

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: October 5, 2010
Public Hearing: October 26, 2010

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

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. ZON10-00047, to allow for infill development on the property described as Lots 9-12, Block 17, Franklin Heights Addition, 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 in Chapter 20.24 of the El Paso City Code. Subject Property: 1208 Myrtle Avenue. Property Owners: Opportunity Center for the Homeless. ZON10-00047 (**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 (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Matthew S. McElroy
Deputy Director, Planning and Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00047, TO ALLOW FOR INFILL DEVELOPMENT ON THE PROPERTY DESCRIBED AS LOTS 9-12, BLOCK 17, FRANKLIN HEIGHTS ADDITION, 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, **Opportunity Center for the Homeless, Applicant**, has applied for a Special Permit for Infill Development for a new 15,660 square-foot 2-story structure; 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-4 (Commercial)** District:
Lots 9-12, Block 17, Franklin Heights Addition, City of El Paso, El Paso County, Texas
2. That the City Council hereby grants a Special Permit under Sections 20.64.175 of the El Paso City Code, for Infill Development for a new 15,660 square-foot 2-story structure; 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, 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. **ZON10-00047** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

ORDINANCE NO. _____

Special Permit No. **ZON10-00047**

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:



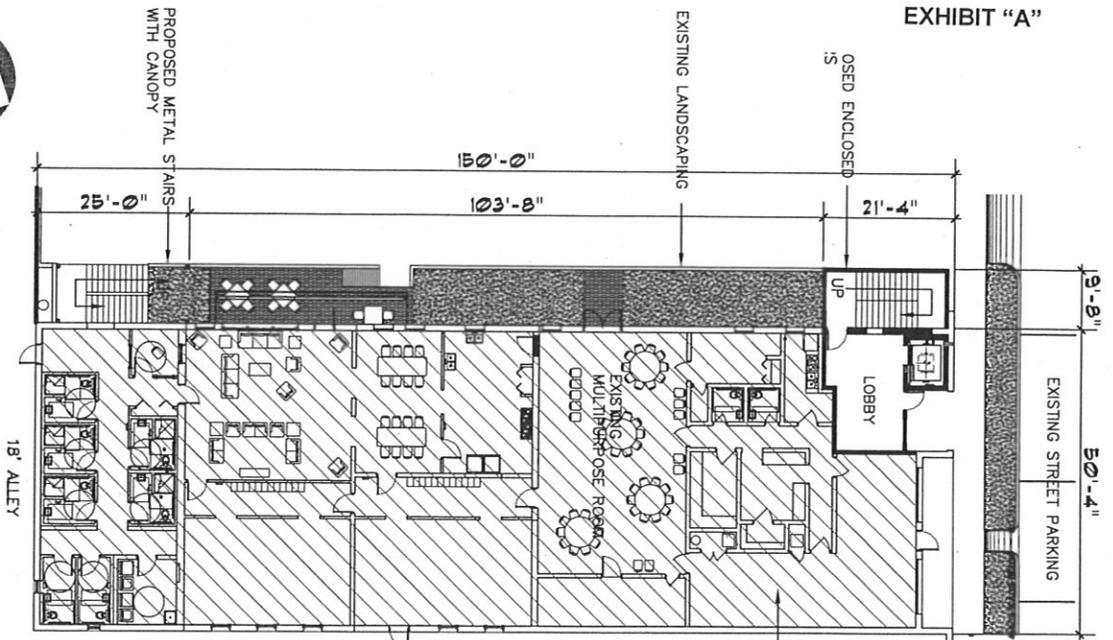
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

