

**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:

An Ordinance granting Special Permit No. ZON10-00101, to allow for infill development and a 35% parking reduction on the property described as Lots 52, 53, 54, 55, and 56, Block B, Bassett Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070 parking reduction and 20.10.280 infill development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2101 Central Avenue. Applicant: Pedro de Jesus Licon Gonzalez. ZON10-00101 (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: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00101, TO ALLOW FOR INFILL DEVELOPMENT AND A 35% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 52, 53, 54, 55, AND 56, BLOCK B, BASSETT ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.070 PARKING REDUCTION AND 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Pedro de Jesus Licon Gonzalez, Applicant, has applied for a Special Permit for infill development and a 35% parking reduction under Section 20.14.070 and 20.10.280 of the El Paso City for a new 6,668 square-foot retail, warehouse/storage, and restaurant building; 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 **S-D (Special Development)** Zone District:

Lots 52, 53, 54, 55, and 56, Block B, Bassett 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, to allow an infill development and a 35% parking reduction for a new 6,668 square-foot retail, warehouse/storage, and restaurant building; and,

3. That this Special Permit is issued subject to the development standards in the **S-D (Special Development)** 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. **ZON10-00101** 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:

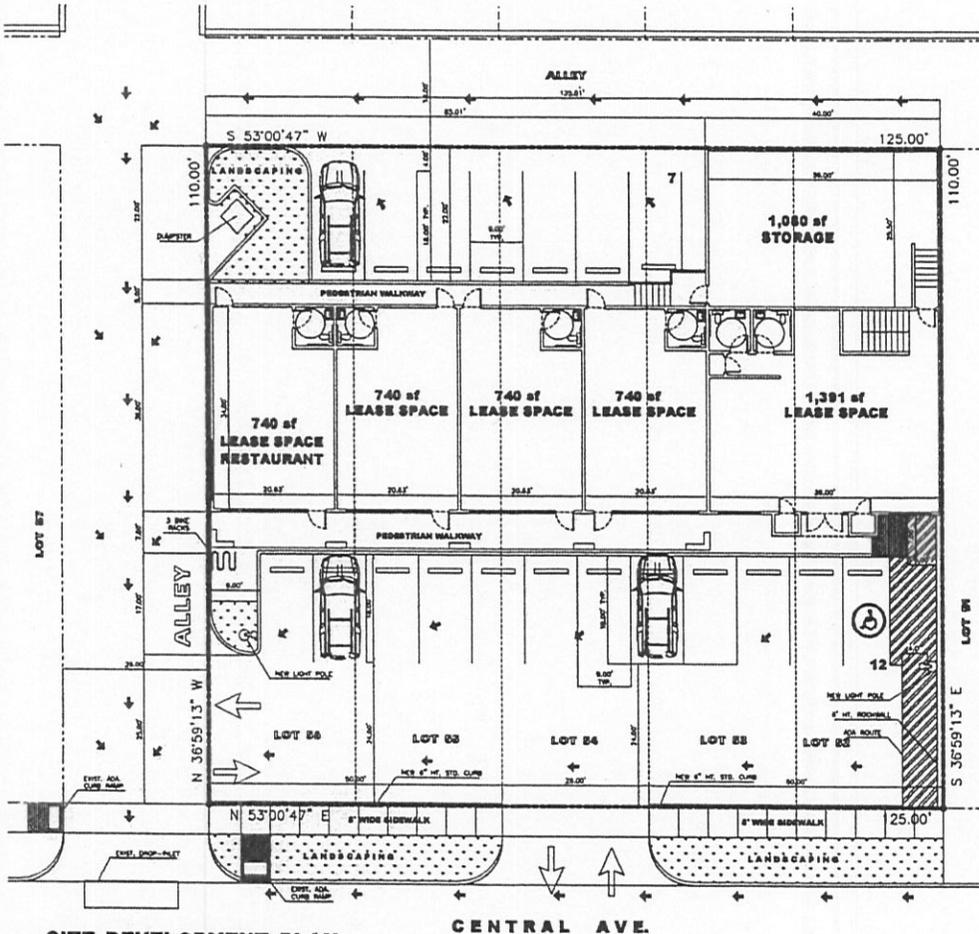
APPROVED AS TO CONTENT:



Lupe Cuellar
Assistant City Attorney

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

(Agreement on following page)



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. 480214-00398 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 26
BLOCK 8, 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 3683.18 (CITY DATUM)

AREA

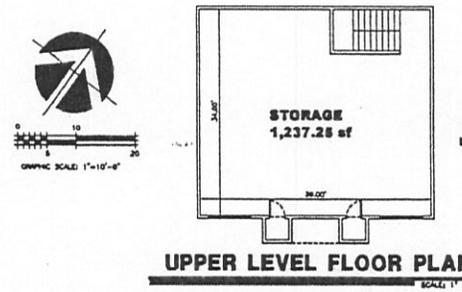
0.3157 AC (13,750.00 SF)

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

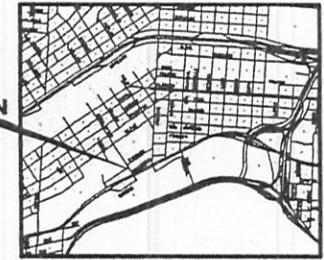
PARKING CALCULATIONS

REQUIRED PARKING SPACES:
3,811.00 SF / 200 (FOR RETAIL BUILDING) = 18 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

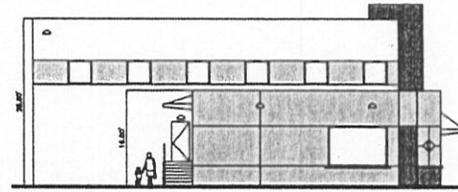


UPPER LEVEL FLOOR PLAN
SCALE 1" = 10'-0"

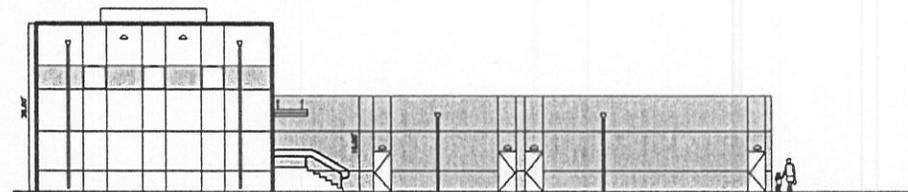
PROJECT LOCATION



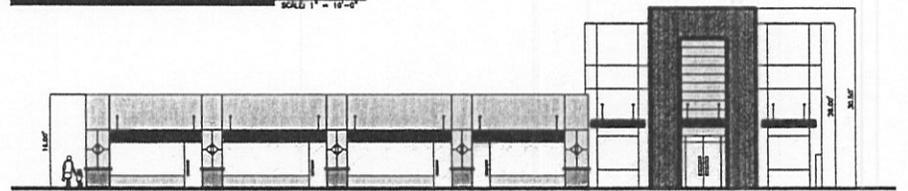
VICINITY MAP
SCALE 1" = 2000'-0"



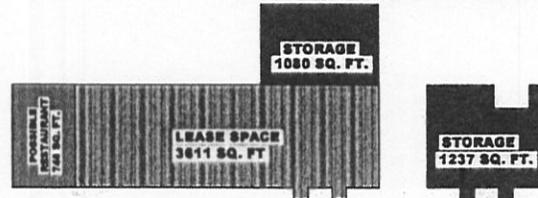
ELEVATION WEST
SCALE 1" = 10'-0"



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.
 718 North Babel Trade Street
 El Paso, Texas 79902
 (914) 888-0001
 (914) 888-8997 Fax
 P.O. Box 1900
 Loveland, Colorado 80508
 (970) 877-0010
 (970) 888-8083 Fax

SITE DEVELOPMENT PLAN AND BUILDING DESIGN

DATE: 2010-03
 SHEET TITLE: **SITE DEVELOPMENT PLAN**
 SHEET NUMBER: 2010-03
 REVISION: REVISED CITY COMMENTS 12-29-2009

PLAZA SEE PLANING
SD-1
 SHEET 1 OF 1

ubci
 Mr. Pedro Licon
 2820 CENTRAL AVE.
 EL PASO, TEXAS

NEW PLAZA FOR
MR. PEDRO LICON
 2820 CENTRAL AVE.
 EL PASO, TEXAS

SITE DEVELOPMENT PLAN AND BUILDING DESIGN

DATE: 2010-03
 SHEET TITLE: **SITE DEVELOPMENT PLAN**
 SHEET NUMBER: 2010-03
 REVISION: REVISED CITY COMMENTS 12-29-2009

PLAZA SEE PLANING
SD-1
 SHEET 1 OF 1

2010-02-21

MEMORANDUM

DATE: February 28, 2011

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON10-00101

The City Plan Commission (CPC) on January 27, 2011, voted **6-0** to recommend **APPROVAL** of the special permit application to allow for infill development and 35% 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: ZON10-00101(Related ZON10-00102 Detailed Site Development Plan)
Application Type: Special Permit
CPC Hearing Date: January 27, 2011
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 2101 Central Avenue
Legal Description: Lots 52, 53, 54, 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: S-D (Special Development)
Request: Parking Reduction
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 a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 11, 2011. 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 approval to allow for a 35% parking reduction. The detailed site development plan shows a new 6,668 square-foot retail, warehouse/storage, and restaurant building. The new development requires 31 parking spaces and the applicant is providing 20 parking spaces and 3 bicycle spaces. This case is related to ZON10-00102 Detailed Site Development Plan review as per S-D (Special Development) district requirement and vary side setback.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of special permit for a parking reduction. Adequate on street parking is available within 300 feet of the subject property.

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: 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 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 Section has no objections to the request for 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

No objection to parking reduction.

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 to the parking reduction request.

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



ZON10-00101 & ZON10-00102



