

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

DEPARTMENT: Planning and Inspections, Planning Division

AGENDA DATE: Introduction: December 11, 2018
Public Hearing: January 8, 2019

CONTACT PERSON/PHONE: Philip Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov
Anne Guayante, (915) 212-1814, GuayanteAM@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An ordinance granting Special Permit No. PZST18-00011, to allow for infill development with a 100% reduction in parking requirement of ten (10) stalls, reduction in required rear setback from twenty (20) feet to five (5) feet, northerly side setback from four (4) feet to one (1) foot, and southerly side setback from four (4) feet to zero (0) feet, on the property legally described as Lot 5 and the north 17 feet of Lot 4, Block 43, Alexander Addition, 1509 N. Campbell Street, 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: 1509 N. Campbell Street. Property Owner: Jesus Navarro. PZST18-00011 (**District 8**)

BACKGROUND / DISCUSSION:

On October 18, 2018, the CPC reviewed and recommended approval of the proposed special permit and of a related request, PZRZ18-00033, to rezone the subject property from R-5 (Residential) to A-3 (Apartment).

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (8-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Philip Etiwe
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST18-00011, TO ALLOW FOR INFILL DEVELOPMENT WITH A 100% REDUCTION IN PARKING REQUIREMENT OF TEN (10) STALLS, REDUCTION IN REQUIRED REAR SETBACK FROM TWENTY (20) FEET TO FIVE (5) FEET, NORTHERLY SIDE SETBACK FROM FOUR (4) FEET TO ONE (1) FOOT, AND SOUTHERLY SIDE SETBACK FROM FOUR (4) FEET TO ZERO (0) FEET ON THE PROPERTY DESCRIBED AS LOT 5 AND THE NORTH 17 FEET OF LOT 4, BLOCK 43, ALEXANDER ADDITION, 1509 N. CAMPBELL STREET, 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, Jesus Navarro, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a 100% reduction in parking requirement of ten (10) stalls, reduction in required rear setback from twenty (20) feet to five (5) feet, northerly side setback from four (4) feet to one (1) foot, and southerly side setback from four (4) feet to zero (0) feet; 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-3 (Apartment) Zone District:

Lot 5 and the north 17 feet of Lot 4, Block 43, Alexander Addition, 1509 N. Campbell Street, 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 for a 100% reduction in parking requirement of ten (10) stalls, reduction in required rear setback from

ORDINANCE NO. _____

18-1007-2334 | 842945
1509 N. Campbell St.- Special Permit
RTA

PZST18-00011

twenty (20) feet to five (5) feet, northerly side setback from four (4) feet to one (1) foot, and southerly side setback from four (4) feet to zero (0) feet; and,

3. That this Special Permit is issued subject to the development standards in the A-3 (Apartment) 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 Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST18-00011 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.

ADOPTED this _____ day of _____, 2019.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

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AGREEMENT

Jesus Navarro, 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 A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 10th day of December, 2018.

Jesus Navarro:

By: Jesus Navarro
(name/title)

[Signature]
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

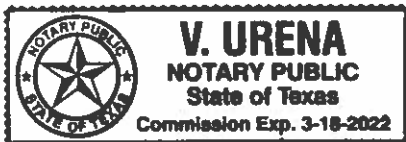
This instrument is acknowledged before me on this 10th day of
December, 2018, by V. Urena, for Jesus Navarro, as Owner.

My Commission Expires:

[Signature]
Notary Public, State of Texas

Notary's Printed or Typed Name:

V. URENA



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1509 N. Campbell St. - Special Permit
RTA

PZST18-00011

EXHIBIT "A"

Prepared For: City of El Paso
October 23, 2018

Description of a parcel of land being Lot 5 and the North 17 feet of Lot 4, Block 43, Alexander Addition th the City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing City Monument lying 10 feet northerly and 10 feet easterly of the centerline intersection of Cliff Street and Florence Street from which an existing City Monument lying 10 feet northerly and 10 feet easterly of the centerline intersection of Cliff Street and Kansas Street bears, South 52°23'00" West a distance of 660.00 feet; Thence, South 69°00'45" West a distance of 391.37 feet to a point on the southwesterly right of way line of Campbell Street for the "TRUE POINT OF BEGINNING".


Thence along a line being the northerly 17 feet of Lot 4, Block 43, Alexander Addition, South 52°23'00" West a distance of 122.00 feet to a point on the common line of Lot 4, Block 43, and a 16 foot alley, Alexander Addition;

Thence along the common line of Lots 4 & 5, Block 43, Alexander Addition and 16 foot alley, North 37°37'00" West a distance of 43.00 feet to a point on the common line of Lots 5 & 6, Block 43, Alexander Addition;

Thence along said line, North 52°23'00" East a distance of 122.00 feet to a point on the southwesterly right of way line of Campbell Street;

Thence along said right of way line, South 37°37'00" East a distance of 43.00 feet to the "TRUE POINT OF BEGINNING" and containing 5,246 square feet or 0.1204 acres of land more or less.

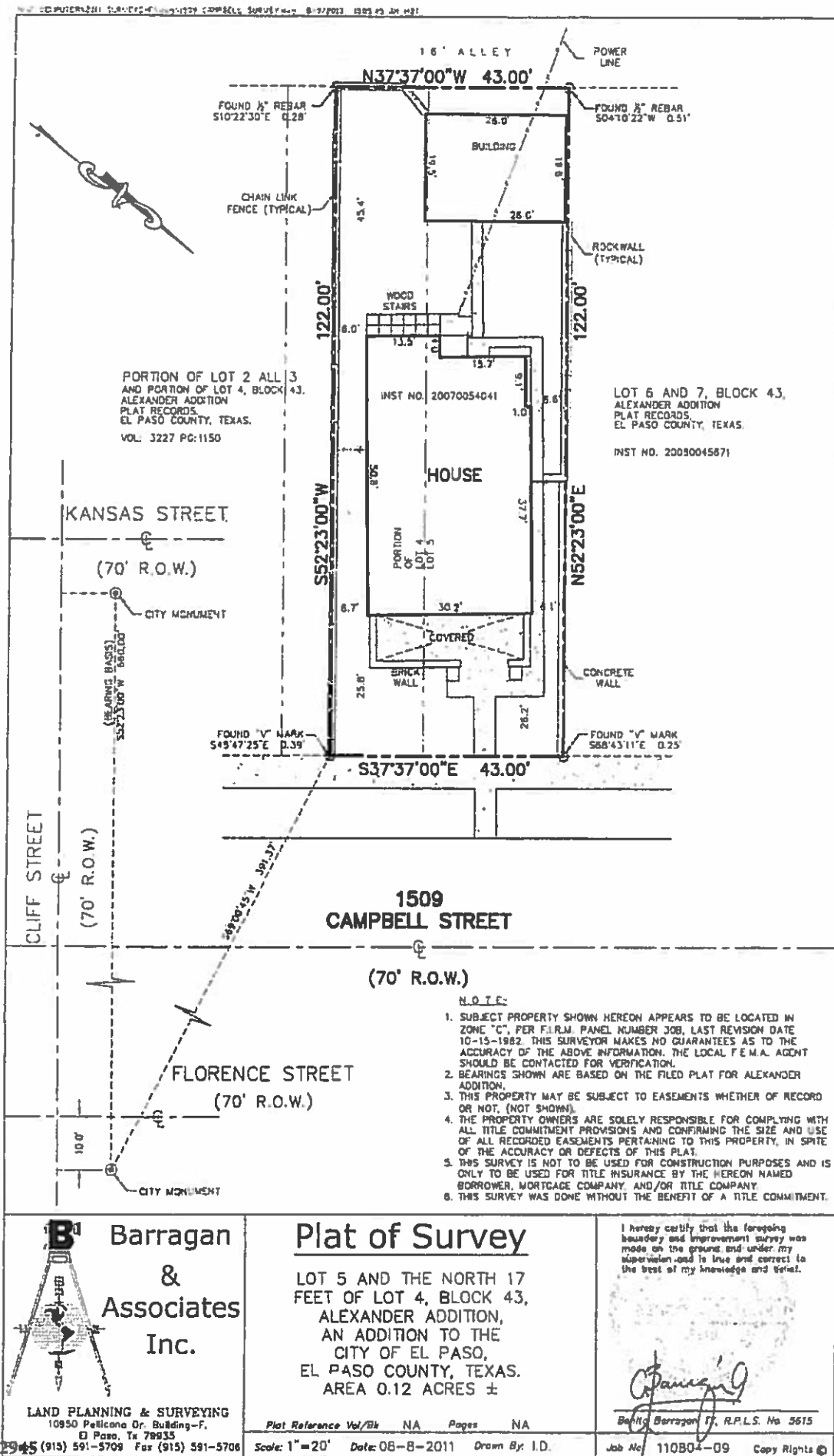
Note: A drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152



CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

EXHIBIT "B"



Typical Front Elevation

TOTALING: A3	
PARKING:	
SPACED	
UNIMPAIRED	
NO. OF	NO. OF
NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
NO. 29	NO. 30
NO. 31	NO. 32
NO. 33	NO. 34
NO. 35	NO. 36
NO. 37	NO. 38
NO. 39	NO. 40
NO. 41	NO. 42
NO. 43	NO. 44
NO. 45	NO. 46
NO. 47	NO. 48
NO. 49	NO. 50
NO. 51	NO. 52
NO. 53	NO. 54
NO. 55	NO. 56
NO. 57	NO. 58
NO. 59	NO. 60
NO. 61	NO. 62
NO. 63	NO. 64
NO. 65	NO. 66
NO. 67	NO. 68
NO. 69	NO. 70
NO. 71	NO. 72
NO. 73	NO. 74
NO. 75	NO. 76
NO. 77	NO. 78
NO. 79	NO. 80
NO. 81	NO. 82
NO. 83	NO. 84
NO. 85	NO. 86
NO. 87	NO. 88
NO. 89	NO. 90
NO. 91	NO. 92
NO. 93	NO. 94
NO. 95	NO. 96
NO. 97	NO. 98
NO. 99	NO. 100
NO. 101	NO. 102
NO. 103	NO. 104
NO. 105	NO. 106
NO. 107	NO. 108
NO. 109	NO. 110
NO. 111	NO. 112
NO. 113	NO. 114
NO. 115	NO. 116
NO. 117	NO. 118
NO. 119	NO. 120
NO. 121	NO. 122
NO. 123	NO. 124
NO. 125	NO. 126
NO. 127	NO. 128
NO. 129	NO. 130
NO. 131	NO. 132
NO. 133	NO. 134
NO. 135	NO. 136
NO. 137	NO. 138
NO. 139	NO. 140
NO. 141	NO. 142
NO. 143	NO. 144
NO. 145	NO. 146
NO. 147	NO. 148
NO. 149	NO. 150
NO. 151	NO. 152
NO. 153	NO. 154
NO. 155	NO. 156
NO. 157	NO. 158
NO. 159	NO. 160
NO. 161	NO. 162
NO. 163	NO. 164
NO. 165	NO. 166
NO. 167	NO. 168
NO. 169	NO. 170
NO. 171	NO. 172
NO. 173	NO. 174
NO. 175	NO. 176
NO. 177	NO. 178
NO. 179	NO. 180
NO. 181	NO. 182
NO. 183	NO. 184
NO. 185	NO. 186
NO. 187	NO. 188
NO. 189	NO. 190
NO. 191	NO. 192
NO. 193	NO. 194
NO. 195	NO. 196
NO. 197	NO. 198
NO. 199	NO. 200
NO. 201	NO. 202
NO. 203	NO. 204
NO. 205	NO. 206
NO. 207	NO. 208
NO. 209	NO. 210
NO. 211	NO. 212
NO. 213	NO. 214
NO. 215	NO. 216
NO. 217	NO. 218
NO. 219	NO. 220
NO. 221	NO. 222
NO. 223	NO. 224
NO. 225	NO. 226
NO. 227	NO. 228
NO. 229	NO. 230
NO. 231	NO. 232
NO. 233	NO. 234
NO. 235	NO. 236
NO. 237	NO. 238
NO. 239	NO. 240
NO. 241	NO. 242
NO. 243	NO. 244
NO. 245	NO. 246
NO. 247	NO. 248
NO. 249	NO. 250
NO. 251	NO. 252
NO. 253	NO. 254
NO. 255	NO. 256
NO. 257	NO. 258
NO. 259	NO. 260
NO. 261	NO. 262
NO. 263	NO. 264





FLOOD ZONE

FLUKE ZONE + C AREA OF STORMS, FLOODING
FLOODING ZONE OF THE YEAR
FLOODING ZONE OF THE YEAR

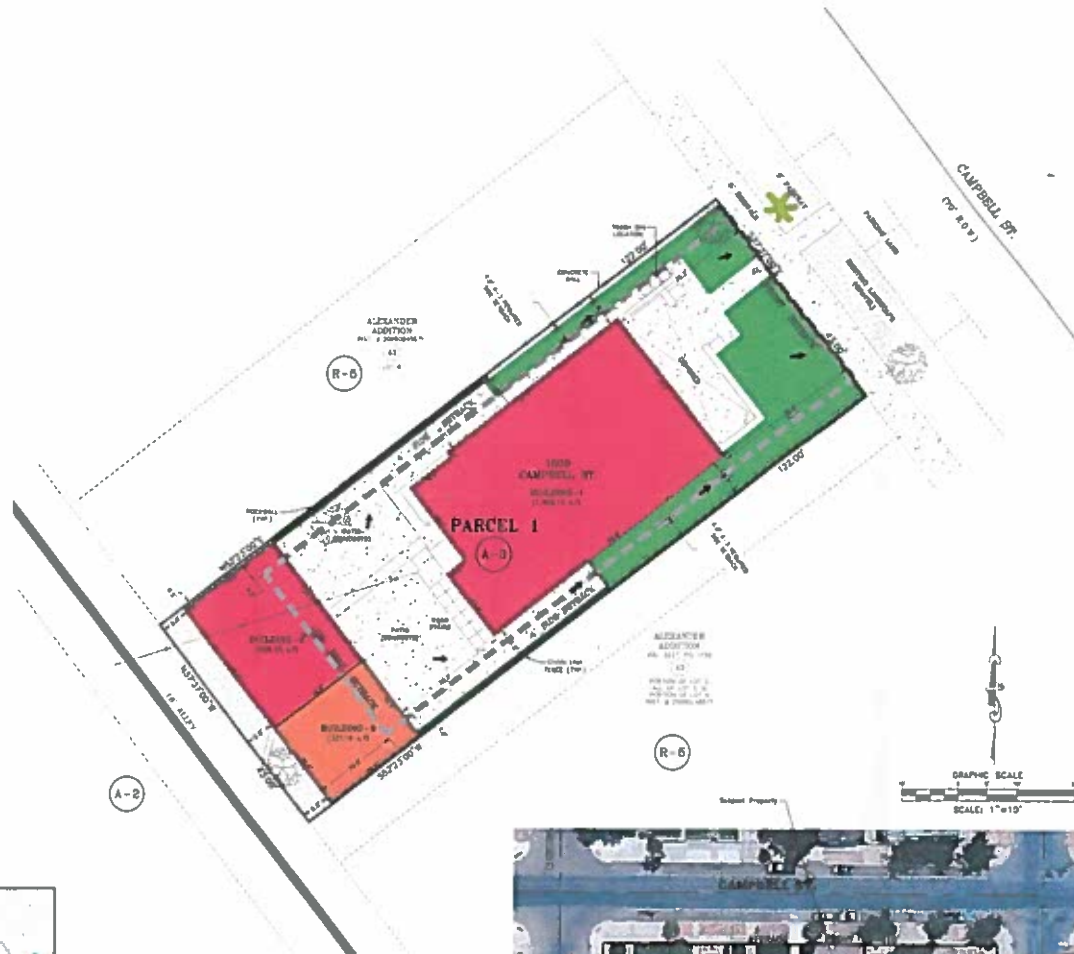
LANDSCAPE	
PLANTING TREES DESIGNATED	PLANTING TREES PROHIBITED
1. ONE (1) OR 0 = 0.1	
FRONTAGE DESIGNATED	FRONTAGE PROHIBITED
NO LANDSCAPE SUFFICIENT	NO LANDSCAPE SUFFICIENT
AREA DESIGNATED	AREA PROHIBITED
1.500.00 - 2.500.00 = 1.000.00	1.000.00
2.500.00 - 4.000.00 = 1.500.00	1.500.00
NOTE:	

ISC CLASSIFICATION
 NIS 23
 CONFIDENTIALITY OF INFO
 CONFIDENTIALITY OF INFO
 CONFIDENTIALITY OF INFO

LEGEND

	BUILDINGS 1 & 2 (Existing)
	BUILDING 3 (Proposed)
	LANDSCAPE
	CONC. & SIDEWALK

LOCATION	MAP	NTS
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AVERAGE BLOCK SETBACKS
(WITHIN 15%)

1

Mandatory Design Requirement:

1.1



Illustration:
An illustrative site plan showing the required 10% open space (shaded red) adjacent to the building footprint.

1.2



Illustration:
An illustrative site plan showing the required 10% open space (shaded red) adjacent to the building footprint.

1.3



Illustration:
An illustrative site plan showing the required 10% open space (shaded red) adjacent to the building footprint.

1.4



Illustration:
An illustrative site plan showing the required 10% open space (shaded red) adjacent to the building footprint.

[illegible]

Average Setback	Proposed Setback	% Deviation
FRONT SETBACK = 10' (10 Percent)	10'	0 %
REAR SETBACK = 0'	0'	0 %
SIDE SETBACK = 0'	0'	0 %



CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

DATE _____
BY _____
EXECUTIVE SECRETARY CITY PLAN COMMISSION

CITY MANAGER

MEMORANDUM

DATE: November 29, 2018
TO: The Honorable Mayor and City Council
Tomàs Gonzalez, City Manager
FROM: Anne Guayante - Planning & Inspections
SUBJECT: PZST18-00011

The City Plan Commission unanimously recommended **approval** (8-0) of the proposed special permit at its October 18, 2018 meeting.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the proposed 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, that the proposed special permit would have no negative effects on the natural environment, socio-economic conditions, and property values in the vicinity or the city as a whole.

As of November 29, 2018, Planning staff has not received any opposition to the proposed special permit request.

Property Owner: Jesus Navarro
Applicant: Conde, Inc.

Attachments: Staff Report

1509 N. Campbell Street - REVISED

City of El Paso — Plan Commission — 10/18/2018

PZST18-00011 Special Permit



STAFF CONTACT: Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

OWNER: Jesus Navarro

REPRESENTATIVE: Conde, Inc.

LOCATION: 1509 N. Campbell Street, District 8

LEGAL DESCRIPTION: Lot 5 and a portion of Lot 4, Block 43, Alexander Addition, 1509 N. Campbell Street, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-5 (Residential), related application proposes A-3 (Apartment)

REQUEST: Infill Special Permit- 100% Parking Reduction, Rear and side yard setbacks of 0' in the A-3 Apartment District

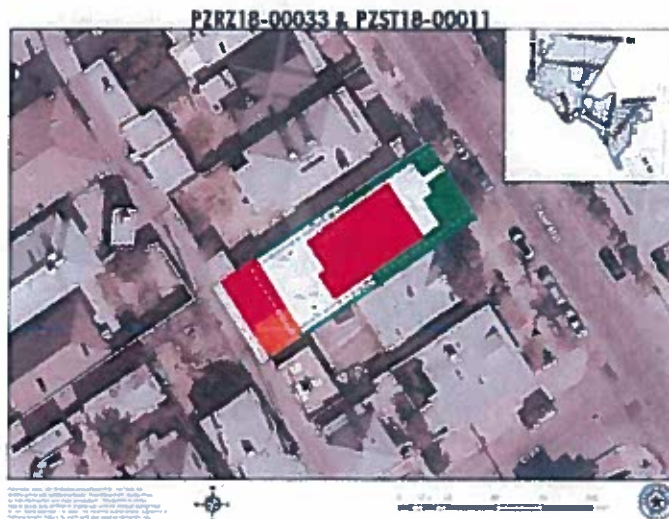
RELATED APPLICATIONS: Rezoning Case PZRZ18-00033 (Request to change from R-5 to A-3)

PUBLIC INPUT None received; Notices sent to property owners within 300 feet on September 20, 2018

STAFF RECOMMENDATION: Approval (see pages 2—6 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting an infill special permit to allow for a 100% reduction in required parking (from 10 spaces to 0 spaces), for the side setbacks to be reduced from four (4) feet to zero (0) feet, and for the rear setback to be reduced from twenty (20) feet to five (5) feet for a proposed five unit apartment building. The proposed apartments would be located in the existing single-family residential building and accessory building. No modifications are proposed to the main structure, but the applicant is proposing to enlarge the accessory structure to accommodate the proposed use.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the special permit request and acceptance of the detailed site development plan. The proposed development is consistent with its established neighborhood of surrounding single family and multifamily residences. The proposed development is compliant with the G-2, Traditional Neighborhood land use designation of Plan El Paso, in the Central Planning Area.



DESCRIPTION OF REQUEST

The applicant is requesting a special permit for infill development with reductions in required parking spaces and rear and side yard setbacks. The current use of the property is single family residential. The detailed site plan shows the existing single family home and accessory structure converted to five apartments. The existing single family home meets all applicable dimensional requirements. The existing accessory structure does not meet the side or rear yard requirements of the A-3 District. An addition is proposed to the accessory structure that would also encroach into the required side and rear yards. The required side yard in the A-3 District is four (4) feet, and the required rear yard is twenty (20) feet.

The proposed development meets all applicable code provisions, other than those addressed in the applicant's request. The development requires a minimum of ten (10) parking spaces. No parking spaces have historically been provided and none are proposed. A parking study was conducted on June 14, 2018. The lowest number of available parking spaces between 7:00 am and 6:00 pm was seventeen (17). This indicates that the available on-street parking within 300 feet of the subject property could easily absorb the ten (10) required spaces associated with the proposed apartment use. Additionally, there are multiple transit stops within 1,000 feet of the subject property to include Sun Metro's Route 34 bus and the El Paso Streetcar.

SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per 20.10.280:

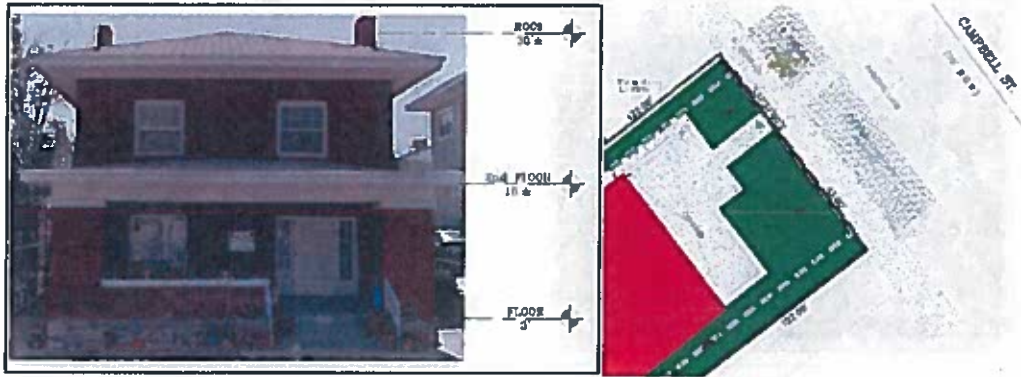
LOCATION CRITERIA: *The subject property meets Location Criteria 20.10.280.B.3 (annexation prior to 1955); and 20.10.280.B.4. It was part of the City at the time of the 1889 Charter, and it is part of the Alexander Addition, which was platted prior to 1915.*



Annexation map showing the subject property lying within the 1889 Charter area; Alexander Subdivision Map

MANDATORY DESIGN REQUIREMENTS: The property meets the following mandatory design requirements:

- **20.10.280.C.1.i - Location of on-site surface parking:** The intention of this requirement is to prohibit on-site parking within the front yard or between the primary structure and the street. Because no on-site surface parking is proposed, no on site surface parking is proposed for the front yard. The applicant is requesting a 100% parking reduction as a part of this infill development special permit.
- **20.10.280.C.1.ii – Building orientation:** The existing building is oriented to Campbell Street as required by the mandatory design criteria.



Left to right: View of the subject property from Campbell, Section of Site Plan demonstrating Pedestrian Access from Campbell

- **20.10.280.C.1.iii – Average front setback:** For infill development occurring on blocks with residential development, the buildings on the subject property cannot deviate more than 15% from the average setback on their block. It was determined that the average setback for the 1500 block of Campbell is ten (10) feet. This means that the primary structure on the subject property must be located between eight and a half (8.5) feet and eleven and a half (11.5) feet from the front property line. The primary structure is located ten (10) feet from the front property line, measured to the porch. This is within the required range and meets this standard.

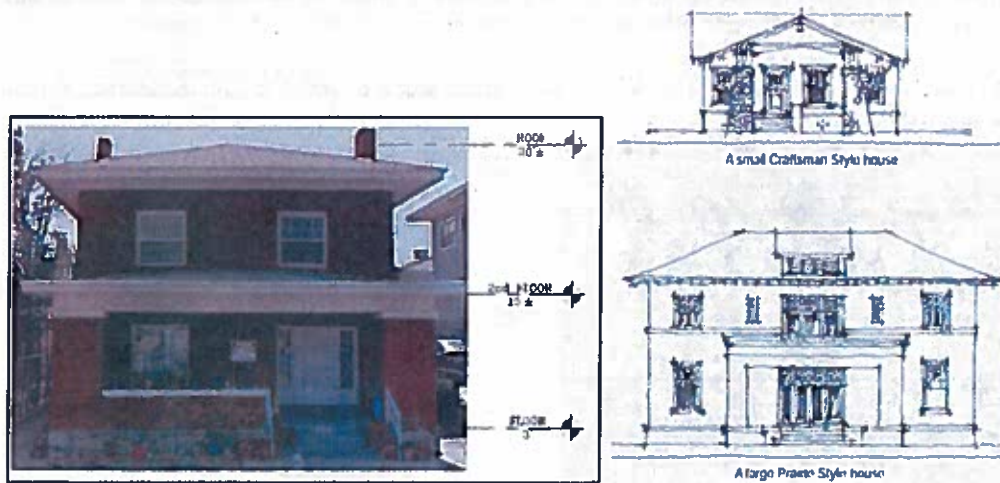


**AVERAGE BLOCK SETBACKS
(WITHIN 15%)**

Aerial view showing that the subject property is aligned with the front setbacks on its block

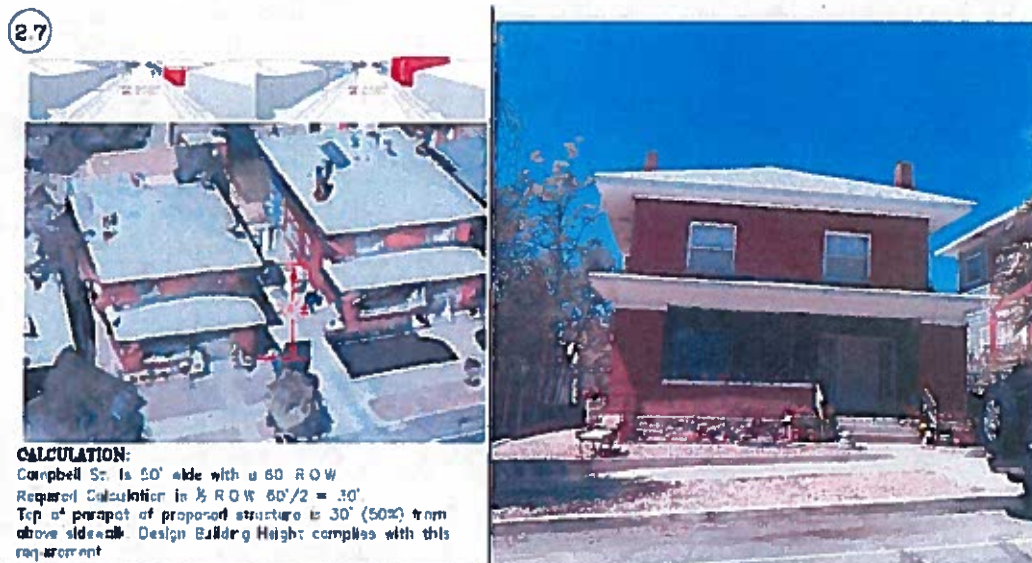
SELECTIVE DESIGN REQUIREMENTS: The property meets the following Selective Design Guidelines:

- **20.10.280.C.2.vi – Architectural Style among those within the Community Design Manual of Plan El Paso:** The subject property is consistent with features of both the craftsman and prairie styles as shown in the Community Design Manual.



Left to right: The subject property; examples from the Community Design Manual of a Craftsman House and a Prairie Style House

- **20.10.280.C.2.vii – The height of the development shall be half the width of the widest abutting street:** Campbell Street is fifty (50) feet wide from curb to curb, with a total right-of-way width of sixty (60) feet. The top of the parapet of the structure is thirty (30) feet above the sidewalk.



Left to right: A diagram showing the height from the bottom of the first floor to the base of the roof; a photo demonstrating the height of the roof and topography of the lot.

- **20.10.280.C.2.xi – Frontage Type:** The existing frontage is consistent with the common yard frontage type as shown in Section 21.80.100 of the El Paso City Code.



Left to right: the diagram showing the common yard frontage type from El Paso City Code; the front view of the subject property showing its frontage; an overhead view of the same

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G2, Traditional Neighborhood</u></p> <p>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 faced 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.</p>	<p>Yes. The subject property and its neighborhood are consistent with the G2, Traditional Neighborhood Future Land Use Designation. The subject property is on a small block of six properties on each side of Campbell Street, each around forty-five (45) feet in width. Paved alleys abut the rear property lines. Buildings directly face the street. The proposed improvements to the subject property, and the lack of on-site parking, are also consistent with the G2 Designation.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><u>A-3 (Apartment) District</u></p> <p>The purpose of these districts 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 nonresidential uses and support facilities.</p>	<p>Yes. Apartments are a permitted use in the A-3 (Apartment) District.</p>
POLICY	DOES IT COMPLY?
<p><u>Policy 2.2.2:</u></p> <p>The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow</p>	<p>Yes. The proposed addition and apartment conversion will allow for additional medium-density housing options within a neighborhood containing single-family homes and apartments. The configuration of apartments shown on the site plan shows studio, one</p>

residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.

bedroom and two bedroom units, which provides further options beyond simply multi-family or single family. This would enable the subject property and its neighborhood to better accommodate potential residents at various ages and stages of life.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The subject property meets all dimensional requirements applicable to apartments in the A-3 (Apartment) District, other than those for which reductions are requested through this special permit for infill development.

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 the A-3 (Apartment) District is to permit a mix of housing types within new and existing neighborhoods. The proposed infill special permit would convert an existing single family home and accessory structure into two apartment buildings with units of varying configuration to allow for multiple housing options for potential residents. The subject property meets all applicable requirements, other than the side and rear yard setbacks, and on-site parking, which this Special Permit has been requested to address.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: No negative comments were received, and the proposed development on the subject property will be adequately served by the existing infrastructure.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or environmentally sensitive areas, and no negative impacts are anticipated.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Central Business Association. They were 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 September 20, 2018. The Planning Division has not received any public comment on this application.

STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any negative comments. 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.

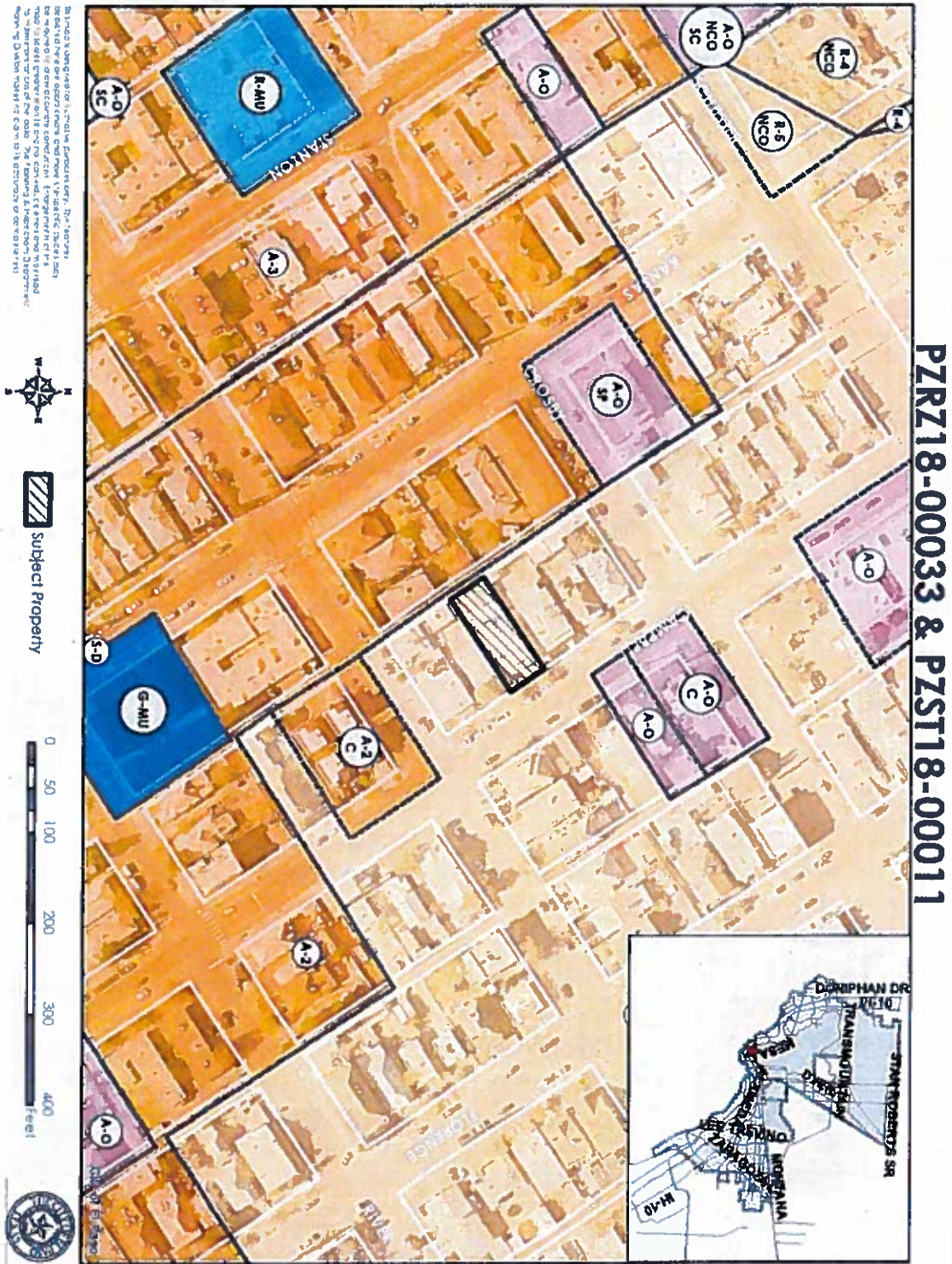
ATTACHMENTS:

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Parking Study
5. Department Comments
6. Neighborhood Notification-Boundary Map

Detailed Site Development Plan

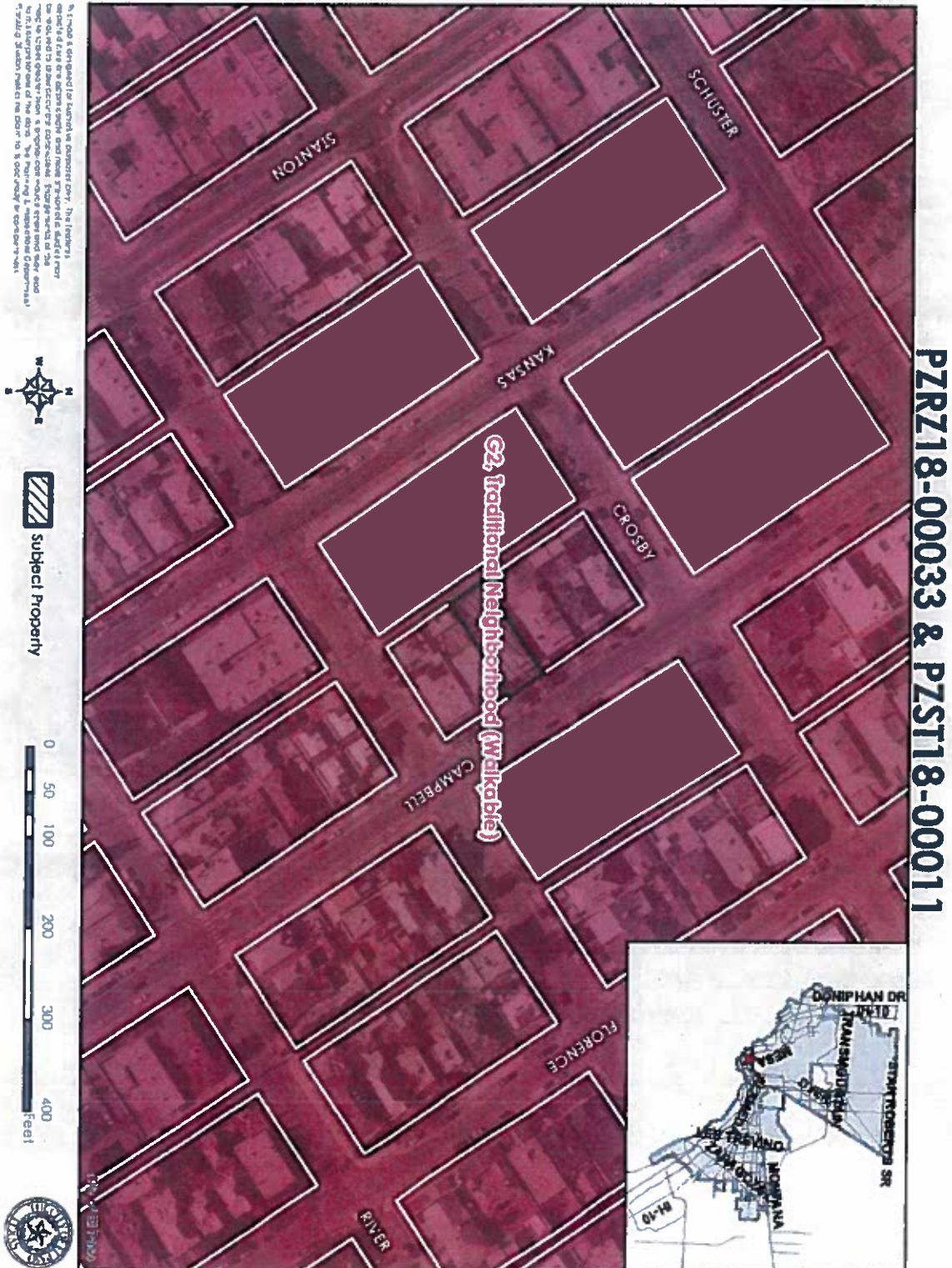


Zoning Map



ATTACHMENT 3:

Future Land Use Map



Parking Study



SUMMARY:	SPACES	%
119 Total Parking Spaces		
100% available:	50	42.02%
50-99% available	46	38.66%
0-49% available	23	19.33%
7am and 6pm available		70%
8am -5pm available		68%

1509 N. CAMPBELL PARKING REDUCTION STUDY

THURSDAY: 6-14-18

STREET/ PARKING SPACE	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	AVAILABLE
CAMPBELL													
1													91.67%
2													16.67%
3													25.00%
SE corner of Campbell & Cliff													
4													100.00%
SW corner of Campbell & Cliff													
5													50.00%
6													0.00%
7													66.67%
8													75.00%
9													100.00%
10													66.67%
11													100.00%
12													0.00%
13													66.67%
14													83.33%
15													50.00%
SE corner of Campbell & Crosby													
16													91.67%
SW corner Campbell & Crosby													
17													100.00%
18													100.00%
19													66.67%
20													100.00%
NW corner of Campbell & Crosby													
21													100.00%
NE corner of Campbell & Crosby													
22													41.67%
23													100.00%
24													91.67%
25													66.67%
26													91.67%
27													83.33%
28													58.33%
29													66.67%
NW corner of Campbell & Cliff													
30													100.00%
NE corner of Campbell & Cliff													
31													100.00%
32													8.33%
33													100.00%
34													100.00%
CROSBY													
NW corner of Crosby & Kansas													
1													100.00%
2													100.00%
3													100.00%
4													100.00%
5													100.00%
6													83.33%
7													91.67%
8													33.33%
9													33.33%
SW corner of Crosby & Campbell													
10													66.67%
NW corner of Crosby & Campbell													
11													100.00%
12													100.00%
13													100.00%

ATTACHMENT 5:

Department Review Comments

Planning and Inspections Department - Planning Division

1. All review comments satisfactorily addressed.

Planning and Inspections Department - Subdivisions Division

2. Subdivisions has no objection to this request as the property has been platted and split by metes and bounds prior to June 2008, when residential splits by metes and bounds were allowed.

Texas Department of Transportation

Project not abutting TXDOT right of way.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. Reviewed for rezoning purposes only.

Planning and Inspections Department – Land Development

PZRZ18-00033 & PZST18-00011 – 1509 Campbell – Rezoning & Detailed Site Plan

1. Review comments satisfactorily addressed.

Fire Department

Recommend approval

Police Department

No comments received

Sun Metro

No objections.

Environmental Services Division

1. With the zoning changing from R-5 to A-3, and because this does not appear to meet the definition of a triplex or quadriplex, it appears this property will require private commercial waste service.

Therefore, I think this portion of our ESD Planning Guidance would apply:

- a. Waste Collection (City-franchised Private Haulers)
1. Waste container storage area screening required in residential, apartment and special districts (20.10.030.A.8)
2. For multi-family dwellings, each unit may generate 0.3 cubic yards of waste per week, on average (dumpsters range in size from 2, 4, 6, and 8 cubic yards) *Ensure compliance at the appropriate phase of development*

El Paso Water Utilities

We have reviewed the zoning change request described above and provide the following comments:

EPWater does not object to this request.

EPWU-PSB Comments

1. Along Campbell Street between Crosby Avenue and Cliff Drive there is an existing six (6) inch diameter water main. This main is available for service.
2. Previous water pressure readings conducted on fire hydrant number 551 located at Campbell Street and Cliff Drive have yielded a static pressure of 52 pounds per square inch (psi), residual pressure of 48 psi, discharge of 1300 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

3. Located along the alley between Kansas Street and Campbell Street between Crosby Avenue and Cliff Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

General

4. 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 EPWater – 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.

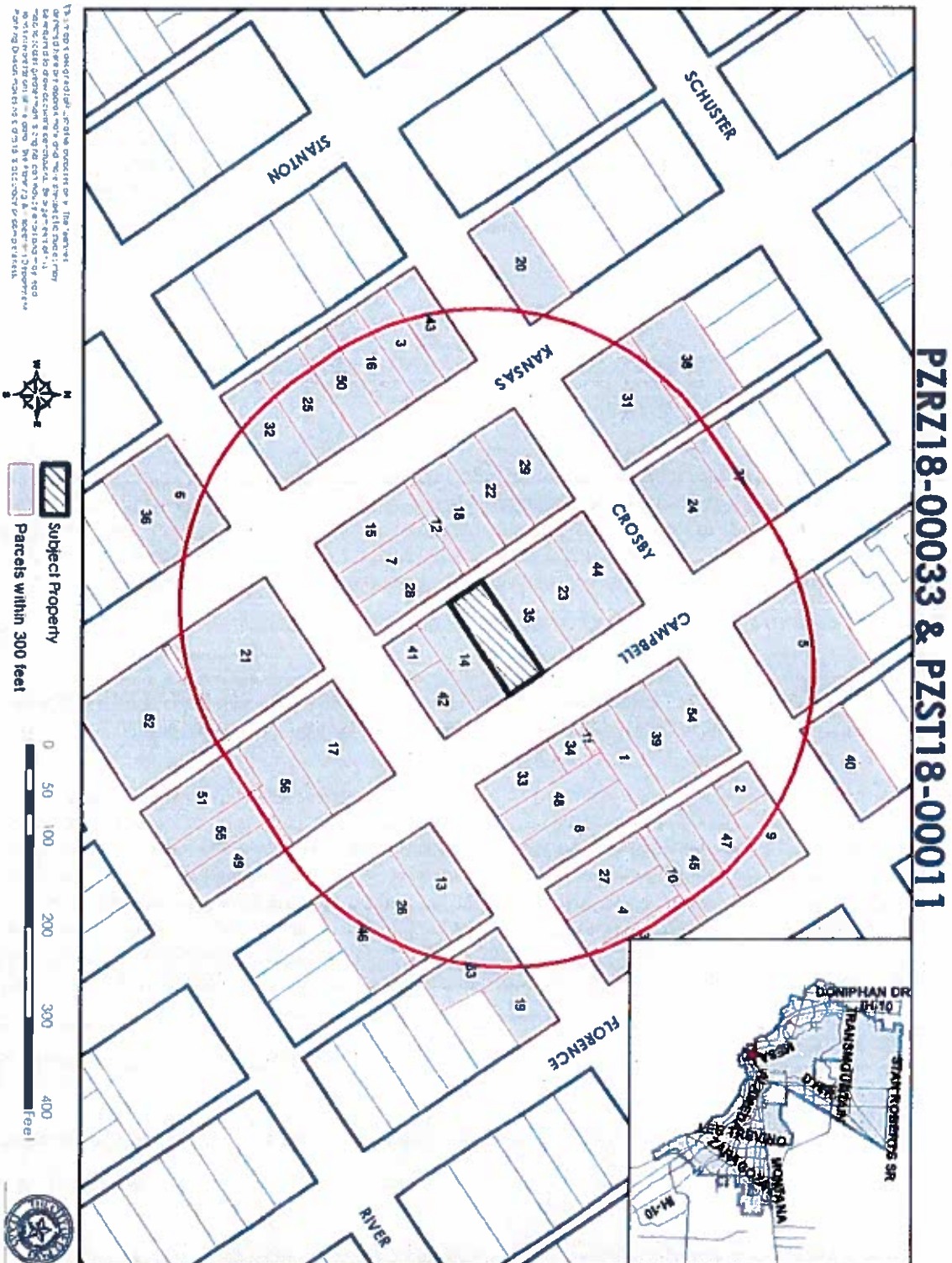
Stormwater:

1. See Land Development

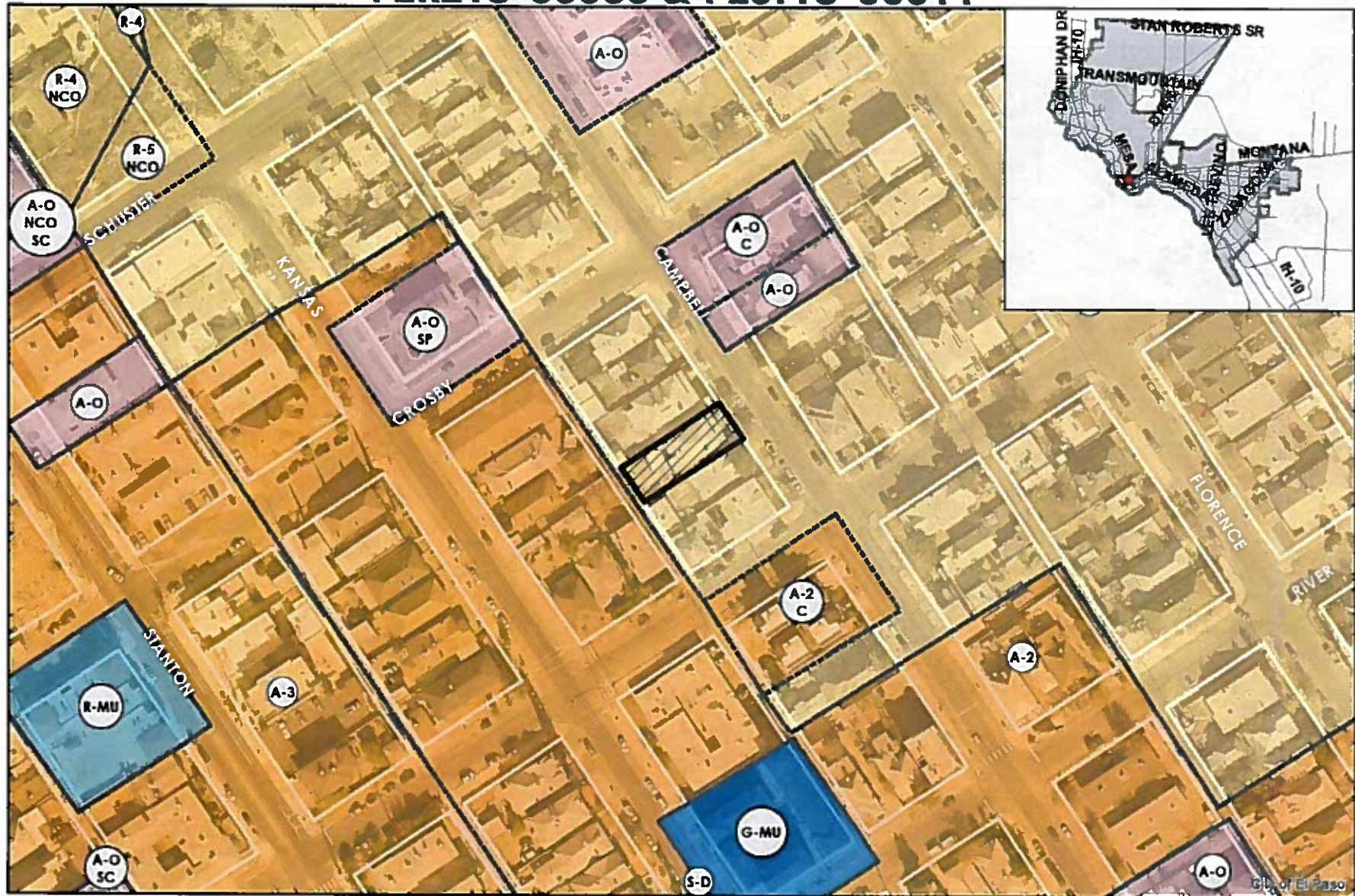
Texas Gas Service

No objection, however the Applicant shall coordinate with TGS if existing buildings will be demolished or square footage will be added to the existing building(s). TGS has existing meter(s) and service lines that should not end up underneath permanent structures.

Owner Notification Map



PZRZ18-00033 & PZST18-00011



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 the map to scales greater than 1:10,000 can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 50 100 200 300 400 Feet



PZRZ18-00033 & PZST18-00011



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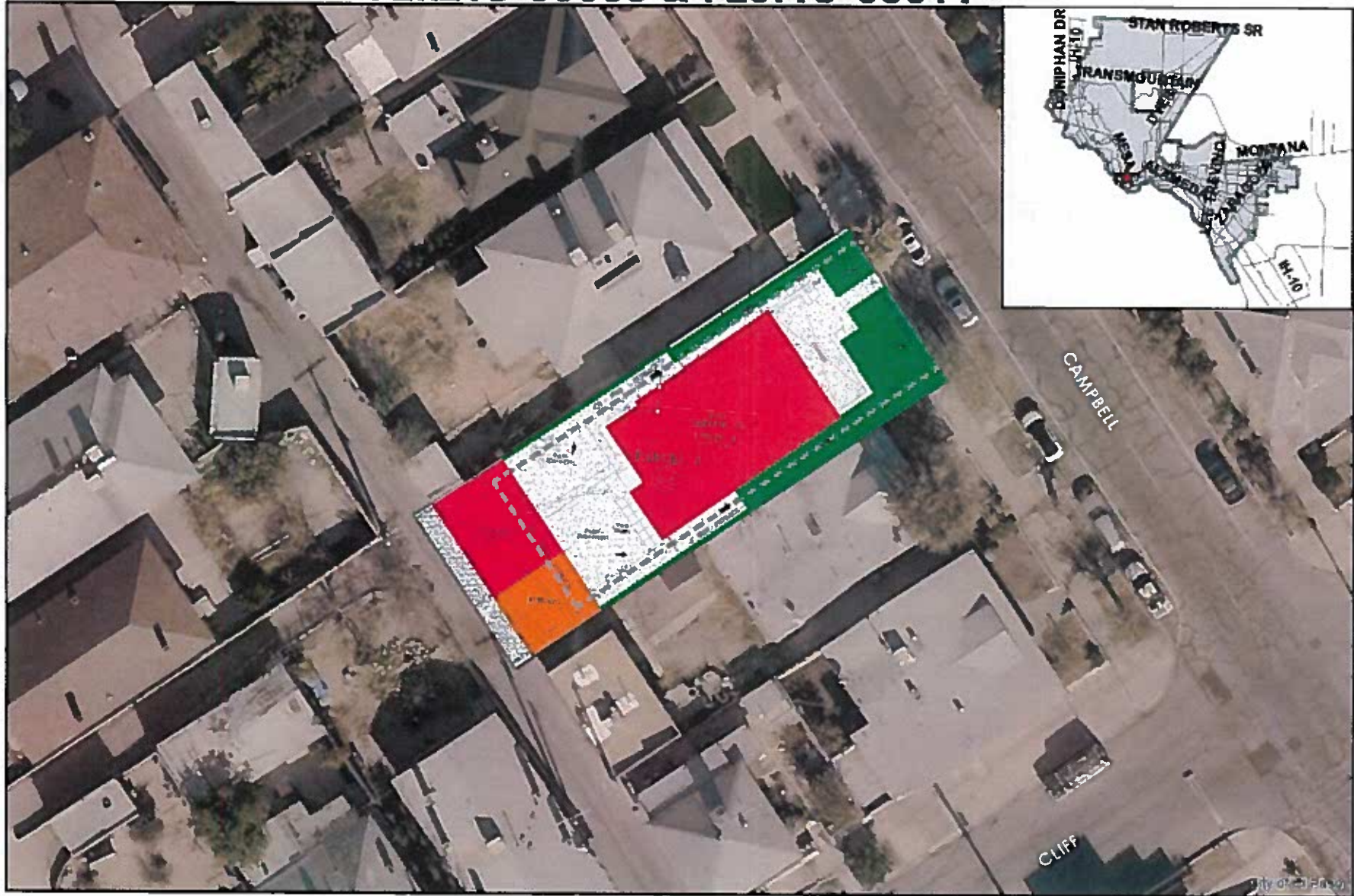


Subject Property

0 50 100 200 300 400 Feet



PZRZ18-00033 & PZST18-00011

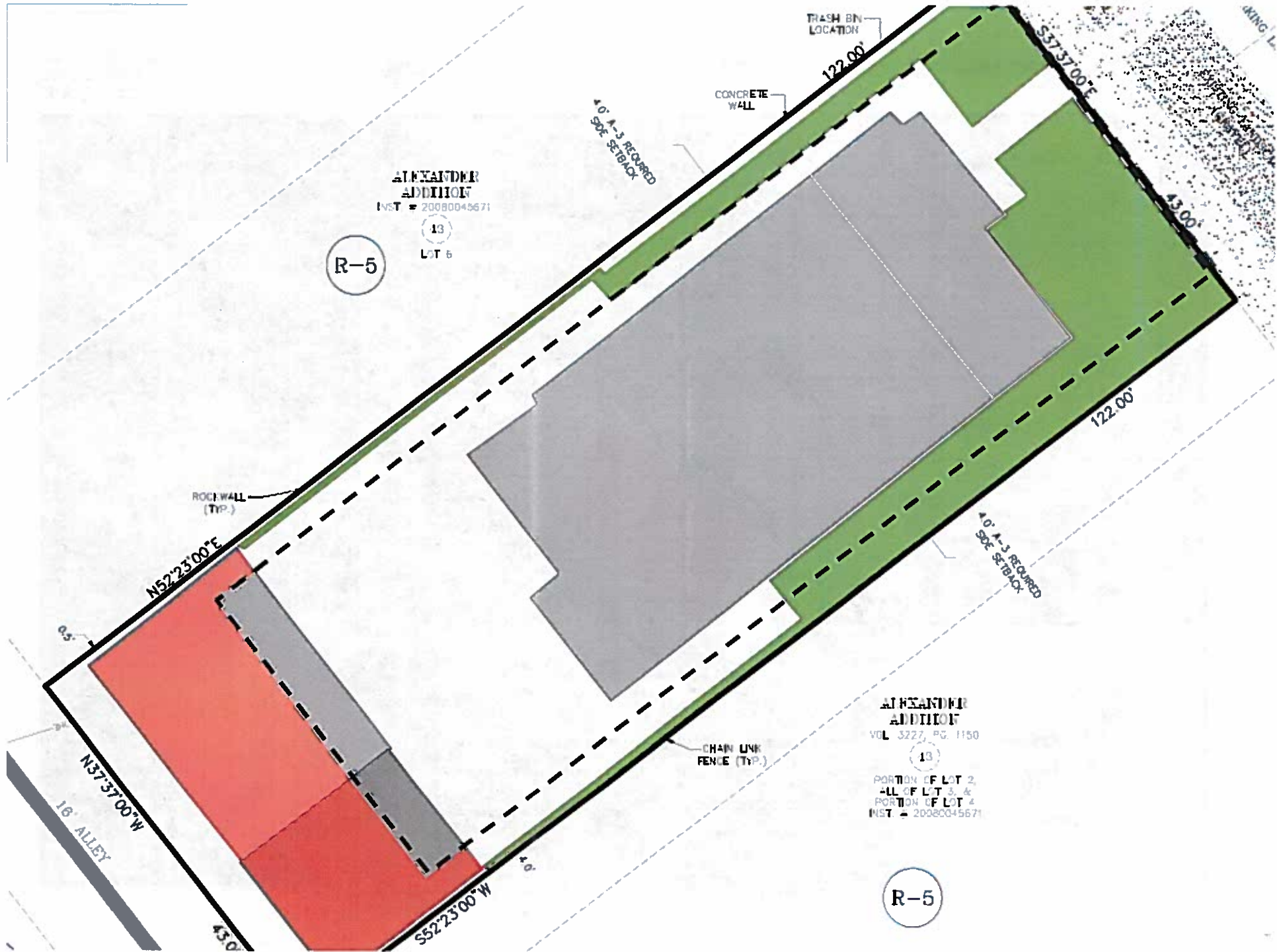


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0 12.5 25 50 75 100 Feet



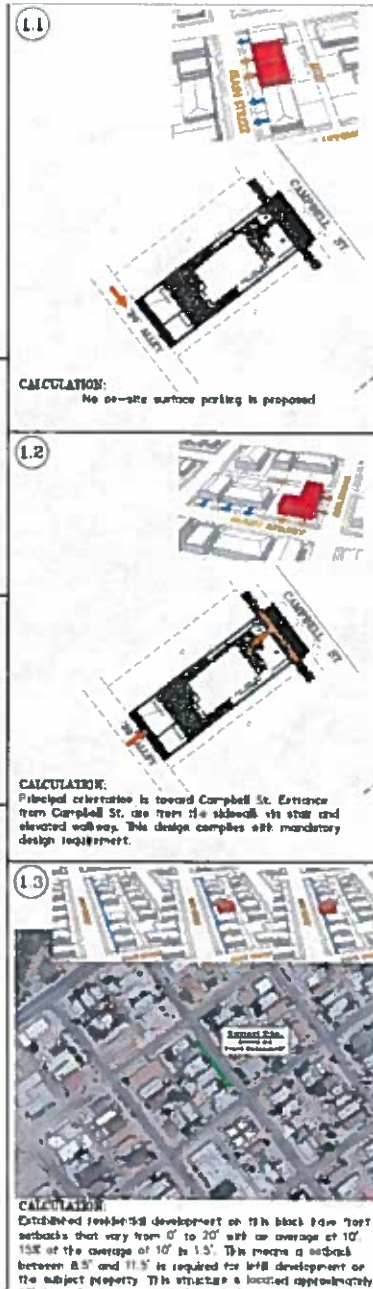




ELEVATION



MANDATORY INFILL CRITERIA



SELECTIVE INFILL CRITERIA



Outstanding



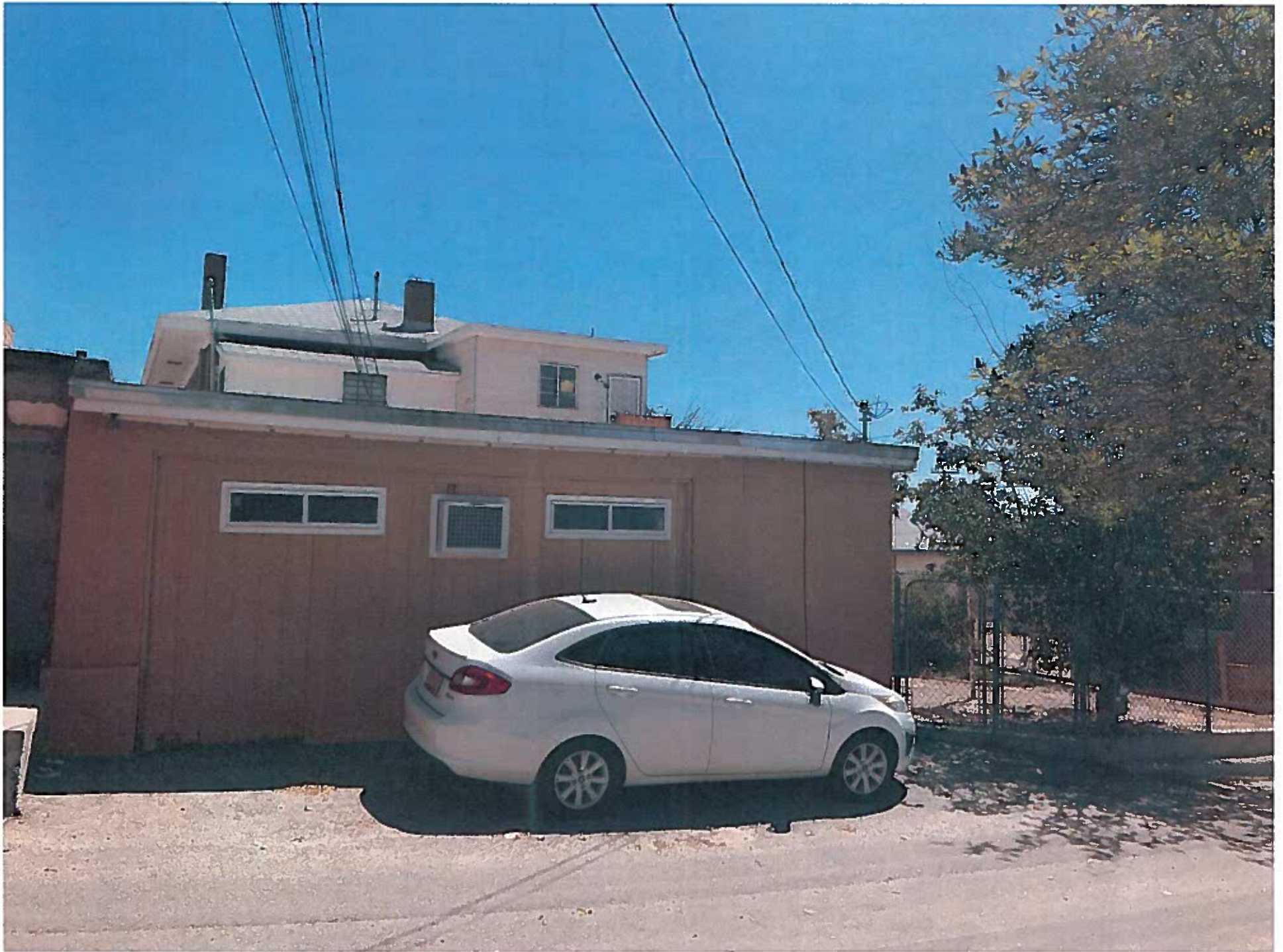
PARKING STUDY



SUMMARY:	SPACES	% OF TIME
119 Total Parking Spaces		
100% available:	50	42.02%
50-99% available	46	38.66%
0-49% available	23	19.33%
7am and 6pm available		70%
8am-5pm available		68%

"Delivering Outstanding Services"



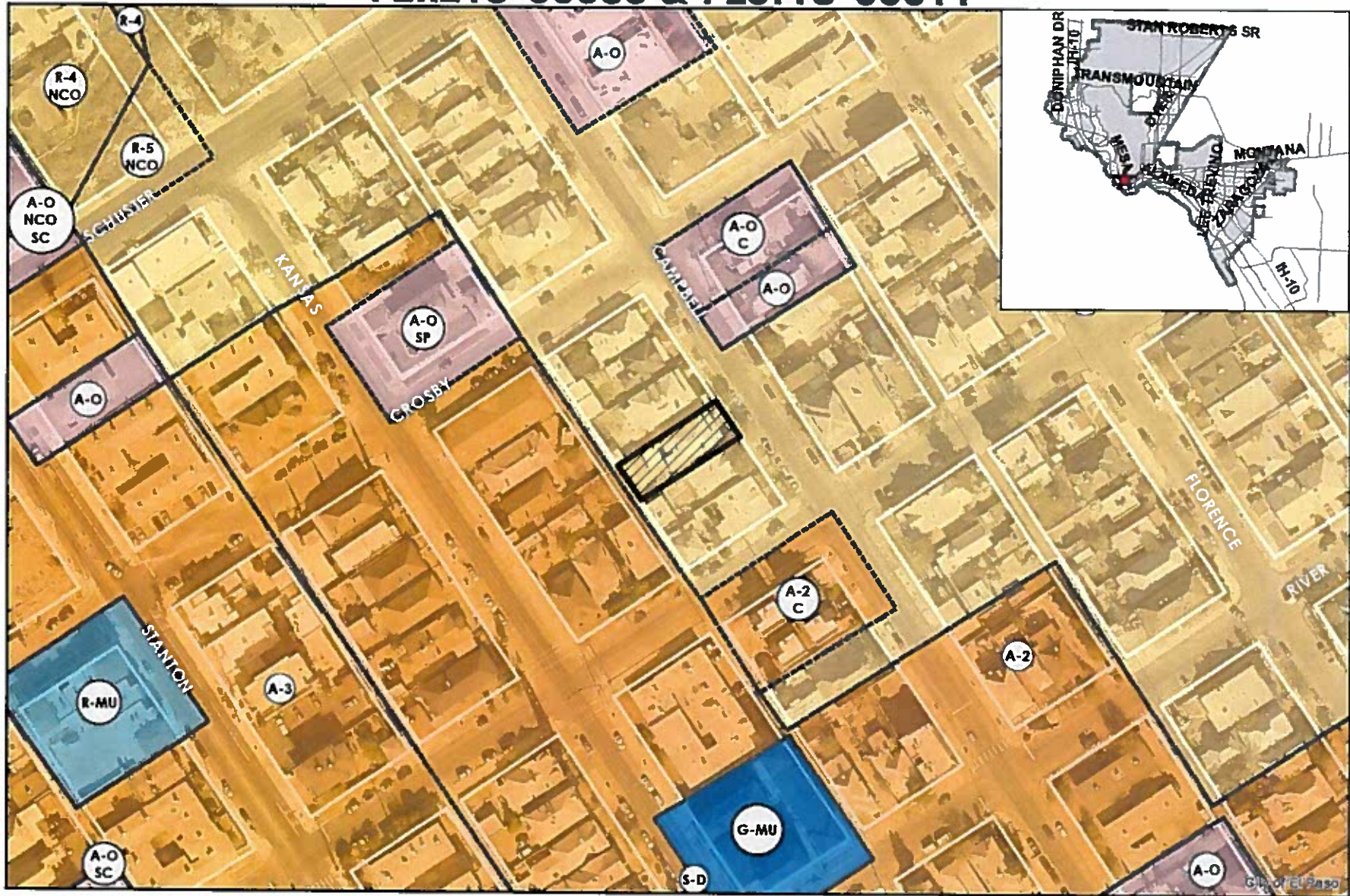






"Delivering Outstanding Services"

PZRZ18-00033 & PZST18-00011



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Subject Property