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

ORDINANCE NO. _____

Special Permit No. ZON10-00047



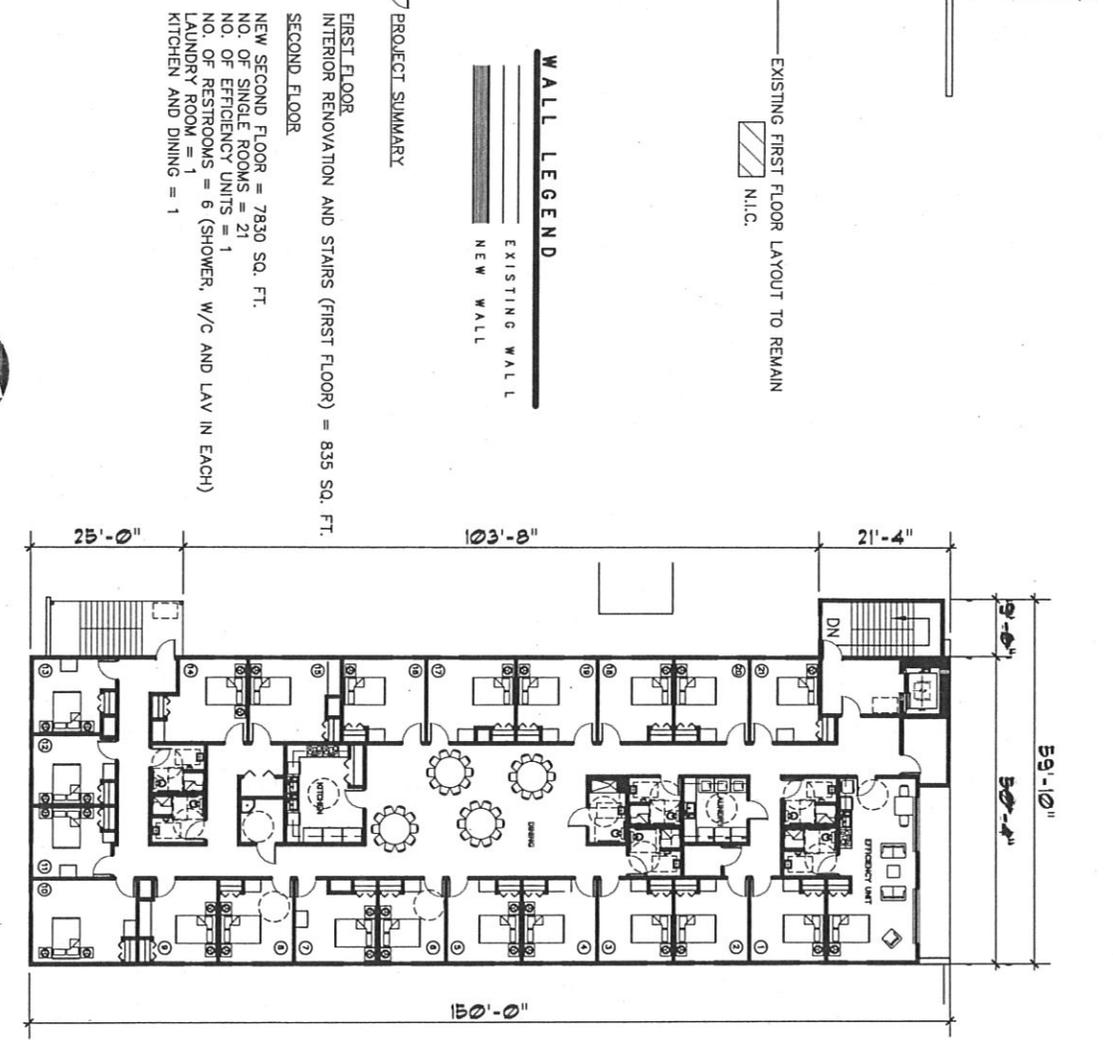
01 FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



02 SECOND FLOOR PLAN

SCALE: 1" = 20'-0"
FIELD VERIFY ALL DIMENSIONS



PROJECT SUMMARY

FIRST FLOOR
INTERIOR RENOVATION AND STAIRS (FIRST FLOOR) = 835 SQ. FT.

SECOND FLOOR
NEW SECOND FLOOR = 7830 SQ. FT.
NO. OF SINGLE ROOMS = 21
NO. OF EFFICIENCY UNITS = 1
NO. OF RESTROOMS = 6 (SHOWER, W/C AND LAV IN EACH)
LAUNDRY ROOM = 1
KITCHEN AND DINING = 1

WALL LEGEND

EXISTING WALL
NEW WALL

EXISTING FIRST FLOOR LAYOUT TO REMAIN
N.I.C.

SRO HOUSING
WOMEN RESOURCE CENTER
1208 MYRTLE

	10.05.40
	05/29/2010
	AS SHOWN

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MEMORANDUM

DATE: September 27, 2010

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON10-00047

The City Plan Commission (CPC) on July 29, 2010, voted **5-0** to recommend **APPROVAL** of the special permit application to allow for infill development with reduced setbacks and 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 **1 OPPOSITION** to this request.

