3801 Mattox Street

City of El Paso — Plan Commission — 8/23/2018

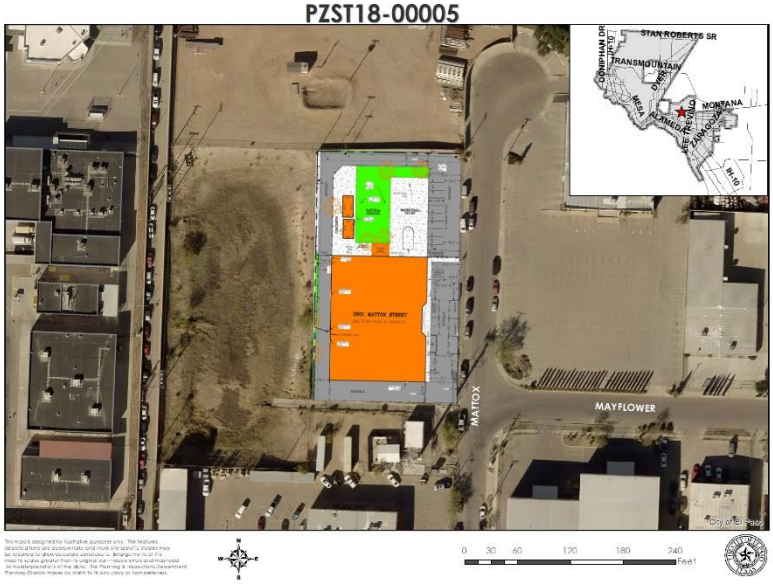
PZST18-00005 Special Permit

STAFF CONTACT:	Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
OWNER:	CIBI Investments, L.P.
APPLICANT:	CIBI Investments, L.P.
REPRESENTATIVE:	Conde, Inc.
LOCATION:	3801 Mattox Street, District 2
LEGAL DESCRIPTION:	Being Lots 4 and 3, except the easterly 50 feet and that portion of Mattox Street vacated by City Ordinance Number 6190, dated March 21, 1978, Block 6, McRae Commercial District – Unit 2B, City of El Paso, El Paso County, Texas
EXISTING ZONING:	C-4 (Commercial)
REQUEST:	Special permit to allow for a halfway house
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Planning did not receive any phone calls or letter in support or opposition to the special permit request; Notices sent to property owners within 300 feet on August 10, 2018.
STAFF RECOMMENDATION:	Pending.

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a halfway house as required by El Paso City Code Section 20.10.266. The existing building will be converting from the detention facility to a halfway house.

