

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

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

**AGENDA DATE:** Introduction: July 27, 2010  
Public Hearing: August 17, 2010

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

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance granting Special Permit No. ZON10-00035, to allow for infill development and a 100% parking reduction on the property described as the south half of Lots 1 and 2 and all of Lots 3-6, Block 8, East El Paso 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: 3607 Rivera Avenue. Property Owners: Project Vida Community Development Corporation. ZON10-00035 (**District 3**)

**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:** Mathew S. McElroy  
Deputy Director, Planning Division

**APPROVED FOR AGENDA:**

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

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

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00035, TO ALLOW FOR INFILL DEVELOPMENT AND A 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS THE SOUTH HALF OF LOTS 1 AND 2 AND ALL OF LOTS 3-6, BLOCK 8 EAST EL PASO 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, Project Vida c/o Eric Huston, Applicant,** has applied for a Special Permit for infill development and a 100% parking reduction under Section 20.14.070 and 20.10.280 of the El Paso City for a new 15-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:

*The south half of Lots 1 and 2 and all of Lots 3-6, Block 8, East el Paso Addition, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; 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 100% parking reduction for a new 20,821 sq. ft. administrative office; 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 "B" 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. **ZON10-00035** 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**

**ATTEST:**

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

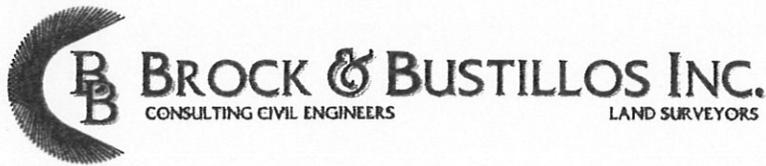
**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

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

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





ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
OSCAR V. PEREZ  
Vice President - Operations  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager  
TBPE Reg. No. F-737

## METES AND BOUNDS DESCRIPTION

*A 0.4017 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas, as the south half of Lots 1 and 2 and all of Lots 3, 4, 5, and 6, Block 8, East El Paso Addition, as recorded in Volume 1, Page 51 of the Plat Records of El Paso County and being more particularly described by metes and bounds as follows.*

**COMMENCING** for reference at an City Monument found at the intersection of the monument lines of Stevens Street (70.00 feet wide) and Rivera Avenue (70.00 feet wide), said monument line intersection located 10.00 feet north and 5.00 feet east of the centerline intersection of Stevens Street and Rivera Avenue and **WHENCE**, a City Monument found at the intersection of the monument lines of Rivera Avenue and Luna Street (70.00 feet wide), said monument line intersection located at 10.00 feet north and 10.00 feet east of the centerline intersection of Rivera Avenue and Luna Street, bears South 90°00'00" West, a distance of 1,330.00 feet; **THENCE**, leaving the monument line of Stevens Street and following the monument line of Rivera Avenue, South 90°00'00" West, a distance of 215.00 feet; **THENCE**, leaving the monument line of Rivera Avenue, North 00°00'00" West, a distance of 25.00 feet to a chiseled "X" in concrete set on the north right-of-way line Rivera Avenue for the southeast corner and the **POINT OF BEGINNING** of the parcel herein described, identical to the southeast corner of said Lot 6;

**THENCE**, following the north right-of-way line of Rivera Avenue, South 90°00'00" West, a distance of 150.00 feet to a chiseled "X" in concrete set on the east right-of-way line Copia Street for the southwest corner of the parcel herein described, identical to the southwest corner of said Lot 1;

**THENCE**, leaving the north right-of-way line of Rivera Avenue and following the east right-of-way line of Copia Street, North 00°00'00" West, a distance of 70.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the west northwest corner of the parcel herein described;

**THENCE**, leaving the east right-of-way line of Copia Street, North 90°00'00" East, a distance of 50.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set on the boundary line common to said Lots 2 and 3 for an angle point of the parcel herein described;

**THENCE**, following the boundary line common to said Lots 2 and 3, North 00°00'00" West, a distance of 70.00 feet to the south right-of-way line of a twenty feet wide alley for the north northwest corner of the parcel herein described;

**THENCE**, leaving the boundary line common to said Lots 2 and 3, and following the south right-of-way line of said 20.00 feet wide alley, North 90°00'00" East, a distance of 100.00 feet to

a 1/2 inch rebar with survey cap No. "TX 5337" set for the northeast corner of the parcel herein described, identical to the northeast corner of said Lot 6;

**THENCE**, leaving the south right-of-way line of said 20.00 feet wide alley and following the east boundary line of said Lot 6, South 00°00'00" East, a distance of 140.00 feet to the **POINT OF BEGINNING**.

