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

DEPARTMENT: **City Development Department**

AGENDA DATE: **Introduction: February 11, 2013**
Public Hearing: March 5, 2013

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

DISTRICT(S) AFFECTED: 8

SUBJECT:
An Ordinance granting Special Permit No. PZST12-00025, to allow for a transitional housing facility on the property described as Lot 11 - 13, Block 273, Campbell Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.320 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1020 Campbell Street. Property Owner: La Posada Home, Inc. PZST12-00025 **(District 8)**

BACKGROUND / DISCUSSION:
Staff report attached.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
City Plan Commission (CPC) – Pending

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

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

DEPARTMENT HEAD: Mathew S. McElroy
Director, City Development Department

_____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00025, TO ALLOW FOR A TRANSITIONAL HOUSING FACILITY ON THE PROPERTY DESCRIBED AS, LOTS 11-13, BLOCK 273, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, La Posada Home, Inc., Owner, has applied for a Special Permit for a transitional housing facility to include homeless shelter; 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 an **A-2 (Apartment)** District:

   Lots 11-13, Block 273, Campbell Addition, City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code for a transitional housing facility; 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 incorporated herein by reference for all purposes; and,

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. **PZST12-00025** 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 _____, 2013.

THE CITY OF EL PASO

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew S. McElroy, Director
City Development Department

AGREEMENT

La Posada Home, Inc., 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 **A-2 (Apartment)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2013.

La Posada Home, Inc.:

By: _____
(name/title)

_____
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of

_____, 2013, by _____, for **La Posada, Inc.,** as property owner.

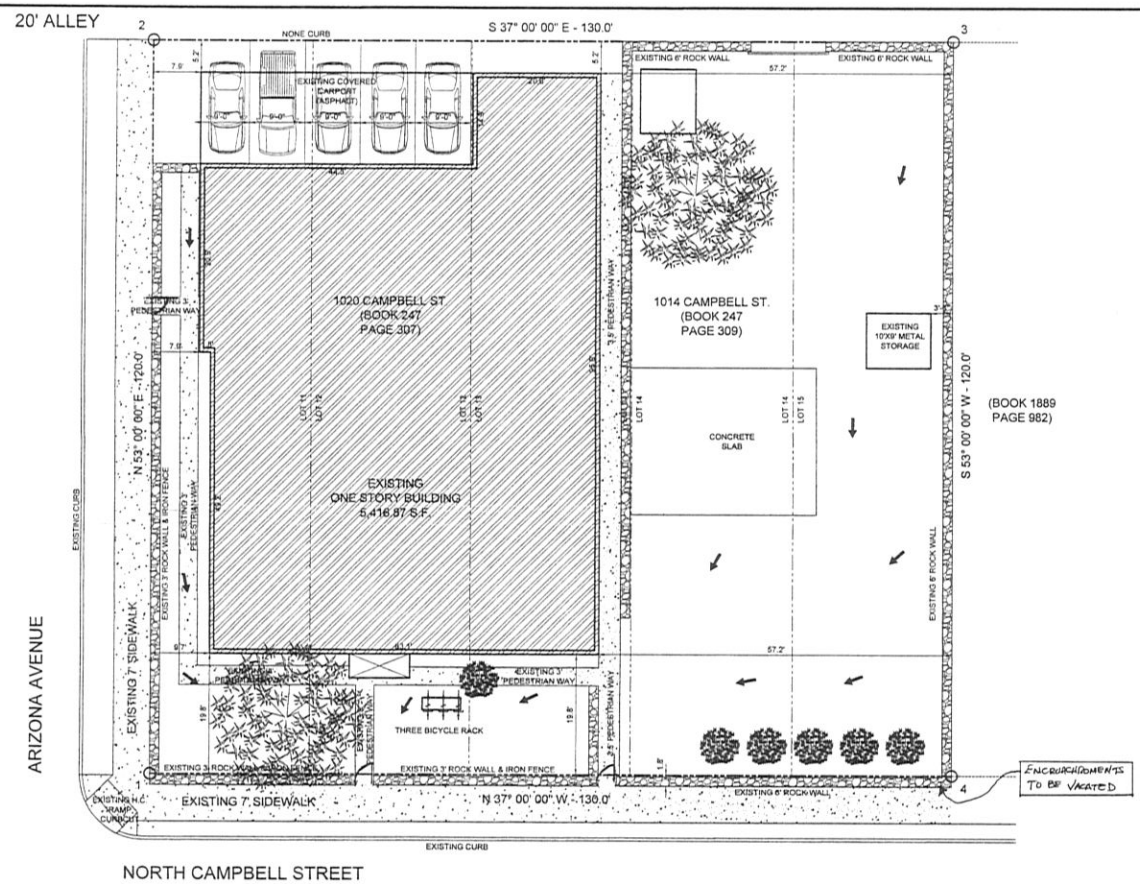
My Commission Expires:

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

EXHIBIT "A"



PARKING CALCULATIONS				
SPACE	BUILDING	CAL.	TOTAL	STALLS
1	SHELTER	5416.87/400	14	14
		CAR SPACES REQUIRED		14
		CAR SPACES PROVIDED		5
PROVIDE THREE BICYCLE RACK				

NOTE: ACCORDING WITH CITY DEVELOPMENT DEPARTMENT ZONING DIVISION IS SAID THAT APARTMENT SET BACKS AND PARKING STAY AS IS FOR THE DECLARED LEGAL NONCONFORMING STRUCTURE ON 12-23-2002.

LANDSCAPE NOTES:

1. A-2 ZONING TO REMAIN.
2. NO ADDITIONS TO EXISTING PROPOSED.
3. UNDER LANDSCAPE ORDINANCE 18.46, LANDSCAPING NOT REQUIRED.

PROPOSED SPECIAL PERMIT

CURRENT ZONE: A-2
PROPOSED ZONE: A-2 SP

FIRE HYDRANT LOCATION

HD 1 # 172 (N.CAMPBELL & ARIZONA) = 277.0'
HD 2 # 2069 (N.CAMPBELL & E.RIO GRANDE) = 437.0'

LEGAL DESCRIPTION:

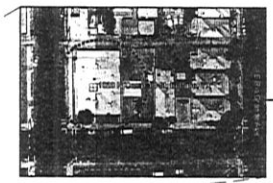
273 CAMPBELL 11 TO 13 (9360.00 SQ FT)

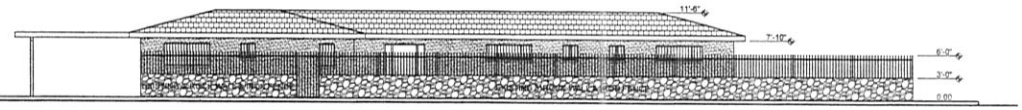
DETAILED SITE DEVELOPMENT PLAN

SCALE: 1" = 10'-0"

LOCATION MAP

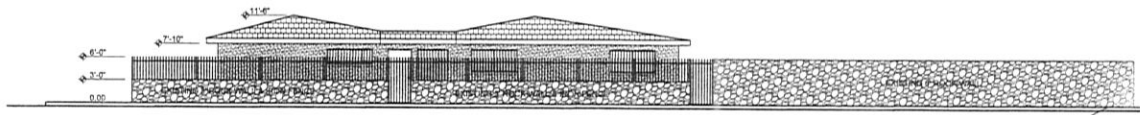
NOT TO SCALE





NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

STATE OF TEXAS
ISMAEL LEGARRETA JR.
77852
REGISTERED
PROFESSIONAL ENGINEER
1-16-13

DETAILED SITE DEVELOPMENT PLAN

LA POSADA HOMES
A Shelter for Families and Their Children

MEMORANDUM

DATE: February 4, 2013

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

FROM: Andrew Salloum, Planner

SUBJECT: **PZST12-00013**

The City Plan Commission (CPC) is scheduled for February 21, 2013.

Attachments: Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	PZST12-00025
Application Type:	Special Permit
CPC Hearing Date:	February 21, 2013
Staff Planner:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov
Location:	1020 N. Campbell Street
Legal Description:	Lots 11-13, Block 273, Campbell Addition, City of El Paso, El Paso County, Texas
Acreage:	0.2149-acre
Rep District:	8
Zoning:	A-2 (Apartment)
Existing Use:	Transitional Housing Homeless Shelter
Request:	Transitional Housing Homeless Shelter allows through Special Permit
Proposed Use:	Transitional Housing Homeless Shelter
Property Owner:	La Posada Home, Inc.
Representative:	Monica Martinez

SURROUNDING ZONING AND LAND USE

North: S-D (Special Development) / Parking lot
South: A-2 (Apartment) / Office
East: A-2 (Apartment) / Single-family dwelling and A-O/sp (Apartment/Office/special permit) / Beauty salon
West: S-D (Special Development) / County Government Office

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)
NEAREST PARK: Houston Park (2,050 feet)
NEAREST SCHOOL: El Paso High (3,143 feet)

NEIGHBORHOOD ASSOCIATIONS

Central Business Association
Central El Paso Community Organizational
Houston Park Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 5, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The property owners are requesting a special permit and detailed site development plan review to allow for a transitional housing homeless shelter in the A-2 (Apartment) zone as required by the zoning code. The site plan shows an existing 5,416.87 sq. ft. building. The parking requirement for the site is 14 spaces. The applicant is proposing 5 parking spaces and 3 bicycle spaces. On December 23, 2002, the subject property has registered legal non-conforming for all setback requirements and 5 parking spaces. Access to the subject property is proposed from Arizona Avenue via the alley.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation
All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

City Development Department – Planning Division - Transportation
No objections to special permit request.