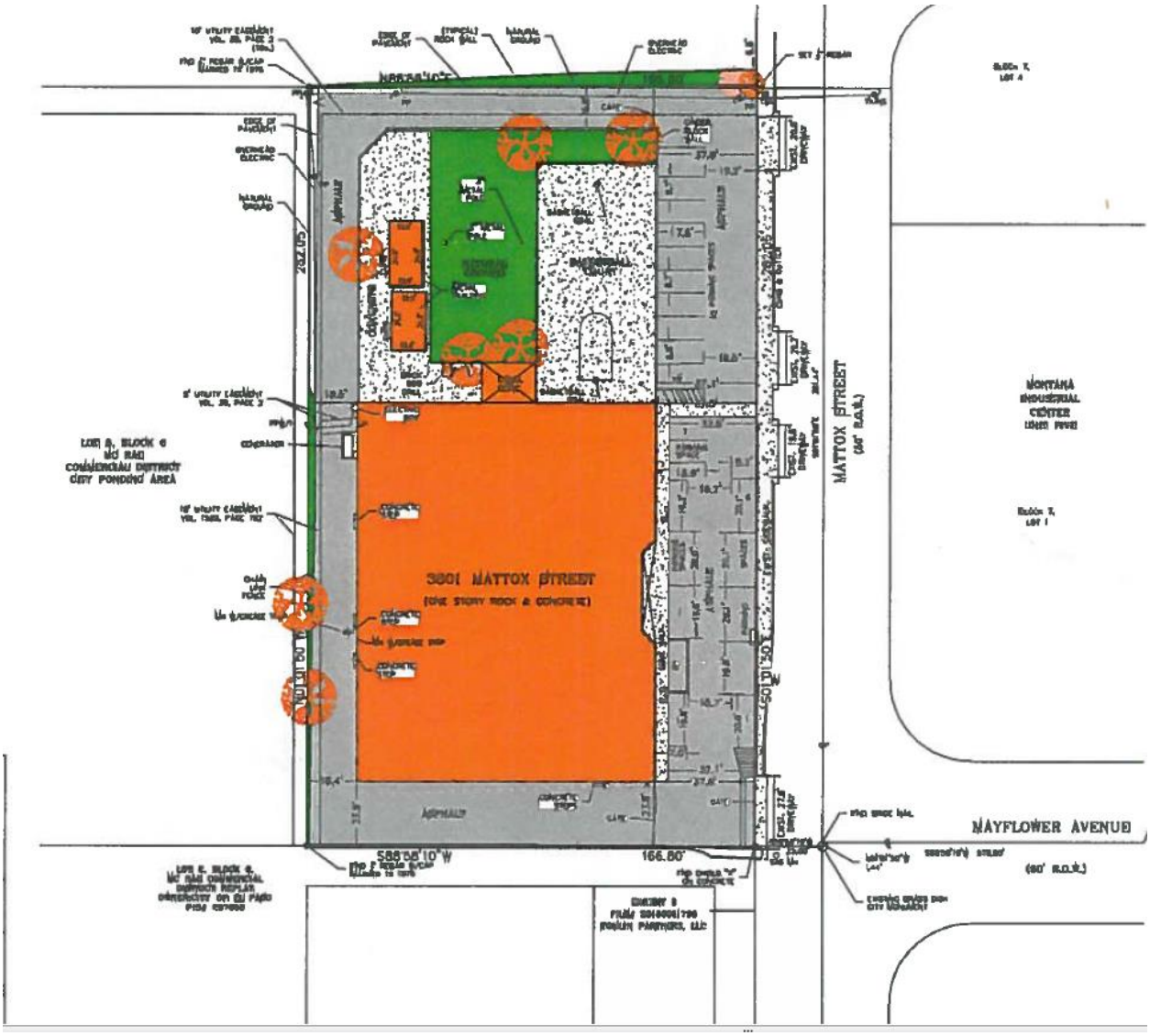
SUMMARY OF RECOMMENDATION: Pending.

PZST18-00005



DESCRIPTION OF REQUEST

The applicant is requesting a special permit to allow for a halfway house as required by El Paso City Code Section 20.10.266 in the C-4 (Commercial) district. The current use of property is an existing 16,273 sq. ft. vacated structure that will be converted to a halfway house. The detailed site development plan shows the one-story halfway house, 91 beds, two accessory structures, and basketball court. The development provides twenty-three (23) parking spaces. The applicant provides two (2) accessible parking space and three (3) bicycle spaces. Access to the subject property is proposed from Mattox Street.



SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a relocated billboard, the applicant must comply with the following standards, per 20.10.266 Halfway house, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

20.10.266 – Halfway house	**DOES IT COMPLY?**
A. A special permit for a halfway house shall be issued for a two year time period. Periodic review periods may be established as part of the special permit.	The application for special permit was submitted as required per this section.
B. The treatment of alcoholic, narcotic, or psychiatric problems is allowed under this use if expressly permitted by the special permit.	The application for special permit was submitted as required per this section.
C. A halfway house may not be permitted within one thousand (1,000) feet of another halfway house or a homeless shelter.	Pending.
D. Additionally, a halfway house may not be permitted within one thousand (1,000) feet of the following: 1. A church; 2. A public or private elementary or secondary school; 3. A nursery school, kindergarten, child care center, day nursery or day care center; 4. A university, college, vocational or business school; 5. A boundary of any residential district; 6. A public park; or 7. The property line of a lot devoted to any residential use.	Pending.
E. A security plan must be submitted with an application for a special permit for a halfway house. The security plan must demonstrate compliance with the security requirements of state law. The director shall furnish a copy of security plans for halfway houses to appropriate city, county, state, and Federal (if applicable) agencies for their review and approval before the city plan commission and the city council consider the application. Provisions addressing security must be included in any ordinance granting a special permit for a halfway house. A compliance report must be submitted to the director every two years after the date of passage of an ordinance granting a special permit and with each application for renewal of a special permit for a halfway house.	Pending.
F. Measurements of distance under this paragraph are taken radially. "Radial" measurement means a measurement taken along the shortest distance between the nearest point of the building site of the halfway house and the nearest point of the	Pending.

