

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: September 4, 2007
Public Hearing: September 25, 2007

CONTACT PERSON/PHONE: Melissa Granado, 541-4730

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. ZON07-00076 to satisfy parking requirements for Parcel 1, described as Lots 1-4, Block 260, Campbell Addition, City of El Paso, El Paso County, Texas (815, 823 Yandell Drive); by allowing off-site off-street parking of Parcel 2, described as all of Block 277, Pierce Finley Addition, and Block 270 and closed alley and closed St. Vrain Street, Campbell Addition, City of El Paso, El Paso County, Texas (902-910 Rio Grande Avenue, 805, 901-917 Montana Avenue, 909-921 Ange Street), pursuant to Section 20.42.040 and 20.52.060 of the El Paso City Code. The penalty being as provided in Chapter 20.68 of the El Paso City Code. Subject Property: Parcel 1: 815, 823 Yandell Drive; Parcel 2: 902-910 Rio Grande Avenue, 805, 901-917 Montana Avenue, 909-921 Ange Street. Applicant: Centro De Salud Familiar La Fe, Inc, First Baptist Church. ZON07-00076 (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 (4-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

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AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON07-00076 TO SATISFY PARKING REQUIREMENTS FOR PARCEL 1, DESCRIBED AS LOTS 1-4, BLOCK 260, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS (815, 823 YANDELL DRIVE); BY ALLOWING OFF-SITE OFF-STREET PARKING ON PARCEL 2, DESCRIBED AS ALL OF BLOCK 277, PIERCE FINLEY ADDITION; AND BLOCK 270 AND CLOSED ALLEY AND CLOSED ST. VRAIN STREET, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS (902-910 RIO GRANDE AVENUE, 805, 901-917 MONTANA AVENUE, 909-921 ANGE STREET), PURSUANT TO SECTION 20.42.040 AND 20.52.060 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, Centro De Salud Familiar La Fe, Inc. and First Baptist Church, have applied for a Special Permit under Section 20.42.040 and 20.52.060 of the El Paso City Code to allow the off-site parking requirements of Section 20.64.170 to be satisfied off-site;

WHEREAS, the requirements of Section 20.64.170 have been satisfied; and

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

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;

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

1. That Parcel 1, which is described as *Lots 1-4, Block 260, Campbell Addition, City of El Paso, El Paso County, Texas*, is in a **C-4 (Commercial) District** which requires forty-three (43) off-street parking spaces under Section 20.64.170 of the El Paso City Code;

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2. That the City Council hereby grants a Special Permit under Section 20.42.040 and 20.52.060 of the El Paso City Code so that the off-street parking requirements described in Paragraph 1 of this Ordinance may be partially satisfied off-site (36 parking spaces) as described in Paragraph 3 of this Ordinance;

3. That Parcel 2, which is described as *all of Block 277, Pierce Finley Addition; and Block 270 and closed alley and closed St. Vrain Street, Campbell Addition, City of El Paso, El Paso County, Texas*, is in an **S-D (Special Development) District** and is located on a separate site from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.42.040 and 20.52.060 so that the property described in Paragraph 3 of this Ordinance may be used as off-site off-street parking in order to partially satisfy the parking requirements described in Paragraph 1 of this Ordinance;

5. That this Special Permit is issued subject to the development standards in the **C-4 (Commercial) and S-D (Special Development) District** regulations and is subject to the approved Detailed Site Development Plan signed by the Applicants, 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;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicants fail to comply with any of the requirements of this Ordinance, **Special Permit No. ZON07-00076**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicants shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy;

and,

7. That the Applicants 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 _____, 2007.

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:

Kimberly Forsyth, Senior Planner
Development Services Department

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JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, 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 DEPARTMENT
PLANNING DIVISION

MEMORANDUM

DATE: August 24, 2007

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

FROM: Melissa Granado, Planner

SUBJECT: ZON07-00076

The City Plan Commission (CPC), on August 9, 2007, voted **4-0** to recommend **APPROVAL** of a special permit request to allow off site parking on Parcel 2 in order to satisfy parking requirements for Parcel 1, concurring with staff's recommendation.

The CPC found that the special permit is in conformance with The Plan for El Paso Citywide land use goals that El Paso: "develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression." The CPC found that the proposed special permit will not have an adverse impact on the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general.

