

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: January 18, 2011
Public Hearing: February 8, 2011

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance granting Special Permit No. ZON10-00088, to allow for infill development and a 100% parking reduction on the property described as Lot 10 and north 20 feet of Lot 9, Block 192, Alexander Subdivision, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.320 and 20.14.070 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2419 N. Stanton Street. Applicant: Quality Company Investments. ZON10-00088 (**District 1**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Reviewed
City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director, Planning and Economic Development Department

APPROVED FOR AGENDA: _____

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00088, TO ALLOW FOR INFILL DEVELOPMENT AND A 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOT 10 AND NORTH 20 FEET OF LOT 9, BLOCK 192, ALEXANDER SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 AND 20.14.070 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, **Quality Company Investments, Owner**, has applied for a Special Permit for Infill Development and a 100% parking reduction under Section 20.04.320 and 20.14.070 of the El Paso City Code for a 1,600 square-foot retail building and a proposed 578 square-foot building addition; and,

WHEREAS, a report was made to 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 Sections 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 **C-1/NCO (Commercial/Neighborhood Conservancy Overlay)** District:
*Lot 10 and North 20 feet of Lot 9, Block 192, Alexander Subdivision,
City of El Paso, El Paso County, Texas*
2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, for Infill Development and for a 100% parking reduction under Section 20.04.320 and 20.14.070 of the El Paso City Code for a 1,600 square-foot retail building and a proposed 578 square-foot building addition; and,
3. That this Special Permit is issued subject to the development standards in the **C-1/NCO (Commercial/Neighborhood Conservancy Overlay)** 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 incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

Special Permit No. ZON10-00088

4. That if at any time the Owner or the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. **ZON10-00088** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; 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 of the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy
Deputy Director – Planning and
Economic Development Department

ORDINANCE NO. _____

Special Permit No. ZON10-00088

AGREEMENT

Quality Company Investments, Owner, 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 **C-1/NCO (Commercial/Neighborhood Conservancy Overlay)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this ____ day of _____, 2011.

Quality Company Investments:

By: _____
(name/title)

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2011, by _____, for **Quality Company Investments**, as Owner.

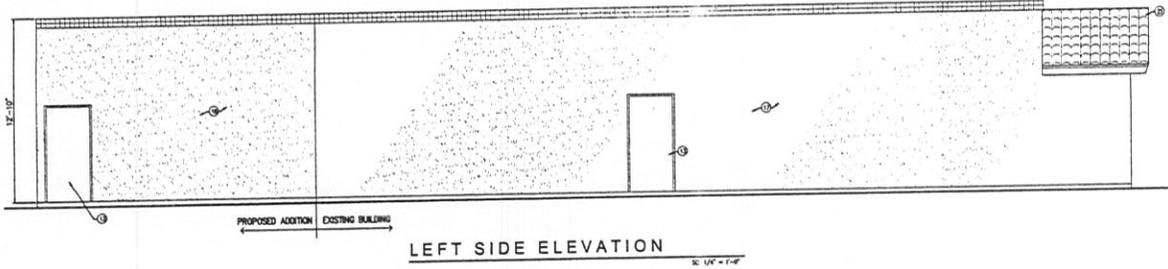
My Commission Expires:

Notary Public, State of Texas

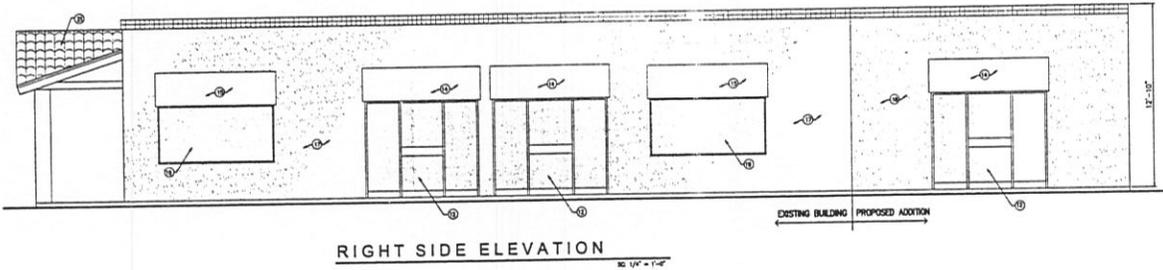
Notary's Printed or Typed Name:

ORDINANCE NO. _____

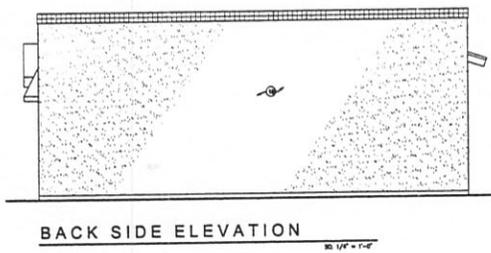
Special Permit No. ZON10-00088



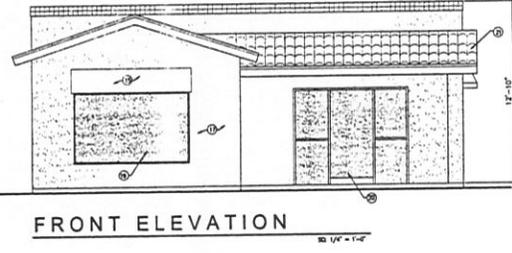
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



BACK SIDE ELEVATION

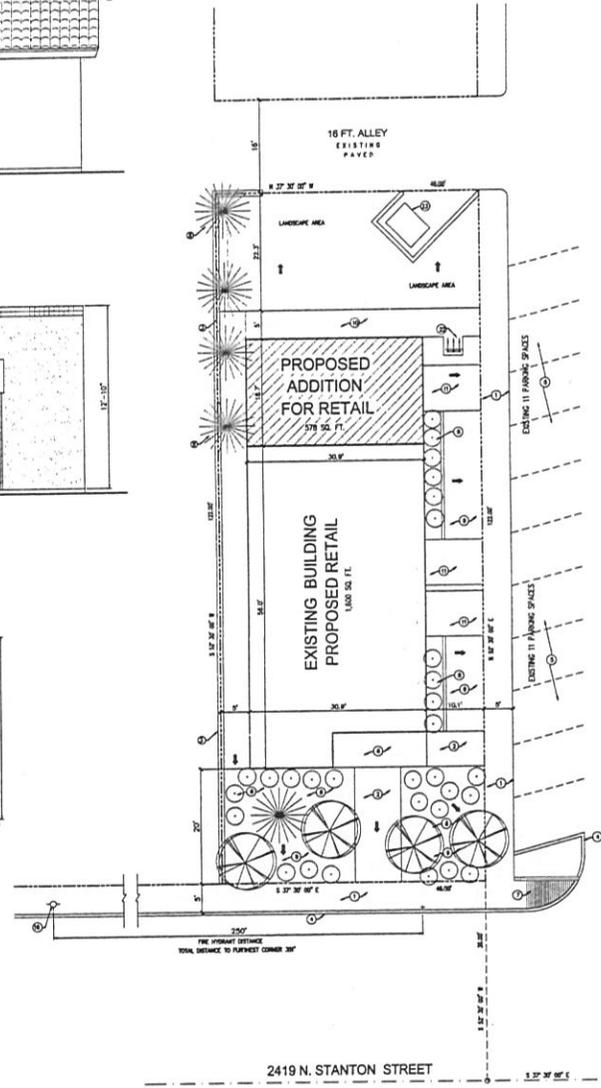


FRONT ELEVATION

LANDSCAPING NOTE
 ADDITION: 578 SQ. FT.
 LANDSCAPING REQUIREMENTS:
 378 SQ. FT. X .25 = 140 SQ. FT.
 4 - 2" CAL., 8 FT. HIGH TREES REQUIRED
 4 - 2" CAL., 8 FT. HIGH TREES TO BE PROVIDED
 FROM LOCATION 13.6.
 EXISTING LANDSCAPING:
 EXISTING 4 TREES
 EXISTING 5 PALM TREES
 EXISTING 42 SHRUBS

