

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: November 6, 2007  
Public Hearing: November 27, 2007

**CONTACT PERSON/PHONE:** Esther Guerrero, 541-4720

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An ordinance granting Special Permit No. ZON07-00086, to allow for a parking reduction on the property described as Lots 17-32, Block 43, Bassett Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.64.175 of the El Paso City Code. The penalty being as provided in Chapter 20.68 of the El Paso City Code. Subject Property: 2101 Myrtle Avenue. Applicant: El Puente Community Development Corporation, ZON07-00086, (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 (6-0)

\*\*\*\*\*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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CITY CLERK DEPT.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON07-00086, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 17-32, BLOCK 43, BASSETT ADDITION, CITY OF EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.08.030.C OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, El Puente Community Development Corporation,** has applied for a Special Permit under Section 20.08.030.C of the El Paso City Code to allow for a eighty-five percent (85%) parking reduction; and,

**WHEREAS,** the requirements of Section 20.08.030.C have been satisfied; and,

**WHEREAS,** a report was made by 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 20.08.030.C 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 17-32, Block 43, Bassett Addition, City of El Paso County, Texas;* and,

2. That the City Council hereby grants a Special Permit under Section 20.08.030.C of the El Paso City Code so that a eighty-five percent (85%) parking reduction, may be permitted on the property described in Paragraph 1 of this Ordinance; 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 is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON07-00086** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; 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 to the City Plan Commission before building permits are issued.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
John F. Cook, Mayor

\_\_\_\_\_  
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





**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

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
DIRECTOR, DEVELOPMENT SERVICES

**KELLY CARPENTER, AICP**  
DEPUTY DIRECTOR, PLANNING

**DEVELOPMENT SERVICES  
PLANNING DIVISION  
MEMORANDUM**

**DATE:** October 25, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Esther Guerrero, Planner  
**SUBJECT:** **ZON07-00086**

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The City Plan Commission (CPC), on September 20, 2007, voted to recommend **APPROVAL** of the special permit request for an 85% parking reduction for the subject property, concurring with staff recommendation.

A related special permit request to allow for off-site/off street parking will also be considered with this request. (See ZON07-00085)

The CPC found that this special permit is in conformance with The Plan for El Paso Citywide land use goals; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this 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 effects of the special permit will not have an adverse impact on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole.

One letter of opposition was received.

Attachment: Staff Report

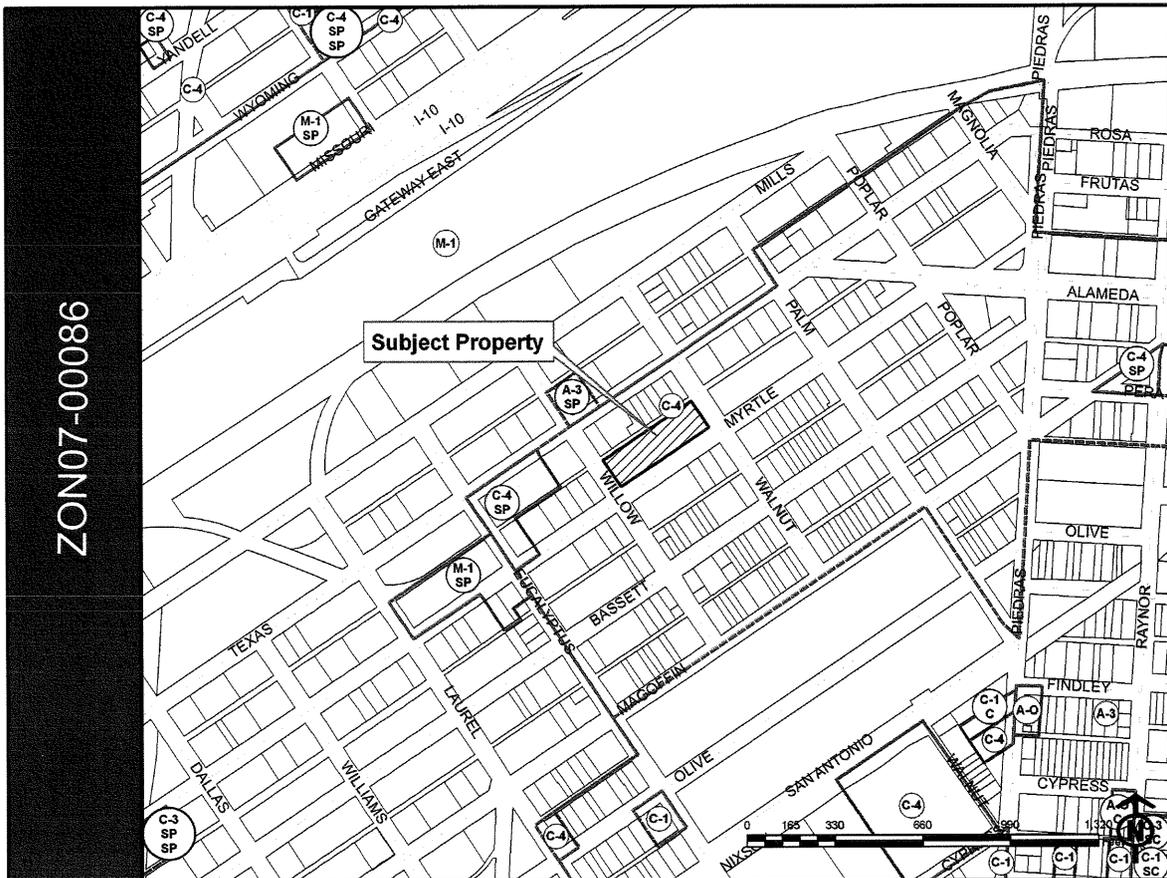
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## ZON07-00086