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00047
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: July 29, 2010
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 1208 Myrtle Avenue
Legal Description: Lots 9-12, Block 17, Franklin Heights Addition, City of El Paso, El Paso County, Texas
Acreage: 0.344 acres
Rep District: 8
Existing Use: Office
Existing Zoning: C-4 (Commercial)
Request: Special Permit for Infill Development with Reduced Setbacks and Parking Reduction
Proposed Use: Women Resource Center

Property Owners: Opportunity Center for the Homeless
Applicant: Ray Tullius, Executive Director
Representative: Wright & Dalbin Architects, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Multi-family residential
South: A-3/H/sp (Apartment/Historic/special permit), R-MU/sp (Residential Mixed Use/special permit) / Office and Vacant
East: C-4/sp (Commercial/special permit) / Multi-family residential
West: C-4/sp (Commercial/special permit) / Opportunity Center for the Homeless

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

Nearest Park: Calender Park (3,189 feet)

Nearest School: Douglass Elementary (4,281 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 July 13, 2010. The Planning Division received 1 phone call in opposition to the request.

HISTORY CASE

On March 7, 2000, City Council approved a special permit request (Ordinance 014387) to allow off-site parking on adjacent parcels. On October 13, 2005, City Council approved a special permit request (Ordinance 016199) to allow for a 64% parking reduction abutting the subject property to the east and west. On February 16, 2010, City Council approved a special permit request (Ordinance 017275) to allow for an infill development and reduce the side street yard setback for property abutting subject property to the west.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the front yard setback from 15 feet to 0 foot, the rear yard setback from 10 feet to 0 foot, and reduce the side yard setback from 10 feet to 0 foot. An automatic 50% parking reduction is allowed

as part of the special permit for infill development for the new 15,660 square-foot 2-story structure with offices on first floor and a 21-unit single room on the second floor. The development requires 30 parking spaces and the applicant is providing 15 parking space and 3 bicycle parking spaces. Access to the subject property is proposed from Myrtle Avenue.

The parking study submitted shows that there are sufficient 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-4 (Commercial) districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

Development Services Department - Building Permits and Inspections Division

Zoning: No objections

Landscaping: no comments received.

Development Services Department – Land Development

- 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 C – Areas of minimal flooding, (No shading) Panel 480214 0039B, dated October 15, 1982.

Engineering Department - Traffic Division

No objection to parking reduction.

Street Department

No comments received.

Fire Department

No adverse comments.

El Paso Water Utilities

EPWU does not object to this request.