Said parcel containing 0.4017 acres (17,500.0 square feet), more or less, and being subject to easements of record.

*Isaac Camacho*

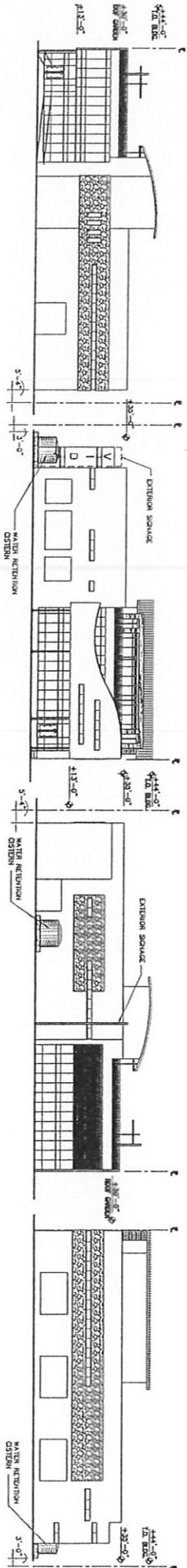
Isaac Camacho, TX R.P.L.S. No. 5337

Date: April 19, 2010

06862-001 South Block 8.doc





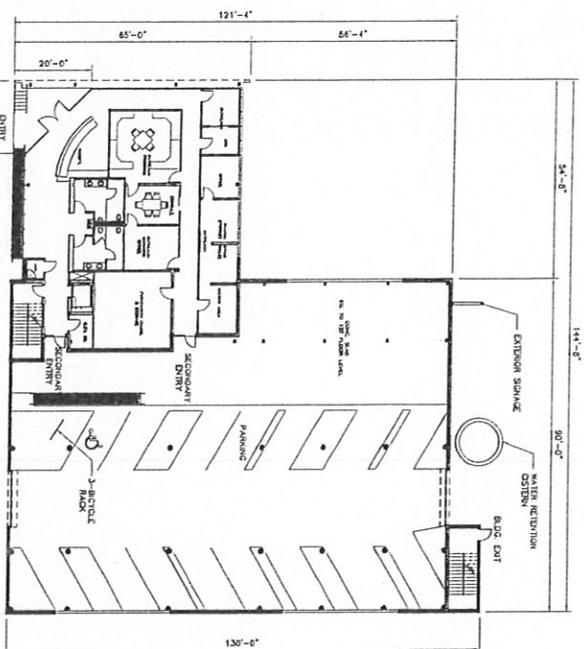


**SOUTH ELEVATION**  
(0'x0'0")

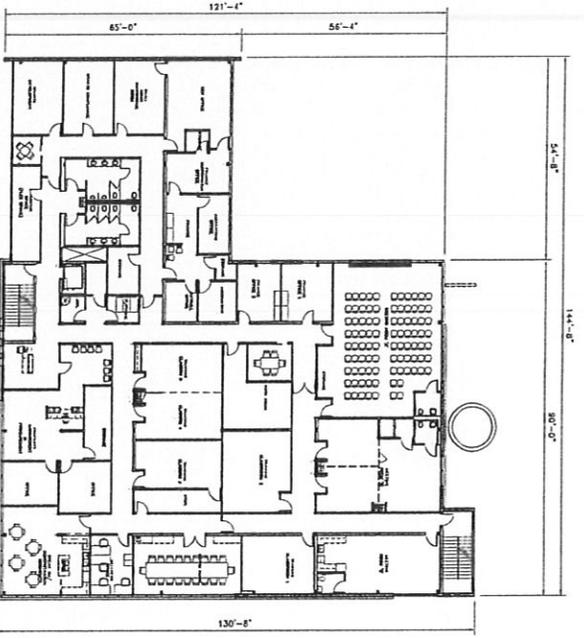
**EAST ELEVATION**  
(0'x0'0")