- KEYED NOTES**
- 1 EXISTING 5 FOOT WIDE SIDEWALK TO REMAIN
 - 2 EXISTING SIDE WALK WITH FANDED TO REMAIN
 - 3 EXISTING RETAINING WALL TO REMAIN
 - 4 20 FT. TAPERS AT BOTTOM, ADJACENT PROPERTY
 - 5 EXISTING CURB/TOE TO REMAIN
 - 6 EXISTING 11 PARKING SPACES TO REMAIN
 - 7 EXISTING PORCH TO REMAIN
 - 8 EXISTING WHEEL CHAIR RAMP TO REMAIN
 - 9 EXISTING TREES/SHRUBS TO REMAIN
 - 10 EXISTING LANDSCAPING ROCK TO REMAIN
 - 11 EXISTING 5 FT. WIDE SIDEWALK
 - 12 EXISTING 8 FT. WIDE SIDEWALK WITH FANDED
 - 13 EXISTING STREETFRONT, BOSS DOOR/WINDOWS
 - 14 EXISTING 3088 DOOR
 - 15 EXISTING BOSS DOOR/WINDOW CANOPY
 - 16 EXISTING BOSS DOOR/WINDOW CANOPY
 - 17 EXISTING FIRE HYDRANT
 - 18 EXISTING BUILDING, STUCCO FIN. TO BE REPAIRED
 - 19 EXISTING BUILDING ADDITION, STUCCO FIN. TO MATCH EXISTING BUILDING FINISH
 - 20 EXISTING ROOF WINDOWS TO REMAIN
 - 21 EXISTING CLAY TILE ROOF TO REMAIN
 - 22 EXISTING 3088 DOOR/WINDOWS TO REMAIN
 - 23 EXISTING CLAY TILE ROOF TO REMAIN
 - 24 EXISTING 3088 DOOR, 3 SPACES
 - 25 EXISTING 3088 DOOR, WITH OAK ENCLOSURE DESIGN TO BE INCLUDED WITH ARCHITECTURAL PLANS
 - 26 EXISTING BOSS DOOR/WINDOW CANOPY
 - 27 EXISTING FIRE HYDRANT
 - 28 EXISTING BUILDING, STUCCO FIN. TO BE REPAIRED
 - 29 EXISTING ROOF WINDOWS TO REMAIN
 - 30 EXISTING CLAY TILE ROOF TO REMAIN
 - 31 EXISTING 3088 DOOR, 3 SPACES
 - 32 EXISTING 3088 DOOR, WITH OAK ENCLOSURE DESIGN TO BE INCLUDED WITH ARCHITECTURAL PLANS

PROJECT DATA:
 JOB ADDRESS: 2419 N. STANTON STREET
 DESCRIPTION: MERCANTILE (RETAIL SPACE)
 PROJECT DESCRIPTION:
 EXISTING BUILDING TO BE RENOVATED & PROPOSED ADDITION
BUILDING AREA:
 EXISTING BUILDING AREA: 1,800 SQ. FT.
 PROPOSED ADDITION AREA: 578 SQ. FT.
LEGAL DESCRIPTION:
 ALEXANDER SUBDIVISION
 BLOCK 192, LOT 10 & N. 20 FT. OF LOT 9
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
ZONING: C-1
PARKING DATA:
 EXISTING BUILDING: 1800/250 = 4
 EXISTING BUILDING PARKING REQUIRED: 3 SPACES
 PROPOSED ADDITION BUILDING: 578/250 = 3
 PROPOSED BUILDING PARKING REQUIRED: 3 SPACES
TOTAL PARKING REQUIRED: 6 SPACES
PARKING PROVIDED: 0
 NOTE: EXISTING 11 PARKING SPACES LOCATED 14' FROM FRONT OF BUILDING
 REQUESTING 100% PARKING REDUCTION
BIKE/PARKING REQUIRED: 1 RACK, 3 SPACES
BIKE/PARKING PROVIDED: 1 RACK, 3 SPACES



DETAILED SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION:
 ALEXANDER SUBDIVISION
 BLOCK 192, LOT 10 & N. 20 FT. OF LOT 9
 CITY OF EL PASO, EL PASO COUNTY, TEXAS



27 Nov 2011

REVISED	BY

OWNER:
 MR. CARBELL GONZALEZ
 EL PASO, TEXAS 815-238-6851

Project: PROPOSED ADDITION AND TENANT RENOVATION
 RETAIL SPACE

DRAWN BY:	RM
DATE:	10/29/10
SCALE:	AS SHOWN
JOB NO.:	02010-2010-05
SHEET:	1
OF 1 SHEETS	

2419 N. STANTON STREET
 EL PASO, TEXAS

MEMORANDUM

DATE: January 10, 2011

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON10-00088

The City Plan Commission (CPC) on December 2, 2010, voted **5-0** to recommend **APPROVAL** of the special permit application to allow for infill development and 100% parking reduction.

