right-of-way), City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference,*

2. That the City Council hereby grants a Special Permit under Section 20.64.175 of the El Paso City Code so that a parking reduction may be permitted 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 S-D 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 "E" 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. ZON06-00133** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 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 _____, 2007.

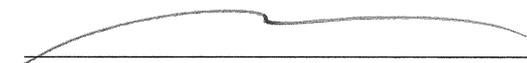
THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

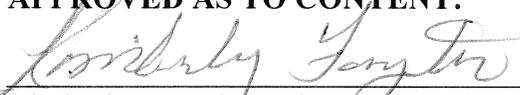
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Lupe Cuellar, Assistant City Attorney

APPROVED AS TO CONTENT:



Kimberly Forsyth, Senior Planner
Development Services Department

AGREEMENT

The **Housing Authority of the City of El Paso**, 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 **S-D/sp (Special Development/special permit) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 25th day of JANUARY, 2007.

Vincent L. Dodds
(Signature)

VINCENT L. DODDS, INTERIM PRES. & CEO
(Name/Title)

ACKNOWLEDGMENT

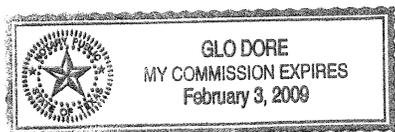
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 25th day of January, 2007, by Vincent Dodds for the **Housing Authority of the City of El Paso**, as Applicant.

Glo Dore
Notary Public, State of Texas
Signature

Glo Dore
Printed or Typed Name

My Commission Expires:



PARCEL 1

Property Description: All of Blocks 60 and 65 and portions of Third Avenue (70-foot right-of-way) and Fourth Avenue (70-foot right-of-way), both vacated, Magoffin Addition, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Blocks 60 and 65 and portions of Third Avenue (70-foot right-of-way) and Fourth Avenue (70-foot right-of-way), both vacated, Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70-foot right-of-way) and Father Rahm Avenue (70-foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along said right-of-way line of Park Street, a distance 260.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Fourth Avenue (a 70-foot right-of-way, vacated); said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998", also being the TRUE POINT OF BEGINNING of this description;

THENCE, North 90° 00' 00" West, along said right-of-way line of Fourth Avenue (vacated), a distance of 260.00 feet to a point lying on the intersection of said right-of-way line and the easterly right-of-way line of Tays Street, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998"

THENCE, North 00° 25' 00" East, along said right-of-way line of Tays Street, a distance of 660.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998"

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Avenue, a distance of 260.00 feet to a point lying on the intersection of said right-of-way line and the westerly right-of-way line of Park Street, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998"

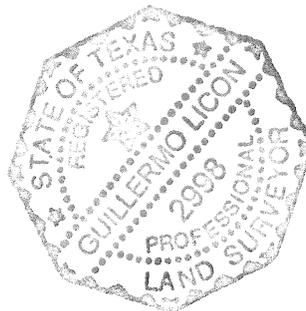
THENCE, South 00° 25' 00" West, along said right-of-way line of Park Street, a distance of 660.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 3.939 acres (171,596 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors



Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998



February 28, 2005
Revised: October 11, 2006
Job Number 06-03-2120

PARCEL 2

Property Description: All of Block 66 and portion of Third Avenue (a 70-foot right-of-way, ,vacated), Magoffin Addition, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Block 66 and portion of Third Avenue (a 70-foot right-of-way, vacated), Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70-foot right-of-way) and Father Rahm Avenue (70-foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along said right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Street; Thence, South 90° 00' 00" West, along said right-of-way line of Delta Avenue, a distance of 330.00 feet to a point lying on the intersection of the westerly right-of-way line of Tays Street and the southerly right-of-way line of Delta Street, point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998", and also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 25' 00" West, along said right-of-way line of Tays Street, a distance of 295.00 feet to a point lying on the centerline of Third Avenue (70-foot right-of-way, vacated), said point being a found chiseled "X" on concrete driveway apron ;