**NORTH ELEVATION**  
(0'x0'0")

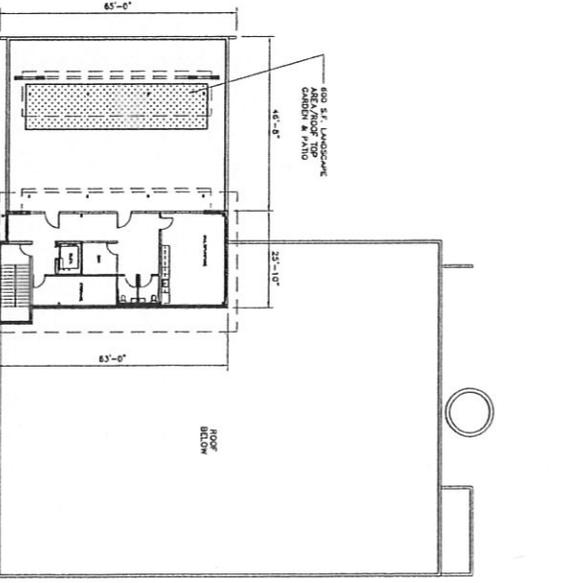
**WEST ELEVATION**  
(0'x0'0")



**PROJECT VIDA OFFICE BLDG- 1ST FL.**  
SCALE 1/8" = 1'-0"  
1,888 S.F.



**PROJECT VIDA OFFICE BLDG- 2ND FL.**  
SCALE 1/8" = 1'-0"  
1,427 S.F.



**PROJECT VIDA OFFICE BLDG- 3RD FL.**  
SCALE 1/8" = 1'-0"  
1,888 S.F.

**"B," EXHIBIT**

Commission No.	09-224A
Date	6-1-10
Rev	A
SHEET	A2
2 OF	02

**PSRBB**  
*PSRBB*  
ARCHITECTS

1845 Northwestern Drive, Suite "A"  
D. Post, Texas 79912  
915.877.2020  
Fax: 915.877.2222  
www.psrbb.com

COMMERCIAL GROUP, INC.

**PROJECT VIDA**

EL PASO TEXAS



**MEMORANDUM**

**DATE:** July 19, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00035

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The City Plan Commission (CPC) on July 1, 2010, voted **5-0** to recommend **APPROVAL** of the special permit application to allow for infill development and 100% parking reduction for a new administrative office.

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:** ZON10-00035  
**Application Type:** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date:** July 1, 2010  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 3607 Rivera Avenue  
**Legal Description:** The south 1/2 of Lots 1 and 2 and all of Lots 3-6, Block 8, East El Paso Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.402 acres  
**Rep District:** 3  
**Existing Use:** Administrative Office  
**Existing Zoning:** C-1 (Commercial) and A-3 (Apartment)  
**Request:** Special Permit for Infill Development with Reduced Setbacks and 100% Parking Reduction  
**Proposed Use:** Administrative Office

**Property Owner:** Project Vida Community Development Corporation  
**Applicant:** Project Vida c/o Eric Huston  
**Representative:** PSRBB Architects c/o Robert C. Filarski

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

**North:** A-3 (Apartment) / Multi-Family Dwellings and S-D/c/sp (Special Development/conditions/ special permit) / Medical Office  
**South:** C-1 (Commercial) and A-3 (Apartment) / Multi-Family Dwellings  
**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 (880 Feet)

**Nearest School:** Zavala Elementary (925 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association  
Chamizal Neighbor Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 15, 2010. 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 and detailed site development plan approval for an infill development to reduce the front yard setback from 20 to 0 feet; the rear yard setback from 25 to 0 feet; the side yard setback from 15 to 5 feet; and for a 100% parking reduction for a new 20,821 sq. ft. administrative office. The proposed use requires 52 off-street parking spaces, and the applicant is providing 15 parking spaces and 5 bicycle spaces. Parking spaces will be available via the garage portion of the building. Access to the subject property is proposed from Rivera Avenue and from the alley. The applicant is including a rooftop garden for landscaping.

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

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request as it meets all the requirements of 20.04.150, Detailed Site Development Plan, and 20.04.320, Special Permit.

### **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 Coordinating Committee Review**

The DCC reviewed and discussed the application for special permit and offered no objections to the Planning Staff's recommendation for **APPROVAL**.

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

Zoning: no objections.

Landscaping: 600 square feet of landscape will be on the roof. Roof top landscape shall be irrigated to meet code requirements.

### **Development Services Department – Land Development**

- Comments: Elevation certificate shall be required.
- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
- Grading plan and permit shall be required.\*
- Storm Water Pollution Prevention Plan and/or permit required.\*
- Drainage plans must be approved by the Development Services Department, Engineering Section.\*
- This Subdivision is within Flood Zone AH – Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined, Panel 480214 0039B, dated October 15, 1982.

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

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

- No objection to parking reduction. Adequate on-street parking is available within 300 feet.
- Traffic Engineer has approved a waiver of Section 20.16.060 to provide vision clearance on the first level while allowing building encroachment at the 2nd and 3rd level.
- Recommend that alley be paved to City standards if used for access.
- Existing encroachments in ROW to be removed.

