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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: November 15, 2011
Public Hearing: December 6, 2011

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

DISTRICT(S) AFFECTED: 8

SUBJECT:
An Ordinance granting Special Permit No. PZST11-00009, to allow for transitional housing on the property described as Lots 14-18, Block 117, Campbell's 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. Subject Property: 510 S. Oregon Street. Applicant: Opportunity Center for the Homeless. PZST11-00009 **(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 (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

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

_____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST11-00009, TO ALLOW FOR TRANSITIONAL HOUSING ON THE PROPERTY DESCRIBED AS LOTS 14–18, BLOCK 117, CAMPBELL'S 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 transitional housing; 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 **SRR (Special Residential Revitalization)** District:

   Lots 14 – 18, Block 117, Campbell's Addition, City of El Paso, El Paso County, Texas

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code for transitional housing; and,

3. That this Special Permit is issued subject to the development standards in the **SRR (Special Residential Revitalization)** 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. **PZST11-00009** 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 _____, 2011.

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
Development Services Department

AGREEMENT

Opportunity Center for the Homeless, Applicant, 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 **SRR (Special Residential Revitalization)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2011.

Opportunity Center for the Homeless:

By: _____
(name/title)

_____
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of

_____, 2011, by _____, for **Opportunity Center for the Homeless**, as **Applicant**.

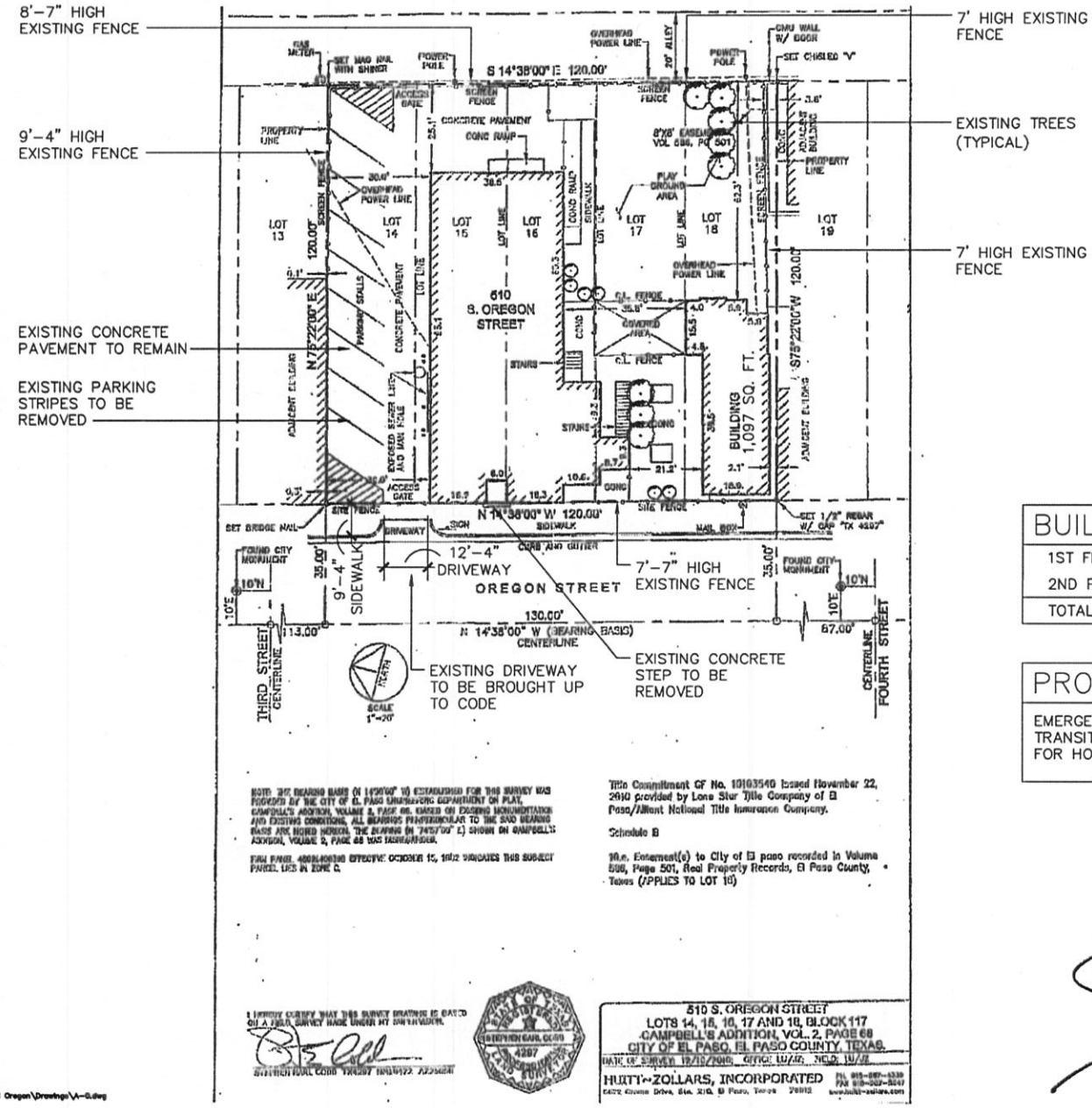
My Commission Expires:

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

Exhibit A



NOTE: THE BEARING BASIS (N 14°38'00" W) ESTABLISHED FOR THIS SURVEY WAS PROVIDED BY THE CITY OF EL PASO ENGINEERING DEPARTMENT ON PLAT, CAMPBELL'S ADDITION, VOLUME 2, PAGE 68. BASED ON EXISTING MONUMENTATION AND EXISTING CONDITIONS, ALL BEARINGS PERPENDICULAR TO THE SAID BEARING BASIS ARE NOTED HEREON. THE BEARING (N 74°57'00" E) SHOWN ON CAMPBELL'S ADDITION, VOLUME 2, PAGE 68 WAS DISREGARDED.

FIRM PANEL 48091400390 EFFECTIVE OCTOBER 15, 1982 INDICATES THIS SUBJECT PARCEL LIES IN ZONE C.

Title Commitment GF No. 10103540 issued November 22, 2010 provided by Lone Star Title Company of El Paso/Alliant National Title Insurance Company.

Schedule B

10.e. Easement(s) to City of El paso recorded in Volume 586, Page 501, Real Property Records, El Paso County, Texas (APPLIES TO LOT 18)

I HEREBY CERTIFY THAT THIS SURVEY DRAWING IS BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION.

STEPHEN GAIL COBB TX4297 NM19172 AZ25686

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR STEPHEN GAIL COBB 4297

510 S. OREGON STREET
LOTS 14, 15, 16, 17 AND 18, BLOCK 117
CAMPBELL'S ADDITION, VOL. 2, PAGE 68
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
DATE OF SURVEY: 12/10/2010; OFFICE: LU/JZ; FIELD: LU/JZ

HUITT-ZOLLARS, INCORPORATED
5672 Cromo Drive, Ste. 210, El Paso, Texas 79912
PH. 915-587-4339
FAX 915-587-5247
www.huitt-zollars.com

BUILDING AREA	
1ST FLOOR	4,067 SQ. FT.
2ND FLOOR	3,941 SQ. FT.
TOTAL	8,008 SQ. FT.

PROPOSED USE
EMERGENCY SHELTER TRANSITIONAL LIVING CENTER FOR HOMELESS FAMILIES

REGISTERED ARCHITECT 12420 STATE OF TEXAS

SEPTEMBER 16, 2011

11.01.06
SEP 2011
AS SHOWN
GA
FD
16 SEP 11

510 S. OREGON ST.
EL PASO, TEXAS

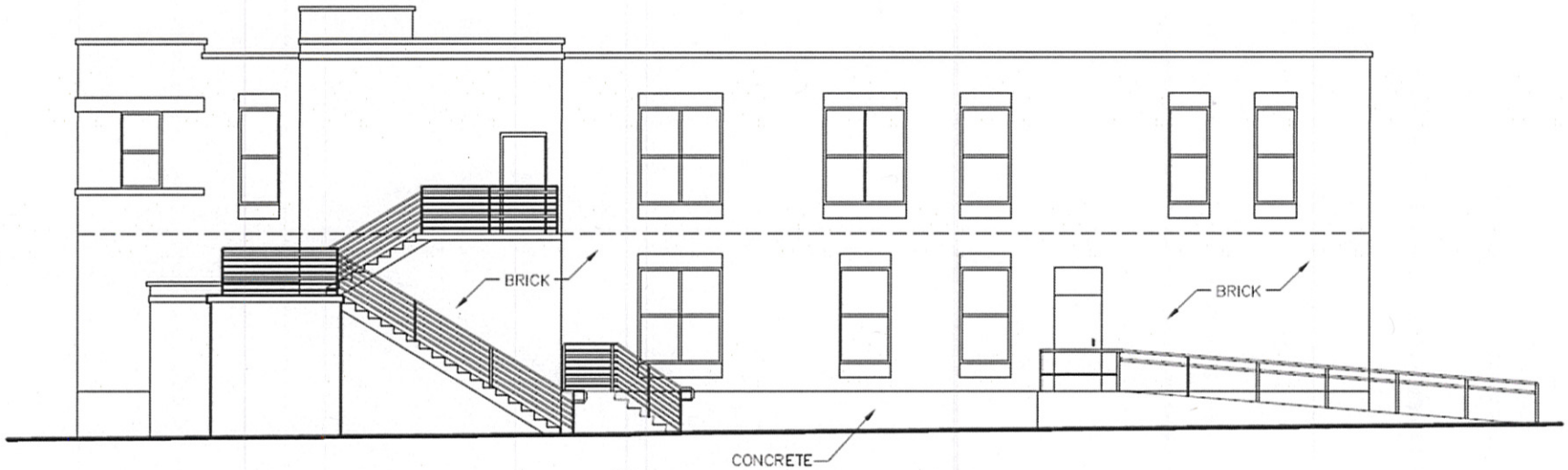
EXISTING SURVEY

WRIGHT & DALBIN
ARCHITECTS, INC.

A-0R

SHEET OF

Sep 16, 2011 - 11:20am F:\Projects\110106.OCH.510S Oregon\Drawings\A-0.dwg

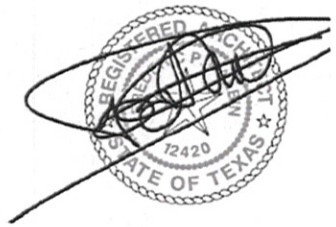


02 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"

01 EXISTING WEST ELEVATION

SCALE: 1/8" = 1' - 0"



MEMORANDUM

DATE: October 27, 2011

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

FROM: Andrew Salloum, Planner

SUBJECT: **PZST11-00009**

The City Plan Commission (CPC) on October 6, 2011, voted **6-0** to recommend **APPROVAL** of the special permit application to allow for a transitional living center for homeless families.

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:	PZST11-00009
Application Type:	Special Permit and Detailed Site Development Plan
CPC Hearing Date:	October 6, 2011
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	510 S. Oregon Street
Legal Description:	Lots 14 – 18, Block 117, Campbell's Addition, City of El Paso, El Paso County, Texas
Acreage:	0.358-acre
Rep District:	8
Existing Use:	Vacant
Existing Zoning:	SRR (Special Residential Revitalization)
Request:	Special Permit to allow Transitional Housing
Proposed Use:	Transitional Living Center for Homeless Families
Property Owners:	510 S. Oregon LLC
Applicant:	Opportunity Center for the Homeless
Representative:	David W. Gillooly

SURROUNDING ZONING AND LAND USE

North: SRR/sp (Special Residential Revitalization/special permit) / Retail
South: SRR (Special Residential Revitalization) / Retail
East: SRR (Special Residential Revitalization) / Parking lot
West: C-4 (Commercial) / Retail

THE PLAN FOR EL PASO DESIGNATION: Mixed Use (Central and Downtown Planning Area)
NEAREST PARK: Lions' Plaza Park (3,394 feet)
NEAREST SCHOOL: Roosevelt Elementary (1,966 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Southside Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 15, 2011. 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 a detailed site development plan to allow for an emergency shelter – transitional living center for homeless families as required by SRR (Special Residential Revitalization) zone district. The detailed site development plan shows two existing structures, a 1,097 sq. ft. building and 8,008 sq. ft. two-story building. The El Paso Downtown Plan area has no parking requirement for the SRR zone district. Access to the subject property is from Oregon Street.

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 SRR (Special Residential Revitalization) district was established in recognition that developments containing both residential and commercial uses can create an appealing and vital urban environment when carefully designed. Developments approved for this district shall be designed to eliminate potential use conflicts through creative design methods. The SRR district allows for mixing residential environments with workplaces and services. Development in the SRR district must accommodate transportation systems, surrounding environments and pedestrian movements.

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**.

Engineering & Construction Management Services Department – Plan Review
Plan Review: recommend approval for land use.

Engineering & Construction Management Service Department – Landscaping Plan
Landscaping is not required because the building is existing.

Engineering & Construction Management Services Department – Land Development
No objections.

Department of Transportation
Department of Transportation does not object to the special permit request.
Notes:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

Fire Department
No objections.

El Paso Water Utilities
We have reviewed the zoning change request described above and provide the following comments:
EPWU does not object to this request.
EPWU-PSB Comments
Water:
Along Oregon Street fronting the subject Property there is an existing four (4) inch diameter water main.
Along the alley located between Oregon Street and Mesa Street south of Third Street, fronting the subject Property, there is an existing six (6) inch diameter water main.
Previous water pressure readings conducted on fire hydrant number 2414 located at Oregon Street and Third Street have yielded a static pressure of 96 pounds per square inch (psi), residual pressure of 88 psi, discharge of 1,342 gallons per minute (gpm). Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot buyer shall be responsible for the operation and maintenance of the above-described water

pressure regulating devices.
Sanitary Sewer:
Along Oregon Street fronting the subject Property there are no existing sanitary sewer mains.
Along the alley located between Oregon Street and Mesa Street south of Third Street, fronting the subject Property, there is an existing eight (8) inch diameter sanitary sewer main.
General:
Water and sanitary sewer service is available from the above described mains.
As per EPWU-PSB records, 510 South Oregon Street has the following water services: (a) a single one and one-half (1 – ½) inch diameter water service and (b) a single four (4) inch diameter fire-fighting (fire line) service.
If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service.
Application for 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

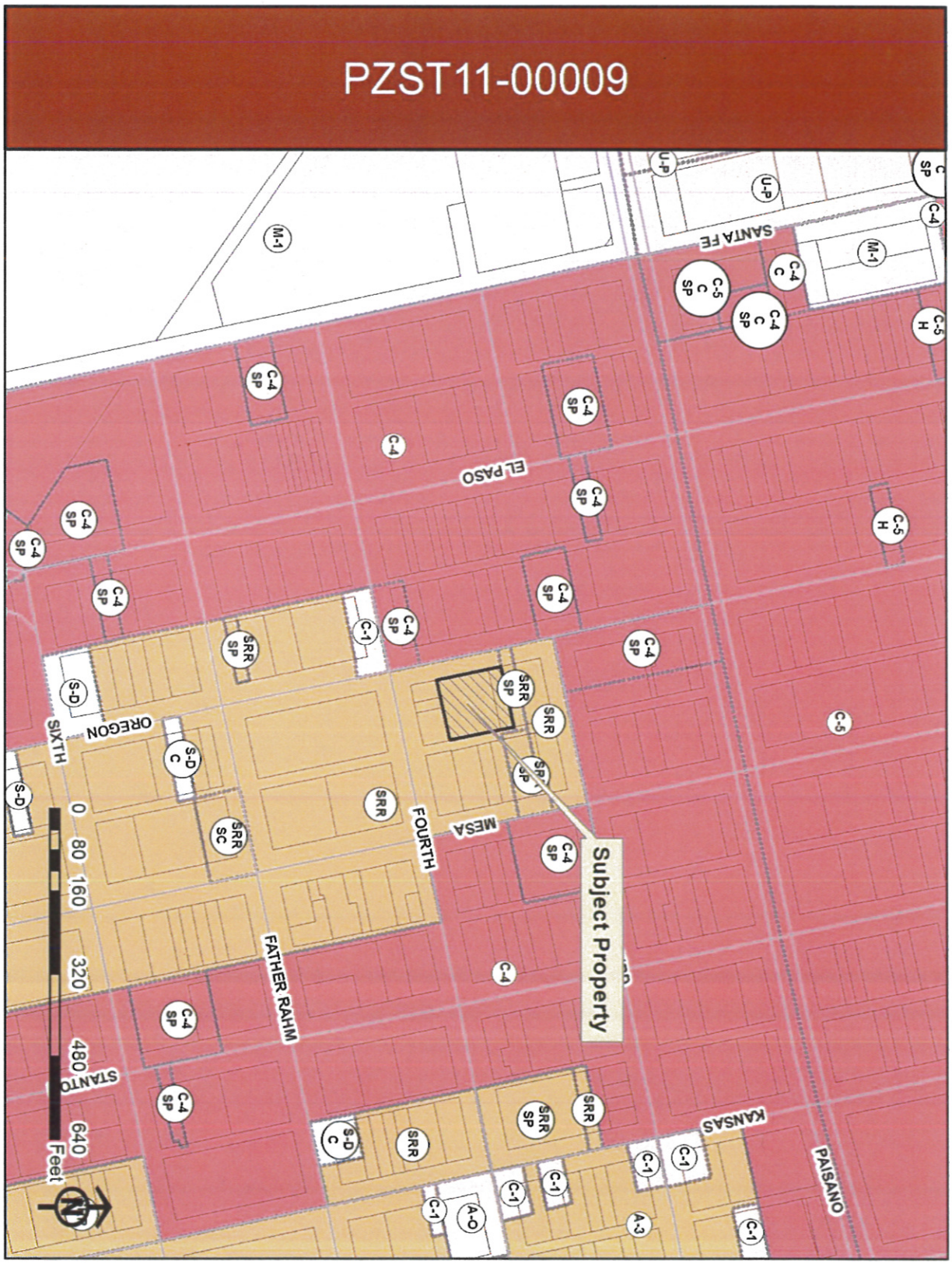
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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

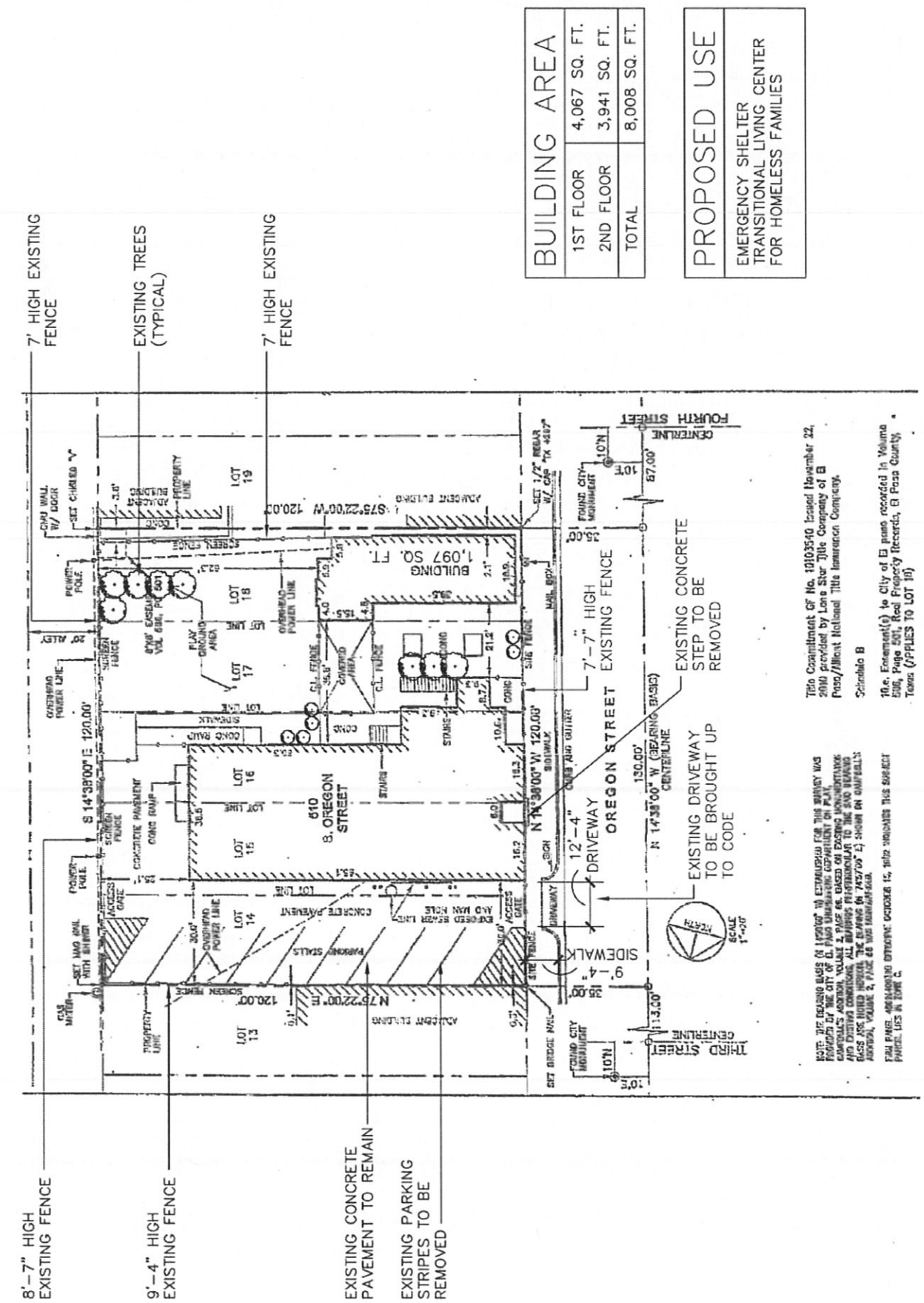
1. Location Map
2. Aerial Map
3. Detailed Site Plan
4. Elevations

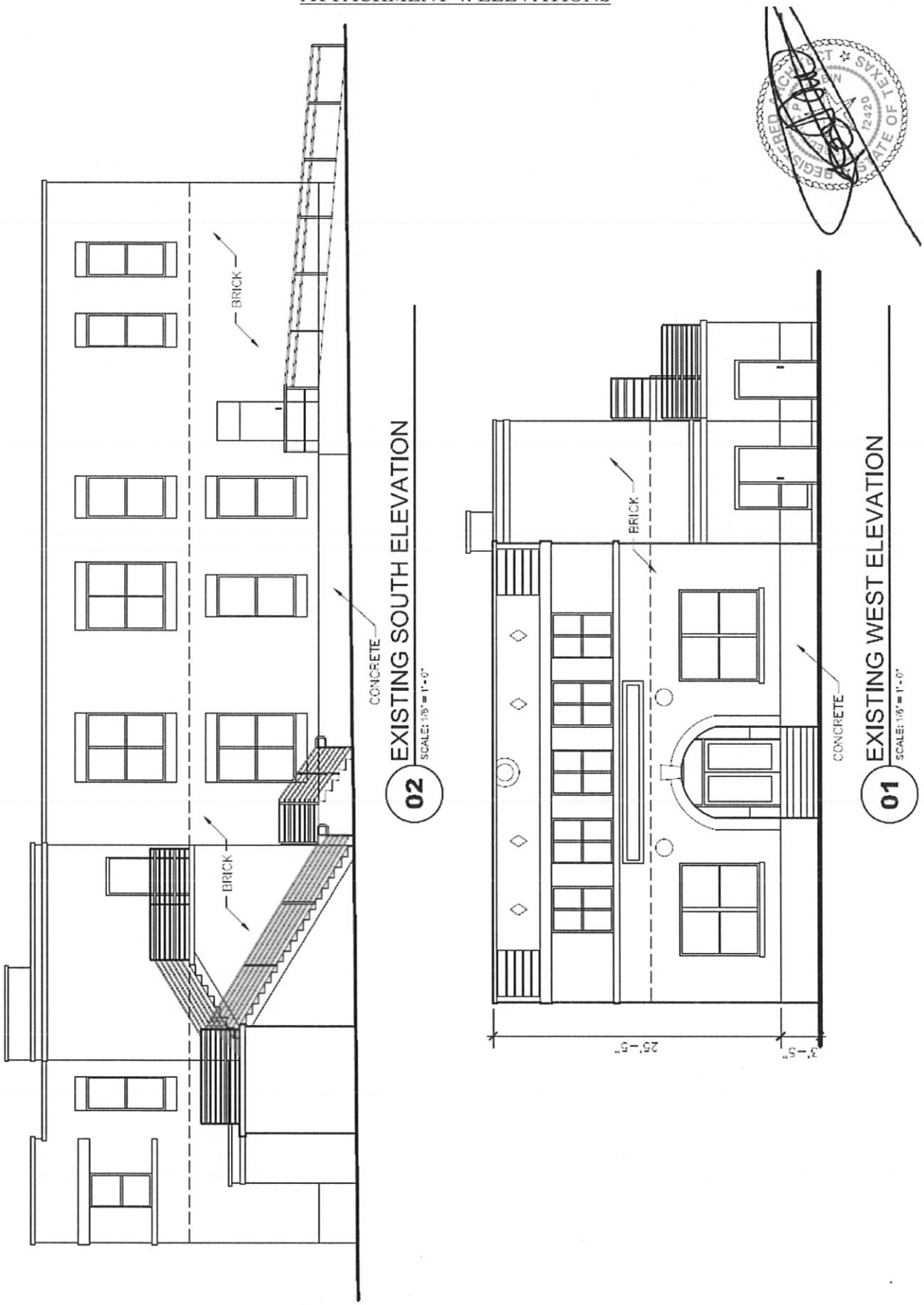
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN




BRICK
BRICK
CONCRETE
02 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
BRICK
CONCRETE
25'-5"
3'-5"
01 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"