

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: October 22, 2013
Public Hearing: November 19, 2013

CONTACT PERSON/PHONE: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance granting Special Permit No. PZST13-00016, to allow for Infill Development with reduced rear, side, and side street setbacks, as well as a 60 percent parking reduction, on the property described as Lots 12 to 16, Block 21, Map #2 of French Addition, 4301 E. Missouri, City of El Paso, El Paso County, Texas, pursuant to Section 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: 4301 E. Missouri. Property Owner: Armando & Irma Araiza. PZST13-00016 (**District 2**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST13-00016, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED REAR, SIDE, AND SIDE STREET SETBACKS, AS WELL AS A 60 PERCENT PARKING REDUCTION, ON THE PROPERTY DESCRIBED AS LOTS 12 TO 16, BLOCK 21, MAP #2 OF FRENCH ADDITION, 4301 E. MISSOURI, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 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, Armando & Irma Araiza have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for an apartment complex with reduced rear, side, and side street setbacks, as well as a 60 percent parking reduction; 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 Section 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) Zone District:

Lots 12 to 16, Block 21, Map #2 of French Addition, 4301 E. Missouri, City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code, to allow infill development for an apartment complex with reduced rear, side, and side street setbacks, as well as a 60 percent parking reduction; and,
3. That this Special Permit is issued subject to the development standards in the C-1 (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 Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST13-00016 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners 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 _____, 2013.

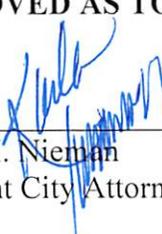
THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Director
City Development Department

AGREEMENT

Armando & Irma Araiza, referred to in the above Ordinance, hereby agree 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) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2013.

Armando & Irma Araiza:

By: _____
(name/title)

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2013, by Armando & Irma Araiza, as Owner.

My Commission Expires:

Notary Public, State of Texas

Notary's Printed or Typed Name:

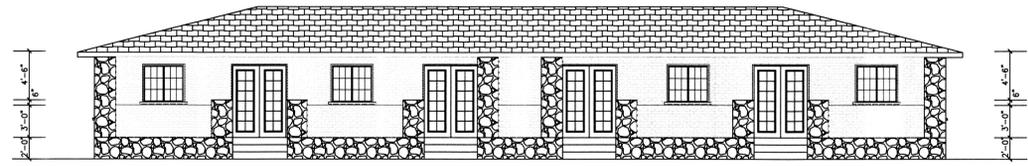
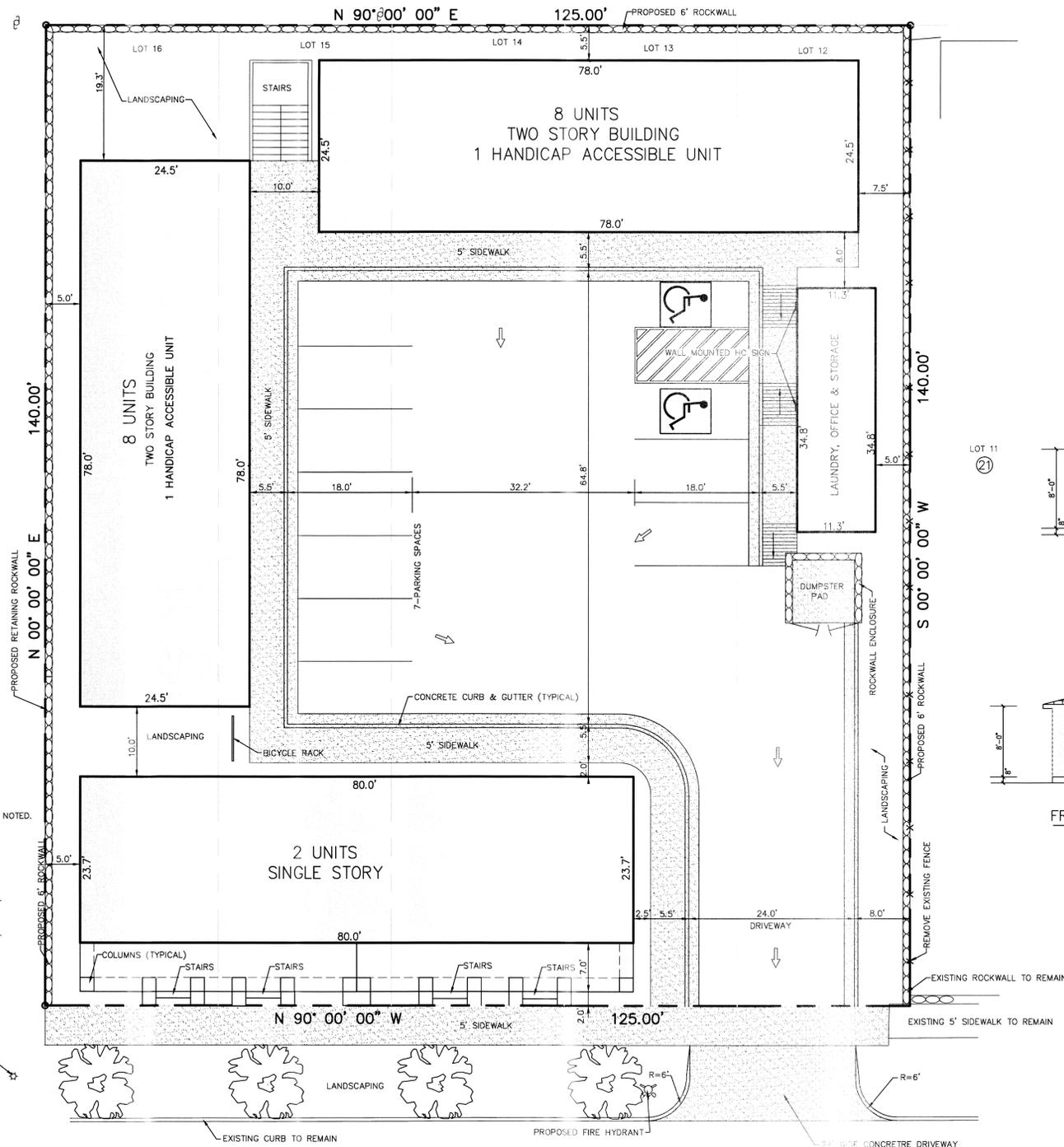
Exhibit "A"



