

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: March 8, 2011
Public Hearing: March 29, 2011

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

DISTRICT(S) AFFECTED: 8

SUBJECT:

A resolution approving a detailed site development plan for Lots 52, 53, 54, 55, and 56, Block B, Basset Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2101 Central Avenue. Applicant: Pedro de Jesus Licon Gonzalez. ZON10-00102 (**District 8**)

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 (6-0)

*****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: _____

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOTS 52, 53, 54, 55, AND 56, BLOCK B, BASSET ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Pedro de Jesus Licon Gonzalez, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to vary side setback as required under the Special Development District as per Section 20.10.360 (A) (4). The detailed site development plan is subject to the development standards for in the **S-D (Special Development) District** regulations and 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,

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to vary side setback as required under the Special Development District as per Section 20.10.360 (A) (4), on the following described property located in a S-D (Special Development) District:

Lots 52, 53, 54, 55, and 56, Block B, Basset Addition, City of El Paso, El Paso County, Texas.

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the S-D (Special Development) District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the S-D (Special Development) District. 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.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook,
Mayor

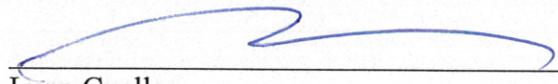
ATTEST:

Richarda Duffy Momsen,
City Clerk

(Signatures continue on following page)

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

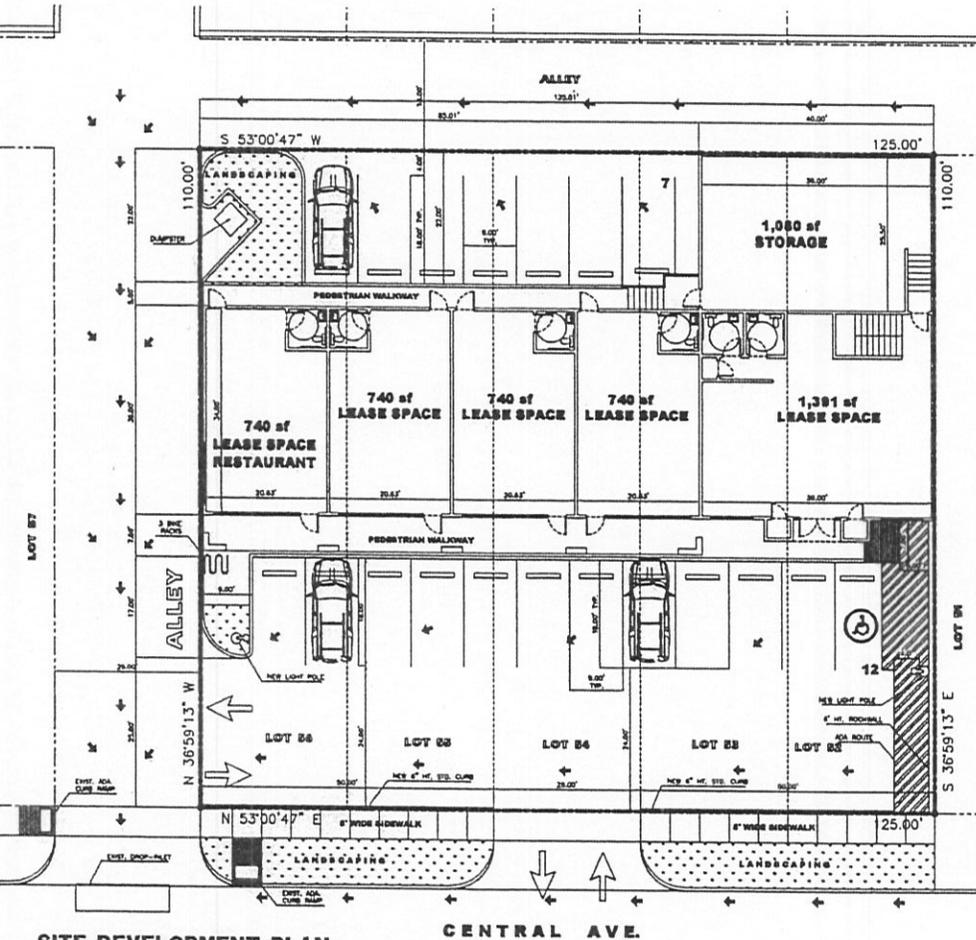


Lupe Cuellar
Assistant City Attorney

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

(Agreement on following page)

EXHIBIT "A"



SITE DEVELOPMENT PLAN AND GROUND LEVEL FLOOR PLAN
SCALE 1" = 10'-0"

FLOOD INSURANCE DATA

1- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 482314-00388 DATED OCTOBER 15, 1982 THIS PROPERTY IS IN FLOOD ZONE C. ZONE C ARE AREAS OF MINIMAL FLOODING.

