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: 3

SUBJECT:
An Ordinance granting Special Permit No. ZON10-00060, to allow for infill development and a 100% parking reduction on the property described as a portion of Block 38, Clardy-Fox Subdivision Unit 5, 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 in Chapter 20.24 of the El Paso City Code. Subject Property: 200 Lisbon Street. Property Owners: Centro de Salud Familiar La Fe, Inc. ZON10-00060 **(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) – Reviewed
City Plan Commission (CPC) - Approval Recommendation (6-0)

**********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. ZON10-00060, TO ALLOW FOR INFILL DEVELOPMENT AND A 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS A PORTION OF BLOCK 38, CLARDY-FOX SUBDIVISION UNIT 5, 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, Centro de Salud Familiar La Fe, Inc, 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; 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 **A-O (Apartment - Office)** Zone District:

   A portion of Block 38, Clardy-Fox Subdivision Unit 5, 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; and,

3. That this Special Permit is issued subject to the development standards in the **A-O (Apartment-Office)** 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. **ZON10-00060** 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 and
Economic Development Department

AGREEMENT

Centro de Salud Familiar La Fe, Inc, 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 **A-O (Apartment-Office)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2010.

Centro de Salud Familiar La Fe, Inc.:

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 **Centro de Salud Familiar La Fe, Inc.**, as Owner.

My Commission Expires:

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

EXHIBIT "A"

LEGAL DESCRIPTION

Property Description: A portion of Block 38, Clardy-Fox Subdivision Unit 5, EL Paso, EL Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Block 38, Clardy-Fox Subdivision Unit 5, EL Paso, EL Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at a found iron pin lying on the southerly right-of-way line of Paisano Drive, said point being also the northwest corner of Lot 1, Block 2, Clardy Subdivision Number One; Thence, North 79° 13' 00" West, along said right-of-way line, a distance of 388.33 feet to a point; Thence, North 83° 04' 00" West, a distance of 2.18 feet to a point lying on the centerline of Lisbon Street, said point being a found 9-inch nail; Thence, South 00° 05' 00" West, along said centerline, a distance of 372.37 feet to a point; Thence, South 89° 55' 00" East, abandoning said centerline, a distance of 30.00 feet to a point lying on the easterly right-of-way line of Lisbon Street, said point being a set ½-inch iron pin with SLI cap stamped "TX 2998", also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 89° 55' 00" East, along the northerly boundary line of said Block 38, a distance of 200.00 feet to a set nail on top of rockwall;

THENCE, South 00° 05' 00" West, a distance of 100.00 feet to a set ½-inch iron pin with SLI cap stamped "TX 2998";

THENCE, North 89° 55' 00" West, a distance of 200.00 feet to a point lying on the easterly right-of-way line of Lisbon Street, said point being a set ½-inch iron pin with SLI cap stamped "TX 2998";