**Application Types:** Special Permit  
**Property Owner(s):** El Puente Community Development Corporation  
**Representative(s):** Maria Luisa Picard-Ami  
**Legal Description:** Lots 17 - 32, Block 43, Bassett Addition, City of El Paso, El Paso County, Texas  
**Location:** 2101 Myrtle Avenue  
**Representative District:** 8  
**Zoning:** C-4 (Commercial)  
**Request:** 85% Parking Reduction  
**Recognized Neighborhood**  
**Associations Contacted:** A Presidential Neighborhood Association; Magoffin Neighborhood Association  
**Public Response:** 1 call and 1 letter in opposition  
**Surrounding Land Uses:** **North:** C-4 / Commercial; **South:** C-4 / Commercial; **East:** C-4 / Commercial; **West:** C-4 / Commercial  
**Year 2025 Designation:** Commercial (Central Planning Area)



**General Information**

The applicant requests a special permit for an 85% parking reduction. The site plan proposes retail uses, gallery, media center and museum and 18 on-site parking spaces.

Section 20.64.170 of the El Paso Municipal Code requires the following number of parking spaces: retail use: 42, assembly areas (gallery, media center, museum, etc.): 102, total: 144. The parking provided is deficient by 123 spaces (3 additional parking spaces will be provided off-site, see related case ZON07-00085) thus a reduction of 85% is requested. Access is proposed via Myrtle Avenue and the alley to the north.

**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 “provide a pattern of commercial development which best serves community needs and which complements and serves all other land uses.”
- **The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for **Commercial** land uses.
- **C-4 (Commercial) zoning** permits a parking reduction by special permit.

**Findings:**

The Commission must determine the following:

1. Will the special permit for a parking reduction protect the best interest, health, safety and welfare of the public in general?
2. Will the special permit for a parking reduction 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**

Applicant needs to identify actual commercial activity (uses) to determine correct parking requirements.

**Development Services-Planning**

No objections, recommends approval. (A revised floor plan has been submitted and reviewed for compliance.)

**Engineering Department-Traffic Division**

No traffic concerns. A Parking Reduction Study was conducted by the applicant and verified by the Traffic Division to show adequate on-street parking spaces within a 300 foot radius of the property.

**Fire Department**

No comments received.

**El Paso Water Utilities**

EPWU does not object to this request.

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**List of Attachments**

- Attachment 1: Site Plan, Aerial (On-street parking available)
- Attachment 2: Opposition Letter
- Attachment 3: Application



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**Attachment 2: Opposition Letter**

15/2007 16:15 FAX 915 534 4409

FUNK & COMPANY

002

**FUNK and COMPANY**

MECHANICAL  ELECTRICAL CONTRACTORS

2000 Myrtle  
El Paso, Texas 79901  
(915) 542-1502

TACLA014605E  
M-18867  
TECL-22609 September 5, 2007

P.O. Box 3189  
El Paso, TX 79923  
FAX (915) 534-4409

City Plan Commission  
C/o Development Services Department  
Planning Division  
5<sup>th</sup> Floor, City Hall  
2 Civic Center Plaza  
El Paso, TX 79901-1 97

**FAX (915) 541-4725**

**CASE NO: ZON07 - 00085 & ZON07-00086**

Gentlemen:

I am the owner of the property located at 2000 Myrtle Avenue, El Paso, Texas.

We operate a Commercial Construction Company (FUNK AND COMPANY, MECHANICAL ELECTRICAL CONTRACTORS) AT 2000 MYRTLE AVENUE and I am concerned about parking availability on Myrtle Avenue in front of my property. During business hours there is a steady flow of Vendors, Subcontractors, General Contractors, Architects and Engineers coming here to conduct business with us and should have available parking at our property.

We are already having problems with the business at 2007 Myrtle parking 18 wheelers in front of our business and leaving them for days at a time making it very inconvenient for persons doing business with us.

I have no problem with the concept of what is being planned as long as it does not affect the parking availability in front of my business at 2000 Myrtle Avenue.

Sincerely,



Gloria J. Funk

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**Attachment 3: Application**



**SPECIAL PERM. 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): EL PUENTE CDC  
ADDRESS: 2000 TEXAS AVENUE ZIP CODE: 79901 PHONE: (915) 533-7375  
E-MAIL ADDRESS: malupicard-am@maprobora.com FAX: (915) 544-3733

REPRESENTATIVE(S): MARIA LUISA PICARD AMI CYNTHIA ARNOLD  
ADDRESS: 2000 TEXAS AVENUE ZIP CODE: 79901 PHONE: (915) 533-7375  
E-MAIL ADDRESS: malupicard-am@maprobora.com FAX: \_\_\_\_\_

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: B202-999-0430-4900  
LEGAL DESCRIPTION: LOT 17-32, BLOCK 43, BASSETT ADDITION  
STREET ADDRESS OR LOCATION: 2101 MURTLE REP DISTRICT: 8  
ACREAGE: 1.1019 PRESENT ZONING: C4 PRESENT LAND USE: MERCANTILE/BUSINESS,  
SPECIAL PERMIT REQUEST: PARKING REDUCTION LIGHT MANUFACTURING

**3. PARCEL TWO INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
SPECIAL PERMIT REQUEST: \_\_\_\_\_

**4. PARCEL THREE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
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: Cynthia Arnold Signature: Cynthia Arnold  
Printed Name: \_\_\_\_\_ 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.

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