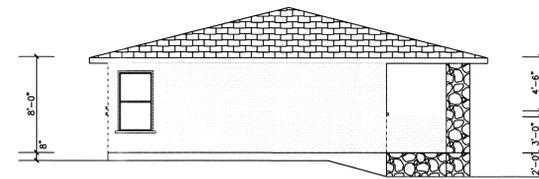
SCALE: 1"=10'

US HIGHWAY 54

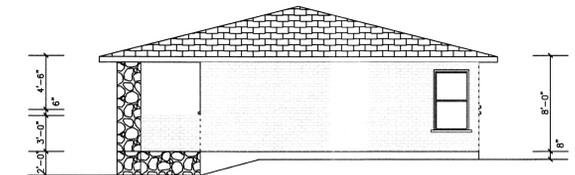
EXISTING CURB TO REMAIN



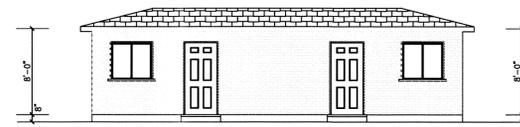
FRONT ELEVATION, SINGLE STORY



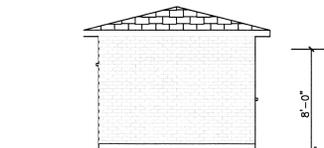
LEFT ELEVATION, SINGLE STORY ELEVATION



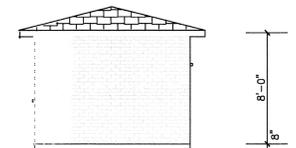
RIGHT ELEVATION, SINGLE STORY ELEVATION



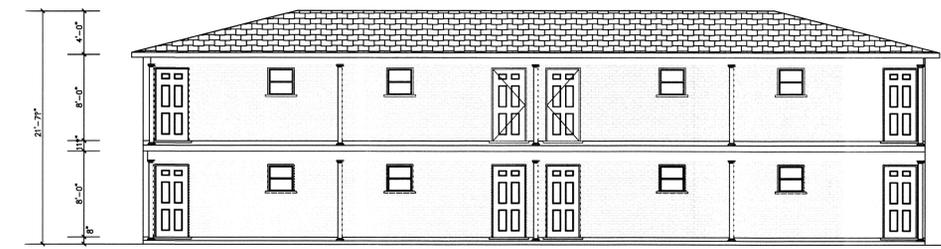
FRONT ELEVATION, LAUNDRY/OFFICE/STORAGE



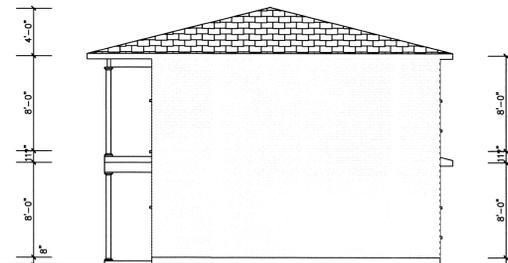
LEFT ELEVATION, LAUNDRY/OFFICE/STORAGE



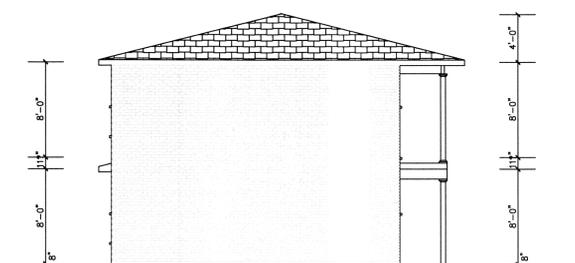
RIGHT ELEVATION, LAUNDRY/OFFICE/STORAGE



FRONT ELEVATION, DOUBLE STORY



RIGHT ELEVATION, DOUBLE STORY



LEFT ELEVATION, DOUBLE STORY

LEGEND

- DENOTES SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED TX 2449, ROE ENGR., L.C. UNLESS OTHERWISE NOTED.
- PROPOSED ROCKWALL
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING CURB & GUTTER
- EXISTING CHAIN LINK FENCE
- DRAINAGE FLOW
- PROPOSED CONCRETE
- STREET LIGHT

EXISTING ZONING INFORMATION

EXISTING ZONING:	C-1, & R-5
YARD SETBACK REQUIREMENTS:	
	C-1 R-5
FRONT (MIN.)	- 20 FEET - 10 FEET
REAR (MIN.)	- 25 FEET - 10 FEET
SIDE (STREET)	- N/A - 10 FEET
SIDE (INTERIOR)	- 10 FEET - 5 FEET
HEIGHT	- 5 FEET - 35 FEET

PROPOSED ZONING INFORMATION

PROPOSED ZONING:	LOT 12, BLOCK 21, R-5 TO C-1
YARD SETBACK REQUIREMENTS:	
	R-5
FRONT (MIN.)	- 20 FEET
REAR (MIN.)	- 25 FEET
CUMULATIVE FRONT / REAR	- N/A
SIDE (STREET)	- 10 FEET
SIDE (INTERIOR)	- 5 FEET
PROPOSED SETBACKS:	
FRONT (MIN.)	- 0-2.0 FEET
REAR (MIN.)	- 5.5 FEET

HEIGHT - MAX HEIGHT EQUAL TO THE DISTANCE BETWEEN THE CENTERLINE OF ADJUTING STREET AND FACE OF THE BUILDING ADJUTING THAT STREET.

2-8'X18' HANDICAP PARKING SPACES WITH 8' ISLE
 9-8'X18' SPACES SHOWN
 11 TOTAL SPACES 18 REQUIRED PER SPECIAL PERMIT
 REQUEST WAIVER OF 7 PARKING SPACES

LOT=17,500 sq.ft. - BUILDINGS(6,111.24 sq.ft.)=11,388.76 sq.ft.
 15% x 11,390.23 = 1,708.31 sq.ft. LANDSCAPING REQUIRED
 PROVIDED LANDSCAPING AREA =2,753 sq.ft.