LEGAL DESCRIPTION

LOTS 22, 23, 24, 25 AND 28 BLOCK B, BASSETT ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

BENCHMARK

CITY MONUMENT AT THE MONUMENT CENTERLINE INTERSECTION OF PALM STREET AND BASSETT STREET (ELEVATION 3893.18 (CITY DATUM))

AREA

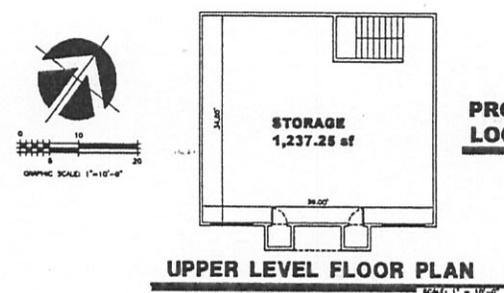
0.3157 AC (13,756.00 SF)

LANDSCAPE CALCULATIONS

SITE FRONTAGE X SITE DEPTH X 0.075 = LANDSCAPE REQ.
125.00 X 110.00 X 0.075 = 1,031.25 SF
LANDSCAPE REQ. = 1,031.25 SF
LANDSCAPE PROPOSED = 1,044.13 SF

PARKING CALCULATIONS

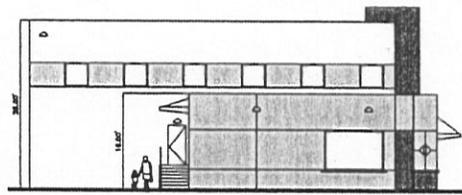
REQUIRED PARKING SPACES:
3,811.00 SF / 200 (FOR RETAIL BUILDING) = 19 PARKING SPACES
2,517.00 SF / 400 (WAREHOUSE / STORAGE BUILDING) = 6 PARKING SPACES
740 SF / 100 (RESTAURANT) = 7 PARKING SPACES
REQUIRED PARKING SPACES = 31
INCLUDING 1 A.D.A. PARKING SPACE
PROPOSED PARKING SPACES:
20 PARKING SPACES
INCLUDING 1 A.D.A. PARKING SPACE
BIKE RACKS
PROPOSED 3
REQUIRED 3



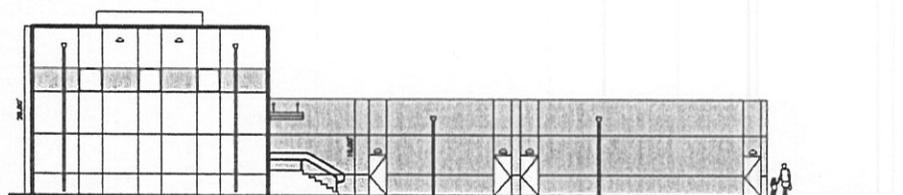
UPPER LEVEL FLOOR PLAN
SCALE 1" = 10'-0"



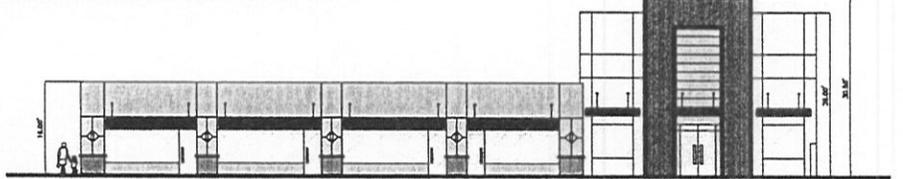
VICINITY MAP
SCALE 1" = 300'-0"



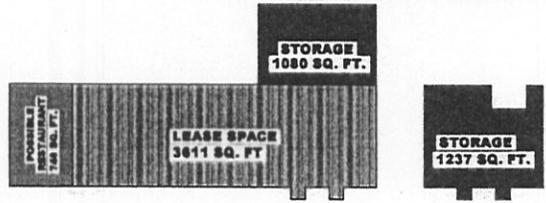
ELEVATION WEST
SCALE 1" = 10'-0"



ELEVATION NORTH
SCALE 1" = 10'-0"



ELEVATION SOUTH (MAIN)
SCALE 1" = 10'-0"