Notes:
1. Location is within a quarter-mile of the Montana Rapid Transit System (RTS) Corridor.
2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Plan Review
No comments received.

City Development Department - Landscaping Division
No landscape calculations provided, Landscape required for this project unless under smart code.

*Note: no new development is proposed, development has been in existence prior to requirements for landscaping.

City Development Department - Land Development
No objections.

Fire Department
Recommend approval of "site plan" as presented. Does not adversely affect fire department at this time.
** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro
Sun Metro does not oppose this request.

El Paso Water Utilities
1. EPWU does not object to this request.
Water:
2. There is an existing 6-inch diameter water main extending along Campbell Street that is available for service, the water main is located approximately 15 feet west from the center line of the right-of-way.
3. There is an existing 4-inch diameter water main that extends along Arizona Avenue and change to a 6-inch diameter main approximately 15-ft east of Campbell Street. Said main is available for service, the alignment of the water main varies between the western and eastern property lines.
4. There is an existing 4-inch diameter water main along the alley between Arizona and Rio Grande Avenues.

The water main is located approximately 14-feet east of the eastern property line.
5. EPWU records indicate a 1-inch water meter serving the subject property. The service address for this meter is 1020 Campbell Street.
Sanitary Sewer:
6. There is an existing 8-inch diameter sanitary sewer main along the alley between Arizona and Rio Grande Avenues. The sewer main is located approximately 12-feet east of the eastern property line.
General:
7. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, 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. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