### **Street Department**

- We offer no objections to parking reduction and site plan review.
- Alley shall be improved to City Standards due to proposed access to alley.
- 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.

### **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
4. Elevations

ATTACHMENT 1: LOCATION MAP

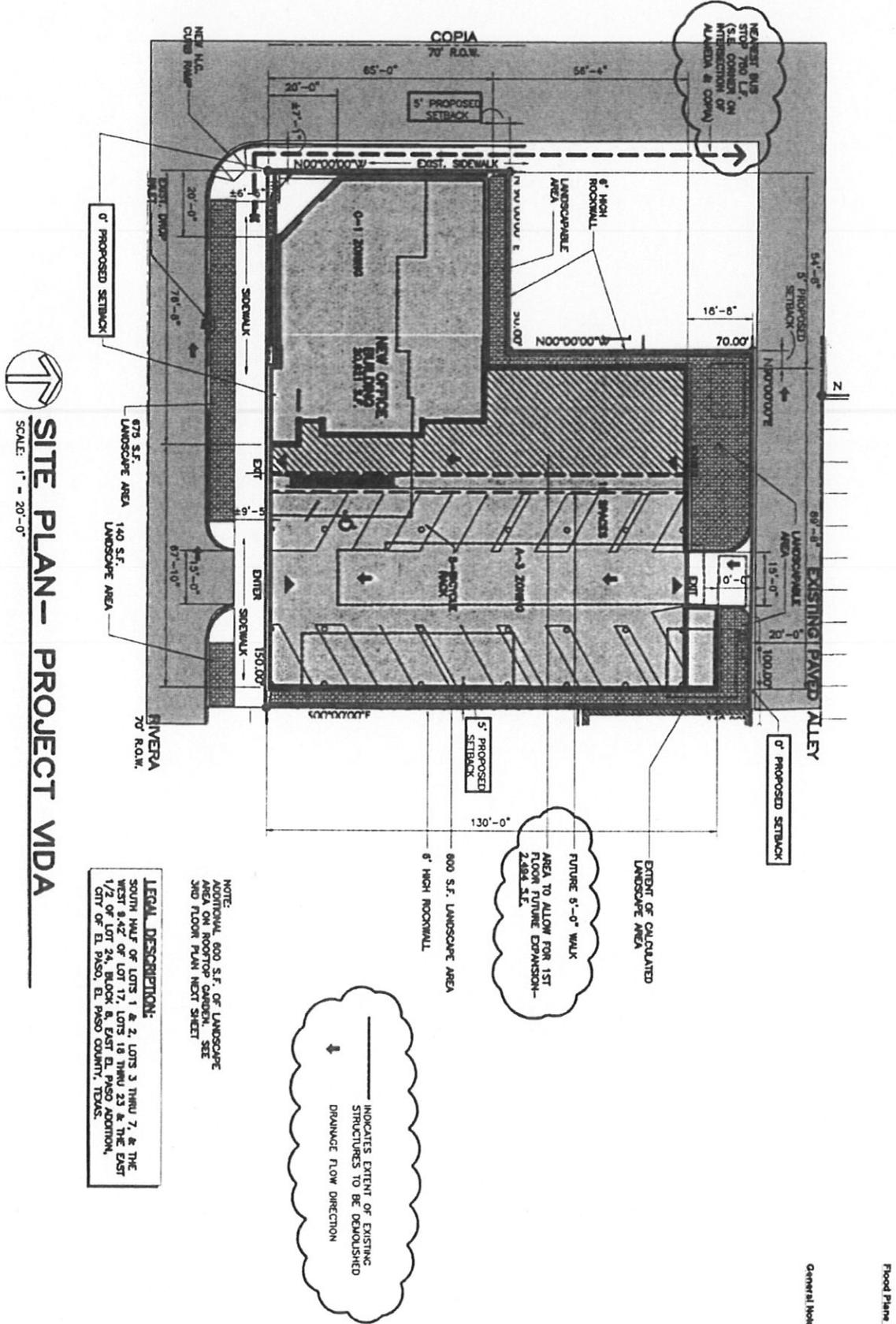


ATTACHMENT 2: AERIAL MAP

ZON10-00035



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



**SITE PLAN - PROJECT VIDA**  
 SCALE: 1" = 20'-0"

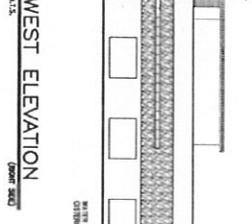
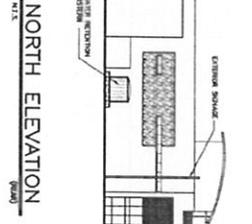
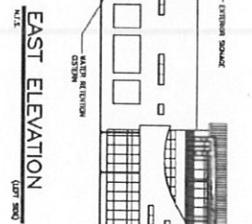
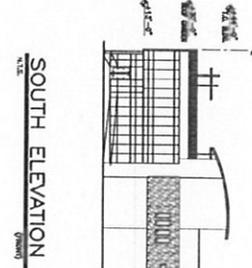
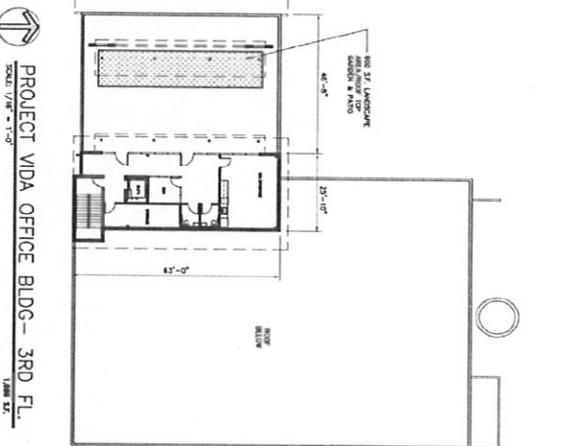