ROE ENGINEERING, L.C.
 TEXAS REGISTERED ENGINEERING FIRM F-2103



CERTIFICATION
 I hereby certify that this plan, specification, and survey was made by me or under my supervision and that I am a duly Licensed Professional Engineer in the State of Texas.
 BRADLEY ROE, R.P.L.S. TX2449

DETAIL SITE PLAN
4301 EAST MISSOURI AVENUE
 ALL OF LOTS 12,13,14,15,16, BLOCK 21,
 MAP #2 of FRENCH ADDITION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING IN ALL 17,500.00 SQ.FT. OR 0.4017 ACRES OF LAND MORE OR LESS
 PREPARED FOR:
 SAM GUIDO

brhp Roe Engineering, L.C.
 601 N. Cotton St. Suite No.6 El Paso, Tx. 79902
 (915) 533-1418 - FAX (915) 533-4972
 e-mail: roeeng@swbell.net
 ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING
 SHEET 1 OF 1

DATE	REVISIONS	BY	SCALE
08/15/13	REVISED PLAN	J.Z.	HQR: N/A VER: N/A FILE NAME: GUIDO.dwg W.O. 040113-1 DATE: APRIL 17, 2013 DESIGN BY: H.P. DRAWN BY: J.Z. CHKD. BY: H.P. APPD. BY: BR

MEMORANDUM

DATE: October 2, 2013

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

FROM: Michael McElroy, Planner

SUBJECT: PZST13-00016 (Related to PZRZ13-00022)

The City Plan Commission (CPC), on August 22, 2013, voted 7-0 to recommend **approval** of a special permit for infill development, to include rear, side & side street setback reductions as well as a 60% parking reduction.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There is no opposition to this request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00016
Application Type Special Permit
CPC Hearing Date August 22, 2013
Staff Planner Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location 4301 East Missouri
Legal Description Lots 12-16, Block 21, Map #2 of French Addition, City of El Paso, El Paso County, Texas
Acreage 0.401 acres
Rep District 2
Zoning C-1 (Commercial) & R-5 (Residential)
Existing Use Vacant
Request Infill Development / Rear, Side & Side Street Setback / 60% Parking Reduction
Proposed Use Apartments (Related to PZRZ13-00022)
Property Owner Armando & Irma Araiza
Representative Sam Guido III

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single Family Homes
South: R-5 (Residential) & C-1 (Commercial) / Single Family Homes
East: R-5 (Residential) / Single Family Homes
West: R-5 (Residential) & C-1 (Commercial) / Patriot Freeway

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Central Planning Area)

NEAREST PARK: Loretto-Lincoln Park (970 feet)

NEAREST SCHOOL: Hillside Elementary (3,101 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 5 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a special permit for infill development, to include rear, side & side street setback reductions as well as a 60% parking reduction. The site plan shows 18 dwelling units and a laundry, office, and storage building. Eleven parking spaces are proposed on-site. Access to the subject property is proposed from Missouri Street. The site plan incorporates major elements of urban planning best practices, including street-oriented buildings and landscaping.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit for infill development, to include rear, side & side street setback reductions, a 60% parking reduction, and the approval of the detailed site development plan review request as the applicant meets the requirements of

Section 20.04.320, Special Permit Approvals and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for a special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-1 (Neighborhood Commercial District) is to provide compatible neighborhood convenience goods and services that serve day-to-day needs and permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning Division - Transportation

No objection. Note: 1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps And driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

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

Fire Department

Recommend “APPROVAL” of “Special Permit Application” as presented. *****NOTE *****
PZST 13-00016 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 4-inch diameter water main that extends along the alley between Missouri St. and Wyoming St. This main is available for service. If the water demand of the proposed development is greater than the capacity of the 4-inch main, an upgrade of the main may be required. All cost associated with the upgrade are the responsibility of the developer.

3. There is an existing 16-inch diameter water main that extends along Missouri St. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. There is an existing 24-inch diameter water main that extends along Gateway North. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. EPWU records indicate a vacant water meter serving the subject property. The service address for this meter is 4301 East Montana St.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main that extends along Gateway North and then east along the alley between Missouri St. and Wyoming St. This sewer main is available for service.

7. There is an existing 10-inch diameter sanitary sewer main that extends along Missouri St. This sewer main is available for service.

General:

8. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

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

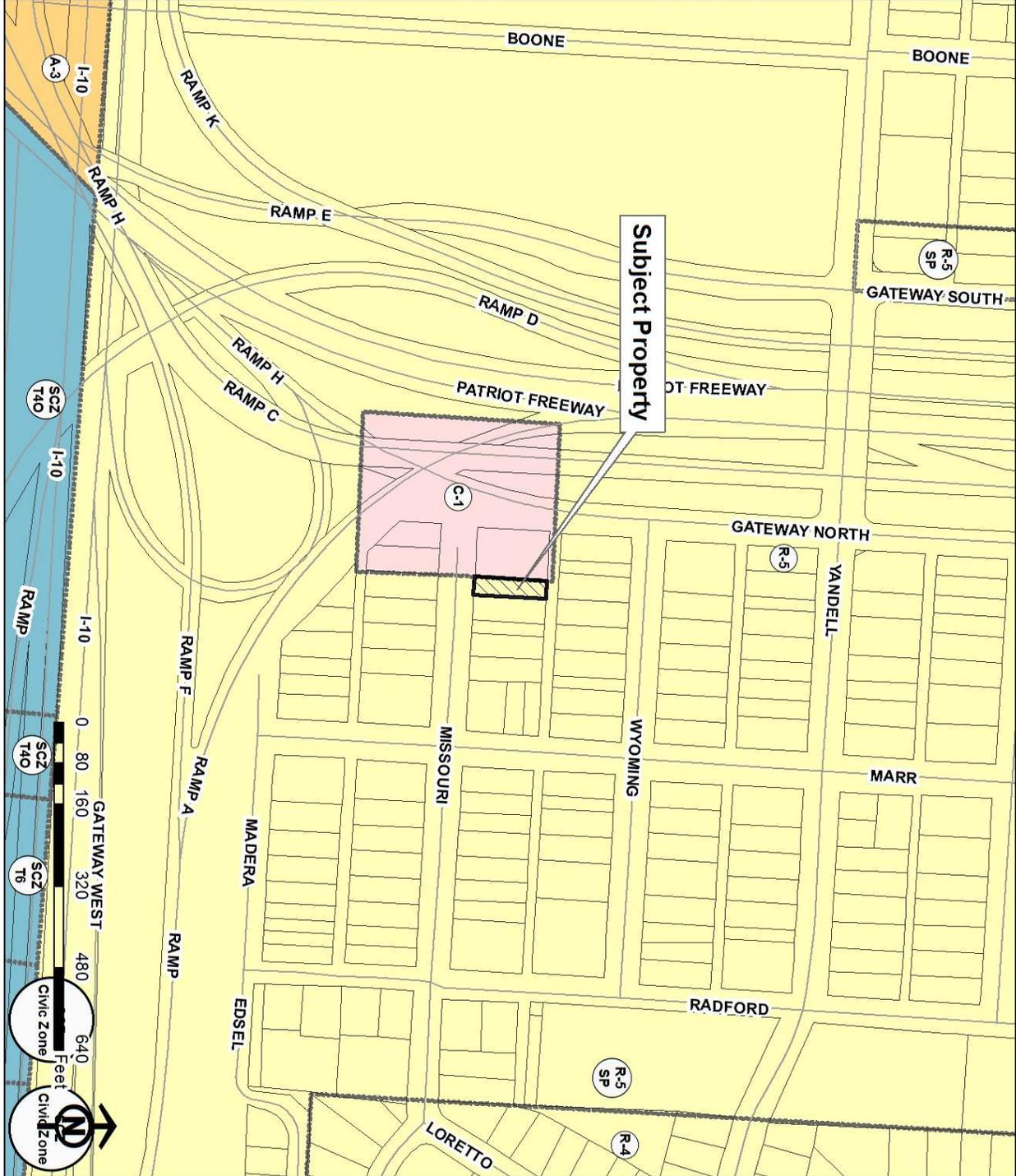
1. Recommend approval of the application finding that the special permit is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit into conformance with the review criteria in Plan 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 does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

