

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

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

**AGENDA DATE:** Introduction: April 27, 2010  
Public Hearing: May 18, 2010

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4029

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An ordinance granting Special Permit No. ZON10-00008, to allow for infill development on the property described as Lots 1-6, Block G, D. M. Payne's Subdivision, 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: 3501 and 3505 San Antonio Avenue. Property Owners: Project Vida Community Development Corporation. ZON10-00008 (**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) – 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:** Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

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

**DATE:** \_\_\_\_\_

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00008, TO ALLOW FOR INFILL DEVELOPMENT ON THE PROPERTY DESCRIBED AS LOTS 1-6, BLOCK G, D. M. PAYNE'S SUBDIVISION, 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, Project Vida Community Development Corporation, Applicant,** has applied for a Special Permit for infill development for a new 10-unit apartment complex; 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 **C-1 (Commercial) and A-3 (Apartment)** Zone District:  
*Lots 1-6, Block G, D. M. Payne's Subdivision, City of El Paso, El Paso County, Texas*
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 for a new 10-unit apartment complex; and,
3. That this Special Permit is issued subject to the development standards in the **C-1 (Commercial) and A-3 (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. **ZON10-00008** 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 \_\_\_\_\_, 2010.**

**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:**

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning  
Development Services Department

**AGREEMENT**

**Project Vida Community Development Corporation, 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 **C-1 (Commercial) and A-3 (Apartment)** District regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**Project Vida Community Development Corporation:**

By: \_\_\_\_\_  
(name/title)

\_\_\_\_\_  
(signature)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** )  
  )  
**COUNTY OF EL PASO** )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_, for **Project Vida Community Development Corporation**, as Owner.

My Commission Expires:

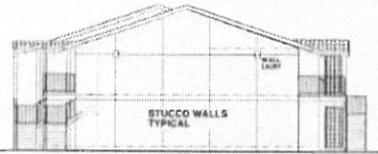
\_\_\_\_\_  
Notary Public, State of Texas

Notary's Printed or Typed Name:  
\_\_\_\_\_



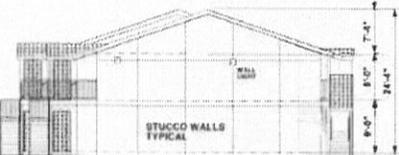
**SOUTH FRONT ELEVATION**

SCALE 1" = 16'



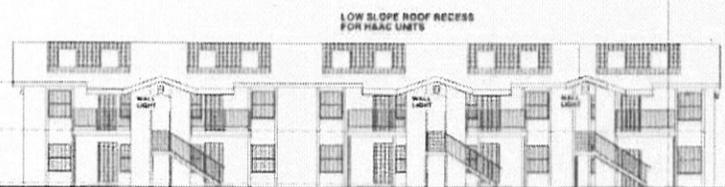
**EAST SIDE ELEVATION**

SCALE 1" = 16'



**WEST SIDE ELEVATION**

SCALE 1" = 16'