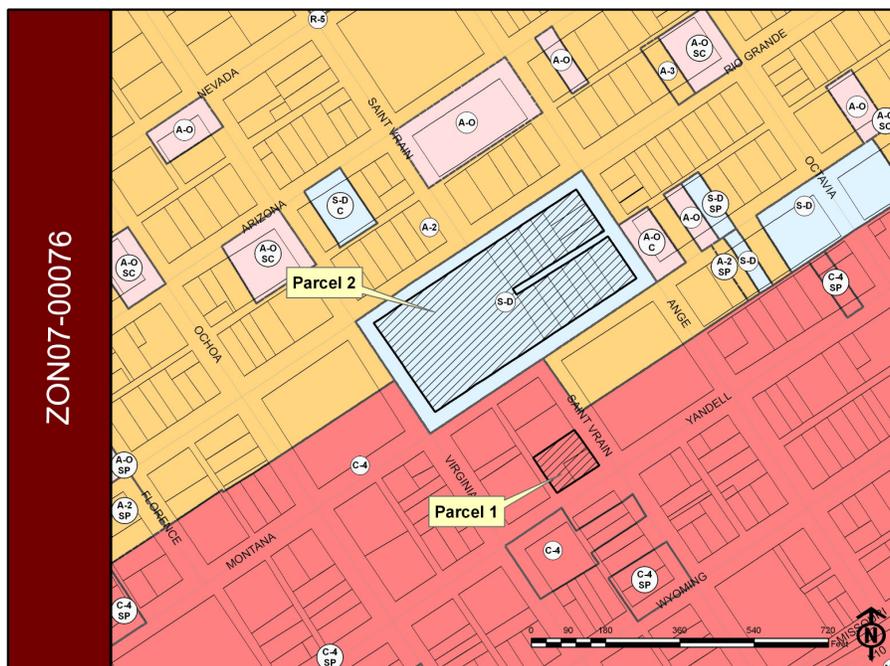
There was no opposition to this special permit request.

Attachment: Staff Report, Site Plan, Application



ZON07-00076

Application Type: Special Permit
Property Owner(s): Centro De Salud Familiar La Fe, Inc, First Baptist Church
Representative(s): Hector De Santiago
Legal Description: Parcel 1: Lots 1-4, Block 260, Campbell Addition, City of El Paso, El Paso County, Texas
Parcel 2: All of Block 277, Pierce Finley Addition; and Block 270 and closed alley and closed St. Vrain Street, Campbell Addition, City of El Paso, El Paso County, Texas
Location: Parcel 1: 815, 823 Yandell Drive
Parcel 2: 902-910 Rio Grande Avenue, 805, 901-917 Montana Avenue, 909-921 Ange Street
Representative District: 8
Area: Parcel 1: 0.2865 acres Parcel 2: 3.4743 acres
Zoning: Parcel 1: C-4 (Commercial)
Parcel 2: S-D (Special Development), A-2 (Apartment)
Request: Special permit for Parcel 1 to allow for off-site parking on Parcel 2
Recognized Neighborhood Associations Contacted: A Presidential Neighborhood Association, Central El Paso Community Organization, El Paso High Neighborhood Association, Houston Park Neighborhood Association
Public Response: None
Surrounding Land Uses: **North:** C-4, A-2 / Commercial, Residential, **South:** C-4 / Commercial, **East:** C-4, A-2, A-O / Commercial, Residential, **West:** C-4, A-2 / Commercial, Residential
Year 2025 Designation: **Mixed Use** (Central Planning Area)



General Information:

The applicant requests a special permit for Parcel 1 (the future site of La Fe Clinic) to allow off site parking on Parcel 2 (the First Baptist Church). Parcel 1 requires a total of 43 parking spaces and is currently providing seven (7), resulting in a shortage of 36 parking spaces. Parcel 2 requires a total of 220 parking spaces and is currently providing 257, an overage of 37 parking spaces. Parcel 2 is able to provide enough parking spaces to satisfy the parking requirements of Parcel 1. There are no zoning conditions currently on either property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this special permit request.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.”
- **The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for **Mixed Use** land uses.
- **C-4 (Commercial)** and **S-D (Special Development)** zoning permits off site parking by special permit.

Findings:

The Commission must determine the following:

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

Development Services - Building Permits and Inspections Division:

Zoning Review: The distance from Parcel 1 to Parcel 2 is excessive. Need to identify accessible route.
Landscaping: No comments received.

Development Services - Planning Division:

Current Planning: Recommends approval of the special permit request. There is no specified distance requirement for an off site parking special permit request.
Land Development: No comments received.

Engineering Department, Traffic Division:

The proposed off site parking should be within 300 feet from the site entrance.
No traffic concerns.

Fire Department:

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.