PZST13-00016



ATTACHMENT 2: AERIAL MAP

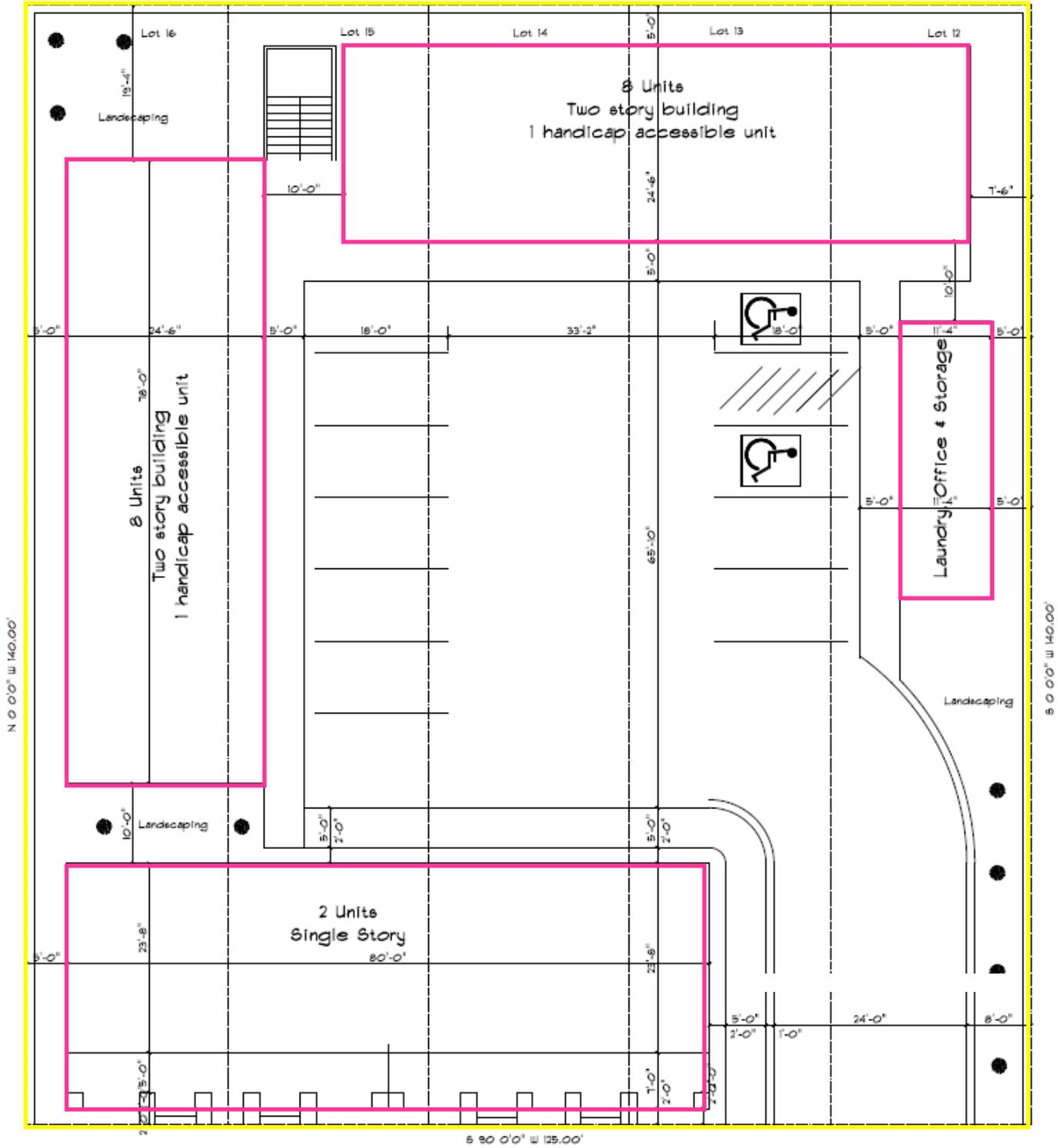
PZST13-00016



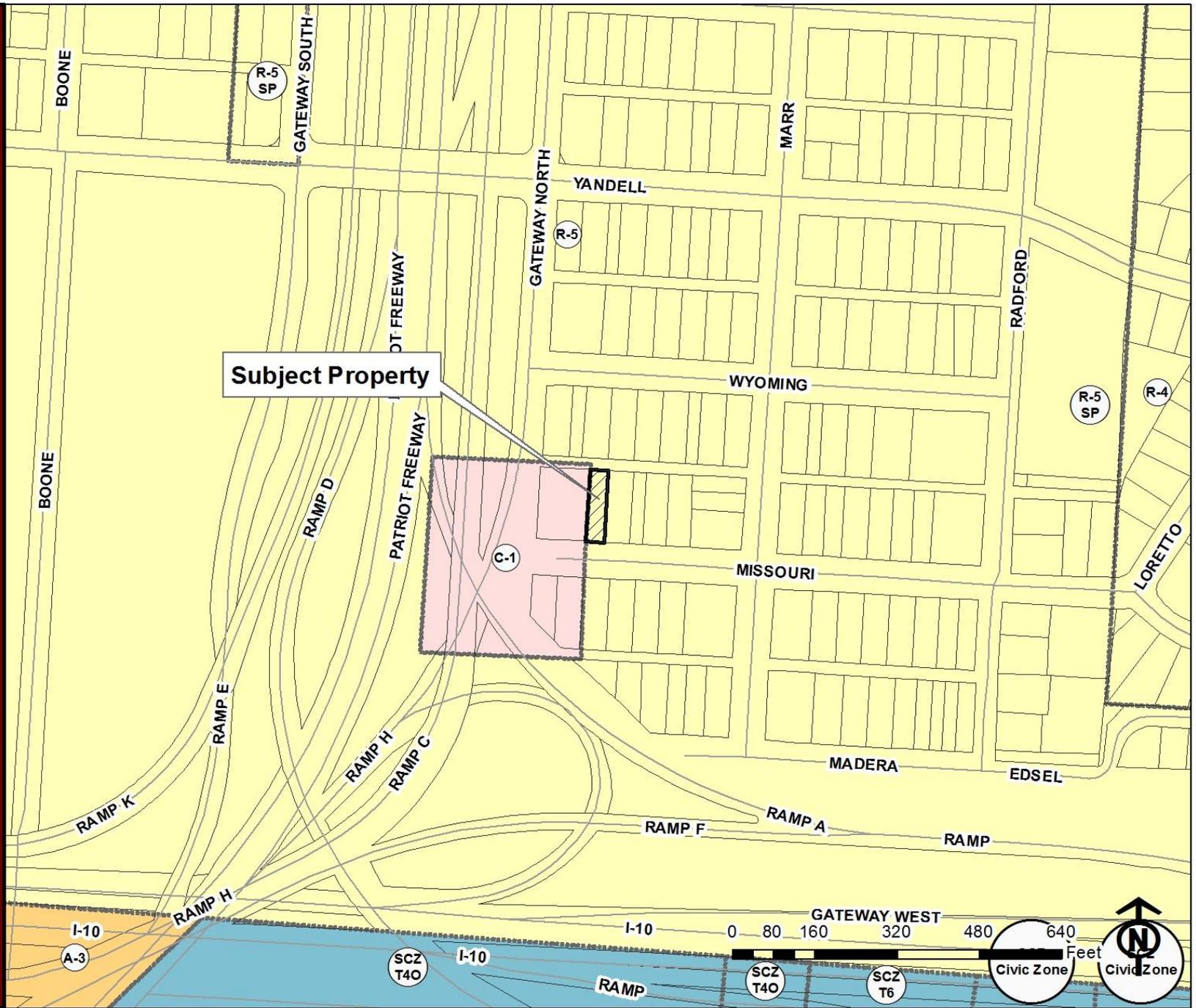
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

Alleyway

6 90 0'0" E 125.00'



PZST13-00016



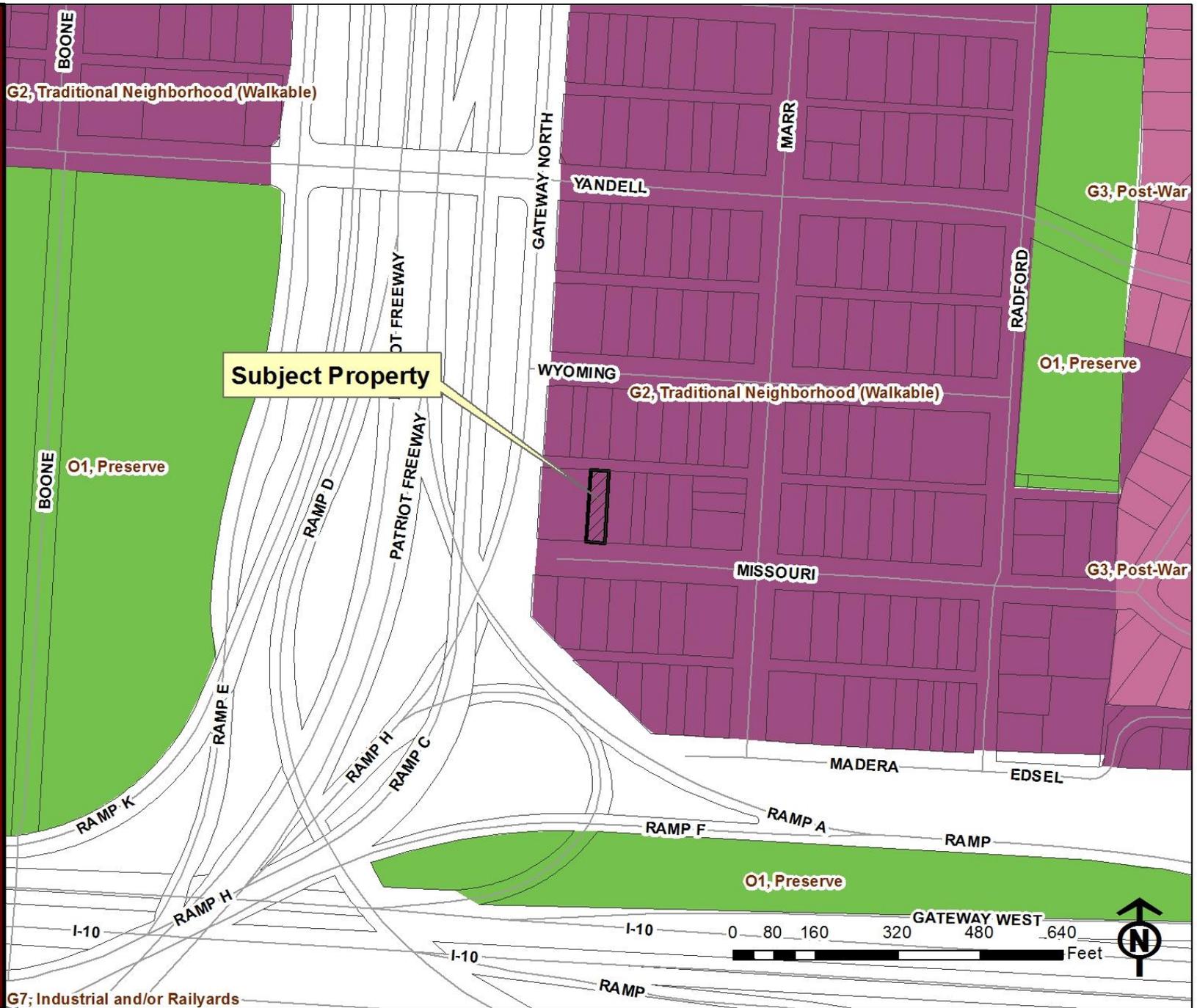
PZST13-00016



PZST13-00016

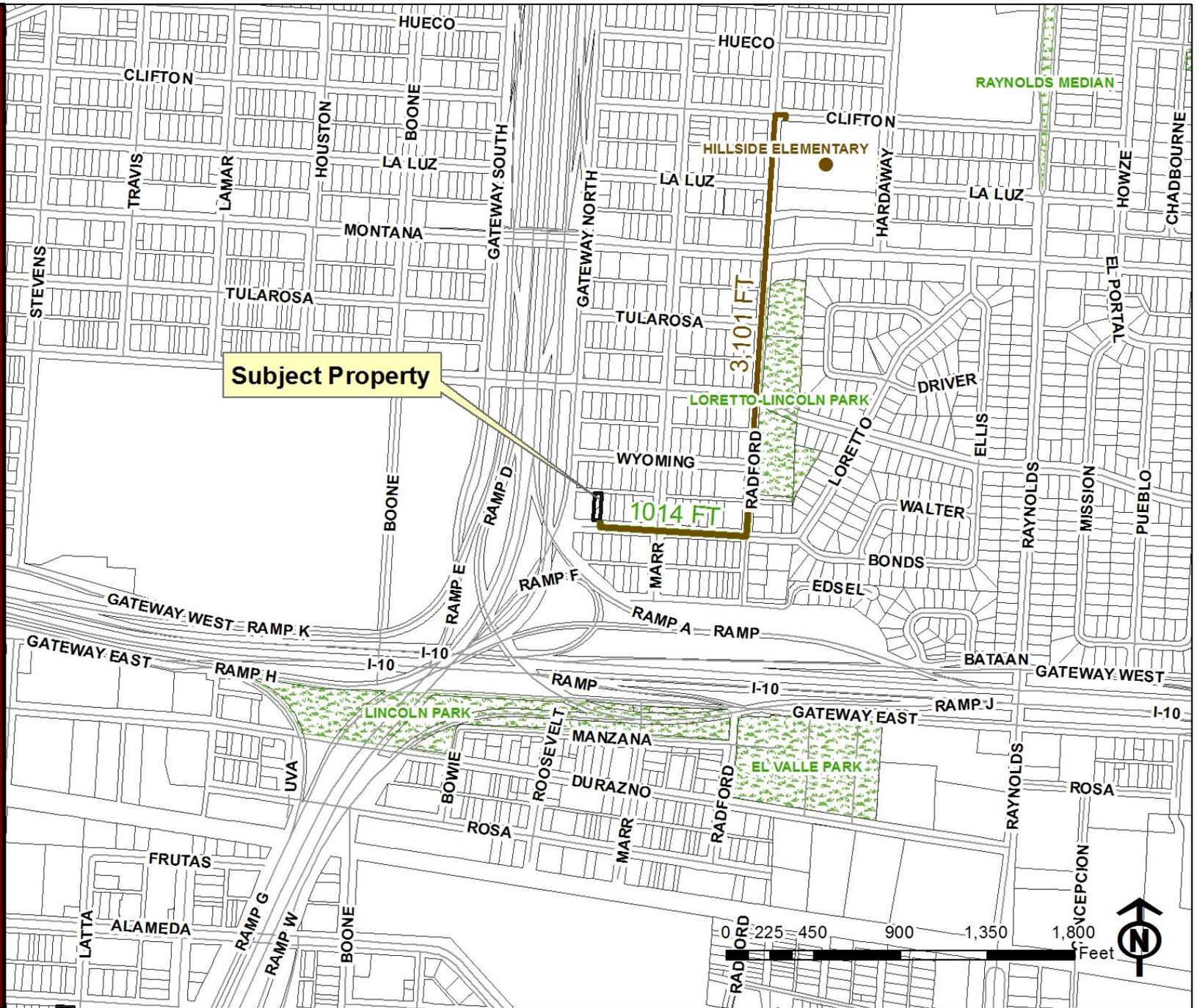


PZST13-00016

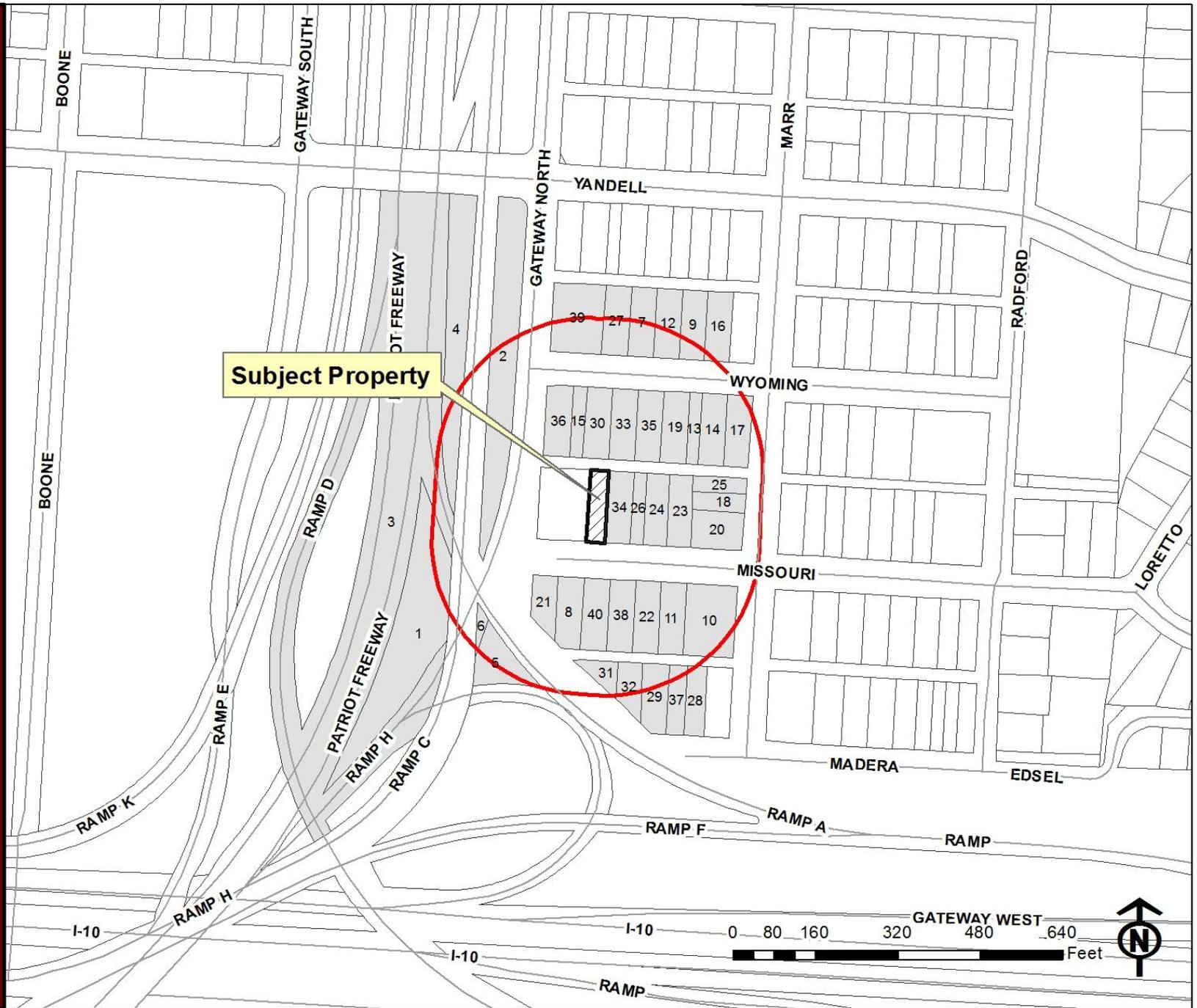


G7; Industrial and/or Railyards

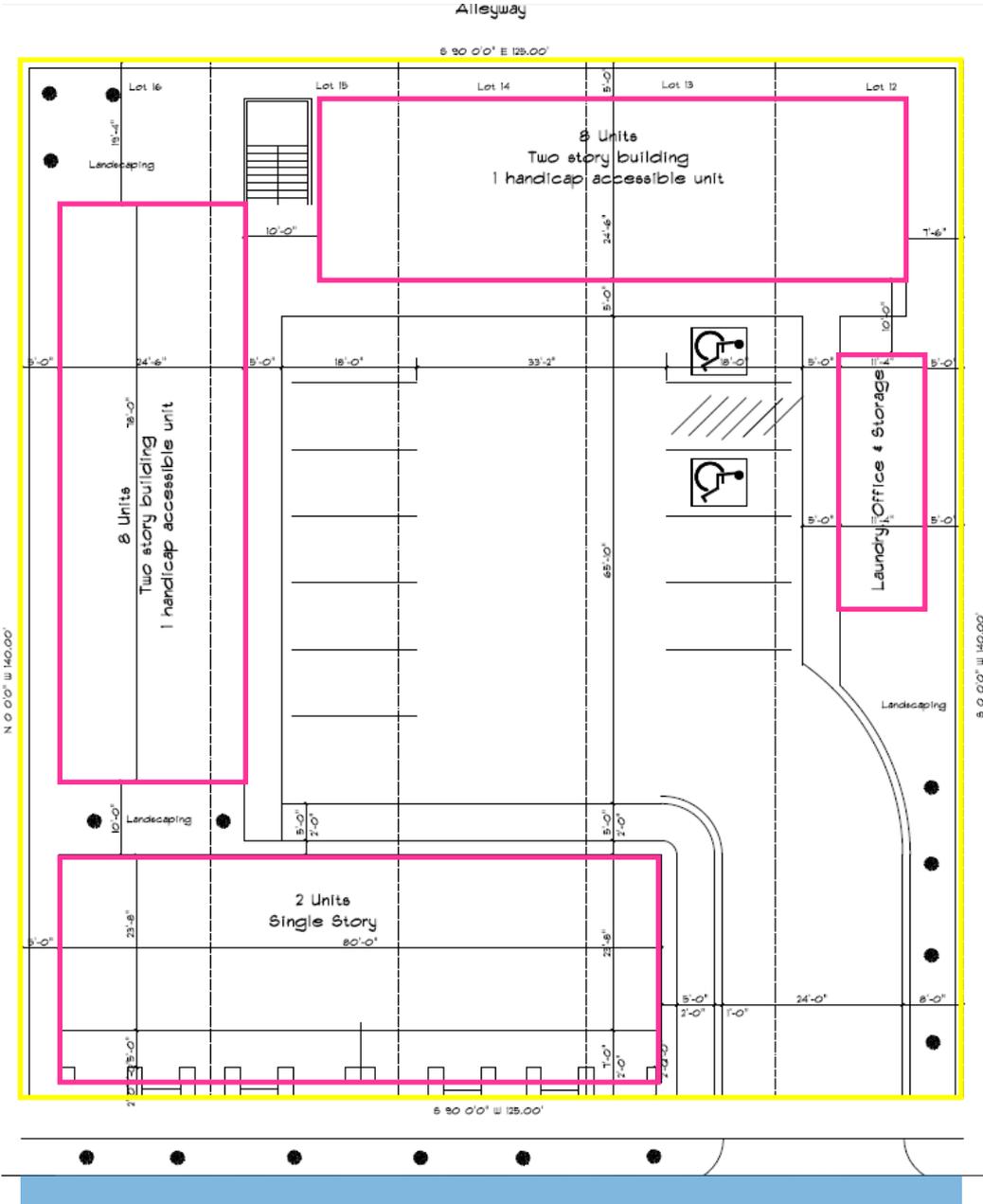
PZST13-00016



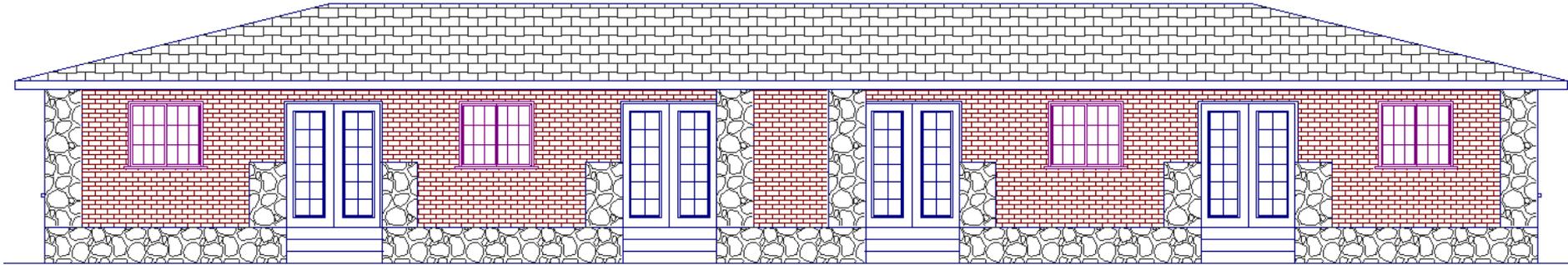
PZST13-00016



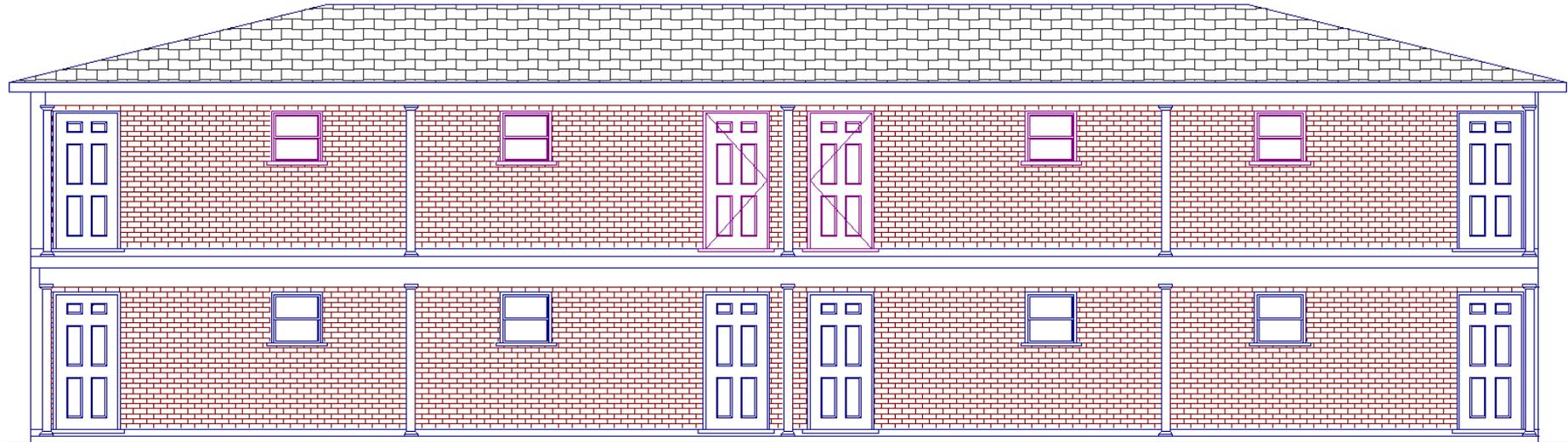
Detailed Site Development Plan – Final Proposal



Detailed Site Development Plan – Final Proposal



One Story



Two Story

Special Permit Request

Dimension	Need	Propose
Lot Area	N/A	N/A
Lot Width	N/A	N/A
Lot Depth	N/A	N/A
Cumulative	N/A	N/A
Front	0'	0'
Rear	25'	5'
Side	5'	5'
Side-Street	10'	5'



Subject Property & North



East



South



West

PZST13-00016

