

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: February 26, 2008  
Public Hearing: March 18, 2008

**CONTACT PERSON/PHONE:** Melissa Kellum, 541-4730

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. ZON07-00084, to allow for a twenty-four percent (24%) parking reduction on the property described as a portion of the A.T. & S.F. Railway Company Yard, and portions of Lots 2-9, Block 72, Campbell Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: West of El Paso Street and South of Sixth Street. Applicant: Meuchadim of Texas, LTD. ZON07-00084 (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) – Unanimous Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (5-0)

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

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

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

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

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

**DATE:** \_\_\_\_\_

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON07-00084, TO ALLOW FOR A TWENTY-FOUR PERCENT (24%) PARKING REDUCTION ON THE PROPERTY DESCRIBED AS A PORTION OF THE A.T. & S.F. RAILWAY COMPANY YARD, AND PORTIONS OF LOTS 2-9, BLOCK 72, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

WHEREAS, Meuchadim of Texas, LTD, has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a twenty-four percent (24%) parking reduction; and,

WHEREAS, the requirements of Section 20.14.070 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 20.14.070 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-4 (Commercial) District:

*A portion of the A.T. & S.F. Railway Company Yard, and portions of Lots 2-9, Block 72, Campbell Addition, City of El Paso, El Paso County, Texas; and more particularly described in the metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes; and,*

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08 FEB 18 AM 9:36

2. That the City Council hereby grants a Special Permit under Section 20.14.070 of the El Paso City Code so that a twenty-four percent (24%) 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 C-4 (Commercial) 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 "B" 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. ZON07-00084** 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 \_\_\_\_\_, 2008.

**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 CONENT:**

\_\_\_\_\_  
*Patricia D. Adauto*  
Patricia D. Adauto, Deputy City Manager  
Development & Infrastructure Services

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08 FEB 19 AM 9:36



Prepared For: Mijares Mora Architects  
Being a portion of the A.T. & S.F. Railway CO. Yard,  
(Originally known as the R.G. & E.P. R.R. Reserve)  
and portions of Lots 2 thru 9, Block 72, Campbell's  
Addition to the City of El Paso, El Paso County, Texas  
February 27, 2007  
W.O. 020207-3  
FILE: 901 El Paso.dwg

**PROPERTY DESCRIPTION**  
**(901-911 El Paso Street)**

Description of a 0.5453 acre parcel of land being a portion of the A.T. & S.F. Railway CO. Yard,  
(Originally known as the R.G. & E.P. R.R. Reserve) and portions of Lots 2 thru 9, Block 72, Campbell's  
Addition to the City of El Paso, El Paso County, Texas and being more particularly described by metes and  
bounds as follows to wit:

Starting from an existing city monument located at the monument line which is 10 feet east of El Paso  
Street centerline and 10 feet north of Sixth Street centerline, Thence South 39°16'25" West 62.95 feet to  
the " TRUE POINT OF BEGINNING";

Thence South 14°51'00" East a Distance of 8.09 feet to a found chiseled "X" 's on concrete;

Thence South 75°09'00" West a Distance of 13.11 feet to a found chiseled "X" 's on concrete;

Thence South 01°25'11" East a Distance of 222.48 feet to a set 5/8"  $\phi$  rebar with yellow plastic cap  
stamped TX 2449, ROE ENGRS., L.C;

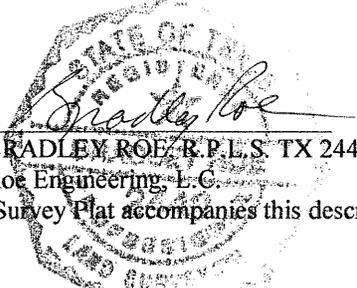
Thence North 57°37'18" West a Distance of 101.81 feet to a set nail and flagging on pavement;

Thence North 32°22'42" East a Distance of 7.62 feet to a set "X" mark on building;

Thence North 48°07'47" West Distance of 91.20 feet to a found "X" mark at corner fence post footing;

Thence North 32°22'42" East Distance of 177.34 feet to a found "X" mark on concrete footing;

Thence South 57°37'18" East a Distance of 70.97 feet back to the " TRUE POINT OF BEGINNING" and  
containing in all 23,755 square feet or 0.5453 acres of land.

  
BRADLEY ROE, R.P.L.S. TX 2449  
Roe Engineering, L.C.  
(Survey Plat accompanies this description)

**EXHIBIT "A"**

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08 FEB 18 AM 9:36

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

KELLY CARPENTER, AICP  
DEPUTY DIRECTOR, PLANNING



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

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

MEMORANDUM

**DATE:** February 18, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Melissa Kellum, Planner  
**SUBJECT:** ZON07-00084

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The City Plan Commission (CPC), on September 20, 2007, voted **5-0** to recommend **APPROVAL** of a special permit request for a twenty-four percent (24%) parking reduction, concurring with staff's recommendation.

The CPC found that the special permit is in conformance with The Plan for El Paso Citywide land use goals that El Paso: "provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses." The CPC found that the proposed special permit will not have an adverse impact on the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general.

There was no opposition to this special permit request.

**Attachment:** Staff Report, Site Plan, Elevations, Application

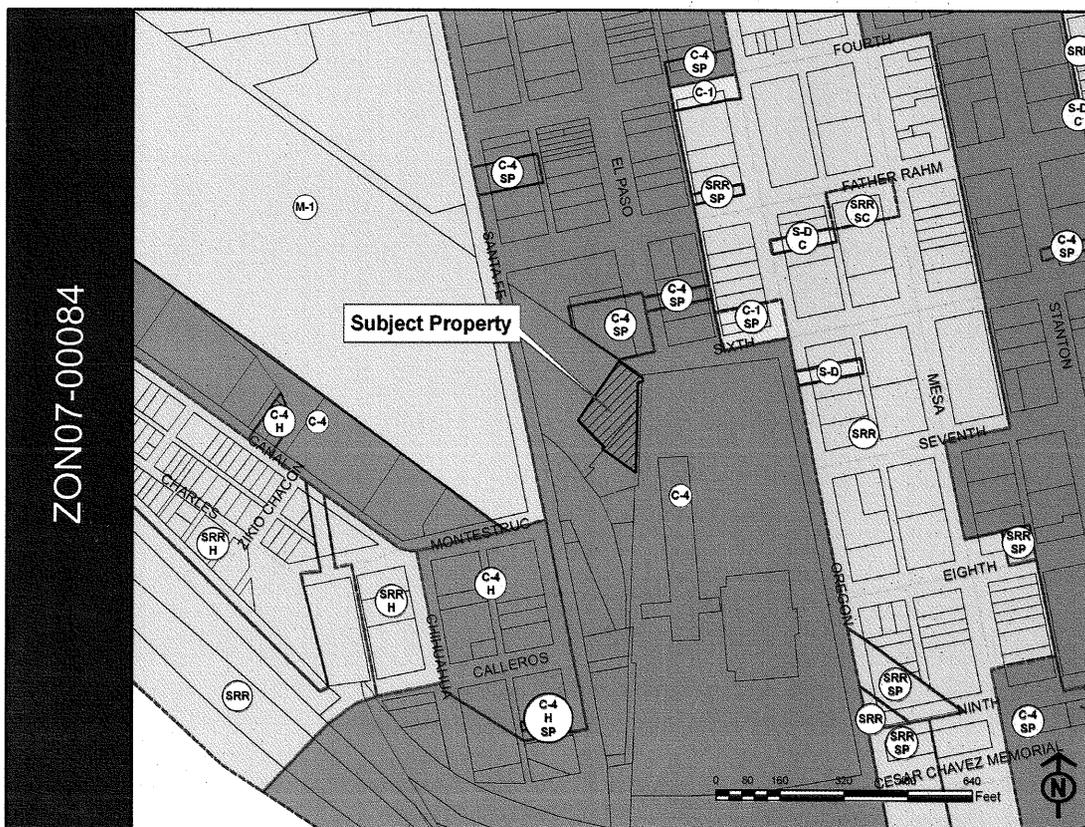
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## ZON07-00084

**Application Type:** Special Permit  
**Property Owner(s):** Meuchadim of Texas, LTD  
**Representative(s):** Mijares-Mora Architects, Inc  
**Legal Description:** A portion of the A.T. & S.F. Railway Company Yard, and portions of Lots 2-9, Block 72, Campbell Addition, City of El Paso, El Paso County, Texas

**Location:** West of El Paso Street and South of Sixth Street  
**Representative District:** 8  
**Area:** 0.545 acres **Zoning:** C-4 (Commercial)  
**Request:** Parking reduction (24%)  
**Recognized Neighborhood Associations Contacted:** El Paso Central Business Association, A Presidential Neighborhood Association  
**Public Response:** None  
**Surrounding Land Uses:** **North:** C-4/sp / Retail, **South:** C-4 / Parking lot, **East:** C-4/sp / Santa Fe Bridge, **West:** C-4 / Parking lot, **Mixed Use** (Central Planning Area)  
**Year 2025 Designation:**



**General Information:**

The applicant requests a special permit for a twenty four percent (24%) parking reduction. The site plan proposes a retail store and 25 parking spaces. The usable floor area is 6,610 square feet which requires a total of 33 parking spaces. The required parking is deficient by 8 spaces, or 24%. Access is proposed via El Paso Street. There are no zoning conditions currently on this property.

There is a commercial parking lot adjacent to the subject property as well as various other commercial parking lots in the vicinity. The property is located adjacent to the Santa Fe port of entry, a high pedestrian area.

**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 pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.”
- **The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for **Mixed Use** land uses.
- **C-4 (Commercial) zoning** permits a parking reduction by special permit.

**Findings:**

The City Plan Commission must determine the following:

- A. Will the special permit for a twenty four percent (24%) parking reduction protect the best interest, health, safety and welfare of the public in general?
- B. Will the special permit for a twenty four percent (24%) parking reduction 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?

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

Zoning Review: Parking requirements for a retail establishment is one per two hundred square feet of floor area. The proposed retail establishment will have eight less parking spaces than the required thirty three spaces.

Landscaping: No comments received.

**Development Services - Planning Division:**

Current Planning: Recommends approval. The proposed use is compatible with surrounding development and in conformance with the projected land use for the area. The commercial parking facilities in the area are adequate to accommodate the remaining parking required for the property.

Land Development: No comments received.

**Engineering Department, Traffic Division:**

Traffic impact study is waived. No apparent traffic concerns

**Fire Department:**

No comments received.

08 FEB 18 AM 9:37  
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**El Paso Water Utilities:**

EPWU-PSB does not object to this request.

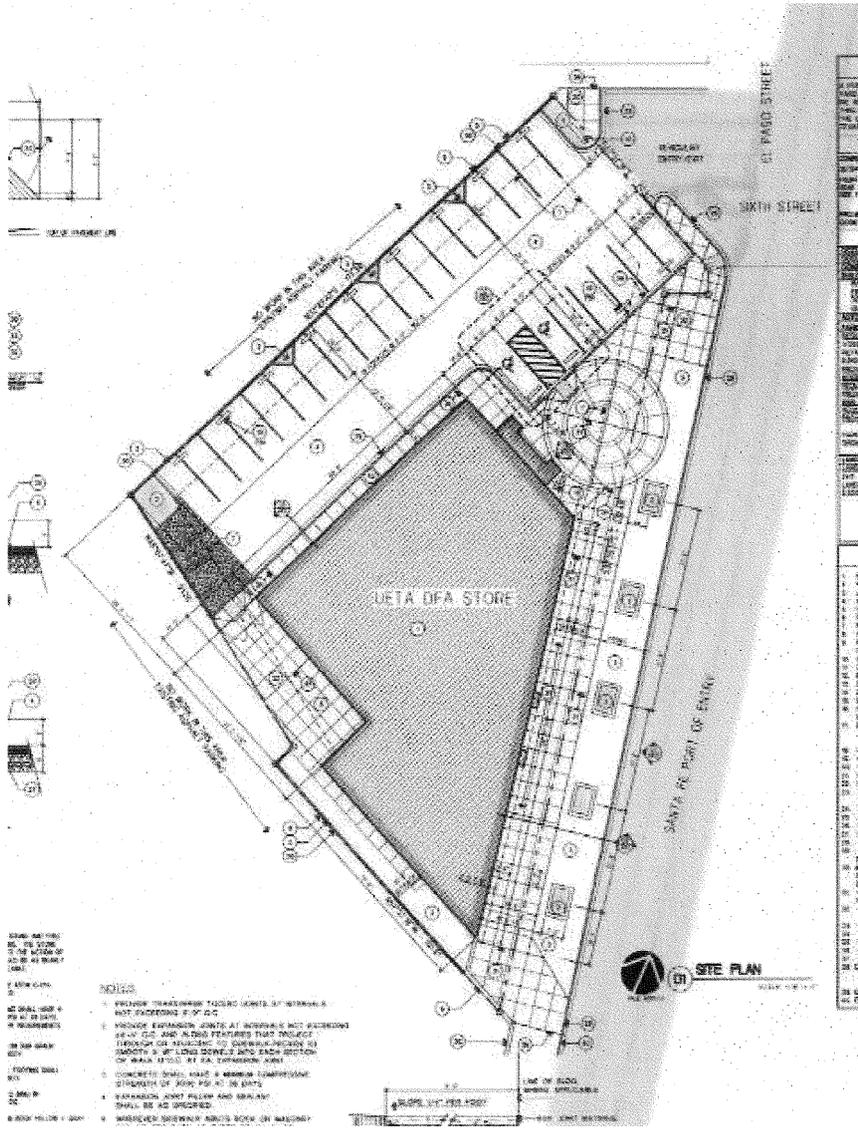


**List of Attachments:**

- Attachment 1: Site Plan
- Attachment 2: Application

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Attachment 1: Site Plan



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Attachment 2: Application



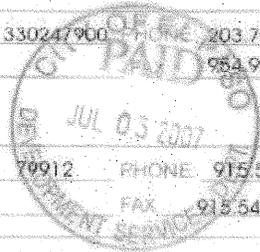
SPECIAL PERMIT APPLICATION  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

City of El Paso, Texas  
2 Civic Center Plaza  
El Paso, TX 79901-1196  
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S) Meuchadim of Texas, LTD/ Chris Rohland  
ADDRESS 6100 Hollywood Blvd. 7<sup>th</sup> Floor, Hollywood, Ft ZIP CODE 33024/900 PHONE 203 748-7102  
E-MAIL ADDRESS CRohland@dutyfreeamericas.com 954 965 6844

REPRESENTATIVE(S) Mijares-Mora Architects, Inc./ Jorge L. Mora, AIA  
ADDRESS 111 N. Festival Dr. ZIP CODE 79912 PHONE 915 542 1591  
E-MAIL ADDRESS jmora@mijaresmora.com FAX 915 542 1594



2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER C05099907200100  
LEGAL DESCRIPTION 72 Campbell Pl. of 2 to 9 pl of Santa Fe RR Reservation (222.48' on ST. IRRIG on SW-177.34' on NW-IRRIG on E)  
STREET ADDRESS OR LOCATION 901-911 S. El Paso St. REP DISTRICT 7  
ACREAGE 0.545 PRESENT ZONING C-4 PRESENT LAND USE Retail  
SPECIAL PERMIT REQUEST Parking Reduction

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER \_\_\_\_\_  
LEGAL DESCRIPTION \_\_\_\_\_  
STREET ADDRESS OR LOCATION \_\_\_\_\_ REP DISTRICT \_\_\_\_\_  
ACREAGE \_\_\_\_\_ PRESENT ZONING \_\_\_\_\_ PRESENT LAND USE \_\_\_\_\_  
SPECIAL PERMIT REQUEST \_\_\_\_\_

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER \_\_\_\_\_  
LEGAL DESCRIPTION \_\_\_\_\_  
STREET ADDRESS OR LOCATION \_\_\_\_\_ REP DISTRICT \_\_\_\_\_  
ACREAGE \_\_\_\_\_ PRESENT ZONING \_\_\_\_\_ PRESENT LAND USE \_\_\_\_\_  
SPECIAL PERMIT REQUEST \_\_\_\_\_

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):  
Printed Name Meuchadim of Texas, LTD/ Chris Rohland Signature [Signature]  
Printed Name \_\_\_\_\_ Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_ Signature \_\_\_\_\_

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"OFFICE USE ONLY"

CON # 07-00084 RECEIVED DATE 7/5/07 APPLICATION FEE \$ 550.00  
 OCC REVIEW DATE 8/8/07 10:30am Conference Room 212 Floor City Hall Building  
 CPC REVIEW DATE 9/6/07 11:30am City Council Chambers 3<sup>rd</sup> Floor City Hall Building  
 REPORTED BY: Eschlein