ZON07-00076

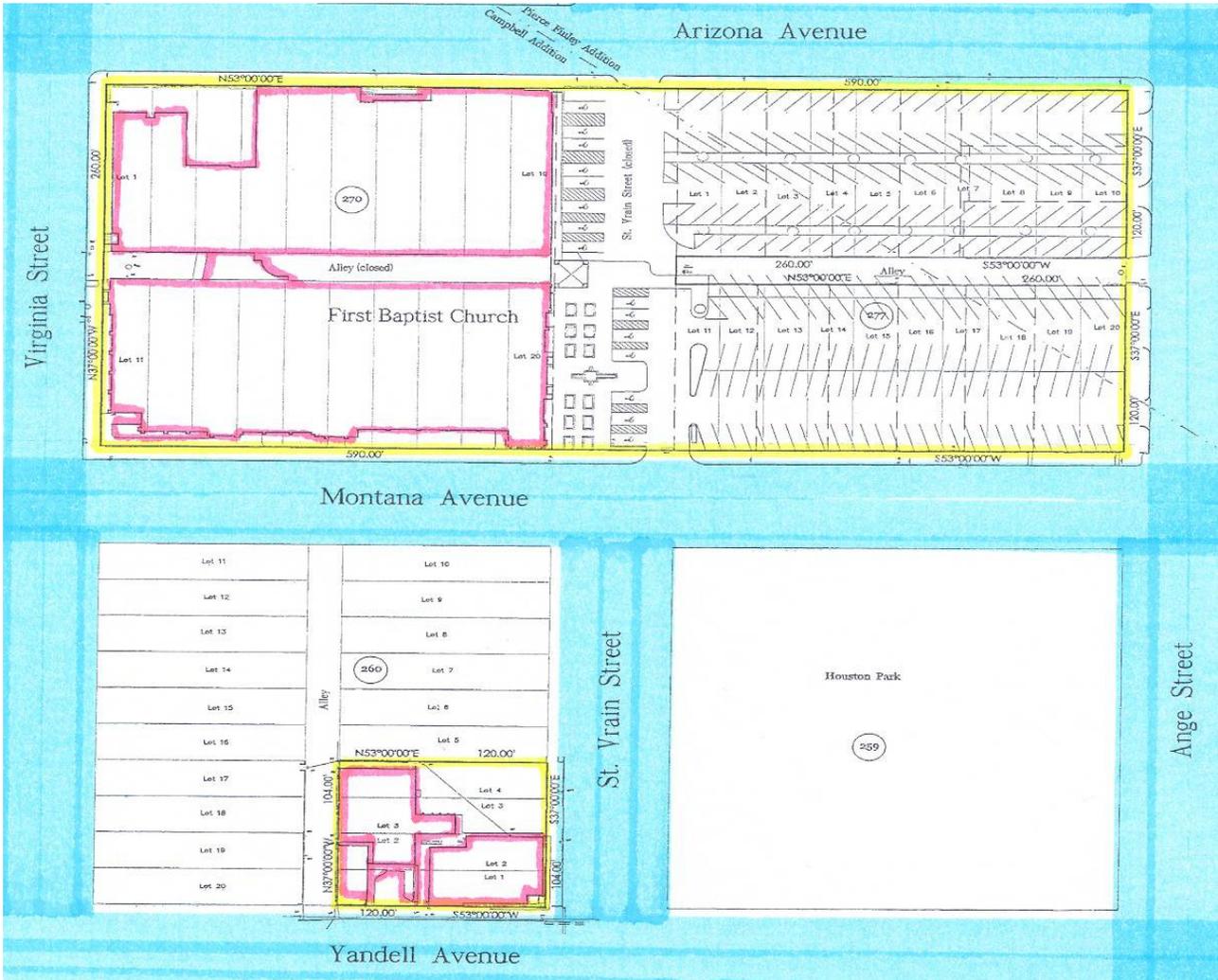


List of Attachments:

Attachment 1: Site Plan

Attachment 2: Application

Attachment 1: Site Plan

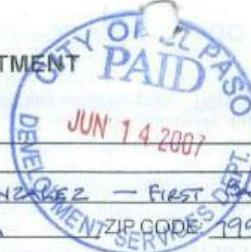


Attachment 2: Application



SPECIAL PERMIT 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): LA FE, INC / ROBERT GONZALEZ - FIRST CHRISTIAN Church / DAVID
 ADDRESS: 608 ST. VRAN - 809 MONTANA ZIP CODE: 79902 PHONE: 914-719-532-2337
 E-MAIL ADDRESS: RGONZALEZ.LAFE@TACH.ORG - FAX: 914-1601 -

REPRESENTATIVE(S): HECTOR DE SANTIAGO, AIA - PSC, INC.
 ADDRESS: 816 E. YANDELL ZIP CODE: 79902 PHONE: 533-6811
 E-MAIL ADDRESS: HDESANTIAGO@TEAM-PSC.COM FAX: 544-2059

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: CO5099926002300 & CO5099926000100
 LEGAL DESCRIPTION: LOTS 1-4, BLOCK 200, CAMPBELL'S, ADDITION
 STREET ADDRESS OR LOCATION: 815 & 823 YANDELL REP DISTRICT: 8
 ACREAGE: .288 PRESENT ZONING: C-4 PRESENT LAND USE: MEDICAL CLINIC
 SPECIAL PERMIT REQUEST: OFF-SITE PARKING

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: CO5099927000100
 LEGAL DESCRIPTION: 270 CAMPBELL, ALL OF BLK CLSD ALLEY CLSD STARD OR E
 STREET ADDRESS OR LOCATION: 809 MONTANA REP DISTRICT: 8
 ACREAGE: 3.49 PRESENT ZONING: S-D PRESENT LAND USE: CHURCH
 SPECIAL PERMIT REQUEST: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: N/A
 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: Robert Gonzalez Signature: [Signature]
 Printed Name: Dan McGlasson Signature: [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 07-00076 RECEIVED DATE: 6/14/07 APPLICATION FEE: \$ 660
 DCC REVIEW DATE: 7/11/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 8/9/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature]

Revised 9/2006