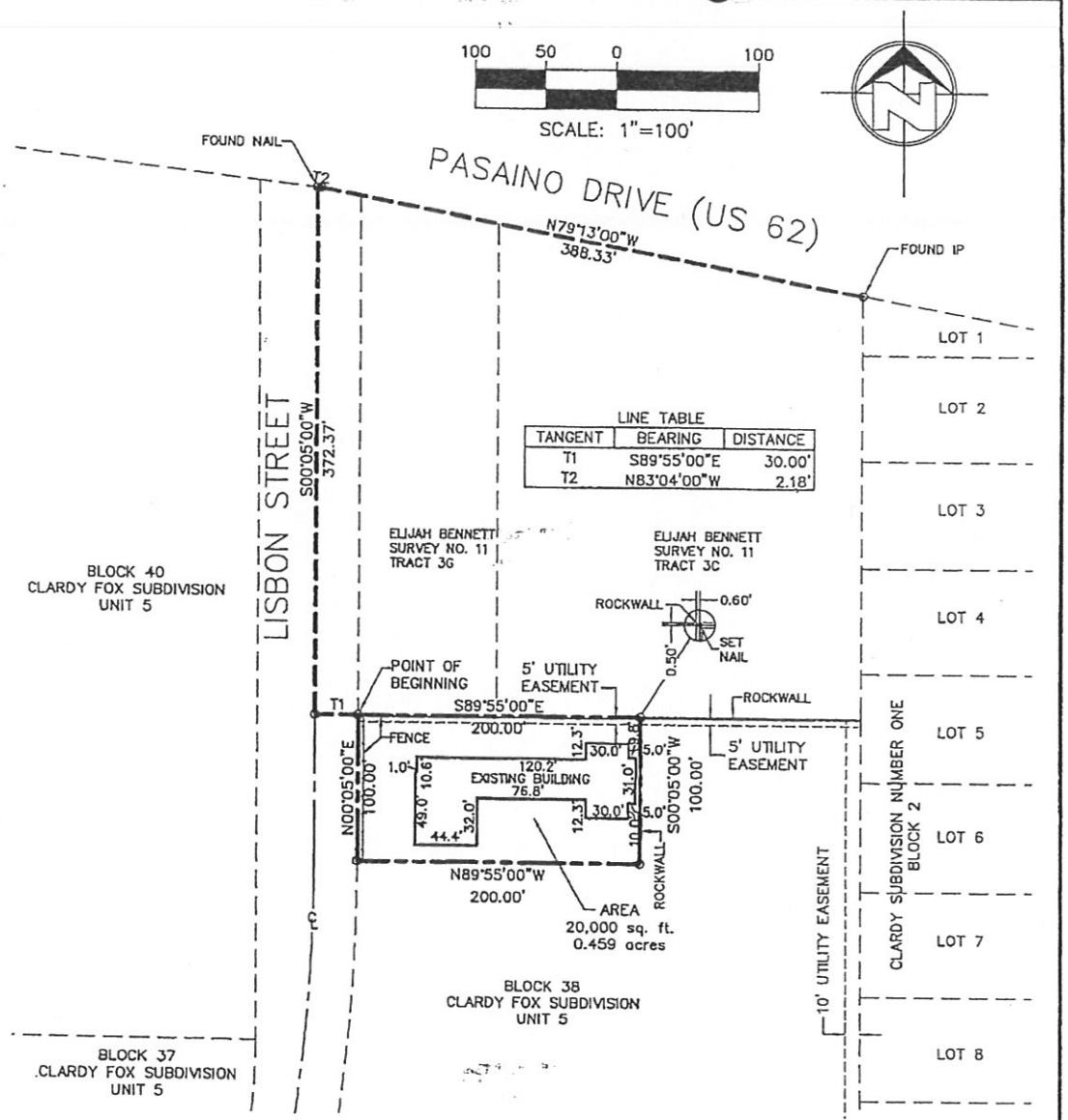
THENCE, North 00° 05' 00" East, along said right-of-way line, a distance of 100.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.459 acres (20,000 Sq. Ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998
October 2, 2006
Job Number 06-06-2488
M&B\1320



ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 4802140034 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE "C".

ZONE "C", AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE:
ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED. UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

NOTES:
1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.
2. SET 1/2" IRON WITH SLI CAP TEXAS NO. 2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
3. BASIS OF BEARING: PLAT OF CLARDY-FOX SUBDIVISION, UNIT 5, RECORDED IN VOL. 1 PAGE 26.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

℄ CENTERLINE

Copyright 2006 SLI Engineering, Inc.
This map and survey are being provided soley for the use of the City of El Paso, Texas, and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon October 2, 2006.

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

PLAT OF SURVEY

SLI ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6500 WESTWIND DRIVE
EL PASO, TEXAS 79912
915-584-4457