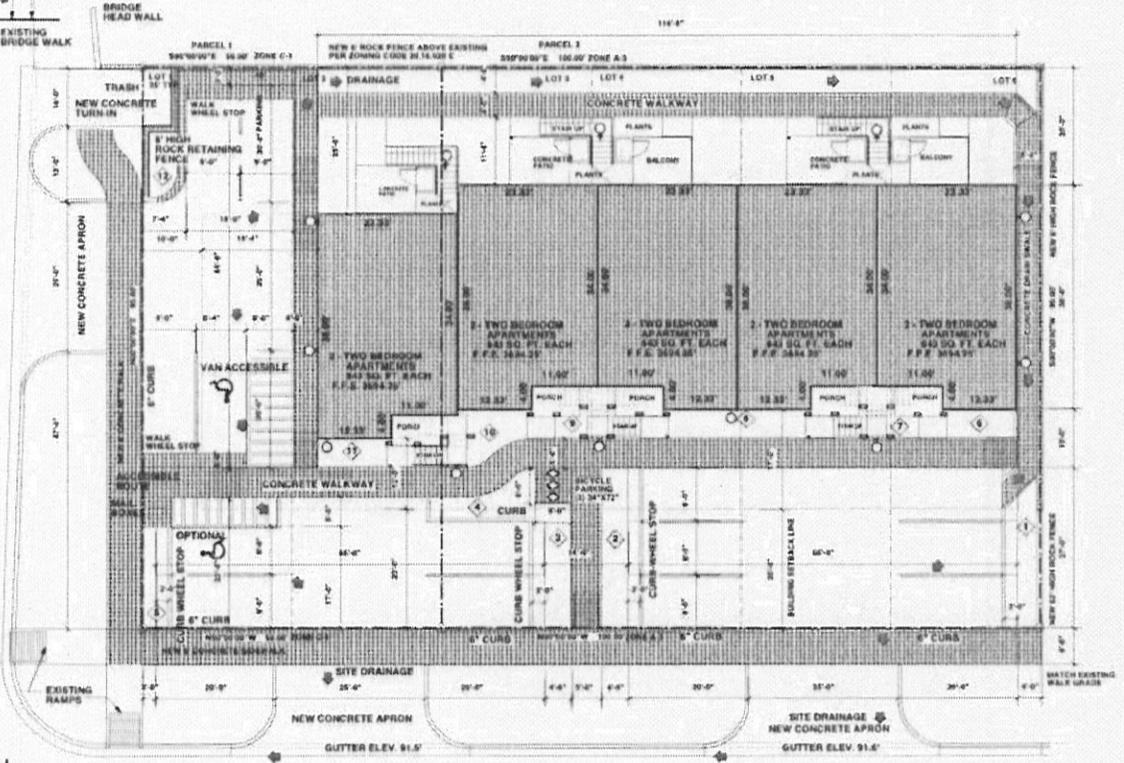


**NORTH BACK ELEVATION**

SCALE 1" = 16'

**PARCEL 2, A-3 ZONE 20% FRONT YARD LANDSCAPING:**  
 A-3 ZONE PARCEL REQ FRONT YARD AREA 20 X 100 = 2,000 SQ. FT.  
 20% FRONT YARD LANDSCAPE AREA = 400 SQ. FT. REQ.  
 AREAS OF LANDSCAPING PROVIDED WITHIN 20' REQUIRED FRONT YARD: 19' X 20' + 15' X 1.5' = 406 SQ. FT.  
 CONNECTING LANDSCAPE BEHIND BUILDING SETBACK LINE: 169 SQ. FT.  
 TOTAL WITH CONNECTING AREA: 575 SQ. FT.

**PARCEL 2, A-3 ZONE 40% OPEN SPACE REQUIREMENT:**  
 A-3 ZONE PARCEL AREA = 5,000 SQ. FT. X 40% = 2,000 SQ. FT. REQ.  
 BUILDING FOOTPRINT + STORAGE = 3,522  
 PARKING AREAS 14.5 X 18 + 50 X 27 = 1,681  
 BUILDING FOOTPRINT AND PARKING = 5,203 S.F.  
 PROVIDED 4,997 S.F. OR 49 % OPEN SPACE



**SITE PLAN**

SCALE 1" = 16'

TEN TWO-STORY APARTMENT UNITS  
 TOTAL AREA 8,430 SQUARE FEET  
 CENTER LINE OF SAN ANTONIO AVENUE

BUILDING SETBACKS FOR LOTS 1 & 2 ARE C-1 ZONE WITH 20' BACK 10' SIDE AND 10' FRONT YARDS. LOTS 3 ARE A-3 ZONING WITH 20' FRONT & BACK YARDS, 5' STREET & 4' SIDE YARDS.

PARKING REQUIREMENTS PER APPENDIX C TABLE	REQUIRED	PROVIDED
TWO SPACES FOR EACH APARTMENT WITH TWO BEDROOMS	(20)	14
UNDER INFILL WITH SPECIAL PERMIT 50% REDUCTION, THUS	10	14
ACCESSIBLE SPACES REQUIRED WITH 1-25 SPACES	1	1 OR (2)
BICYCLE SPACES REQUIRED	3	2

LANDSCAPE REQUIREMENTS PER 16.06 OF THE LANDSCAPE ORDINANCE	WITHIN PROPERTY LINE	PROVIDED
LANDSCAPE AREA REQUIREMENTS:		
75% OF LOT = .375 TIMES 14,250 SQ. FT. = 5,344 SQ. FT.	CITY ROW (PARKWAY)	1,206 SQ. FT.
AREA 15' FROM FURTHER SET BUILDING WALL FROM THE STREET AND INCLUDES CITY ROW.	TOTAL LANDSCAPE AREA	2,369 SQ. FT.
	PLUS REAR YARD AREA	4,980 SQ. FT.

**LEGAL DESCRIPTION** LOTS 1 THROUGH 6, BLOCK G, D. M. PAYNE'S SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

**NOTE:**  
 THIS SITE PLAN IS FOR SPECIAL PERMIT REQUEST ZON10-00008 FOR INFILL DEVELOPMENT THAT PERMITS 50% REDUCTION OF PARKING. SITE PLAN PROVIDES PARKING WITH ONE (1) 30% REDUCTION RATHER THAN PERMITTED 50%.

**SITE DRAINAGE:**  
 THIS DRAWING IS AN ARCHITECTURAL DRAWING TO SHOW ITEMS REQUIRED BY SPECIAL PERMIT APPLICATION. STORM WATER DRAINAGE WILL BE DETAILED ON CIVIL ENGINEERING DRAWINGS WHEN APPLICATION IS MADE FOR PERMIT. DRAINAGE WILL BE TO SAN ANTONIO AVENUE AS INDICATED ON DRAWING ABOVE.

**LEGEND OF SYMBOLS**

- LANDSCAPING AREA
- HANDICAPPED RAMP ON WALK
- DIRECTION OF STORM WATER FLOW
- BICYCLE PARKING LOCATION
- HANDICAPPED LOCATION
- ROCK FENCE
- EXTERIOR WALL LIGHT TO ILLUMINATE PARKING



SPECIAL PERMIT FOR INFILL DEVELOPMENT OF TEN TWO-BEDROOM TWO STORY APARTMENTS 3501 SAN ANTONIO AVENUE EL PASO, TEXAS 79905  
 PROJECT NUMBER: RIVERA 100A  
 EL PASO, TEXAS 79905

**TEN TWO BEDROOM APARTMENTS**  
 3501 SAN ANTONIO AVENUE  
 EL PASO, TEXAS 79905  
 PLYM: JMM/RIVERA EL PASO, TEXAS 79905 915.533.7977

DATE: 3/4/2010  
 DRAWN BY: WDB  
 REVISIONS: 2/26/10

SHEET NUMBER  
**A-1**

OF

MEMORANDUM

**DATE:** April 19, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00008

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The City Plan Commission (CPC) on March 25, 2010, voted **5-0** to recommend **APPROVAL** of the special permit application to allow for an infill development on a new 10-unit apartment complex.

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:** ZON10-00008  
**Application Type:** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date:** March 25, 2010  
**Staff Planner:** Andrew Salloum, 915-541-4029, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 3501 and 3505 San Antonio Avenue  
**Legal Description:** Lots 1 – 6, Block G, D. M. Payne’s Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 0.327-acre  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** C-1 (Commercial) and A-3 (Apartment)  
**Request:** Infill Development  
**Proposed Use:** Apartment Complex

**Property Owner:** Project Vida Community Development Corporation  
**Representative:** Boyd & Associates Inc., Architects

### **SURROUNDING ZONING AND LAND USE**

**North:** A-3 (Apartment) / Multi-Family Dwellings and Franklin Canal  
**South:** C-1 (Commercial) and A-3 (Apartment) / Vacant  
**East:** A-3 (Apartment) / Multi-Family Dwellings  
**West:** C-1 (Commercial) / Multi-Family Dwellings

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

**Nearest Park:** Chamizal National Memorial (419 Feet)

**Nearest School:** Zavala Elementary (1,470 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Central Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 10, 2010. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

### **APPLICATION DESCRIPTION**

The property owners are requesting a special permit and detailed site development plan approval for an infill development for a new 10-unit apartment complex. The proposed use requires 20 off-street parking spaces; 14 parking spaces are provided. The infill development automatically allows a 50% parking reduction. Access to the subject property is proposed from San Antonio Avenue and from Grama Street.

The parking study shows there are sufficient parking spaces on surrounding streets to satisfy the parking requirements.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

DCC recommends **APPROVAL** of the special permit and detailed site development plan request.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request.

### **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 and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state, and local regulations.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of C-1 (Commercial) districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

The purpose of A-3 (Apartment) districts 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.

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

Zoning: No objections.

Landscaping: Landscape calculations provided and project shall meet code for required area. Plant location shall be submitted with building permit.

### **Engineering Department - Traffic Division**

No objection to special permit request for a reduction in parking requirements, sufficient on-street parking is available within 300 feet.

### **Fire Department**

No adverse comments.

### **El Paso Water Utilities**

EPWU does not object to this 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

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ZON10-00008



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