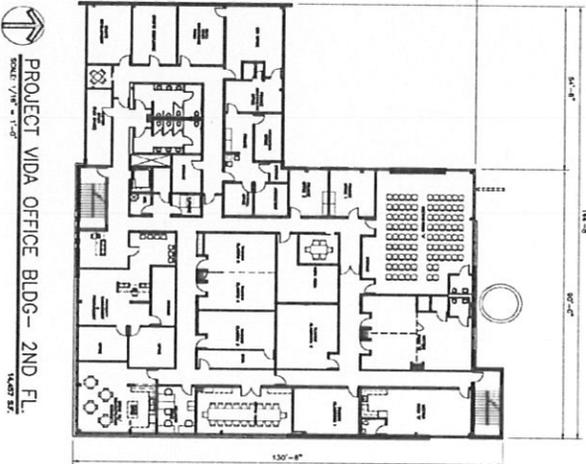
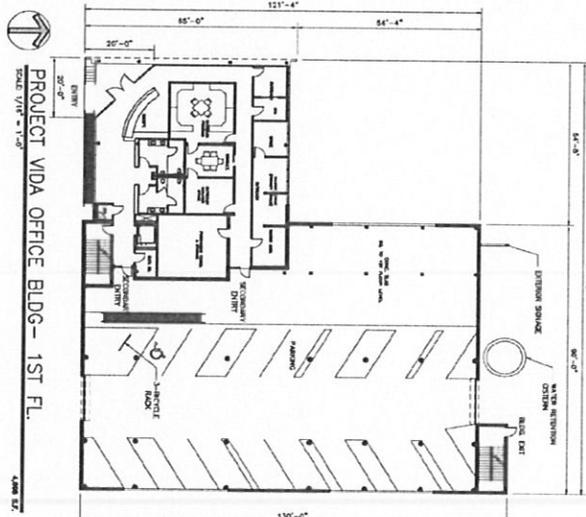
**LEGAL DESCRIPTION:**  
 SOUTH HALF OF LOTS 1 & 2, LOTS 3 THRU 7, & THE WEST 8'-42" OF LOT 17, LOTS 18 THRU 23 & THE EAST 1/2 OF LOT 24, BLOCK 8, EAST EL PASO ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

**NOTE:**  
 ADDITIONAL 800 S.F. OF LANDSCAPE AREA ON ROOFTOP GARDEN. SEE SHED FLOOR PLAN NEXT SHEET

INDICATES EXTENT OF EXISTING STRUCTURES TO BE DEMOLISHED  
 ↑  
 DRAINAGE FLOW DIRECTION

FUTURE 5'-0" WALK  
 AREA TO ALLOW FOR 1ST FLOOR FUTURE EXPANSION - ZONING ALT.

ATTACHMENT 4: ELEVATIONS



COMMISSION No.	02-2-11-10
DATE	6-1-10
REVISED	4
SHEET	A2
	1 of 21

**PSRBB**  
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**PROJECT VIDA**  
EL PASO TEXAS