CITY PLAN COMMISSION OPTIONS

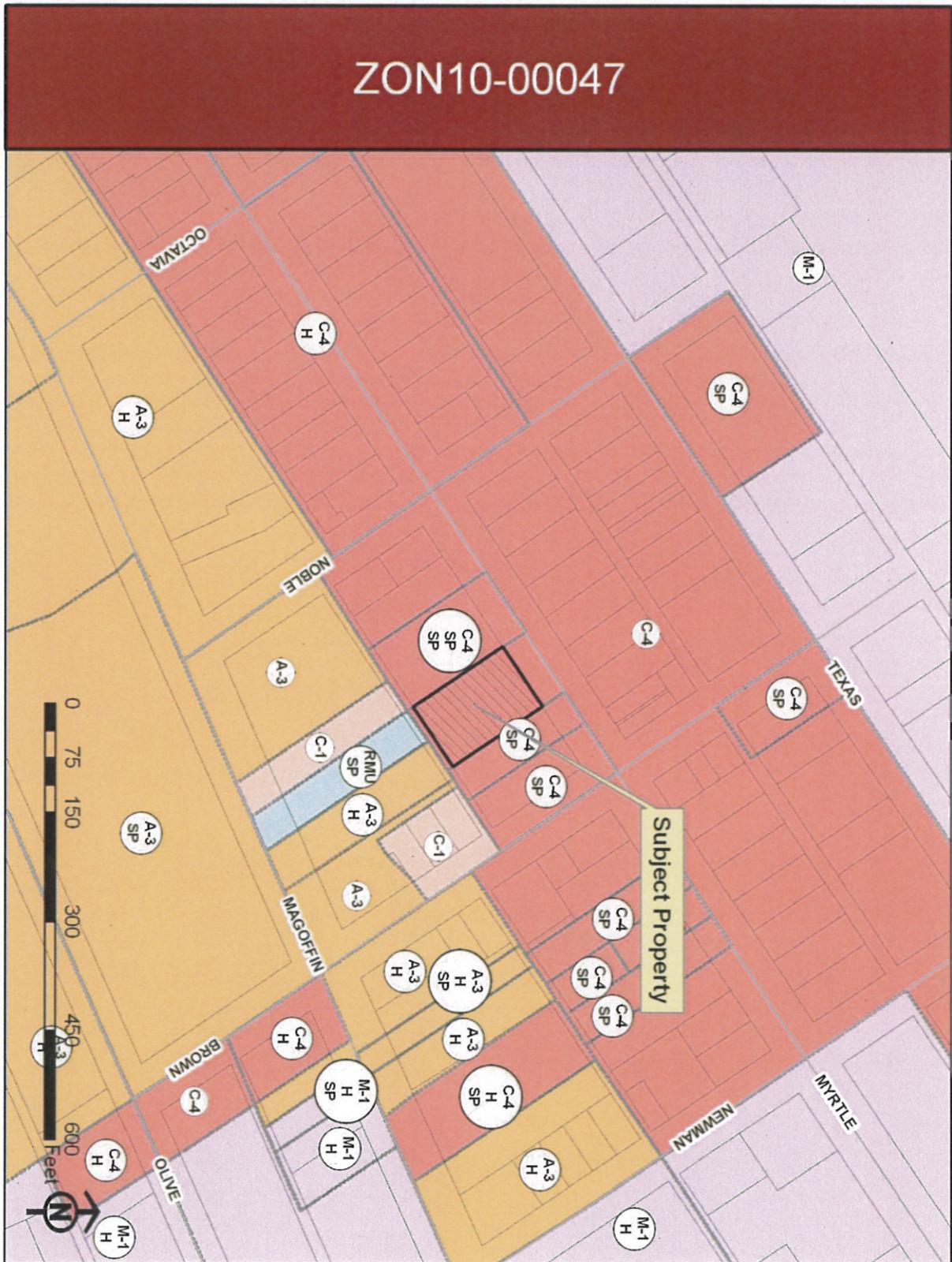
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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

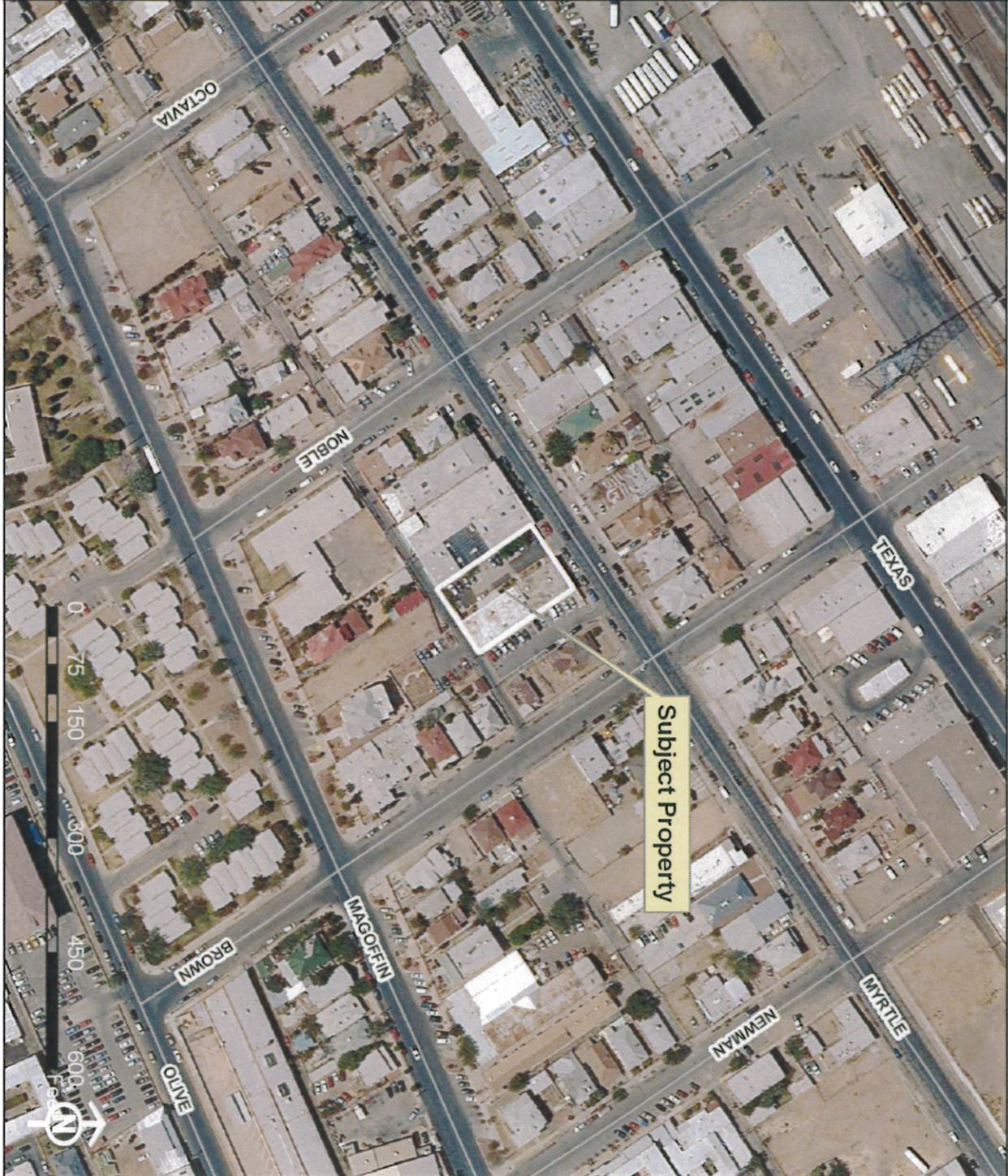
1. Location Map
2. Aerial Map
3. Detailed Site Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ZON10-00047



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

1208 MYRTLE OPPORTUNITY CENTER FOR THE HOMELESS
 PARKING REQUIREMENT
 PARKING REDUCTION VARIANCE GRANTED IN 1997
 PARKING REDUCTION UPDATED ON NOV. 1, 2005

ZONE: C-4
 OCCUPANCY/USE
 FIRST FLOOR: B
 SECOND FLOOR: R-2
 1208 MYRTLE WOMEN RESOURCE CENTER
 PARKING REQUIREMENT

PARKING PROVIDED = 30
 BIKE SPACES REQUIRED = 3
 BIKE SPACES PROVIDED = 3

LEGAL DESCRIPTION

LOTS 9 TO 12, BLOCK 17
 FRANKLIN HEIGHTS ADDITION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

LANDSCAPE CALCULATION
 REQUIRED FOR THE NEW ADDITION = 620 SQ. FT.
 EXISTING AVAILABLE LANDSCAPING = 1360 SQ. FT.
 (EXCLUDING PARKWAY)

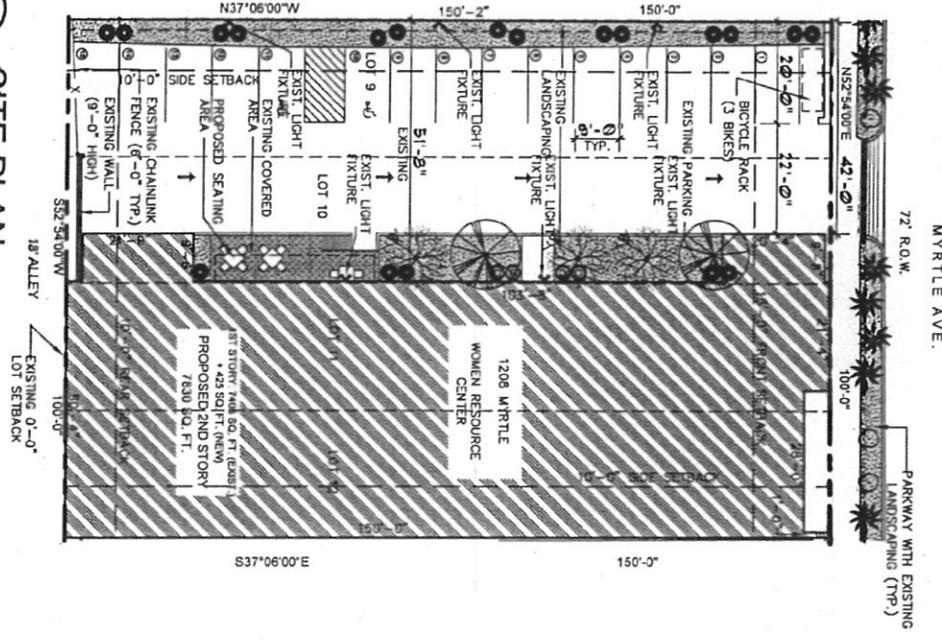


01

SITE PLAN

FIELD VERIFY ALL DIMENSIONS

SCALE: 1" = 20'-0"



SRO HOUSING
 WOMEN RESOURCE CENTER
 1208 MYRTLE

	10.05.40
	06/29/2010
	AS SHOWN

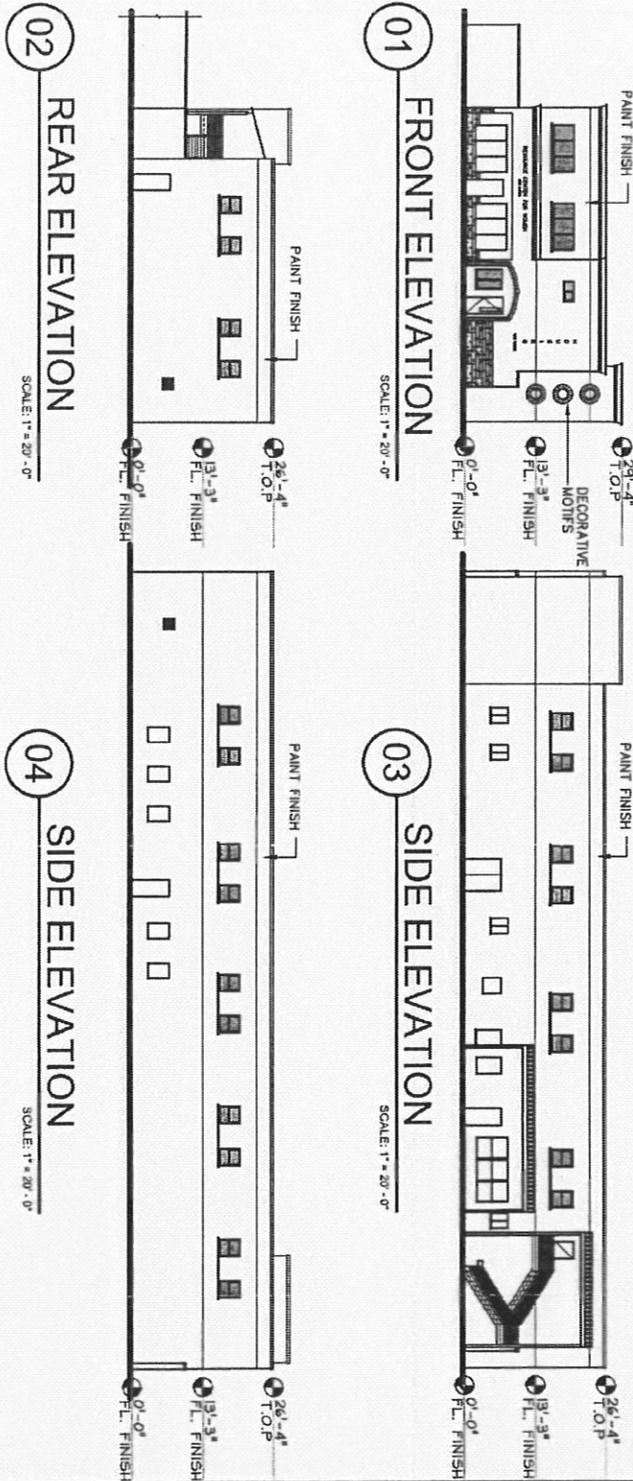
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ATTACHMENT 4: ELEVATIONS



FIELD VERIFY ALL DIMENSIONS

SRO HOUSING
WOMEN RESOURCE CENTER
 1208 MYRTLE

	10.05.40
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