Civil & Structural Engineering Consultants
PE PLAZA ENGINEERING
 Sergio F. Plaza, P.E.
 710 North Galati Vista Street
 El Paso, Texas 79902
 (915) 885-8844
 (915) 885-8877 Fax
 P.O. Box 1898
 Loveland, Colorado 80508
 (970) 887-0819
 (970) 885-8863 Fax

SITE DEVELOPMENT PLAN
 PROJECT NO. 2010-03
 REVISED CITY COMMISSION 2-2-2010

DATE PLOTTED: 12-20-2010

ubci

MR. PEDRO LICON
 2126 CENTRAL AVE.
 EL PASO, TEXAS

SITE DEVELOPMENT PLAN AND BUILDING DESIGN

SD-1
 SHEET 1 OF 1

MEMORANDUM

DATE: February 28, 2011

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON10-00102

The City Plan Commission (CPC) on January 27, 2011, voted **6-0** to recommend **APPROVAL** of the detailed site development plan without Planning's recommendation to move the building to the front of the property.

The CPC found that the detailed site development plan 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

No: ZON10-00102 (Related ZON10-00101 Special Permit)
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: January 27, 2011
Staff Planner: Andrew Salloum, 915-541-4029, salloumam@elpasotexas.gov

Location: 2101 Central Avenue
Legal Description: Parcel 1: Lots 52, 53, and 54, Block B, Basset Addition, City of El Paso, El Paso County, Texas
Parcel 2: Lots 55 and 56, Block B, Basset Addition, City of El Paso, El Paso County, Texas

Acreage: 0.316 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: C-1 (Commercial)
Request: Detailed Site Development Plan review per S-D (Special Development) district
Proposed Use: Retail

Property Owner: Pedro de Jesus Licon Gonzalez
Applicant: Pedro de Jesus Licon Gonzalez
Representative: Fernando Estrada and Sergio F. Plaza

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartment) / Multi-family dwellings
South: C-4 (Commercial) / Office
East: A-3/sp (Apartment/special permit) / Multi-family dwellings
West: S-D (Special Development) / Vacant

THE PLAN FOR EL PASO DESIGNATION: Commercial (Central Planning Area)

Nearest Park: Chamizal National Memorial Park (1,688 feet)

Nearest School: Douglass Elementary (961 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Magoffin Neighborhood Association

NEIGHBORHOOD INPUT

Notice of the public hearing not required on detailed site development plan per El Paso City Code.

APPLICATION DESCRIPTION

The applicant is requesting a detailed site development plan approval to allow for a retail, restaurant, and warehouse/storage building. The detailed site development plan shows a new 6,668 square-foot retail, restaurant, and warehouse/storage building. The applicant requests a reduction of side setback from 10 feet to 0 foot. The new development requires 31 parking spaces and the applicant is providing 20 parking spaces and 3 bicycle spaces. This case is related to ZON10-00101 Special Permit for a parking reduction.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan, but also strongly recommends consideration of orienting the building to front the street and relocate the parking spaces to the rear to be more compatible with existing development on the block.

The Plan for El Paso –City-wide Land Use Goals

All applications for 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: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
- d. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years

Development Coordinating Committee Review

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

Engineering & Construction Management Services Department – Plan Review

Zoning: Plan Review Section suggests relocating the bike rack to an area which will not block pedestrian & accessible access to the business entrances. There are no further objections to the request.

Landscaping: This project meets code based on 18.46.060 #2. d. In no case shall the required parking be reduced to satisfy the landscape requirements. This project has a parking reduction.

Engineering & Construction Management Services Department – Land Development

General Comments:

1. Access from the alley to the property must comply with City Standards (Paved).
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall be required.*
4. Storm Water Pollution Prevention Plan and/or permit required.*
5. Drainage plans must be approved by Engineering and Construction Management, Land Development Section.*
6. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0039B, date October 15, 1982.

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

Department of Transportation

- Alley shall be paved to city standards if used for access.
- 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.

El Paso Water Utilities

We have reviewed the special permit request above and provide the following comments:

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 6-inch diameter water main that extends along the alley between Central Avenue and Cypress Avenue fronting the northern boundary of the Subject Property (2101 Central Avenue).
3. Previous water pressure readings conducted on fire hydrant No. 698 located at the northwest corner of Paisano Drive and Eucalyptus Street have yielded a static pressure of 86 pounds per square inch (psi), residual pressure of 50 psi and a discharge of 1,501 gallons per minute (gpm).
4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

5. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Central Avenue and Cypress Avenue fronting the northern boundary of the Subject Property (2101 Central Avenue).