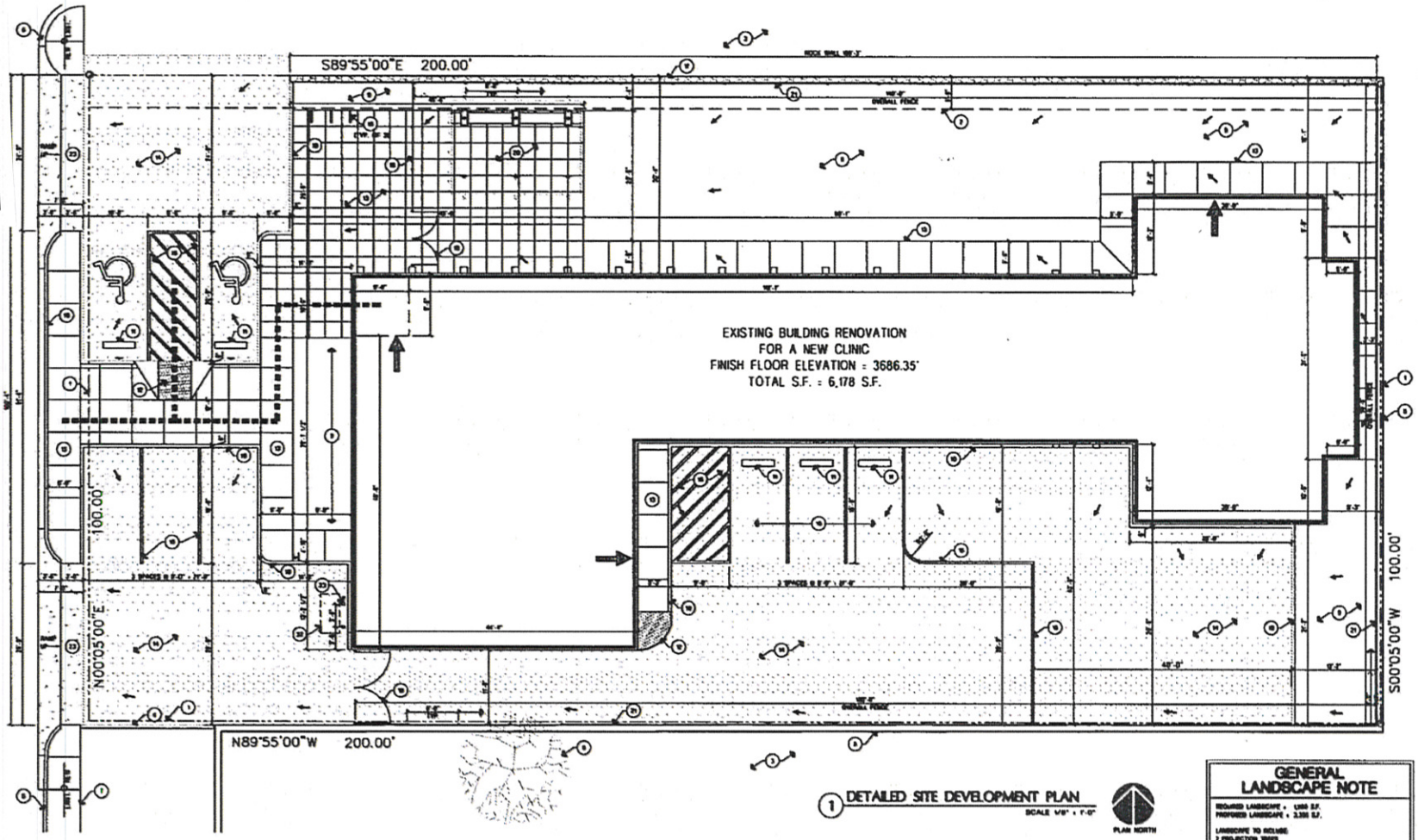
JOB #: 06-06-2488 DR. BY: EFK & RJ
SCALE: 1" = 100' F.B. #: Book
DATE: 10/02/2006 DWG: F:\Projects\CityProj\ClardyFox\Working\Clardyf-B38.dwg

A PORTION OF BLOCK 38,
CLARDY-FOX SUBDIVISION
UNIT 5,
EL PASO,
EL PASO COUNTY, TEXAS.

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

EXHIBIT "B"



1 DETAILED SITE DEVELOPMENT PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

GENERAL LANDSCAPE NOTE

REQUIRED LANDSCAPE = 1,000 S.F.
PROPOSED LANDSCAPE = 3,330 S.F.

LANDSCAPE TO INCLUDE:
2 PROJECTION TREES
1 CHEPO TREE
3 PRIMPAS TREES, 30 - 36 GALI SHRUBS
10 - 5 GALI GROUND COVER PLANTS

FINAL LOCATION T.B.D.

PROJECT ADDRESS

200 LISBON STREET
EL PASO, TX. 79905

LEGAL DESCRIPTION

A PORTION OF BLOCK 36, CLARK-FOX SUBDIVISION UNIT 5, EL PASO, EL PASO COUNTY, TEXAS

PROJECT / CODE INFORMATION

2003 INTERNATIONAL BUILDING CODE
CITY OF EL PASO ZONING AND SUBDIVISION ORDINANCES

PROJECT DESCRIPTION
EXTENSIVE AND INTERIOR RENOVATION OF AN EXISTING BUILDING TO BE USED AS A CLINIC FOR THE CENTRO DE LA SALUD FAMILIAR LA FE.

PROJECT BUILDING AREA
TOTAL S.F. = 6,178 S.F.

EXISTING ZONING
A-0

EXISTING CONSTRUCTION TYPE: (IBC TABLE 504)
TYPE 5-B
SPRINKLED

PARKING
EXISTING BUILDING 6,178 S.F. / 200

TOTAL REQUIRED 26
STANDARD PARKING REQUIRED 24
ACCESSIBLE PARKING REQUIRED 1

STANDARD PARKING PROVIDED 9
ACCESSIBLE PARKING PROVIDED 2

TOTAL PARKING PROVIDED 11

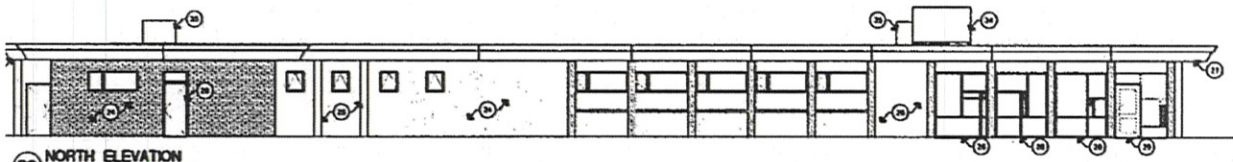
BICYCLE PARKING REQUIRED 3
BICYCLE PARKING PROVIDED 5

KEYED NOTES

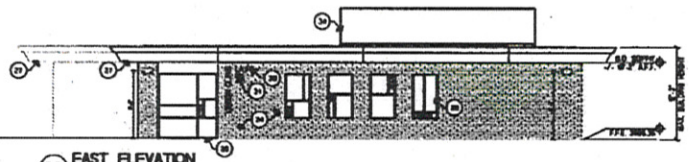
1. PROPERTY LINE.
2. 5'-0" UTILITY EASEMENT LINE.
3. NO WORK IN THIS AREA.
4. EXISTING 6'-0" CHAIN LINK FENCE TO REMAIN - REPAIR / REPLACE AS NECESSARY.
5. EXISTING 6'-0" ROCK WALL - PATCH AND REPAIR AS NECESSARY ON BOTH SIDES.
6. EXISTING CONCRETE CURB TO REMAIN.
7. EXISTING SIDEWALK TO REMAIN.
8. EXISTING TREE - CONTRACTOR TO TRIM BRANCHES HANGING INTO PROPERTY.
9. LANDSCAPED AREA.
10. CONCRETE CURB AND/OR GUTTER.
11. CONCRETE SWEEL STEP.
12. ACCESSIBLE CURB RAMP.
13. 4" THICK CONCRETE SIDEWALK.
14. NEW ASPHALT PAVING.
15. 4" WIDE PAINTED STRIPES - TYPICAL.
16. S.S. BICYCLE RACK MODEL "SPIRAL" SURFACE MOUNTED AS MANUFACTURED BY AMERICAN BICYCLE CO. OR APPROVED EQUAL, INSTALL @ 30" O.C. MODEL CAN PARK 05 BICYCLES PER RACK.
17. NEW 6'-0" HIGH ROCK WALL.
18. NEW 6'-0" WROUGHT IRON FENCING WITH GATE.
19. NEW 6'-0" HIGH WROUGHT IRON ENTRY GATE.
20. CANOPY STRUCTURE.
21. NEW 6'-0" HIGH METAL FENCE.
22. BOY MISS.
23. NEW CONCRETE DRIVEWAY.
24. EXISTING BRICK - PAINTED.
25. EXISTING STUCCO FINISH - PAINTED.
26. NEW STUCCO FINISH - PAINTED.
27. NEW FASCIA BOARD - PAINTED.
28. NEW WINDOW.
29. NEW DOOR.
30. 9"H METAL LETTERS.
31. 5"H METAL LETTERS.
32. TENANT SIGN LOCATION.
33. PIPE BOLLARD.
34. SCREEN WALLS.
35. MECHANICAL UNITS.

LEGEND

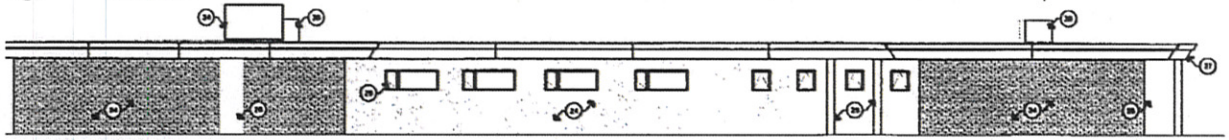
① SEE KEYED NOTES
ACCESSIBLE ROUTE
DRAINAGE FLOW DIRECTION



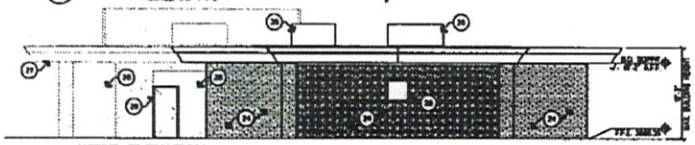
02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION
SCALE: 1/8" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



06 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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MIJARES MORA ARCHITECTS, INC.
TEXAS REGISTERED ARCHITECTURAL CORPORATION
ARCHITECTURE, INTERIOR DESIGN, PLANNING
EL PASO, TEXAS 79902

CENTRO DE SALUD FAMILIAR LA FE
LISBON CLINIC

200 LISBON STREET
EL PASO, TX. 79905

DATE
AUGUST, 2010

REVISED

PHASE
CONSTRUCTION DOCUMENTS

mijares • mora
ARCHITECTS INC.
EL PASO, TEXAS

PROJECT No.
6-2010

DETAILED SITE DEVELOPMENT PLAN

A1.1

MEMORANDUM

DATE: September 27, 2010

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

FROM: Andrew Salloum, Planner

SUBJECT: **ZON10-00060**

The City Plan Commission (CPC) on September 9, 2010, voted **6-0** 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 no **OPPOSITION** to this request.

Attachments: Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	ZON10-00060
Application Type:	Special Permit and Detailed Site Development Plan
CPC Hearing Date:	September 9, 2010
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	200 Lisbon Street
Legal Description:	A portion of Block 38, Clardy-Fox Subdivision Unit 5, City of El Paso, El Paso County, Texas
Acreage:	0.459 acres
Rep District:	3
Existing Use:	Vacant Building
Existing Zoning:	A-O (Apartment-Office)
Request:	Parking Reduction and Infill Development to reduce rear setback
Proposed Use:	Clinic
Property Owners:	Centro de Salud Familiar La Fe, Inc.
Applicant:	Centro de Salud Familiar La Fe, Inc.
Representative:	Mijares Mora Architects, Inc.

SURROUNDING ZONING AND LAND USE
SURROUNDING ZONING AND LAND USE
North: C-4 (Commercial) / Supermarket
South: A-O (Apartment-Office) / Multi-family dwellings
East: A-O (Apartment-Office) / Multi-family dwellings
West: C-4 (Commercial) / Supermarket

THE PLAN FOR EL PASO DESIGNATION: Residential (Central Planning Area)
Nearest Park: De Vargas Park (4,342 feet)
Nearest School: Henderson Middle (444 feet)

NEIGHBORHOOD ASSOCIATIONS
El Paso Central Business Association
Pasadena Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 24, 2010. The Planning Division did not receive any phone calls or letters in support or opposition of the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the rear yard setback from 5 feet to 3.3 feet. The applicant is also requesting a 100% parking reduction for the 6,178 square-foot clinic. The development requires 25 parking spaces and 3 bicycle parking spaces. The applicant is providing 8 parking spaces and 6 bicycle parking spaces. Access to the subject property is proposed from Lisbon Street.

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 a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
d. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The purpose of the A-O (Apartment/Office) district 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 non-residential 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: Plan Review has no objections.

Landscaping: no comments received.

Development Services Department – Land Development
No comments received.

Engineering Department - Traffic Division
- No objection to parking reduction.
- Driveway shall comply with DSC.

Street Department
- No Objection to the Site Plan as revised
- 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
El Paso Fire Department has no objections or adverse comments to the parking reduction.

El Paso Water Utilities
EPWU does not object to this request.

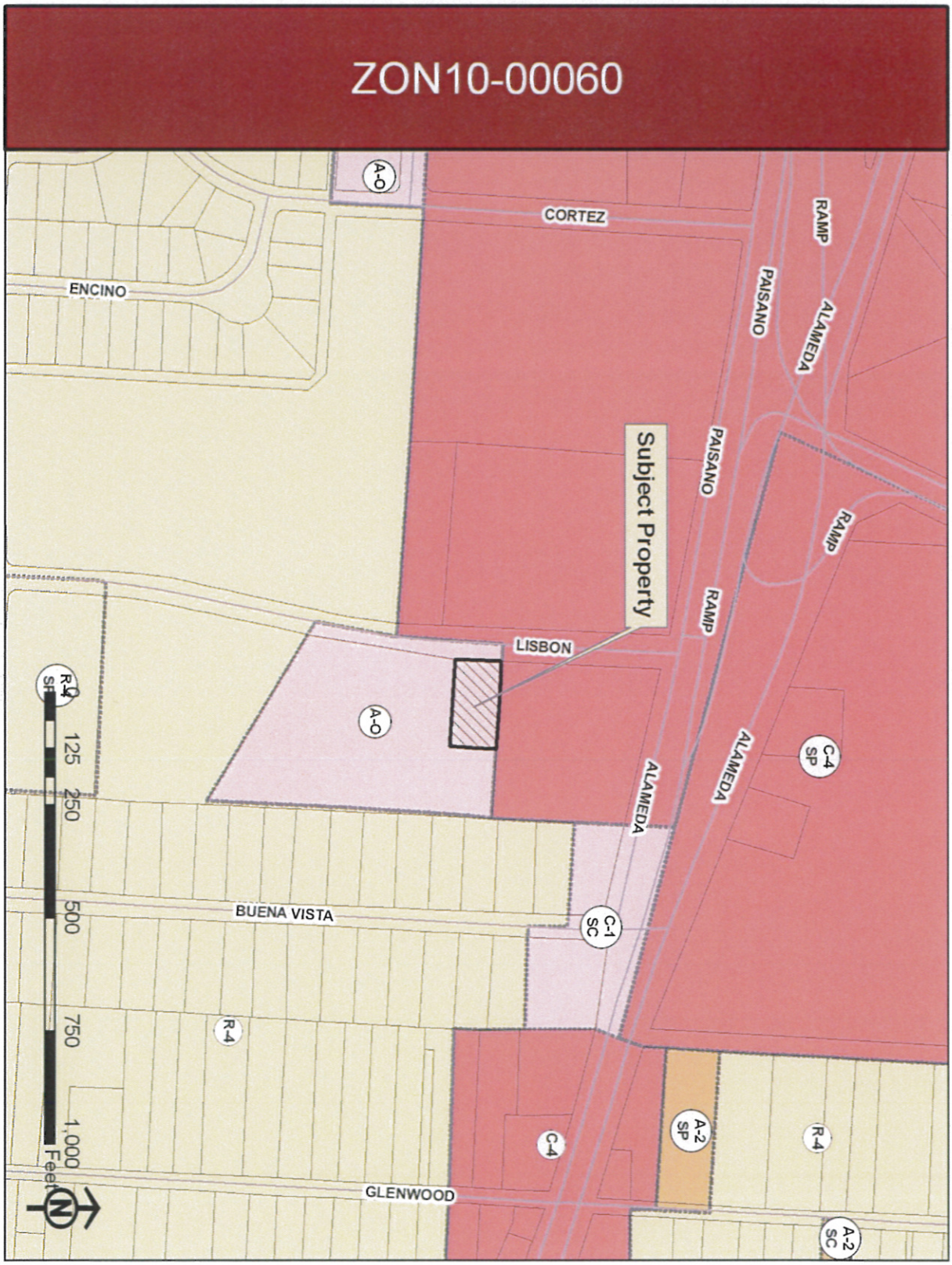
CITY PLAN COMMISSION OPTIONS

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:

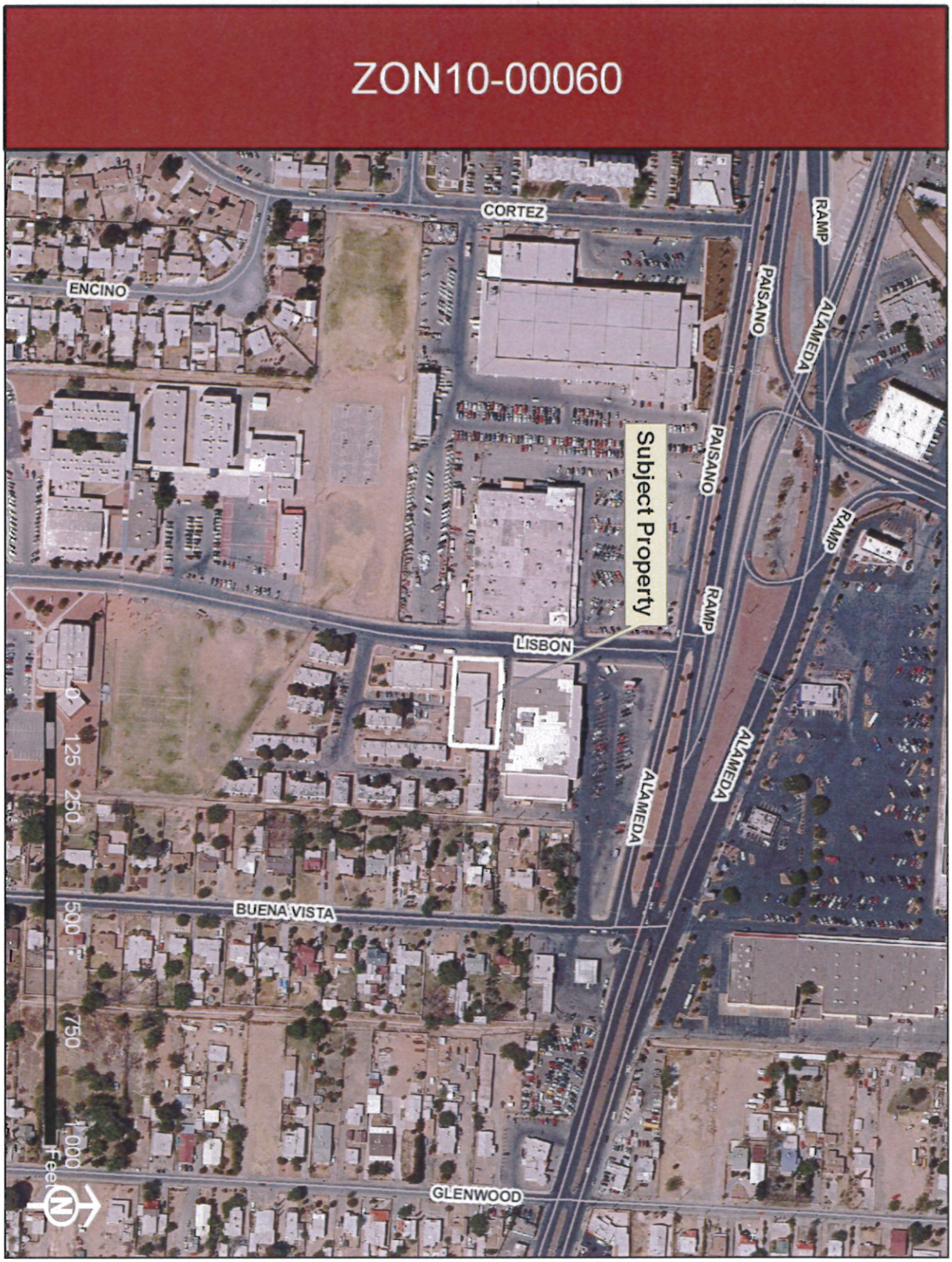
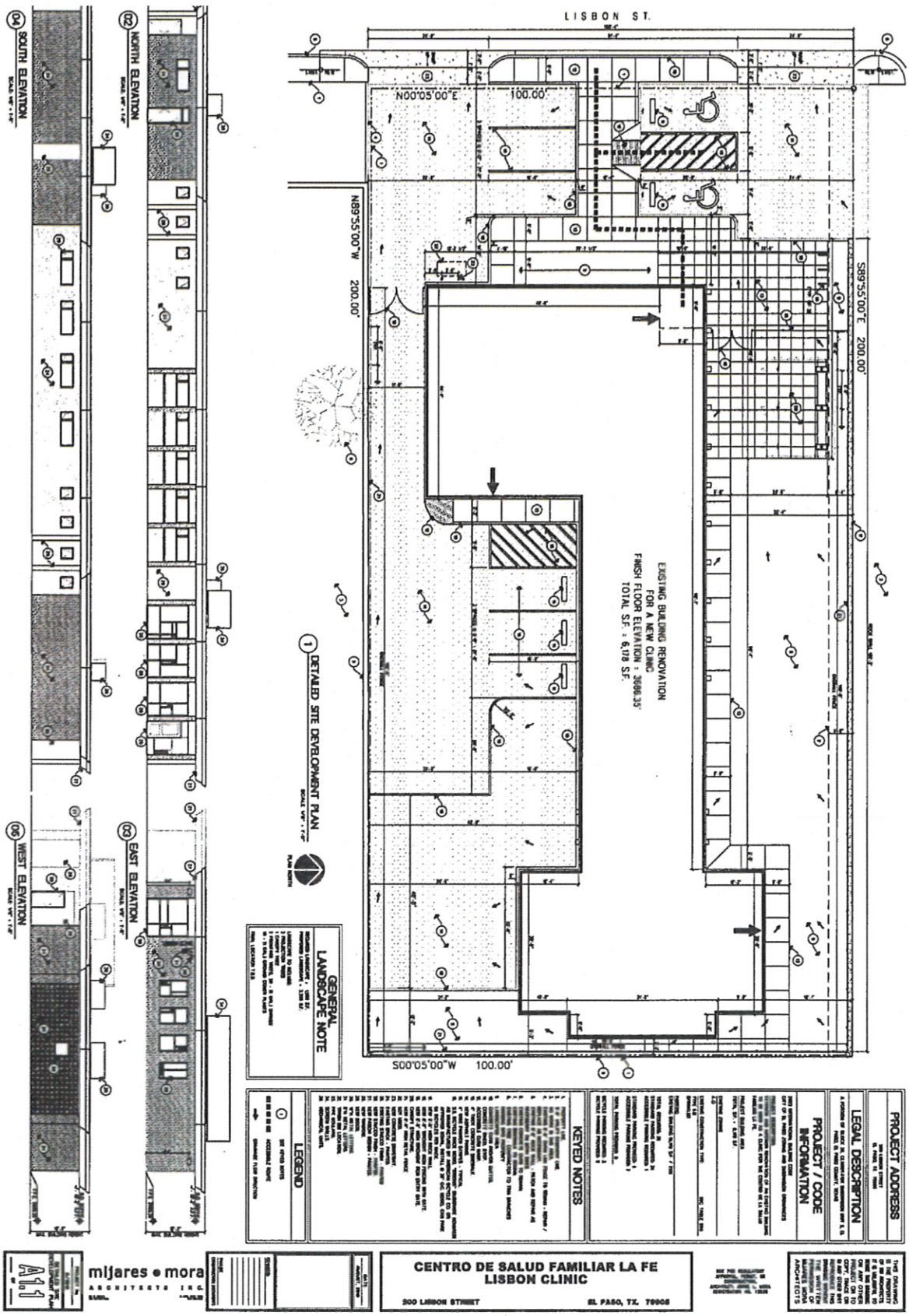
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with 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



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN