

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

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

**AGENDA DATE:** Introduction: April 15, 2008  
Public Hearing: May 6, 2008

**CONTACT PERSON/PHONE:** Ernesto Arriola, 541-4723

**DISTRICT(S) AFFECTED:** # 8

**SUBJECT:**

An Ordinance granting Special Permit No. ZON07-00166, to allow for a parking reduction on the property described as Lots 5, 6, 7, and 8, Block 8, Franklin Heights Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1010 East Yandell Drive. Applicant: Iglesia Luterana Cristo Rey, ZON07-00166 (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 (6-0)

CITY CLERK DEPT.  
08 APR -7 AM 10:29

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

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

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

**DEPARTMENT HEAD:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**APPROVED FOR AGENDA:**

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

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

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON07-00166, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 5, 6, 7, AND 8, BLOCK 8, FRANKLIN HEIGHTS 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, **Iglesia Luterana Cristo Rey**, has applied for a Special Permit under Section 20.14.070 of the El Paso City Code to allow for a parking reduction; and,

WHEREAS, the requirements of Section 20.04.260 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 20.04.260 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:

*Lots 5, 6, 7, and 8, Block 8, Franklin Heights Addition, El Paso County, Texas;* and as more particularly described by metes and bounds on the attached Exhibit "A," incorporated by reference;

2. That the City Council hereby grants a Special Permit under Section 20.04.260 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,

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(s), 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. ZON07-00166** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant(s) shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant(s) 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

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08 APR -7 AM 10:29

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

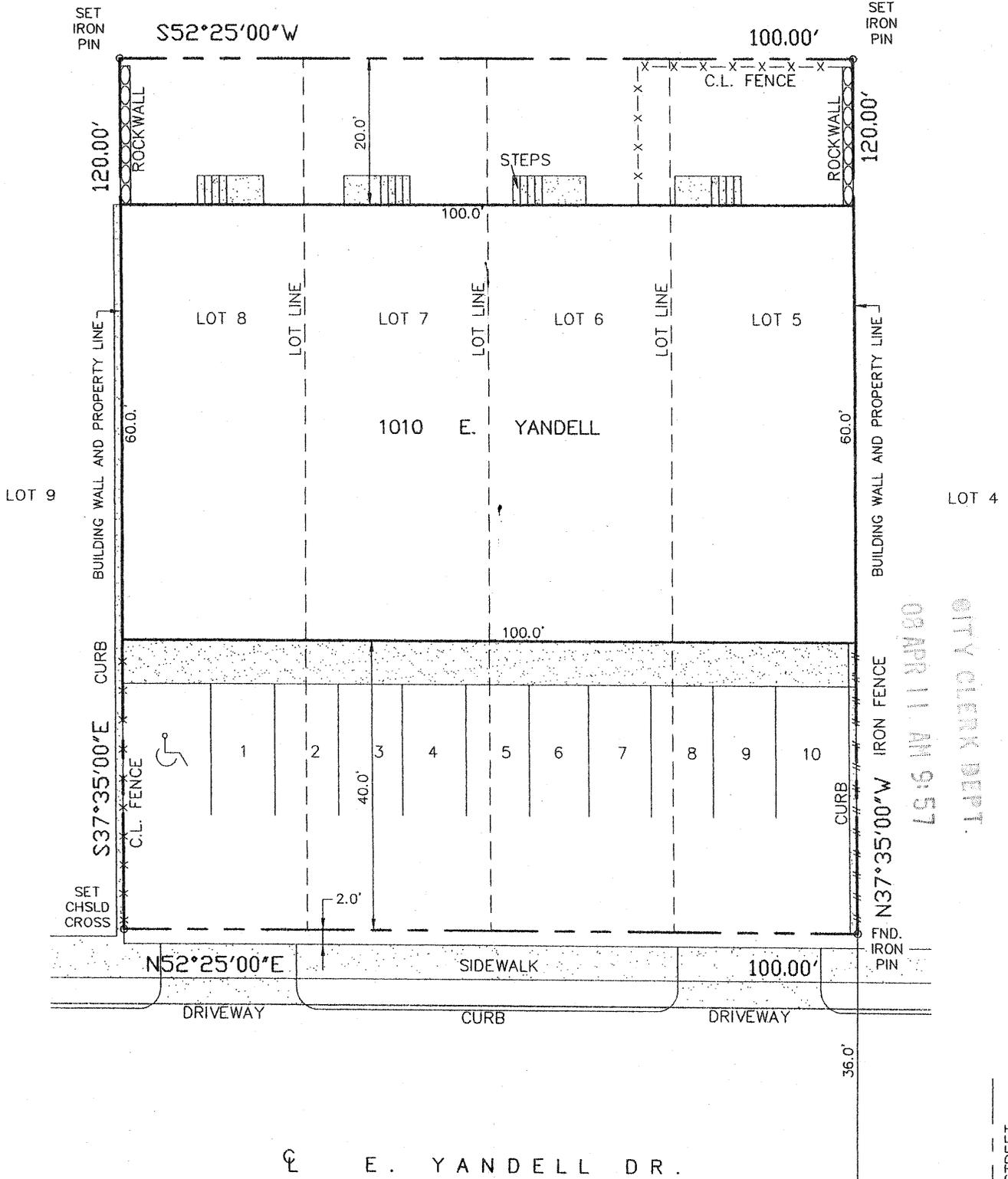
\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

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

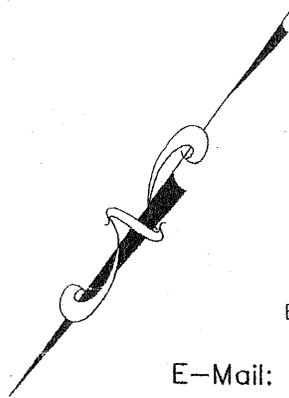
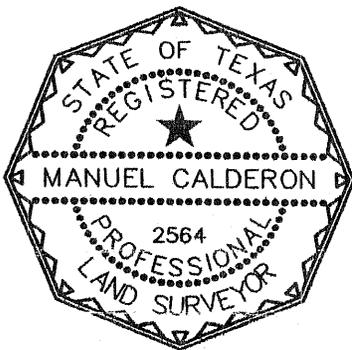


18.0' ALLEY

Exhibit "A"



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BEARING ORIENTATION AS PER PLAT OF  
FRANKLIN HEIGHTS ADDITION

E-Mail: [CalderonEngineering@elpbizclass.com](mailto:CalderonEngineering@elpbizclass.com)

This property is not located in a flood hazard area as determined by the FIRM by U.S. Federal Emergency Management Agency National Federal flood Insurance Program.

**CERTIFICATION**

I hereby certify that the foregoing Boundary Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

*Manuel Calderon*

Manuel Calderon

Registered Professional Land Surveyor No. 2564

Book \_\_\_\_\_ Page \_\_\_\_\_ Job No. 307-9A

1010 E. YANDELL DR.  
 LOTS 5, 6, 7, AND 8, BLOCK 8,  
 FRANKLIN HEIGHTS ADDITION  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS

Field MH Office MC-C3 Date 03-02-07 Scale 1"=20'

**CALDERON ENGINEERING**  
 3031 TRAWOOD DR.  
 EL PASO, TEXAS 79936 (915) 855-7552  
 E-Mail: [CalderonEngineering@elpbizclass.com](mailto:CalderonEngineering@elpbizclass.com)

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**PATRICIA D. ADAUTO**  
DEPUTY CITY MANAGER  
DEVELOPMENT & INFRASTRUCTURE SERVICES

VACANT  
DIRECTOR, DEVELOPMENT SERVICES



**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  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** April 7, 2008

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

**FROM:** Ernesto Arriola, Planner

**SUBJECT:** ZON07-00166

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The City Plan Commission (CPC), on February 14, 2008, voted 6-0 to recommend APPROVAL of Special Permit No. ZON07-00166 to allow for a parking reduction on the property.

The CPC found that the Special Permit is in conformance with The Plan for El Paso. The CPC also determined that the Special Permit protects the best interest, health, safety, and welfare of the public in general; and that the effects of the Special Permit will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were no letters of support or opposition to this request.

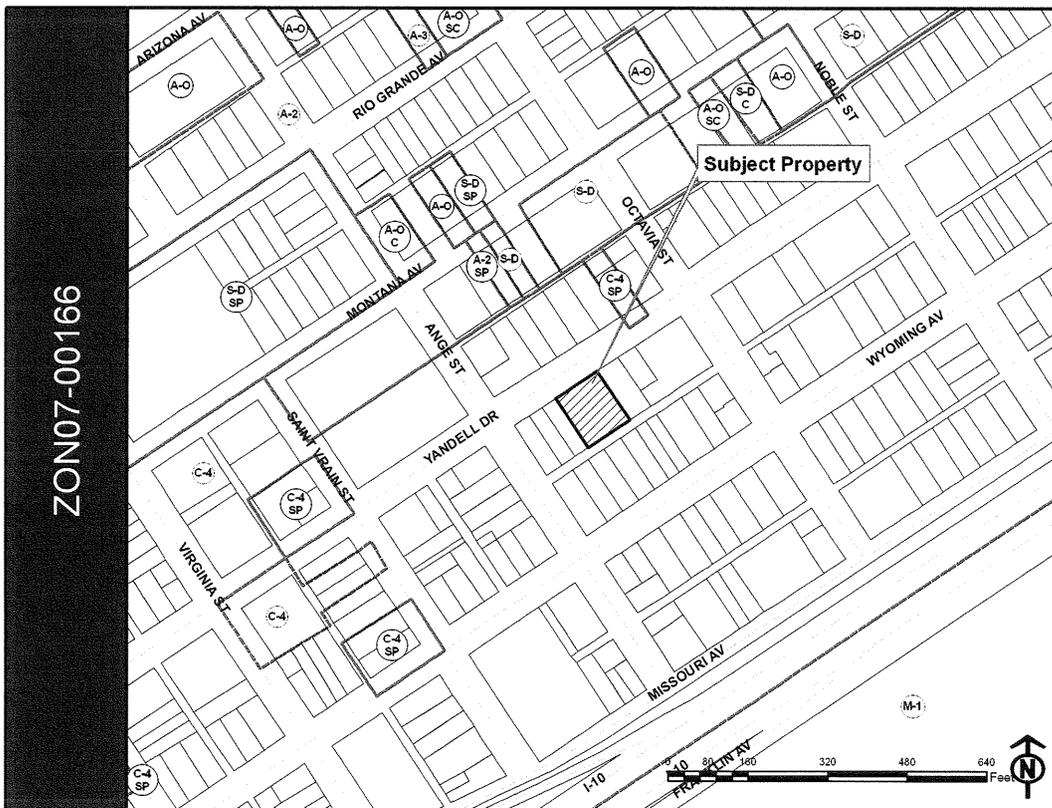
**Attachment:** Staff Report

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08 APR -7 AM 10:29



**ZON07-00166**

**Application Type:** Special Permit and Detailed Site Development Plan  
**Property Owner(s):** Iglesia Luterana Cristo Rey  
**Representative(s):** RJM Architecture Inc.  
**Legal Description:** Lots 5, 6, 7, and 8, Block 8, Franklin Heights Addition, City of El Paso, El Paso County, Texas  
**Location:** 1010 East Yandell Drive  
**Representative District:** 8  
**Area:** 0.276 Acres  
**Zoning:** C-4  
**Existing Use:** Church  
**Proposed Use:** 63% parking reduction  
**Recognized Neighborhood Associations Contacted:** Central El Paso Community Organization, Houston Park Neighborhood Association, Presidential Neighborhood Association  
**Surrounding Land Uses:** **North** – C-4 / Multi-family; **South** - C-4 / Single-residential; **East** – C-4 / Single-family residential; **West** - C-4 / Single-family residential  
**Year 2025 Designation:** **Mixed-use** (Central Planning Area)



ZON07-00166

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**General Information:**

The applicant is requesting approval of a special permit and detailed site development plan to allow for a parking reduction of 63% under a C-4 (Commercial) zoning. The site plan shows the existing church building and 10 parking spaces. Access is shown via Yandell Drive. A traffic impact study was submitted and reviewed by Traffic Engineering. Traffic Engineering did not have any objection to the proposed parking reduction request.

As per 3.09 of Appendix C of Title 20, a church requires 1/100 square feet (sf) of Gross Floor Area (GFA) for auditorium, one parking space for every 100 sf GFA and 1/400 sf GFA for other areas, 1 parking space for every 400 sf GFA. The City's parking requirements for a church use currently requires 27 parking spaces. The applicant is providing 10 spaces. The applicant requests a reduction of 17 spaces (63%) in order to be in compliance with the City's parking requirements.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **Approval** of the special permit to allow for a parking reduction of 63% and accompanied site development plan.

The recommendation is based on the following:

- Site Plan meets minimum requirements of the El Paso Municipal Code
- **The Plan for El Paso City-Wide Land Use Goals** recommends that El Paso "provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development."
- **The Year 2025 Projected General Land Use Map** for the East Planning Area designates this property for **Residential** land uses.

**Findings:**

The Commission must determine the following:

1. Will the special permit protect the best interest, health, safety and welfare of the public in general?
2. Will a parking reduction be compatible with adjacent land uses?
3. What is the relation of the proposed change to the city's Comprehensive Plan?
4. What effect will the special permit have upon the natural environment social and economic conditions and property values in the vicinity and in the City as a whole?

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

Special Permit Review: Need to break down auditorium and other areas square footage to determine actual parking required. Might create parking congestion impacting surrounding community.

- **Applicant provided break down of auditorium and other areas.**
- **Break down and required parking was verified by planning.**

**Development Services Department - Planning Division:**

Planning Review: Recommends approval of parking reduction.

**Land Development:**

1. Drainage patterns are not proposed to be modified, existing improved areas, no proposed grading modifications shown. Existing conditions are to remain as per notes on the Detailed Site Plan.
2. Additional Comments: Site location is located within, Flood Zone(s) C, Panel(s) 480214 0039 B.

**Engineering Department - Traffic Division:**

No objection to proposed parking reduction request.

**Fire Department:**

No comments received.

**El Paso Water Utilities:**

EPWU does not object to this special permit request.

**Aerial**



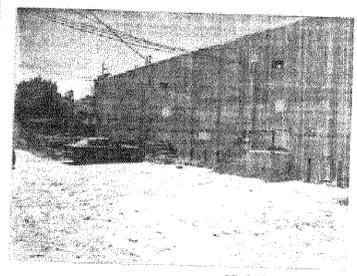
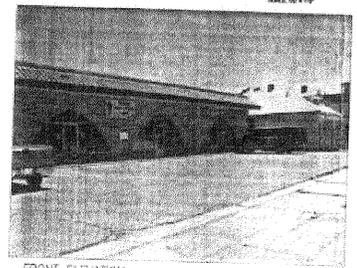
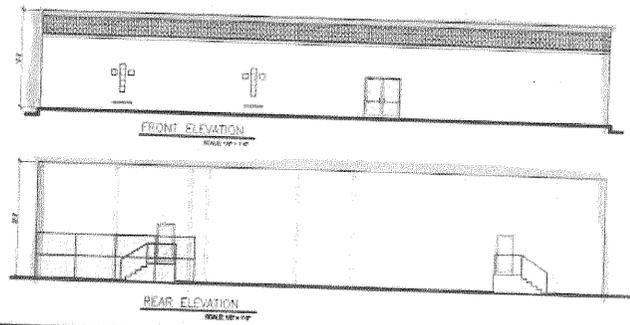
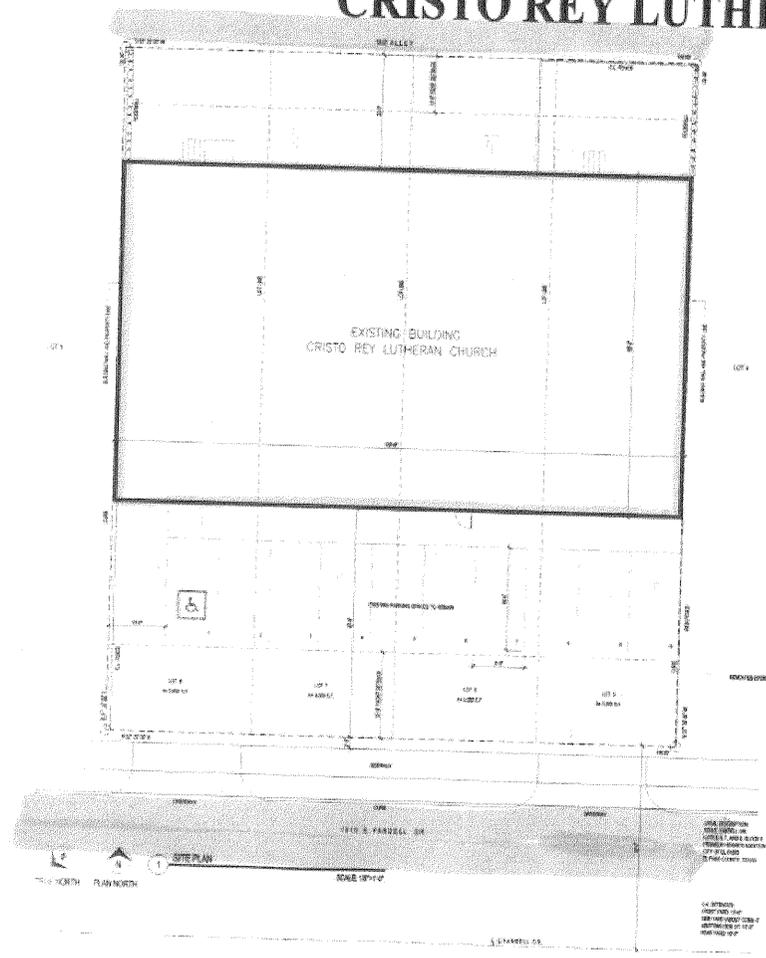
**List of Attachments:**

- Attachment 1: Site Development Plan
- Attachment 2: Application

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08 APR -7 AM 10:29

# SPECIAL PERMIT APPLICATION FOR PARKING REDUCTION FOR CRISTO REY LUTHERAN CHURCH

Attachment 1: Site development Plan



**PROPOSED CHANGES:**

REMOVE 1000 SQ. FT. OF EXISTING PAVED PARKING SPACES TO BE REPLACED BY 1000 SQ. FT. OF EXISTING GRASSY AREA.

**PROPOSED CHANGES:**

REMOVE 1000 SQ. FT. OF EXISTING PAVED PARKING SPACES TO BE REPLACED BY 1000 SQ. FT. OF EXISTING GRASSY AREA.

NO.	AREA	TYPE	AREA	NO.	AREA	TYPE	AREA
1	EXISTING	PAVED	1000	2	EXISTING	GRASS	1000
3	TOTAL			4	TOTAL		



RIM  
Architecture, Inc.  
4700 Law Terrace  
Suite 400 B-11  
Dallas, Texas 75206

OFFICE: 972-444-0001  
FAX: 972-444-0074  
info@rim-arch.com

May 6, 2008



SPECIAL PERM 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): IGLESIA LUTERANA CRISTO REY DEC 21 2007  
ADDRESS: 1010 E. YANDELL DR ZIP CODE: 79902 PHONE: 544-6545  
APPLICANT(S): IGLESIA LUTERANA CRISTO REY  
ADDRESS: 1010 E. YANDELL DR. ZIP CODE: 79902 PHONE: 544-6545  
REPRESENTATIVE(S): RJM ARCHITECTURE INC. RAY MINJAREZ  
ADDRESS: 1790 LEE TREVINO, STE 404 ZIP CODE: 79936 PHONE: 594-9393  
E-MAIL ADDRESS: ray@rjm-arch.com FAX: 594-9319

2 PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: F607999-0080-1600  
LEGAL DESCRIPTION: 8 FRANKLIN HEIGHTS S to 8  
STREET ADDRESS OR LOCATION: 1010 E. YANDELL DR REP DISTRICT: 8  
ACREAGE: .27 PRESENT ZONING: C4 PRESENT LAND USE: CHURCH  
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: Rose Mary Sanchez-Guzman Signature: [Signature]  
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 07-00166 RECEIVED DATE: 12/21/07 APPLICATION FEE: \$ 580.00  
DCC REVIEW DATE: 1/10/08 (8:30 am, Conference Room, 2nd Floor, City Hall Building)  
CPC REVIEW DATE: 2/14/08 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)  
ACCEPTED BY: [Signature] Paid  
[Signature]

Revised 4/2007