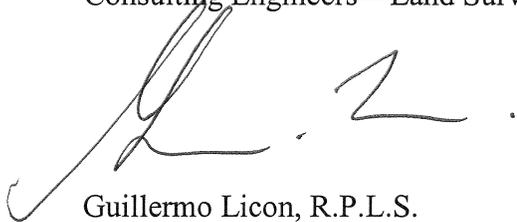
THENCE, North 90° 00' 00" West, along said centerline of Third Avenue, a distance of 260.00 feet to a point lying on the intersection of said centerline and the easterly right-of-way line of Hills Street, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, North 00° 25' 00" East, along said right-of-way line of Hills Street, a distance of 295.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Avenue, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 1.761 acres (76,698 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors



Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998



February 28, 2005
Revised: October 11, 2006
Job Number 06-03-2120

PARCEL 3

Property Description: A portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), Magoffin Addition, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70-foot right-of-way) and Father Rahm Avenue (70-foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along the westerly right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Delta Avenue; Thence, South 90° 00' 00" West, along said right-of-way line of Delta Avenue, a distance of 660.00 feet to a point lying on the intersection of the westerly right-of-way line of Hills Street and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998", and also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 25' 00" West, along said right-of-way line of Hills Street, a distance of 920.00 feet to a point lying on the intersection of said right-of-way and the northerly right-of-way line of Father Rahm Avenue, said point being a set chiseled "X";

THENCE, North 90° 00' 00" West, along said right-of-way line of Father Rahm Avenue, a distance of 260.00 feet to a point lying on the intersection of said right-of-way line and the easterly right-of-way line of St. Vrain Street, said point being a set nail;

THENCE, North 00° 25' 00" East, along said right-of-way line of St. Vrain Street, a distance of 180.00 feet to a point lying on the southerly boundary line of Lot 13, Block 55, Magoffin Addition, said point being a set "X" on footing;

THENCE, North 90° 00' 00" East, along said boundary line, a distance of 120.00 feet to a point lying on the westerly right-of-way line of a 20-foot alley, said point being a set chiseled "X" on footing;

THENCE, North 00° 25' 00" East, along said right-of-way line, a distance of 80.00 feet to a point lying on the northerly boundary line of Lot 11, Block 55, Magoffin Addition, set nail with SLI plastic cap stamped "TX 2998" ;

THENCE, North 90° 00' 00" West, along said boundary line, a distance of 120.00 feet to a point lying on the easterly right-of-way line of St. Vrain Street, said point being a set nail in concrete ;

THENCE, North 00° 25' 00" East, along said right-of-way line, a distance of 660.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Avenue, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 5.271 acres (229,594 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors

Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998



Exhibit "C"

February 28, 2005.
Revised: October 11, 2006

PARCEL 4

Property Description: A portion of Block 56 and all of Block 57, Magoffin Addition and a portion of Block 109 and all of Block 110, Campbell Addition and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Block 56 and all of Block 57, Magoffin Addition and a portion of Block 109 and all of Block 110, Campbell Addition and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70 foot right-of-way) and Father Rahm Avenue (70 foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along said right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of said right-of-way line of Park Street and the southerly right-of-way line of Delta Avenue (70-foot right-of-way); Thence, South 90° 00' 00" West, along said right-of-way line of Delta Avenue, a distance of 990.00 feet to a point lying on the intersection of said right-of-way line and the westerly right-of-way line of St. Vrain Street; Thence, South 00° 25' 00" West, along said right-of-way line, a distance of 297.85 feet to a set ½-inch iron with SLI plastic cap stamped "TX 2998" said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 25' 00" West, along said right-of-way line of St Vrain Street, a distance of 622.15 feet to a point lying on the intersection of said right-of-way line and the northerly right-of-way line of Father Rahm Avenue, said point being a set chiseled "X";

THENCE, North 90° 00' 00" West, along said right-of-way line of Father Rahm Avenue, a distance of 140.00 feet, to a point lying on the westerly boundary line of a 20-foot alley, said point being a set ½-inch iron with SLI plastic cap stamped "TX 2998"

THENCE, North 00° 25' 00" East, along said boundary line, a distance of 180.00 feet to a point lying on the northerly boundary line of Lot 14, Block 56, Magoffin Addition and Block 109, Campbell Addition, said being a set ½-inch iron with SLI plastic cap stamped "TX 2998";

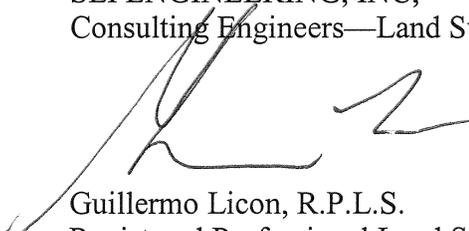
THENCE, North 90° 00' 00" West, along said boundary line, a distance of 120.00 feet to a point lying on the easterly right-of-way of Virginia Street (70-foot right-of-way), said point being a set ½-inch iron with SLI plastic cap stamped "TX 2998" ;

THENCE, North 00° 25' 00" East, along said right-of-way line, a distance of 421.66 feet to a point being unable to set;

THENCE, North 85° 29' 52" East, a distance of 260.95 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 3.156 acres (137,490 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors


Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998





JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

KELLY CARPENTER
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

January 26, 2007

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Esther Guerrero, Planner

SUBJECT: ZON06-00133

The City Plan Commission (CPC), on November 16, 2006, voted **(7-0)** to recommend **approval** of the special permit to allow an 18% parking reduction for the proposed redevelopment of the Alamito Housing Project, concurring with staff's recommendation.

A rezoning application request (ZON06-00132) for this property will be heard along with this special permit request. The rezoning request if approved will change the zoning from SRR (Special Residential Revitalization) to S-D (Special Development).

The CPC found that this special permit for an 18 % parking reduction 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, which designates the subject property for residential land uses. The CPC also determined that this special permit protects the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the effects of the special permit will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no one present at the meeting in opposition to this application.

STAFF REPORT

Special Use Permit: ZON06-00133

Property Owner(s): Housing Authority of the City of El Paso

Representative(s): SLI Engineering, Inc.

Legal Description:

Parcel 1: All of Blocks 60 and 65 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City El Paso, El Paso County, Texas

Parcel 2: All of Block 66 and portion of Third Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County, Texas

Parcel 3: A portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County, Texas

Parcel 4: A portion of Block 56 and all of Block 57, Magoffin Addition and a portion of Block 109 and all of Block 110, Campbell Addition and portions of Third Avenue and Fourth Avenue (vacated right-of-way), City of El Paso, El Paso County, Texas

Location: 508 S. Virginia Street

Representative District: # 8

Area:

Parcel 1: 3.939 Acres

Parcel 2: 1.970 Acres

Parcel 3: 5.271 Acres

Parcel 4: 3.156 Acres

Present Zoning: SRR (Special Residential Revitalization)

Present Use: Multit-family dwellings, single-family dwellings and community center

Proposed Zoning: S-D (Special Development)

Request: Parking reduction for proposed redevelopment of the Alamito Housing Project
18% Parking Reduction
Spaces required = 500
Spaces provided = 408

***Recognized Neighborhood
Associations Contacted:***

El Paso Central Business Association
A Presidential Neighborhood Association
Eagle Neighborhood Association

Surrounding Land Uses:

North -	C-4 (Commercial), A-3 (Apartment) / church, convenience store, single-family dwellings and multi-family dwellings
South -	C-4 (Commercial), A-3 (Apartment) / park, school, single-family dwellings, multi-family dwellings and grocery store
East -	A-3 (Apartment) / church, single-family dwellings and multi-family dwellings
West-	C-4 (Commercial), A-3 (Apartment), C-2 (Commercial) / church, grocery store and multi-family dwellings

Year 2025 Designation:

Residential (Central Planning Area)

**CITY PLAN COMMISSION HEARING, NOVEMBER 16, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

SPECIAL USE PERMIT: ZON06-00133

GENERAL INFORMATION:

The applicant is requesting a special permit to allow an 18% parking reduction for the proposed redevelopment of the Alamito Housing Project. The property was rezoned from A-3 (Apartment) to SRR (Special Residential Revitalization) in January of 2005 in order to permit the proposed redevelopment of this site. The SRR (Special Residential Revitalization) district allows for mixing residential and commercial and does not require off-street parking. Due to a proposed redesign on the conceptual drawings the yard setbacks required in the SRR (Special Residential Revitalization) will not be satisfied. Therefore, the applicant is requesting a rezoning to S-D (Special Development), see related zoning case (ZON06-00132).

The S-D (Special Development) permits up to zero yard setbacks but does require off-street parking. The request for special permit to allow a parking reduction will not include the commercial lot located on Parcel 4 at the northwest corner of this redevelopment (corner of Delta Drive and Virginia Street). The total acreage considered for this request is 14.336. The plan proposes 408 off-street parking spaces of the required 500 parking spaces with 119 on-street parking spaces. Access is proposed via Virginia Street, St. Vrain Street, Hills Street, Tays Street, Park Street and Father Rahm Avenue.

The proposed site plan for the proposed parking reduction includes 249 multi-family units, with 56 units housing the elderly; 45 single-family units, with 10 units housing the elderly and one community center.

The applicant submitted a letter from the Engineering Department – Traffic Division waiving the requirement for a traffic impact study.

INFORMATION TO THE COMMISSION:

The Development Services Department - Planning Division has received one letter in support of this request.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) recommends **approval** of this special permit request.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommends that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community”; “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for Residential land uses.

The available 119 on-street parking spaces will satisfy the required 92 additional parking spaces needed.

The Commission must determine the following:

- A. Will the special permit for parking reduction protect the best interest, health, safety and welfare of the public in general?
- B. Will the special permit be compatible with adjacent land uses?
- C. What is the relation of the proposed special permit to the City's Comprehensive Plan?
- D. What effects will the proposed special permit have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

INFORMATION TO THE APPLICANT:

Development Services Department - Planning Division Notes:

- A. Planning recommends approval based on the information provided on the proposed site plan which identifies additional on-street parking.

Development Services Department - Building Permits Division Notes:

No objections.

Development Services Department - Subdivision Plan Review Notes:

No objections.

Engineering Department - Traffic Division Notes:

No major traffic concerns with the proposed parking reduction.

Fire Department Notes:

No comments received.

El Paso Water Utilities Notes:

Water

- A. There is an existing 12-inch diameter water main and an existing 20-inch diameter water flow line along Father Rahm Street. No direct service connections are allowed from the above described 20-inch diameter line.
- B. There is an existing 6-inch diameter water main along Virginia Street between Delta Drive and Fourth Street.
- C. There are existing 6-inch diameter water mains along St. Vrain Street, Delta Drive, Hills Street, and Tays Street.
- D. There is an existing 4-inch diameter water main along the vacated Fourth Street within Lot 60, Magoffin Addition.
- E. Previous water pressure readings from a fire hydrant located at the northeast corner of Virginia Street and Father Rahm Avenue have yielded a static pressure of 92 pounds per square inch (psi), a residual pressure of 88 psi, a pitot pressure of 86 psi, at a discharge of 1556 gallons per minute.
- F. Private water pressure regulating devices will be required on the discharge side of each water meter within the proposed development. The Lot Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

- G. The El Paso Water Utilities records indicate that there are two (2) water meter connections located within the subject property (504 S. Saint Vrain, 4-inch and 428 Tays, 3-inch). The service line needs to be cut at abandoned at each water meter.

Sanitary Sewer

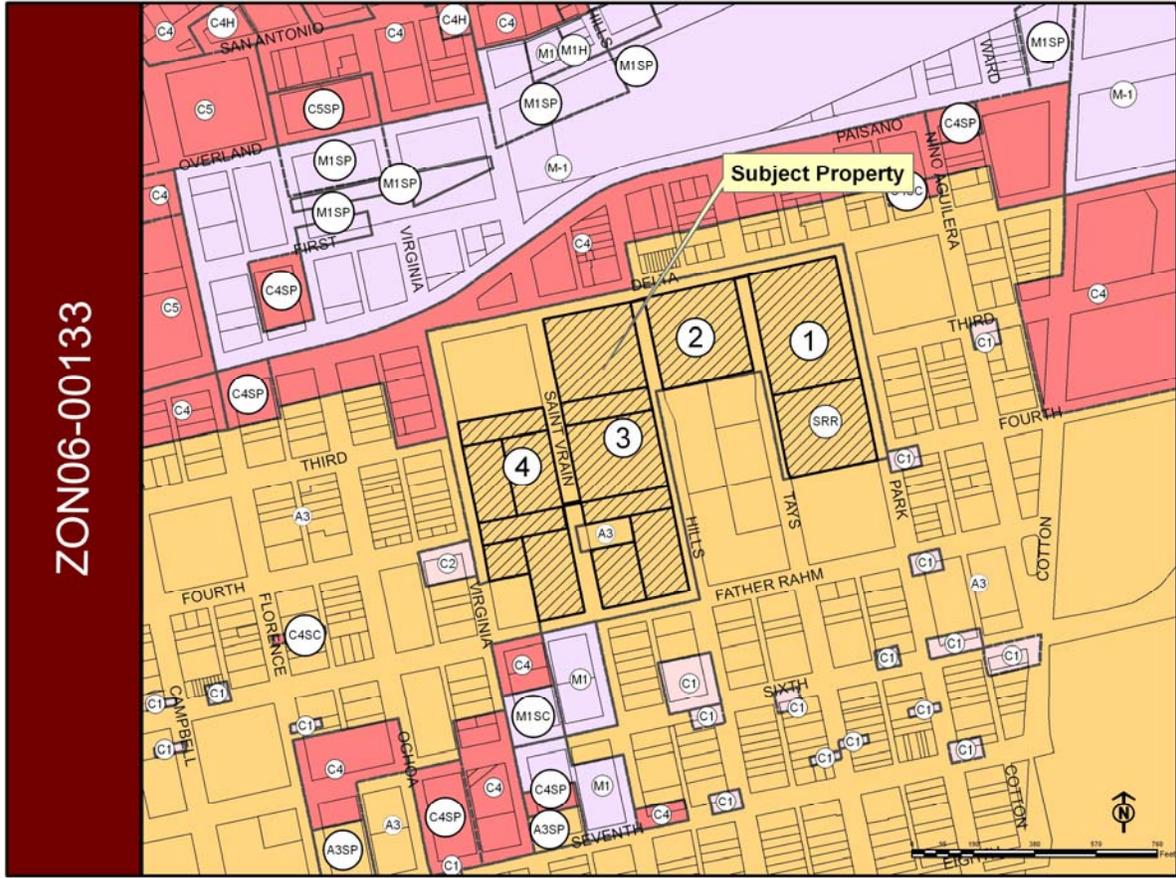
- A. There is an existing 18-inch diameter sanitary sewer main along Virginia Street. This main increases to a 36-inch diameter at Third Street and continues north. No direct service connections are allowed from the above described mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
- B. There are existing sanitary sewer mains (along vacated alleys) aligned in a south to north direction that bisect each of the parcels in the proposed development.

General

- A. EPWU-PSB anticipates the relocation of the water and sewer mains to public right-of-ways. Only the services on La Fe Clinic and Father Yermo may be served from existing mains within retained easements. The size of the easements required to accommodate the mains are 20-foot for one (1) utility line and 25-foot for two (2) utility lines. If the services for these properties are required to be relocated, the Owner is responsible for all the relocation costs.
- B. In the event that easements are required, easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities–Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities–Public Service Board which may be caused by or arise out of the maintenance and existence of said sanitary sewer mains in the easement area.
- C. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easement (EPWU-PSB) without the written consent of EPWU-PSB.
- D. EPWU requires a finalized set of improvement plans including drainage and grading plans to initialize the relocation/extension design. Application for additional services for subject property must be made in conjunction with the request for water and sanitary sewer main relocations/extensions. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application.
- E. The Owner/Developer is responsible for water and sewer service installation costs as well as paving repairs on the public right-of-ways, according to the City of El Paso specifications.
- F. Close coordination with EPWU-PSB is required regarding the additional services for the proposed development (number, location, and size of services).
- G. EPWU does not object to this request.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION (915) 541-4056.

LOCATION MAP



AERIAL