General:

6. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

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 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ZON10-00101 & ZON10-00102



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN AND GROUND LEVEL FLOOR PLAN

FLOOD INSURANCE DATA
 1. FLOOD ZONE: X (Special Flood Hazard Area)
 2. FLOOD ELEVATION: 10.00 FT. (100 Year Flood)
 3. FLOOD DATE: 01/12/2010

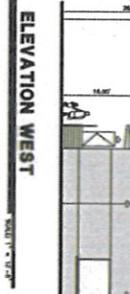
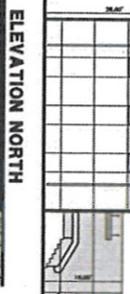
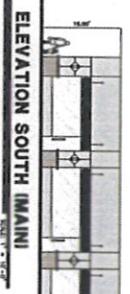
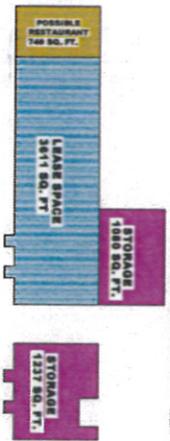
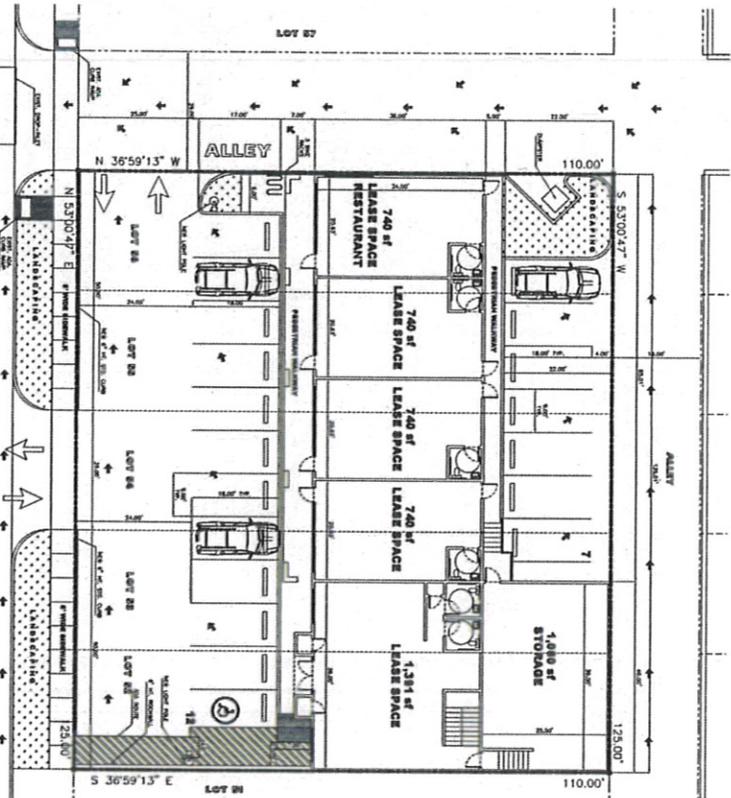
LEGAL DESCRIPTION
 LOT 27, BLOCK 1, SUBDIVISION 1, EL PASO COUNTY, TEXAS

BENCHMARK
 BENCH MARK: 10.00 FT. (100 Year Flood)
 ELEVATION: 10.00 FT. (100 Year Flood)

AREA
 0.1517 AC (13,900 SQ. FT.)

LANDSCAPE CALCULATIONS
 SEE PREVIOUS SITE PLAN X-029 - LANDSCAPE PLAN
 LANDSCAPE AREA: 1,011.23 SQ. FT.
 ANNUAL PRECIPITATION: 1,041.13 IN.
 ANNUAL EVAPORATION: 1,041.13 IN.
 NET ANNUAL WATER DEFICIT: 0.00 IN.
 REQUIRED IRRIGATION: 0.00 GPM
 REQUIRED PUMPING CAPACITY: 0.00 GPM

PARKING CALCULATIONS
 2,110.00 SQ. FT. (TOTAL AREA) = 14 PARKING SPACES
 2,110.00 SQ. FT. (TOTAL AREA) = 6 PARKING SPACES
 INCLUDING ADA PARKING SPACES
 2,110.00 SQ. FT. (TOTAL AREA) = 1 ADA PARKING SPACE
 INCLUDING ADA PARKING SPACE



12-20-2010

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SITE DEVELOPMENT PLAN
 2010-03
 EL PASO CITY COMMISSION 59-208

APPROVED PARTS OF THE ORIGINAL DESIGN... (small text)

SD-1

MR. PEDRO LICON
 2129 CENTRAL AVE.
 EL PASO, TEXAS

ubci