The CPC found that the special permit is in conformance with the Plan for El Paso and that the proposed use is in conformance with the projected 2025 general land use map for the Central Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **NO OPPOSITION** to this request.

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00088
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: December 2, 2010
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 2419 N. Stanton Street
Legal Description: All of Lot 10 and North 20 feet of Lot 9, Block 192, Alexander Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.013 acres
Rep District: 1
Existing Use: Retail
Existing Zoning: C-1/NCO (Commercial/Neighborhood Conservancy Overlay)
Request: Parking Reduction
Proposed Use: Retail

Property Owner: Quality Company Investments
Applicant: Gabriel Gonzalez
Representative: Richard Marquez

SURROUNDING ZONING AND LAND USE

North: S-D/c/sp (Special Development/conditions/special permit) / Hair Salon and Art Studio
South: C-1/NCO (Commercial/Neighborhood Conservancy Overlay) / Retail
East: R-4/NCO (Residential/Neighborhood Conservancy Overlay) / Single-family dwellings
West: C-1/sp (Commercial/special permit) / Bakery Shop

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use (Central Planning Area)

Nearest Park: Arroyo Park (764 feet)

Nearest School: Mesita Elementary (2,911 feet)

NEIGHBORHOOD ASSOCIATIONS

Rim Area Neighborhood Association

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 16, 2010. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan approval to allow for a 100% parking reduction. The detailed site development plan shows an existing 1,600 square-foot retail building and a proposed 578 square-foot building addition. Retail use requires 9 parking spaces and the applicant is providing no off-street parking spaces and 3 bicycle spaces.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request as it meets all the requirements of 20.04.150, Detailed Site Development Plan, and 20.04.320, Special Permit.

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: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. 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.
- 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.

The purpose of C-1 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

City Review Committee

City Review Committee recommends approval

Open Space Advisory Board

The OSAB voted 6-0 to recommend approval of the special permit and detailed site development plan review.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for special permit and detailed site development plan and offered no objections to Planning Staff's recommendation for **APPROVAL**.

Engineering & Construction Management Services Department – Plan Review

Zoning: Plan Review has no objections to parking reduction request.

Landscaping: this project will meet code as per calculations submitted.

Engineering & Construction Management Services Department – Land Development

General Comments:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Grading plan and permit shall be required.*
3. Storm Water Pollution Prevention Plan and/or permit required.*
4. Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.*
5. Coordination with TXDOT
6. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0033B, date October 15, 1982.

* This requirement will be applied at the time of development.

Department of Transportation

- No objection to parking reduction request.
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.
- Show location of dumpster.

El Paso Water Utilities

EPWU does not object to this request.

Fire Department

El Paso Fire Department has no objections.

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:

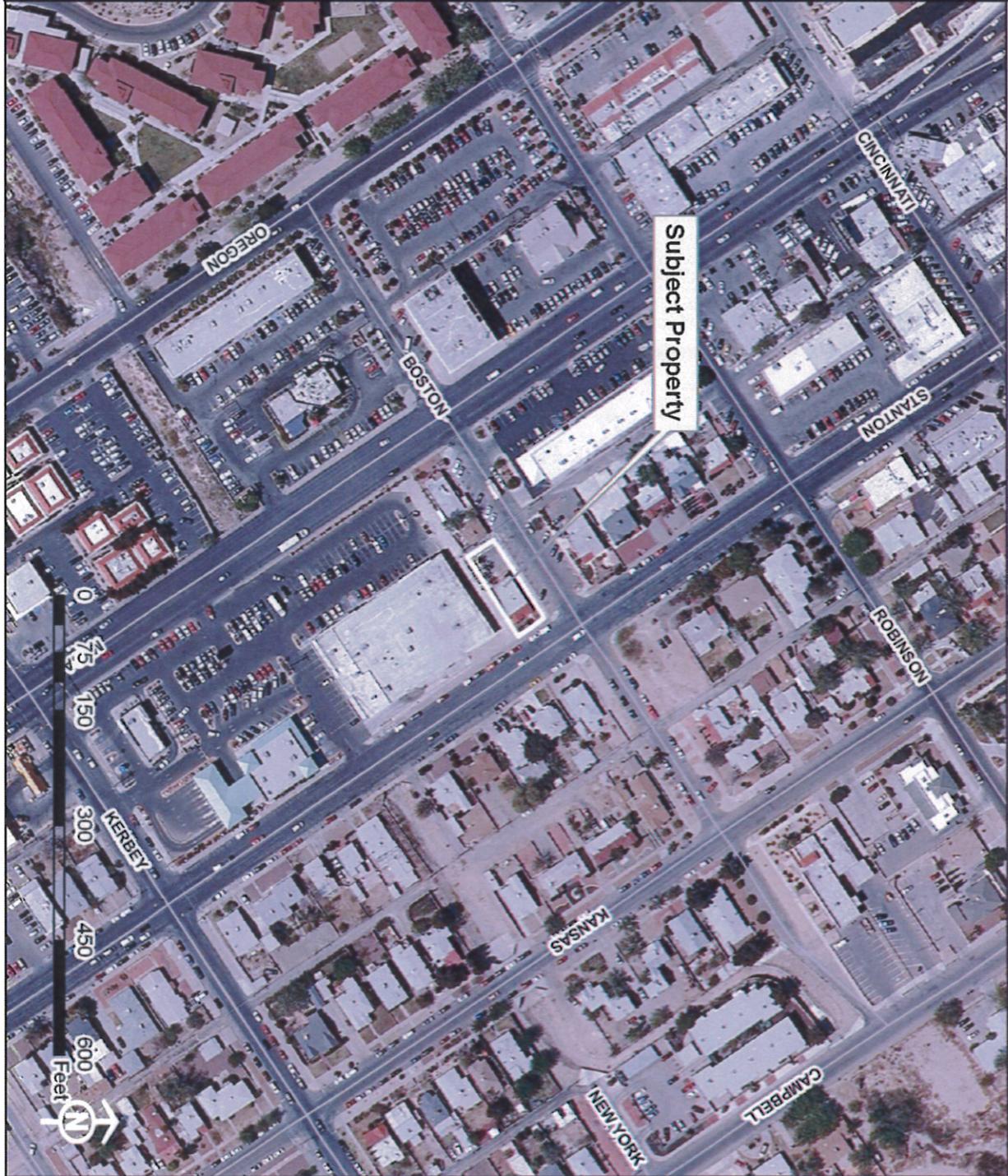
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with 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

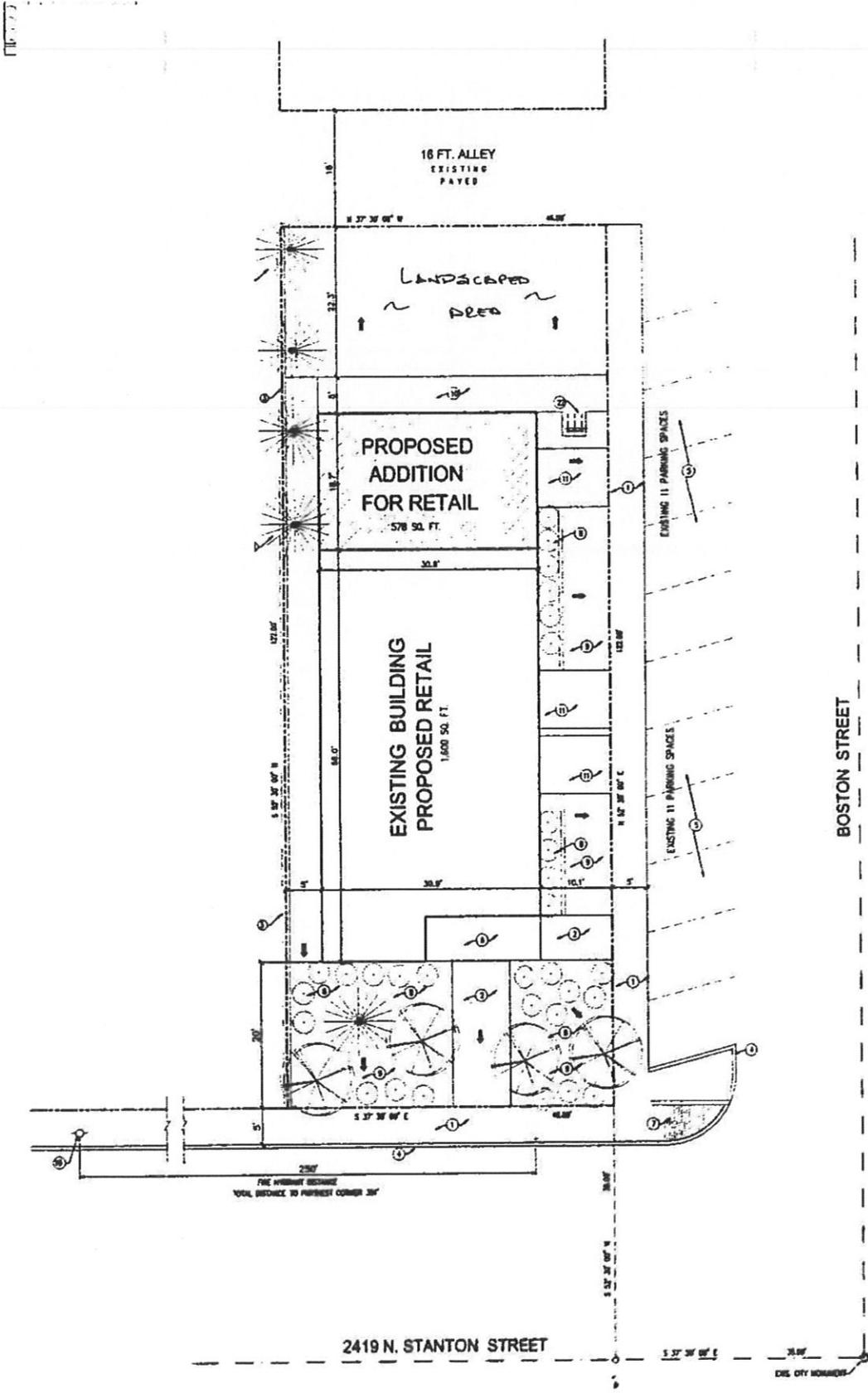
1. Location Map
2. Aerial Map
3. Detailed Site Plan
4. Elevations

ATTACHMENT 2: AERIAL MAP

ZON10-00088

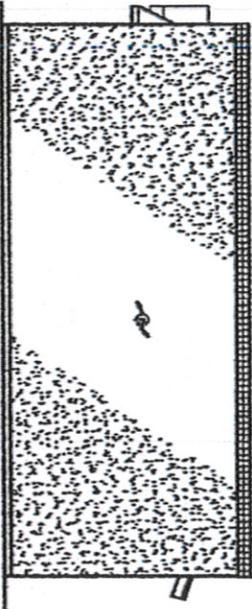


ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

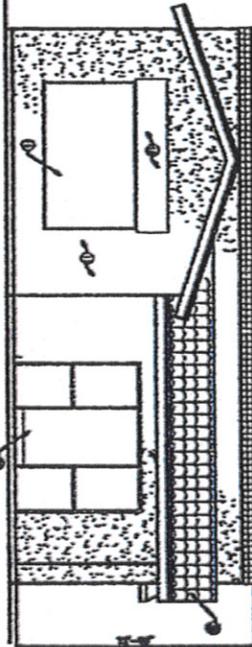


ATTACHMENT 4: ELEVATIONS

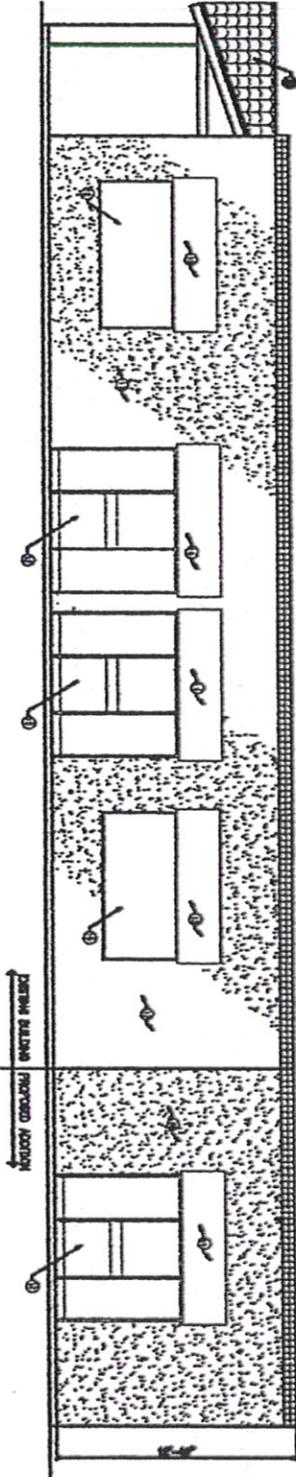
BACK SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