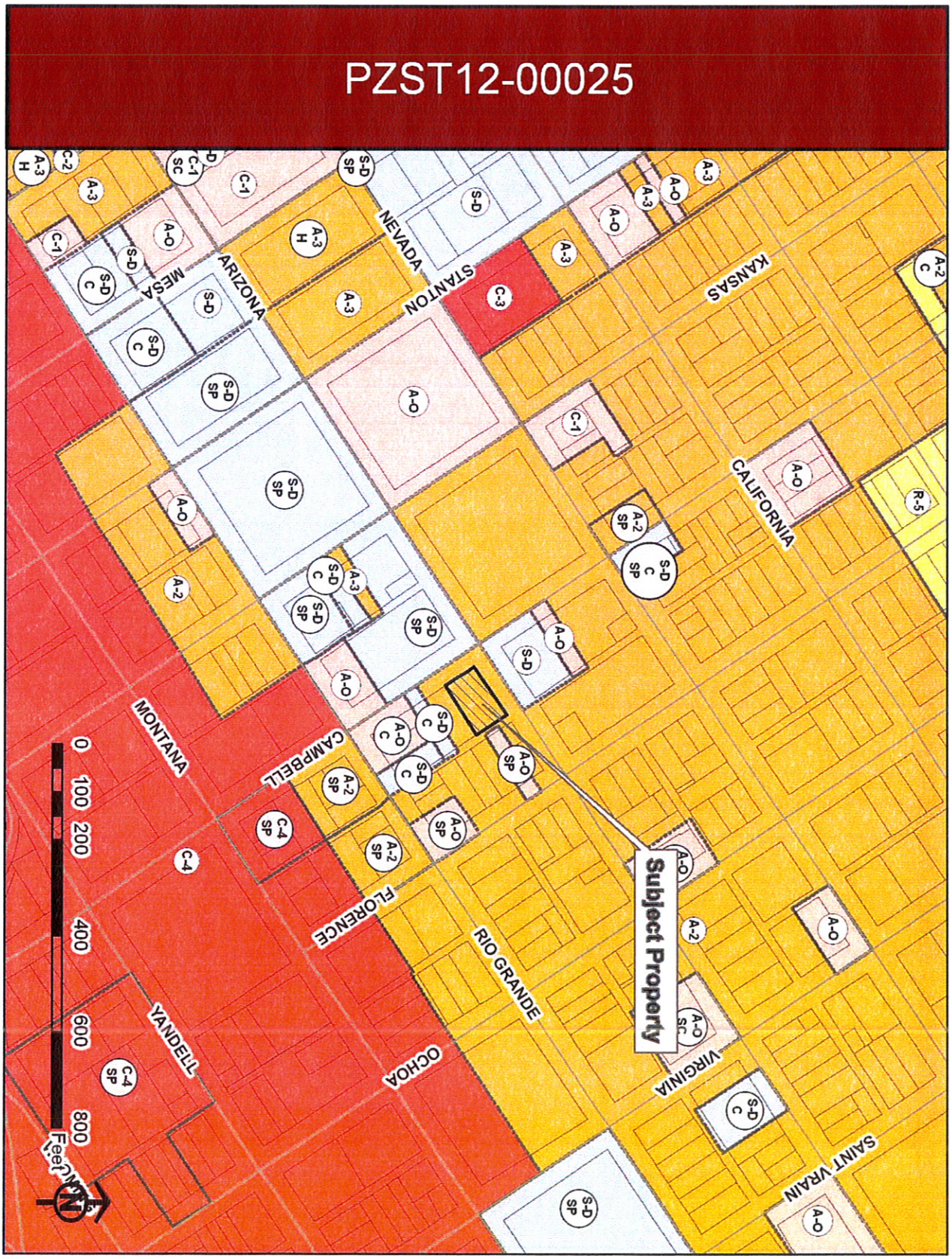
CITY PLAN COMMISSION OPTIONS

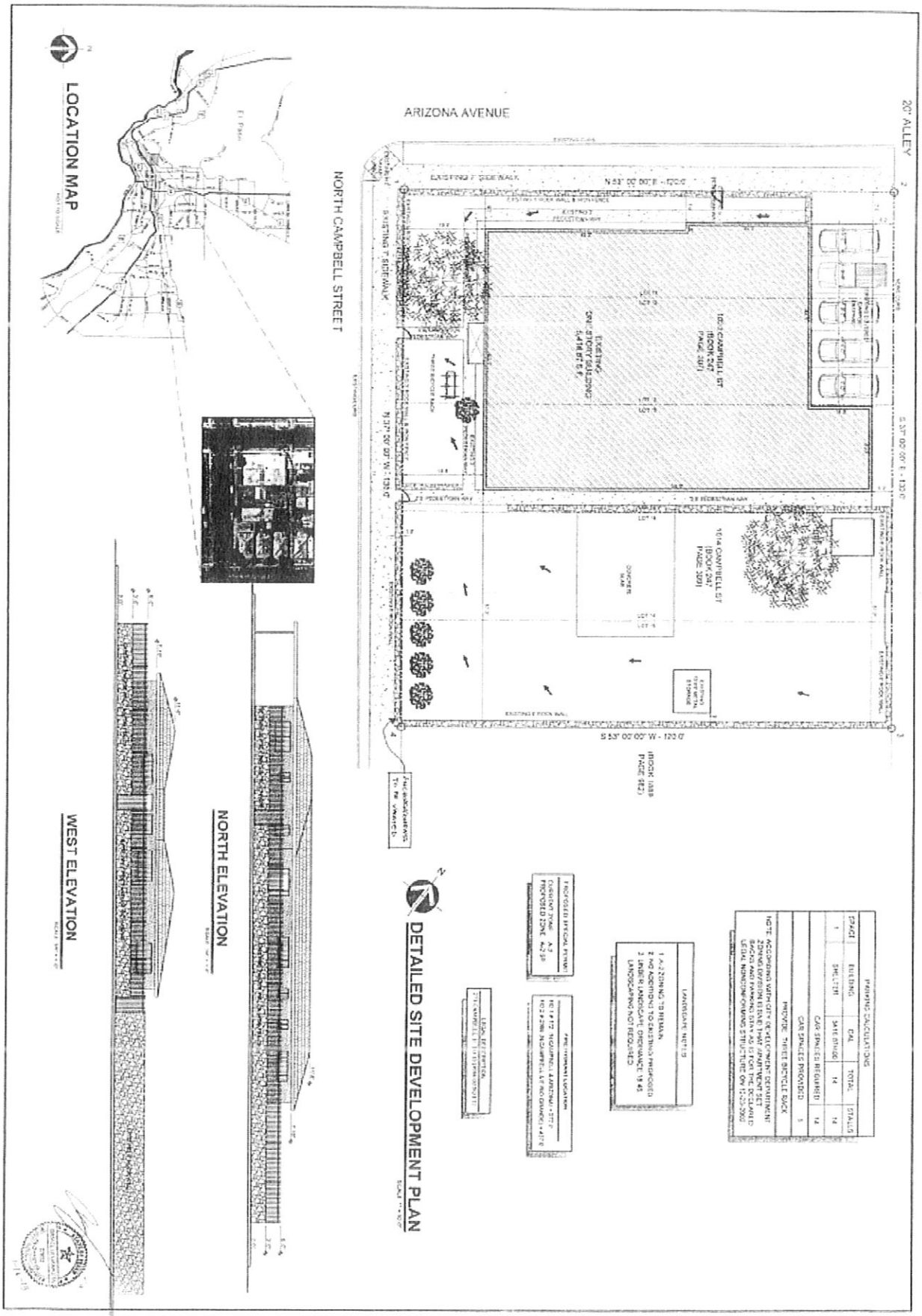
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan are in conformance with the review criteria of Plan 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 Plan 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 do not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN