

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

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

**AGENDA DATE:** Introduction: February 27, 2007  
Public Hearing: March 20, 2007

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

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. ZON06-00162, to allow for a parking reduction on the property described as Lots 11-14, Block 146, Campbell Addition, 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: 300 Florence Street. Applicant: ORW y Mas Enterprises, LLC. ZON06-00162 (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)

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

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

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

**DEPARTMENT HEAD:** R. Alan Schubert

**APPROVED FOR AGENDA:**

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

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

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON06-00162, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 11-14, BLOCK 146, CAMPBELL ADDITION, 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, ORW y Mas Enterprises, LLC, has applied for a Special Permit under Section 20.64.175 of the El Paso City Code to allow for a 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 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 **M-1 (Light Manufacturing)**

District:

*Lots 11-14, Block 146, Campbell Addition, City of El Paso, El Paso County,*

*Texas; and,*

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,

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CITY OF EL PASO  
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3. That this Special Permit is issued subject to the development standards in the **M-1 (Light Manufacturing)** 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. ZON06-00162** 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.

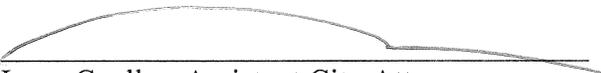
**THE CITY OF EL PASO**

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

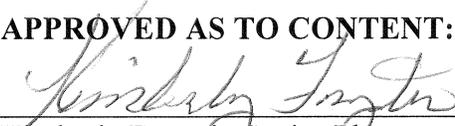
**ATTEST:**

\_\_\_\_\_  
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

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**AGREEMENT**

ORW y Mas Enterprises, LLC, 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 **M-1 (Light Manufacturing) District** regulations, and subject to all other requirements set forth in this Ordinance.

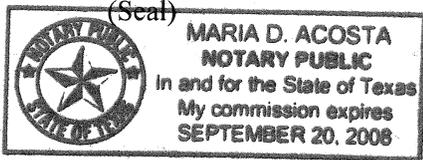
EXECUTED this 16 day of FEBRUARY, 2007.

William B. Martinez  
(Signature)  
William B. MARTINEZ  
(Name/Title)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this 16<sup>th</sup> day of February, 2007, by WILLIAM BERNABE MARTINEZ for **ORW y Mas Enterprises, LLC**, as Applicant.



Maria D. Acosta  
Notary Public, State of Texas  
Signature

MARIA D ACOSTA  
Printed or Typed Name

My Commission Expires:  
9/20/2008

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DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

DETAILED SITE DEVELOPMENT PLAN APPROVED  
BY THE CITY COUNCIL

DATE  
*WBL*

APPLICANT

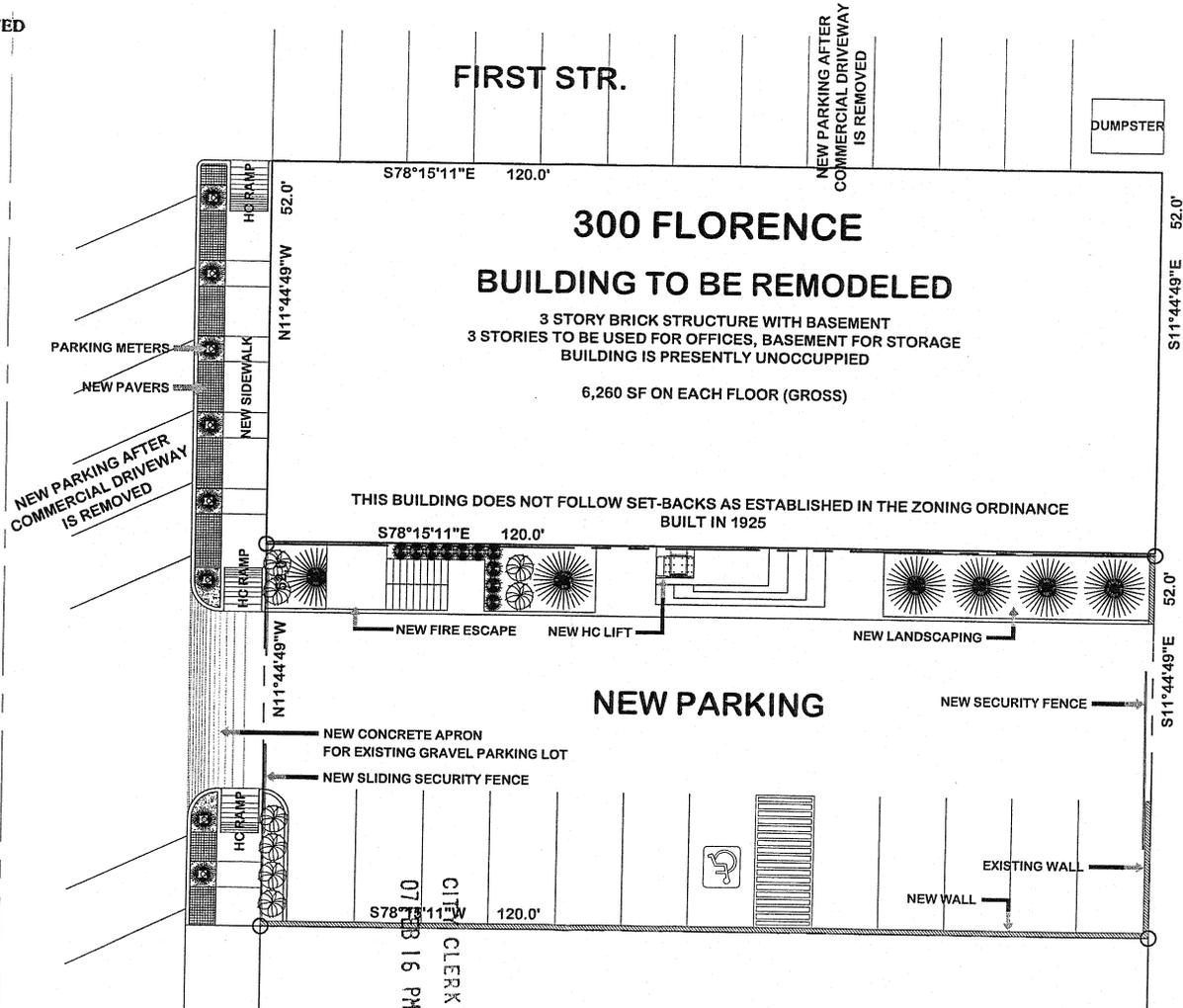
EXECUTIVE SECRETARY  
CITY PLAN COMMISSION

CITY MANAGER

Exhibit "A"

S. FLORENCE STR.

FIRST STR.



ALLEY  
20' WIDE



ZONING:  
M - 1

OCCUPANCY:  
BUSINESS GROUP B

AREAS:  
GROSS FLOOR AREA: 25,040 SQ. FT.  
USABLE OFFICE AREA: 15,350 SQ. FT.  
1/400 SQ. FT. OF "USABLE OFFICE AREA"

PARKING REQUIRED:  
36 STANDARD PARKING SPACES  
2 HANDICAP PARKING SPACES  
38 PARKING SPACES TOTAL

PARKING PROVIDED:  
12 PARKING SPACES PROVIDED

LEGAL DESCRIPTION  
146 CAMPBELL : LOTS 11 TO 14  
12,480 SQ. FT.  
CITY OF EL PASO, EL PASO COUNTY, TEXAS



SITE PLAN

SCALE: 1" = 70' - 0"

THE FLORENCE PROJECT

300 SOUTH FLORENCE STREET : EL PASO, TX 79901

DECEMBER 19, 2006



Wright & Dalbin Architects, Inc.  
2112 Murchison Drive, El Paso, Texas 79930  
Phone (915) 533-3777 Fax (915) 532-7733

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
DIRECTOR, DEVELOPMENT SERVICES

**KELLY CARPENTER, AICP**  
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**  
**MEMORANDUM**

**DATE:** February 16, 2007

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

**FROM:** Melissa Granado, Planner

**SUBJECT:** **ZON06-00162**

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The City Plan Commission (CPC), on February 1, 2007, voted **5-0** to recommend **APPROVAL** of a special permit request for a sixty-eight percent (68%) parking reduction for the subject property, 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 sixty-eight percent (68%) parking reduction 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 for a sixty-eight percent (68%) parking reduction protects the best interest, health, safety, and welfare of the public in general.

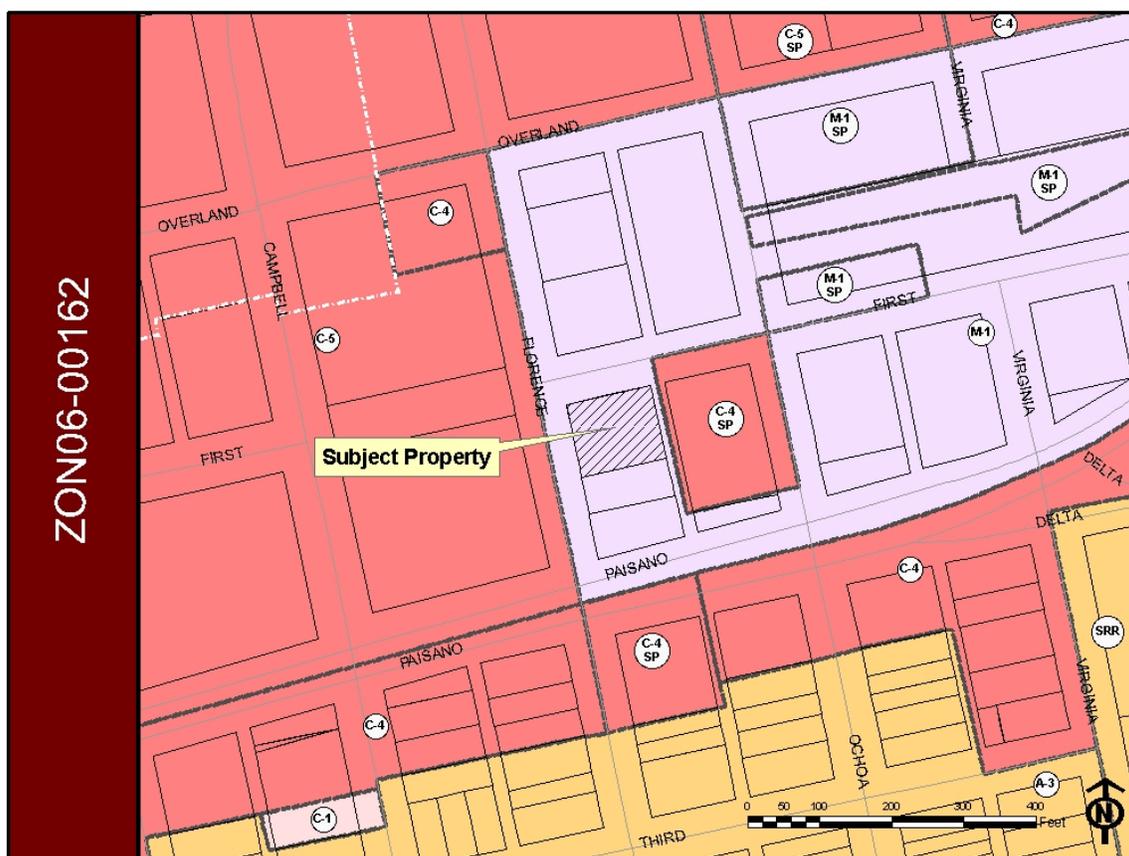
There was one call in concern to this request.

**Attachment:** Staff Report, Aerial, Site Plan, Traffic Study, Application



## ZON06-00162

**Application Type:** Special Permit  
**Property Owner(s):** ORW y Mas Enterprises, LLC  
**Representative(s):** Wright and Dalbin Architects, Inc.  
**Legal Description:** Lots 11-14, Block 146, Campbell Addition, City of El Paso, El Paso County, Texas  
**Location:** 300 Florence Street  
**Representative District:** 8  
**Area:** 0.2850 acres **Zoning:** M-1 (Light Manufacturing)  
**Request:** Parking reduction (68%)  
**Recognized Neighborhood Associations Contacted:** El Paso Central Business Association, A Presidential Neighborhood Association  
**Public Response:** None  
**Surrounding Land Uses:** **North:** M-1 / Warehouse, **South:** M-1 / Bail Bonds, **East:** C-4/sp / New Old Plantation, **West:** C-5 / Telles Academy Residential (Central Planning Area)  
**Year 2025 Designation:**



**General Information:**

The applicant requests a special permit for a sixty-eight percent (68%) parking reduction. The site plan proposes a remodeled 25,040 gross square foot building with 12 parking spaces. There are 15,350 square feet of usable floor area which requires a total of 38 parking spaces. The required parking is short by 26 spaces, or 68%. Access is proposed via Florence Street. There are no zoning conditions currently on this property.

This property is approximately one block south and east of Improvement District No. 3, which allows an automatic 100% reduction in parking requirements. It is also across the street (Florence) from property zoned C-5 (Central Business District), which allows an automatic 50% reduction in parking requirements. It is within an area designated for Mixed Use and Residential redevelopment in the Downtown Plan.

The traffic study showed that during normal business hours there is not adequate parking to serve the subject property. There is a commercial parking lot (Diversified Parking) approximately one block northeast with approximately 155 spaces. The El Paso County garage is approximately two blocks away from the subject property and accommodates approximately 800 vehicles. The subject property is included in the Downtown Plan which proposes a parking garage; however, there is no funding or current plan to construct such a garage.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this special permit request. There was one dissenting vote from Traffic (see comments below).

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 **Residential** land uses.
- **M-1 (Light Manufacturing) zoning** permits a parking reduction by special permit.

**Findings:**

The Commission must determine the following:

1. Will the special permit for a sixty-eight percent (68%) parking reduction protect the best interest, health, safety and welfare of the public in general?
2. Will the special permit for a sixty-eight percent (68%) parking reduction be compatible with adjacent land uses?
3. What is the relation of the proposed special permit to the City’s Comprehensive Plan?
4. 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 Notes:**

Landscaping: No comments received.

**Development Services - Planning Division Notes:**

Current Planning: Recommends approval.

1. The proposed use is compatible with surrounding development and in conformance with the projected land use for the area designated in the proposed Downtown Plan.
2. The property is adjacent to districts that allow automatic 50-100% reductions in parking requirements.
3. 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 Notes:**

Traffic impact study shows that there is not adequate parking available to meet parking demand. Proposed parking adjacent to building for twelve vehicles does not comply with parking requirements. Therefore, Traffic Division recommends denial of proposed parking reduction.

**Fire Department Notes:**

No comments received.

**EI Paso Water Utilities Notes:**

Water: EPWU-PSB records indicate that the property at 300 S. Florence Street has a vacant water meter connection from an existing 6-inch diameter water main along the alley located on the east side of the subject property.

Additionally, a private water pressure regulating device and backflow prevention assembly is required at the discharge side of each water meter. The owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device and backflow prevention assembly.

Sanitary sewer: There is an existing 6-inch diameter sanitary sewer main along the alley located on side of the subject property.

General: Application for water and sanitary sewer services should be made six to eight weeks in advance. A site plan, a utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU does not object to this request.

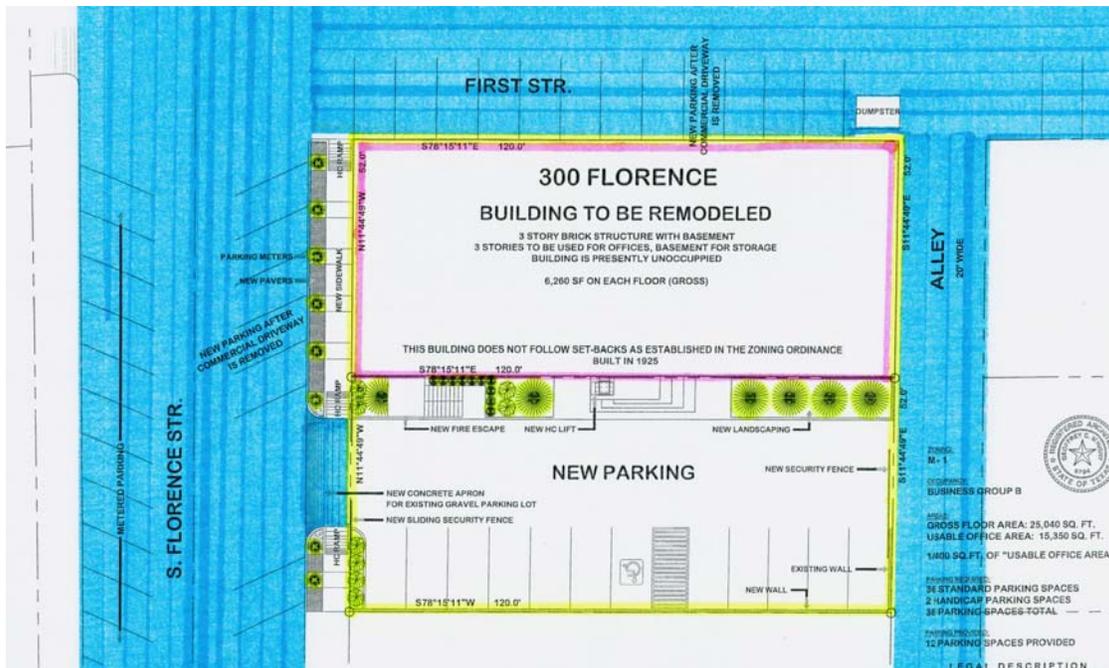
**List of Attachments:**

- Attachment 1: Aerial
- Attachment 2: Site Plan
- Attachment 3: Traffic Study
- Attachment 4: Application

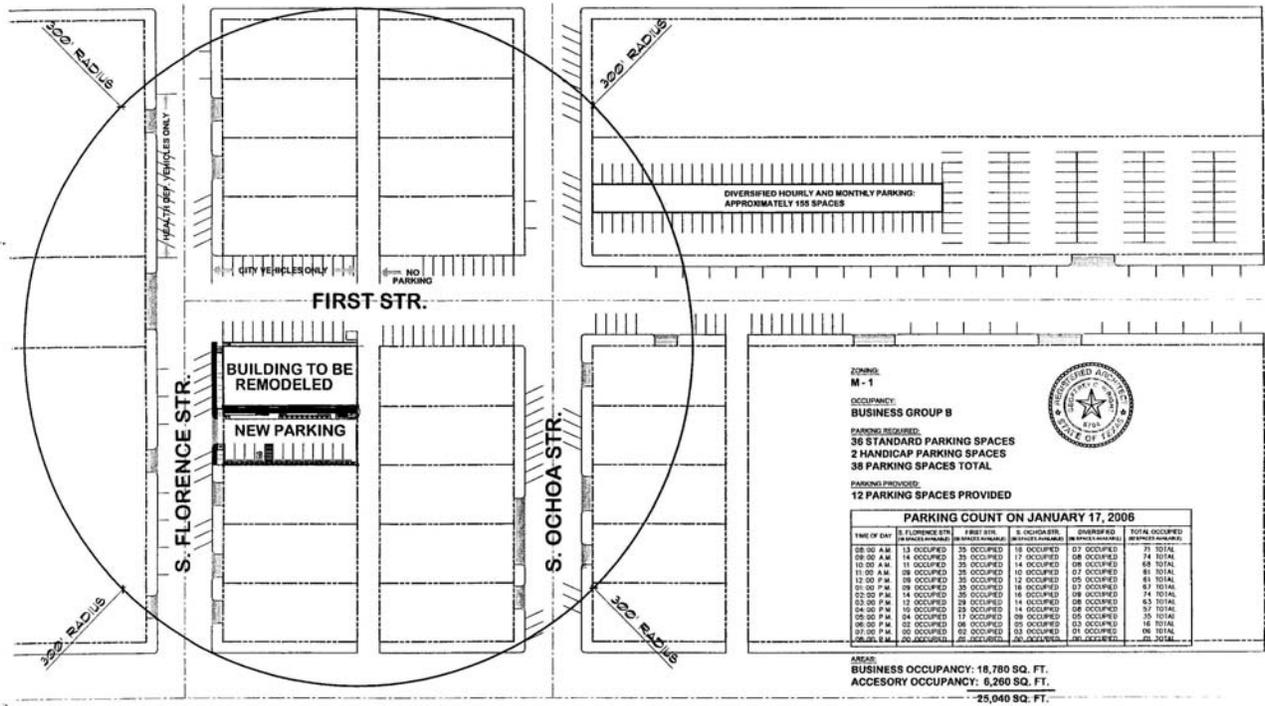
Attachment 1: Aerial



Attachment 2: Site Plan



# Attachment 3: Traffic Study



## TRAFFIC IMPACT STUDY : Radius at North East Corner of Property

SCALE: 1" = 70' - 0"

**THE FLORENCE PROJECT**  
300 SOUTH FLORENCE STREET : EL PASO, TX 79901  
JANUARY 17, 2007

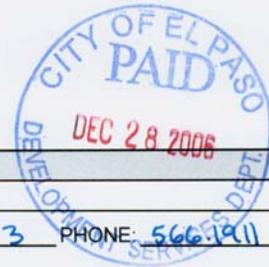


**Wright & Dalbin Architects, Inc.**  
2112 Manhattan Drive, El Paso, Texas 79930 Phone (915) 533-3777 Fax (915) 532-7733

Attachment 4: Application



**SPECIAL PERMIT APPLICATION**  
**PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**  
**CITY OF EL PASO, TEXAS**



**1. CONTACT INFORMATION**

PROPERTY OWNER(S): ORW, Mas Enterprises, LLC  
 ADDRESS: 2914 E. Yandell Suite No. 3 ZIP CODE: 79903 PHONE: 566.1911  
 APPLICANT(S): Same as Above  
 ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 REPRESENTATIVE(S): Wright and Dalbin Architects, Inc.  
 ADDRESS: 2112 Murchison ZIP CODE: 79930 PHONE: 915.533.3777  
 E-MAIL ADDRESS: jmathews@wrightdalbin.com FAX: 915.532.7733

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: C05099914605500  
 LEGAL DESCRIPTION: 146 Campbell: Lots 11 to 14  
 STREET ADDRESS OR LOCATION: 300 Florence REP DISTRICT: 8  
 ACREAGE: .2850 (12,480 SF) PRESENT ZONING: M-1 PRESENT LAND USE: Unoccupied  
 SPECIAL PERMIT REQUEST: Parking Reduction

**3. PARCEL TWO INFORMATION**

PROPERTY IDENTIFICATION NUMBER: Not Applicable  
 LEGAL DESCRIPTION: \_\_\_\_\_  
 STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
 ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
 SPECIAL PERMIT REQUEST: \_\_\_\_\_

**4. PARCEL THREE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: Not Applicable  
 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: William B. MARTINEZ Signature: [Signature] 12-26-06  
 Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Note: Signatures are required for all owners of record for the property proposed for special permit. Attach additional signatures on a separate sheet of paper.

**\*\*OFFICE USE ONLY\*\***

ZON sb-00162 RECEIVED DATE: 12/28/06 APPLICATION FEE: \$ 550.00  
 DCC REVIEW DATE: 01/17/07 (8:30 am, Planning Department Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
 CPC REVIEW DATE: 02/01/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
 ACCEPTED BY: [Signature] [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

Revised 05/2004