property line of another use, or of a protected zoning district boundary.	
G. Within ninety (90) days of the passage of this ordinance the owner or operator of an existing halfway house must comply with the registration provisions of Section 20.22.070 and comply with the provisions of Chapter 20.22 Nonconforming Situations.	N/A

RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	**DOES IT COMPLY?**
G-7 Industrial and/or Railyards This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.	Yes, the lot is not vacant. The purpose of this project is adding a missing industrial use to established industrial parks.
ZONING DISTRICT	**DOES IT COMPLY?**
C-4 (Commercial) The purpose of these 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.	Yes, a halfway house is permitted in the C-4 District with special permit approval.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site meets the minimum dimensional requirements of the C-4 (Commercial) District, and the halfway house is permitted by special permit.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of this district 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. This development complies with the purpose of the Zoning Ordinance through compliance with all applicable code requirements.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Per reviewing departments, the subject property is adequately served by the existing infrastructure to accommodate the proposed use. A new water service permit will be required, which will require coordination with the El Paso Water Utility.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or identified environmentally sensitive areas.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the El Paso Central Business Association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 10, 2018. The Planning Division didn't receive any phone calls or letters in support or opposition to the special permit request.

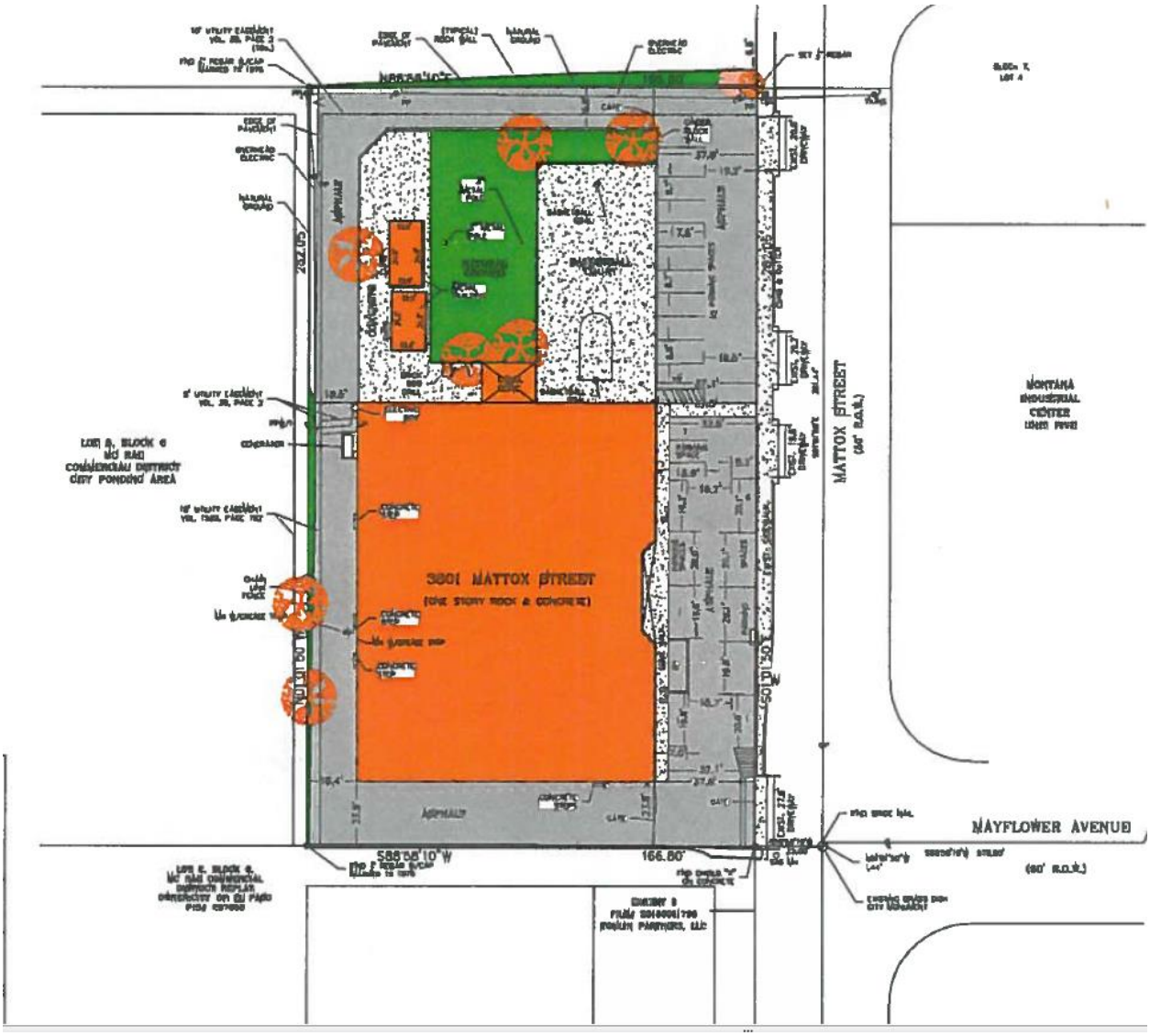
STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. The applicant will need to coordinate with the El Paso Water Utility to establish service at the subject property. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:
1. Detailed Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

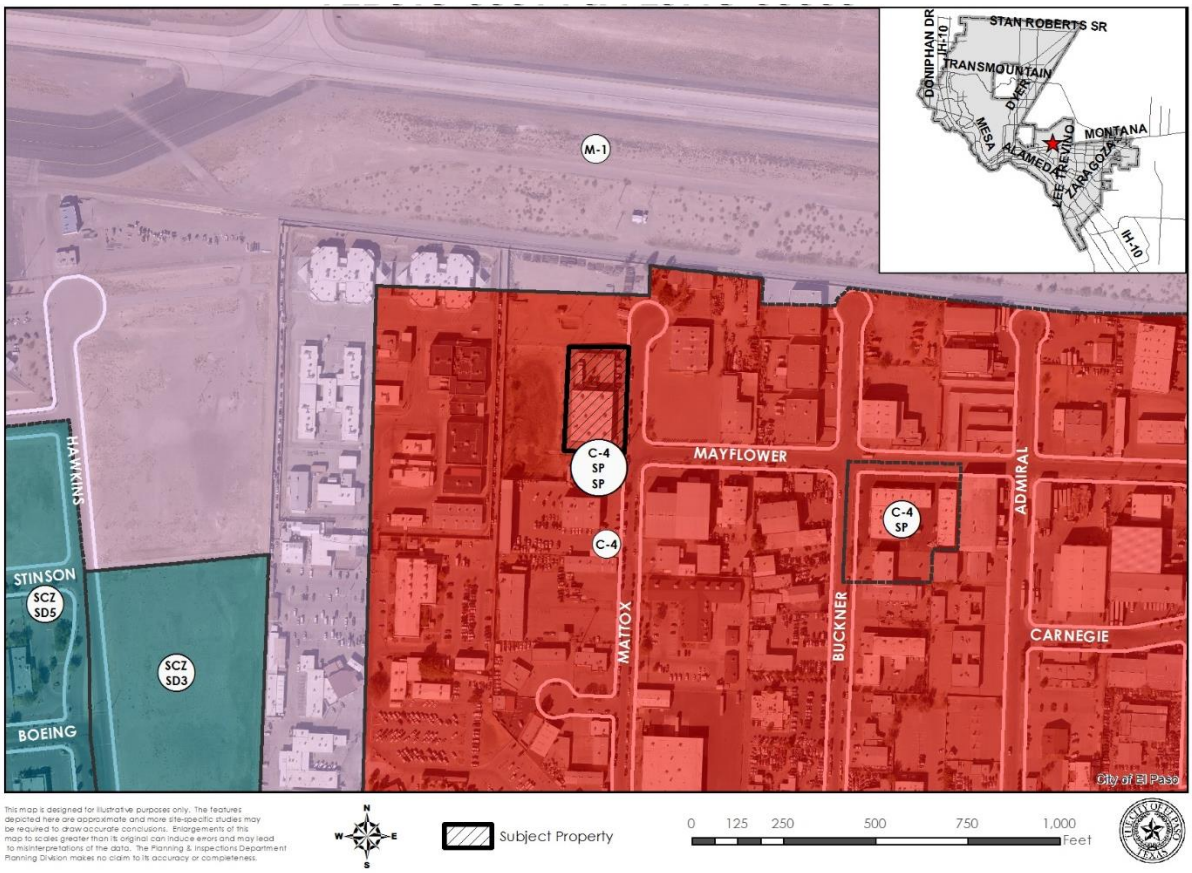
ATTACHMENT 1

Detailed Site Plan



ATTACHMENT 2

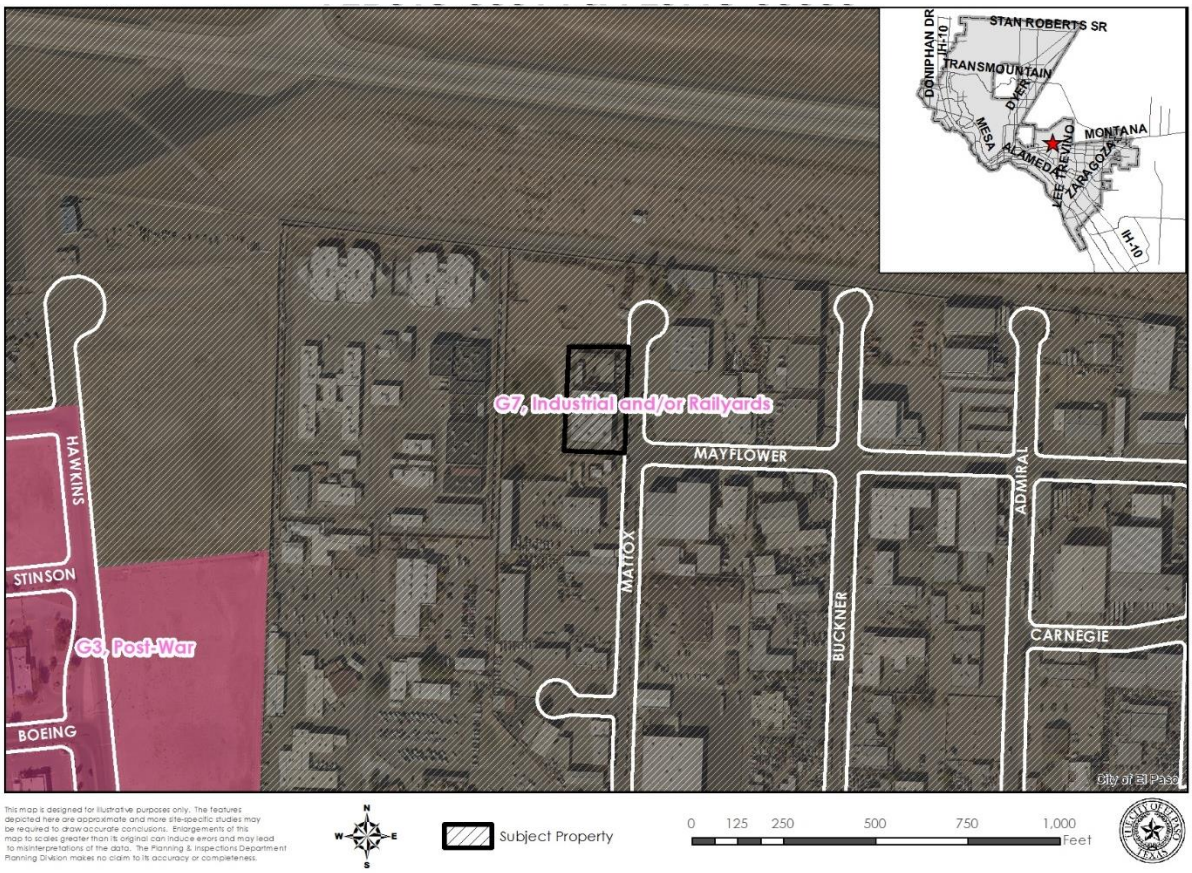
Zoning Map



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 3

Future Land Use Map



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

N W E S

Subject Property

0 125 250 500 750 1,000 Feet

ATTACHMENT 4

Staff Review Comments

Planning and Inspections Department - Planning Division

Pending.

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review & Landscaping Division

No objection to proposed special permit.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Planning and Inspections Department – Land Development

No objections to proposed special permit.
Show existing drainage flow patterns and designated ponding destination.

Fire Department
No adverse comments.

Police Department

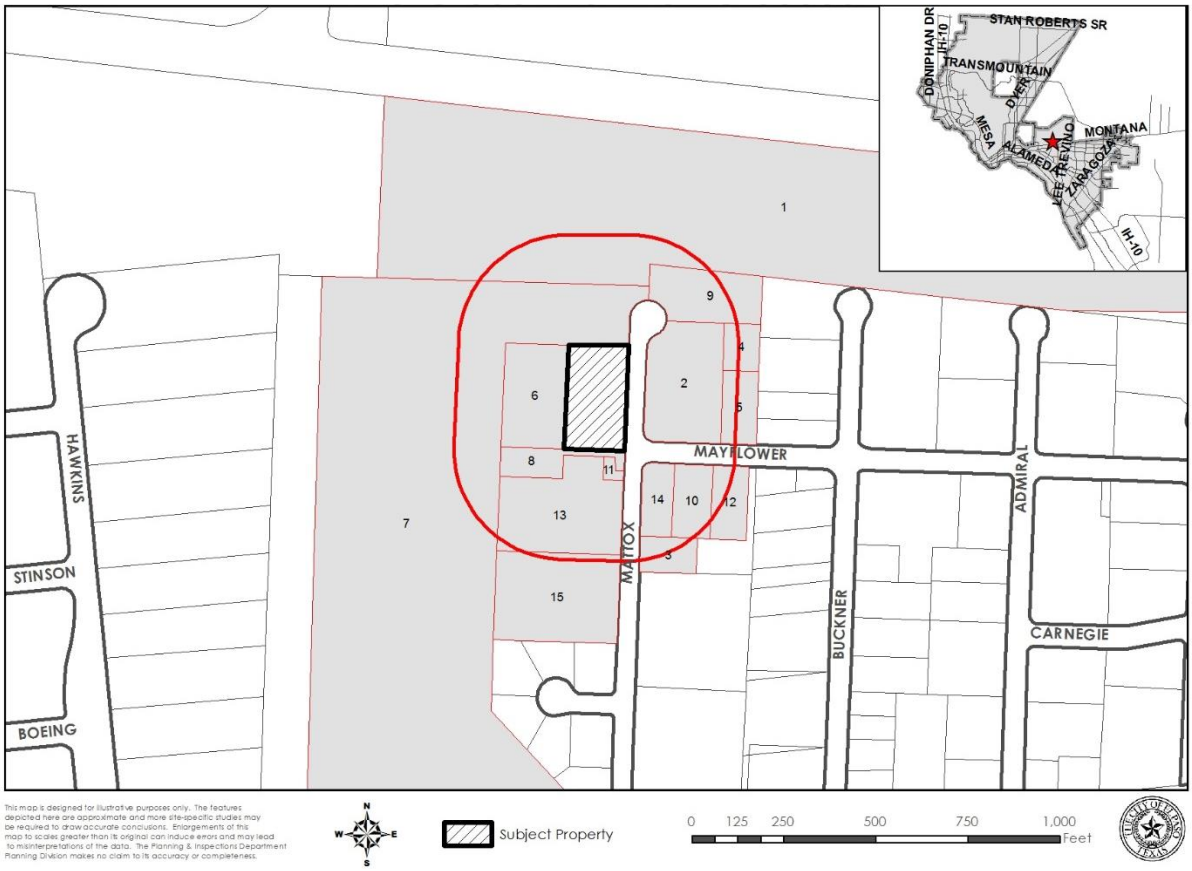
Pending.

Sun Metro

No comments received.

El Paso Water

No comments received.

ATTACHMENT 5

Neighbor Notification Map