

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

DEPARTMENT: Planning and Inspections Department

AGENDA DATE: December 10, 2019

PUBLIC HEARING DATE: January 7, 2020

CONTACT PERSON NAME AND PHONE NUMBER: Philip Etiwe, 915-212-1553, EtiwePF@elpasotexas.gov
Karina Brasgalla, 915-212-1604, BrasgallaKX@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

STRATEGIC GOAL: 3

SUBGOAL: 3.1

SUBJECT:

APPROVE an Ordinance granting Special Permit no. PZST19-00002: to allow for Off Street Parking (Serving Another Property) in an R-5 (Residential) district on the property legally described as Lots 31 and 32, Block 101, East El Paso Addition, City of El Paso, El Paso, Texas; and to allow a 100% parking reduction on the property legally described as a Portion of Lot 5 and all of Lots 6 to 8, Block 101, East El Paso Addition, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 3000 Douglas and 3011 Pershing. Owner: Hector Barragan and 3011 Pershing LLC PZST19-00002 (District 2).

BACKGROUND / DISCUSSION:

City Plan Commission (CPC) heard the case on September 12, 2019. The CPC staff report is attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST19-00002:

TO ALLOW FOR OFF STREET PARKING (SERVING ANOTHER PROPERTY) IN AN R-5 (RESIDENTIAL) DISTRICT ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 31 AND 32, BLOCK 101, EAST EL PASO ADDITION, CITY OF EL PASO, EL PASO, TEXAS;

AND TO ALLOW A 100% PARKING REDUCTION ON THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF LOT 5 AND ALL OF LOTS 6 TO 8, BLOCK 101, EAST EL PASO ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS;

THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, 3011 Pershing LLC and Hector Barragan have applied for a Special Permit under Section 20.10.410 of the El Paso City Code to allow for Off-Street Parking (serving another property) at 3000 Douglas Avenue; and,

WHEREAS, 3011 Pershing LLC and Hector Barragan have applied for a Special Permit under Section 20.14.070 of the El Paso City Code to allow for 100% Parking Reduction at 3011 Pershing Drive; 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 20.04.320 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 R-5 (Residential) District: Lots 31 and 32, Block 101, East El Paso Addition, City of El Paso, El Paso, Texas; and,
2. That the City Council hereby grants a Special Permit under Sections 20.10.410 and 20.04.320 of the El Paso City Code to allow for Off Street Parking (serving another property) on the property described in Paragraph 1 of this Ordinance, subject to the development standards in the R-5 (Residential) District regulations; and,
3. That the property described as follows, is in a C-4 (Commercial) District: A portion of Lot 5 and all of Lots 6 to 8, Block 101, East El Paso Addition, City of El Paso, El Paso, Texas; and,
4. That the City Council hereby grants a Special Permit under Sections and 20.14.070 and 20.04.320 of the El Paso City Code to allow for a 100% Parking Reduction on the property described in Paragraph 2 of this Ordinance subject to the development standards in the C-4 (Commercial) District regulations; and,

ORDINANCE NO. _____

19-1007-1030 | 943949
3000 Douglas and 3011 Pershing
RTA

PZST19-00002

5. That this Special Permit is issued 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,
6. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST19-00002, 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,
7. 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.

ADOPTED this _____ day of _____, 2019.

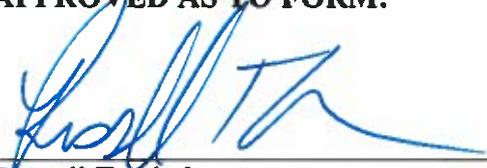
THE CITY OF EL PASO:

Dee Margo, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
19-1007-1030 | 943949
3000 Douglas and 3011 Pershing
RTA

PZST19-00002

MEMORANDUM

DATE: December 3, 2019

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Karina Brasgalla, Long Range Senior Planner

SUBJECT: PZST19-00002

The City Plan Commission (CPC), on September 12, 2019, heard the special permit request to allow a 100% parking reduction for 3011 Pershing and to allow a special use permit for an off-street parking lot serving another property in an R-5 (Residential) district at 3000 Douglas.

Planning received one letter of opposition to the request.

Attachment:
Staff Report

3000 Douglas and 3011 Pershing

City Plan Commission —September 12, 2019 REVISED



CASE NUMBER:	PZST19-00002
CASE MANAGER:	Karina Brascgalla, 212-1604, BrascgallaKX@elpasotexas.gov
PROPERTY OWNER:	Hector Barragan and 3011 Pershing LLC
REPRESENTATIVE:	Austin Allen
LOCATION:	3000 Douglas Ave. and 3011 Pershing Dr. (District 2)
PROPERTY AREA:	0.43 acres total
EXISTING ZONING:	R-5 (Residential) and C-4 (Commercial)
REQUEST:	Special Permit for <ul style="list-style-type: none"> • 100% Parking Reduction (3011 Pershing) • Off-Street Parking Serving Another Property (3000 Douglas)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One letter of opposition

SUMMARY OF REQUEST: The applicant is requesting a 100% parking reduction for the expansion of an existing business at 3011 Pershing. The applicant is also requesting a special use permit for an off-street parking lot serving another property in an R-5 (Residential) district to allow for an existing parking lot at 3000 Douglas.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the special permit request as it meets all the requirements of 20.04 – Special Permits and 20.14.070 – Parking Reductions.

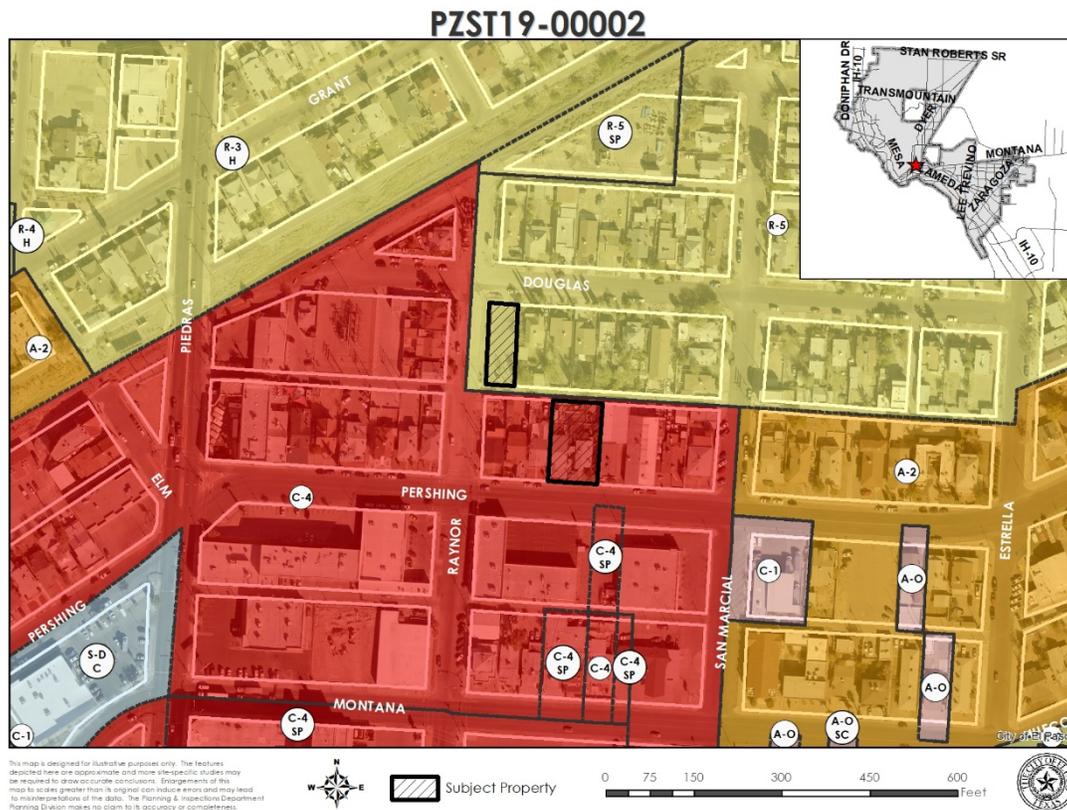


Figure A. Subject Properties & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit for off-street parking serving another property in a R-5 (Residential) district. The parking lot is located at 3000 Douglas and will serve two businesses located at 3011 Pershing and 3000 Pershing. The entrance to the parking lot is off Douglas, a local street, and the exit will be through the alley. The parking lot contains 26 diagonal spaces with a 17-foot one-way drive aisle. The applicant is providing screening adjacent to residential development via 6-foot masonry walls and tree wells every 18 feet.

The applicant is also requesting a special permit for a 100% parking reduction for the property located at 3011 Pershing. The request will accommodate the expansion of the existing bar/restaurant use. There is an existing 1,290 square foot bar with 400 square feet of patio space and a 1,170 square foot area slated for expansion. There is a second building, totaling 1,575 square feet, on the property in which the applicant is proposing a bar/restaurant use along with 500 square feet of patio space. The proposed redevelopment includes 5,695 square feet of restaurant and bar use. The development would require 40 parking spaces and three bicycle spaces. The applicant is providing one accessible parking space on site and the required bicycle spaces. The existing buildings have a maximum height of 20 feet. Access to the subject property is from Pershing, a minor arterial, or through the rear alley. The applicant has proposed sound mitigation along the alley to limit the effect on the adjacent residential development (Attachment 3).

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.070.A) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:	
Criteria	Does the Request Comply?
1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years.	The East El Paso #1 Subdivision was recorded in 1904.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	The proposed expansion of the bar/restaurant use will occupy an existing structure on the site and will not displace any existing parking spaces.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure.	<ul style="list-style-type: none"> - The existing configuration of the buildings covers the majority of the parcel and would not allow for the accommodation of the required parking. - The off-site parking lot will be shared by other businesses on Pershing.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	The property owner does not own or lease any other properties within 300 feet that could serve as a parking lot (see Attachment 2).

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.410) – OFF-STREET PARKING (SERVING ANOTHER PROPERTY)	
Criteria	Does the Request Comply?
1. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties.	Yes, the proposed redevelopment is similar in intensity and scale to surrounding development and the applicant is proposing screening, landscaping, and sound barriers to mitigate the effects on adjacent properties.
2. The parking area is so arranged as to permit sufficient space for parking spaces and turning maneuvers, as well as adequate ingress and egress to the site.	Yes, the parking lot meets all dimensional standards required for stalls and aisles.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.410) – OFF-STREET PARKING (SERVING ANOTHER PROPERTY)	
3. Lighting shall comply with Chapter 18.18 (Dark Sky Ordinance) of this Code.	Yes, there is a note on the detailed site plan (Attachment 1).
4. The parking area is located in such a manner from the site generating the parking requirement to assure that such parking facility will adequately serve the use.	Yes, the parking lot is located within 150 feet of the site generating the use. There are adequate pedestrian facilities in the area for access to the businesses and the parking lot.
5. Access to be provided to the parking area shall not be through private property that is not zoned to permit the use generating the off-street parking.	Yes, access to the parking lot is proposed through dedicated public rights-of-way.
6. Adequate provisions shall be made to assure that the parking area is reasonably identifiable as to the patronage it serves, the location, points of access, hours of operation and other appropriate matters made as a condition of the special permit approval.	Yes, the parking lot will have signage including all pertinent information (Attachment 1).
7. The parking spaces required to be provided for the use shall be restricted to that use.	Yes, the detailed site plan, once approved, will restrict the use of the parking lot to the two businesses and uses indicated.
8. Any off-street parking spaces to be provided on the site generating the off-street parking requirement shall be used to accommodate required handicapped accessible spaces and patron parking.	Yes, the parking lot accommodates the required accessible spaces for the development.
9. The parking area shall be owned or leased by the same property owner who operates the use generating the off-street parking requirement, and any leasehold interest in the parking area shall be validly held for the duration of the use.	Yes, the owner of the parking lot also owns a business that will be served by the lot.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes, both properties meet all applicable density and dimensional standards for their respective zoning districts and uses.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes, the requests comply with the recommendations of <i>Plan El Paso</i> and the G-2 designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, the parking study (Attachment 2) shows that there is enough existing on-street parking to accommodate the expansion of the bar/restaurant use. This is a well-established, older part of town that does not require the extension of any services. - Access to the parking lot will be from Douglas, a local street, the exit will be to the alley and then to Raynor, also a Local. - 3011 Pershing takes access off Pershing, a minor arterial, and the rear alley.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	- The lighting design will comply with the Dark Sky Ordinance. - The owner is proposing sound mitigation to limit the effects of the bar/restaurant use on the adjacent residential lots and has provided a Sound Attenuation Plan (Attachment 3).

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)	
5. The design of the proposed development mitigates substantial environmental problems.	Yes, see above.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes, in addition to the mitigation proposed above, the parking lot will be screened from adjacent residential properties with a 6-foot rock wall. Trees will be installed in the parking lot abutting the residential development as further mitigation.
7. The proposed development is compatible with adjacent structures and uses.	Yes, the existing uses and building configurations are similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes, the proposed redevelopment is similar in intensity and scale to surrounding development.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing 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 the Comprehensive Plan.</p>	<p>Yes, the subject properties are located on small, alley-loaded blocks. Within a 500-foot radius, there are high and low intensity commercial uses, along with a mix of residential districts. The proposed redevelopment would allow an expansion of a neighborhood commercial use. The parking lot will serve other existing commercial uses and make future redevelopment more feasible.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-5 (Residential) District: The purpose of the district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, properties on this block of Douglas share an alley with the C-4 zoned properties on Pershing. The lots are smaller, accommodating primarily single-family homes and a few duplexes. The corner lot where the parking lot is located would provide a transition to the commercial uses located south and west.</p>

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: 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.</p>	<p>Yes, properties on this block of Pershing are also zoned C-4 (Commercial). Nearby lots are similar in character to the subject property, with smaller dimensions, alley access, and high building coverage.</p>
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	N/A
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	No adverse effects anticipated. The uses and building configurations are already existing and are similar to other properties in the immediate area. The owner is proposing sound mitigation to limit the effects of the bar/restaurant use on the adjacent residential lots.
<p>Natural Environment: Anticipated effects on the natural environment.</p>	N/A
<p>Stability: Whether the area is stable or in transition.</p>	The area is stable with no recent zoning requests. Other Special Permits exist on nearby properties, also for parking reductions or for infill development.
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	N/A

PUBLIC COMMENT: The subject property lies within the boundaries of the Five Points Neighborhood Association, the El Paso Central Business Association, and the Five Points Development Association, all of which were notified prior to submittal of the Special Permit Application. Notice was mailed to property owners within 300 feet of the subject property on August 29, 2019. There has been no communication in support of or in opposition to the request.

CITY PLAN COMMISSION OPTIONS:

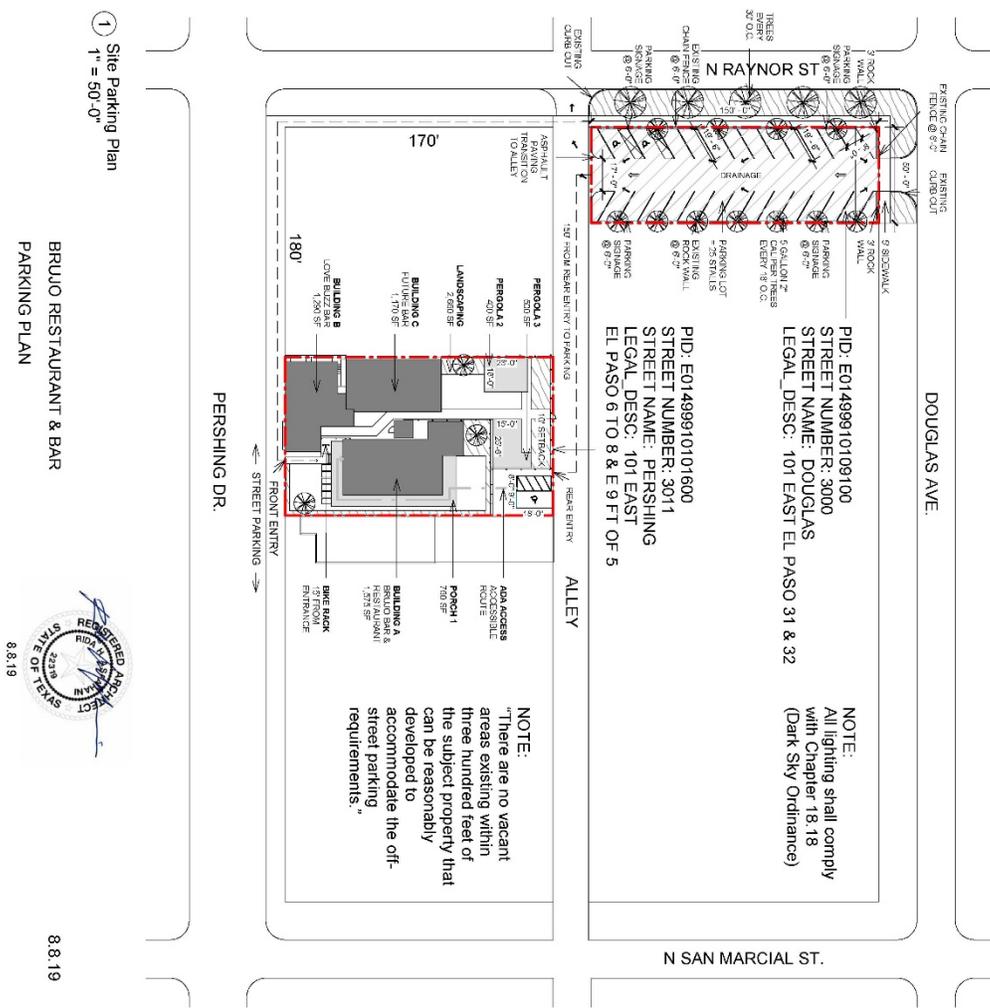
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Detailed Site Plan
2. Parking Study
3. Sound Attenuation Plan
4. Future Land Use Map
5. Department Comments
6. Sun Metro Letter
7. Neighborhood Notification Boundary Map
8. Letter of Opposition



PID: E01499910109100
 STREET NUMBER: 3000
 STREET NAME: DOUGLAS
 LEGAL DESC: 101 EAST EL PASO 31 & 32
 PID: E01499910101600
 STREET NUMBER: 3011
 STREET NAME: PERSHING
 LEGAL DESC: 101 EAST EL PASO 6 TO 8 & E 9 FT OF 5

NOTE:
 All lighting shall comply with Chapter 18.18 (Dark Sky Ordinance)

NOTE:
 "There are no vacant areas existing within three hundred feet of the subject property that can be reasonably developed to accommodate the off-street parking requirements."

PROJECT DATA:

LAND AREA:
 TOTAL = 11,760 SF
BUILDING AREA:
 BUILDING A = 1,575 SF
 BUILDING B = 1,290 SF
 BUILDING C = 1,170 SF
 TOTAL = 4,035 SF
COVERED PATIO AREA:
 PORCH 1 = 760 SF
 PERGOLA 2 = 400 SF
 PERGOLA 3 = 500 SF
 TOTAL = 1,660 SF

PARKING TABLE:
 PARKING CALC. 1/1/14
 5,995 SF / 144 = 40 REQUIRED
 28 PROVIDED

LANDSCAPE CALC.
 (11,760 - 4,035) X .15 = 1,159 SF REQUIRED
 1,325 SF PROVIDED

RESERVED FOR VISITORS TO:
 Pipo Academy of Hair Design & Brujos Bar
 24 HOUR TOW ZONE

1 Site Parking Plan
1" = 50'-0"

BRUJOS RESTAURANT & BAR
PARKING PLAN



8.8.19

2 SHARED PARKING SIGN 1
1" = 1'-0"

S1.1

ATTACHMENT 2

NOTE: There are no vacant areas existing within three hundred feet of the subject property that can be reasonably developed to accommodate the off-street parking requirements.
 The parking study was conducted on Wednesday 7/31/19 through Thursday 8/1/19 because Wednesday nights are the busiest time of the week at Love Buzz located at 3011 Pershing. Love Buzz hours of operation are 5:00pm- 2:00am seven days a week. The study started at 2:00pm Wednesday 7/31/19 to present the current parking impact from the day to day business district and its transition into the night business. The study commenced at 3:00am Thursday 8/1/19 to present what local and residential parking impact looks like with minimal to no business influence.



PARKING TABLE:

PARKING CALC. 1/144
 5,695 SF / 144 = 40 REQUIRED

PARKING PER BUILDING:

BUILDING A = 1,575 SF
 PORCH 1 = 760 SF
 2,335 SF / 144 = 16 REQUIRED

BUILDING B = 1,290 SF
 PERCOLA 2 = 400 SF
 1,690 SF / 144 = 12 REQUIRED

BUILDING C = 1,170 SF
 PERCOLA 3 = 500 SF
 1,670 SF / 144 = 12 REQUIRED

Time	Love Buzz	Boards	Boards	Parking	Parking	Mentor	Mentor	Tanger	Tanger	Estelle	Estelle	San Marcel	San Marcel	Boyer	Boyer		
	Occupied	Unoccupied	Total	Occupied	Unoccupied	Total	Occupied	Unoccupied	Total	Occupied	Unoccupied	Total	Occupied	Unoccupied	Total		
2:00 PM	52	20	32	55	24	31	40	5	31	34	8	26	38	4	34	43	
3:00 PM	52	22	30	55	25	30	40	5	30	34	8	23	38	4	34	43	
4:00 PM	52	19	33	55	27	28	40	7	33	34	9	25	38	4	34	43	
5:00 PM	52	22	30	55	26	29	40	8	32	34	12	22	38	8	34	43	
6:00 PM	52	23	19	50	18	38	40	4	36	34	13	18	38	9	33	43	
7:00 PM	52	21	21	50	19	30	40	1	38	34	14	20	38	9	33	43	
8:00 PM	52	20	17	50	19	30	40	1	38	34	15	21	38	9	33	43	
9:00 PM	52	17	16	50	17	33	40	0	37	34	15	21	38	9	33	43	
10:00 PM	52	16	14	50	16	34	40	0	40	34	15	15	38	8	32	42	
11:00 PM	52	14	14	50	14	36	40	0	40	34	15	15	38	8	32	42	
12:00 AM	52	16	16	50	16	34	40	0	40	34	15	16	38	8	32	42	
1:00 AM	52	16	16	50	16	34	40	0	40	34	15	16	38	8	32	42	
2:00 AM	52	17	17	50	17	33	40	0	40	34	15	16	38	8	32	42	
3:00 AM	52	17	17	50	17	33	40	0	40	34	15	16	38	8	32	42	
Avg % Occupied	67.03%			48.03%			7.23%			40.34%			14.10%			30.03%	32.25%

BRUJO RESTAURANT & BAR PARKING STUDY

Date 7.31.19 S1.2

ATTACHMENT 4



ATTACHMENT 5

Planning and Inspections Department – Building Plan Review

Recommend approval.

Planning and Inspections Department – Land Development

No objections to special permit.

The code encourages the use of nonstructural storm water management such as rainwater harvesting, and other conservation efforts, to the maximum extent practicable.

Fire Department

Recommend approval.

Sun Metro

No objections. See Attachment 6.

Texas Department of Transportation

Development is not abutting TxDOT Right of Way.

El Paso County Water Irrigation District No. 1

The subject property is not within EPCWID No. 1's boundaries.

El Paso Water – Stormwater Engineering

EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed storm water runoff and to mitigate adverse downstream drainage conditions.

El Paso Water –Engineering

EPWater-PSB does not object to this request.

Water:

There is an existing 16-inch diameter water main that extends along Raynor Street located approximately 16 feet west of the property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board Rules and Regulations.

There is an existing 24 diameter water main that extends along Douglas Avenue located approximately 50 feet north of the property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board Rules and Regulations.

There is an existing 4-inch diameter water main that extends along the alley between Pershing Drive and Douglas Avenue. This water main is available for service.

EPWater records indicate an active ¾-inch water meter serving to the property 3011 Pershing Drive and an inactive ¾-inch water meter serving to the property 3015 Pershing Drive.

Previous water pressure from fire hydrant #777 located on the northwest corner of Douglas Avenue and Raynor Street has yielded a static pressure of 62 psi, a residual pressure of 60 psi, and a discharge of 712 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Pershing Drive and Douglas Avenue, this main ends 75-feet east of the property in question. This main is available for main extensions. All extensions costs are the responsibility of the owner.

General:

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 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.

ATTACHMENT 6



SUN METRO

August 6, 2019

Mayor
Dee Margo

City Council

District 1
Peter Svarzbein

District 2
Alexsandra Annello

District 3
Cassandra Hernandez

District 4
Dr. Sam Morgan

District 5
Isabel Salcido

District 6
Claudia Ordaz Pérez

District 7
Henry Rivera

District 8
Cissy Lizarraga

City Manager
Tommy Gonzalez

Austin Allen
3011 Pershing Drive
El Paso, TX 79903

Dear Mr. Allen:

Please be advised that the project located at 3011 Pershing Drive is situated within 1000 feet of a mass transit system route(s). Sun Metro's Route 34, 35, and 50 travel along Piedras and Montana with multiple stops (one stop is located approximately 154 feet walking distance east of the subject property).

Sun Metro recommends approval of this parking reduction request based on Ordinance 20.14.070 C (3)(D) of the El Paso Municipal Code, Parking Reduction.

Please call Vanessa Munoz at (915) 212-3376 if you have any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads "Jay Banasiak".

Jay Banasiak
Director

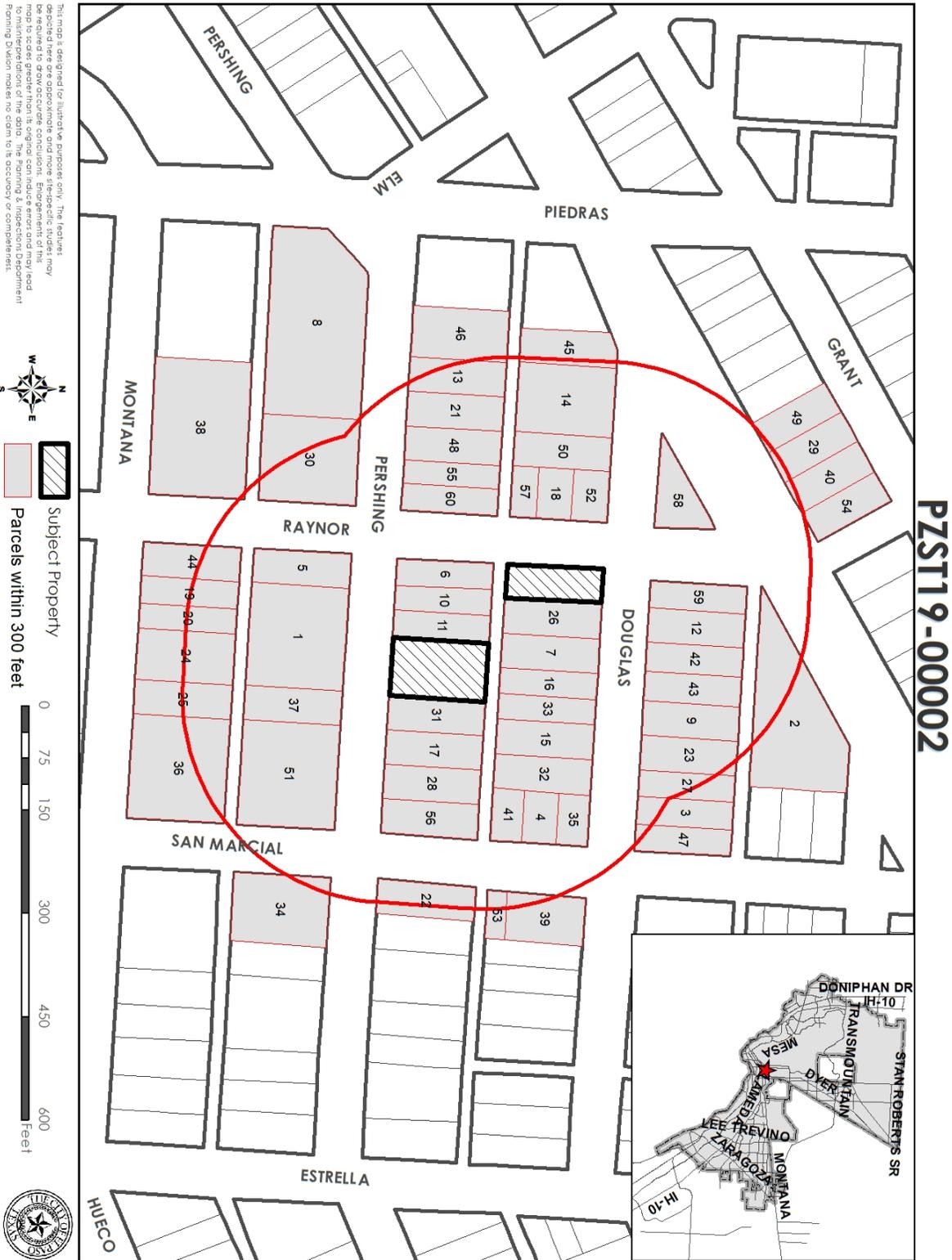
Cc: Vanessa Munoz, Senior Service Planner

Attachment



Jay Banasiak, Director
10151 Montana Ave. • El Paso, Texas 79925 • 915.212.3333 • sunmetro.net
Dedicated to Outstanding Customer Service for a Better Community

ATTACHMENT 7



PZST19-00002

ATTACHMENT 8

September 8, 2019

Karina Brasgalla, Senior Planner
City Plan Division
Planning Division
P.O. Box 1890
El Paso, TX 79950-1890

Re: Case Number PZST19-00004

Dear Ms. Brasgalla:

The purpose of this letter is threefold. First, this letter requests that the City Planning Commission Meeting that is planned for September 12, 2019 postpone addressing the permit to allow a parking lot serving another property and a parking reduction requested by 3011 Pershing LLC and Hector Barragan (Case Number PZST19-00004) being requested. Residents being impacted by this potential permit, including myself, are working with less than two weeks' notice of the proposed meeting.

Second, this letter represents firm opposition to the special permit to allow a parking lot serving another property and a parking reduction requested by 3011 Pershing LLC and Hector Barragan (Case Number PZST19-00004). Granting such permit would be an injustice to the neighborhood residents in general and residents who reside on Douglas and Raynor Streets in particular. Moreover, it would be planning folly for the City of El Paso to concede such permit given its commitment to support neighborhoods, encourage community safety, and avoid any semblance of impropriety. Let us not forget the serious ethical questions that arose in 2016 when unauthorized paving was done on an alleyway in this neighborhood.

Third, this letter requests that if Mr. Hector Barragan and 3011 Pershing LLC have indeed violated zoning codes/laws by imposing a commercial-bound parking lot at 3000 Douglas, then they be fined or at the very least publically reprimanded for not seeking proper authorization to do so. Possibly not respecting zoning laws and certainly disregarding residents' rights, 3011 Pershing LLC and Hector Barragan have already: (1) paved the property on 3000 Douglas; (2) surrounded the property with chain-linked fencing; (3) permitted commercial-bound parking from another property on it; (4) posted signs (Barber College) on the rock fence which runs alongside the property and on the chain-linked fence (El Pipo); (5) dumped trash on the property; and, (6) stored a recreational vehicle on the property.

The parking lot serving another property that 3011 Pershing LLC and Hector Barragan have established at 3000 Douglas has increased traffic, noise, littering, transient loitering, and the risk of automobile and pedestrian accidents. This imposed commercial parking lot at 3000 Douglas has minimized the enjoyment of homes, challenged the character of the neighborhood, and jeopardized property values.

The City of El Paso and the City Planning Commission should take pains to make sure that Mr. Barragan and 3011 Pershing LLC find an alternate location for their parking needs and possibly shuttle their consumers. Mr. Barragan and 3011 Pershing LLC should be pressed to offer incentives to their consumers to use alternate ways of getting to 3011 Pershing such as public transportation and ride-sharing.

A bigger problem is that the City of El Paso has encouraged businesses to develop on Pershing Drive, through zoning maneuvering, without developing an infrastructure (e.g., parking, crosswalks, caution lights, reduced speed signage, etc.). Without a proper infrastructure, businesses are unlikely to survive and thrive responsibly within established neighborhoods.

Again, neighborhood residents and owners, including myself, firmly oppose allowing a parking lot serving another property and a parking reduction requested by 3011 Pershing LLC and Hector Barragan (Case Number PZST19-00002). Granting such permit would enlarge the problems listed above and further disregard residents' desire for safety and quality of life. Allowing one business owner to get his/her way is hardly just to dozens of residents who will be negatively impacted by encouraging and permitting commercial-bound parking to operate in residential areas.

Thank you for considering my request. I can be reached by telephone (915 204-7967) or email (mrodriguezlesage@hotmail.com) if you desire any further particulars.

Respectfully,

Margie Rodriguez Le Sage, Ph.D, LMSW

SPECIAL PERMIT

3000 Douglas and 3011 Pershing



Recommendation | Public Input

Staff recommendation:

Approval

CPC Vote:

Approval Recommendation (8-0)

Public Input:

- Planning received one letter of opposition to the request.

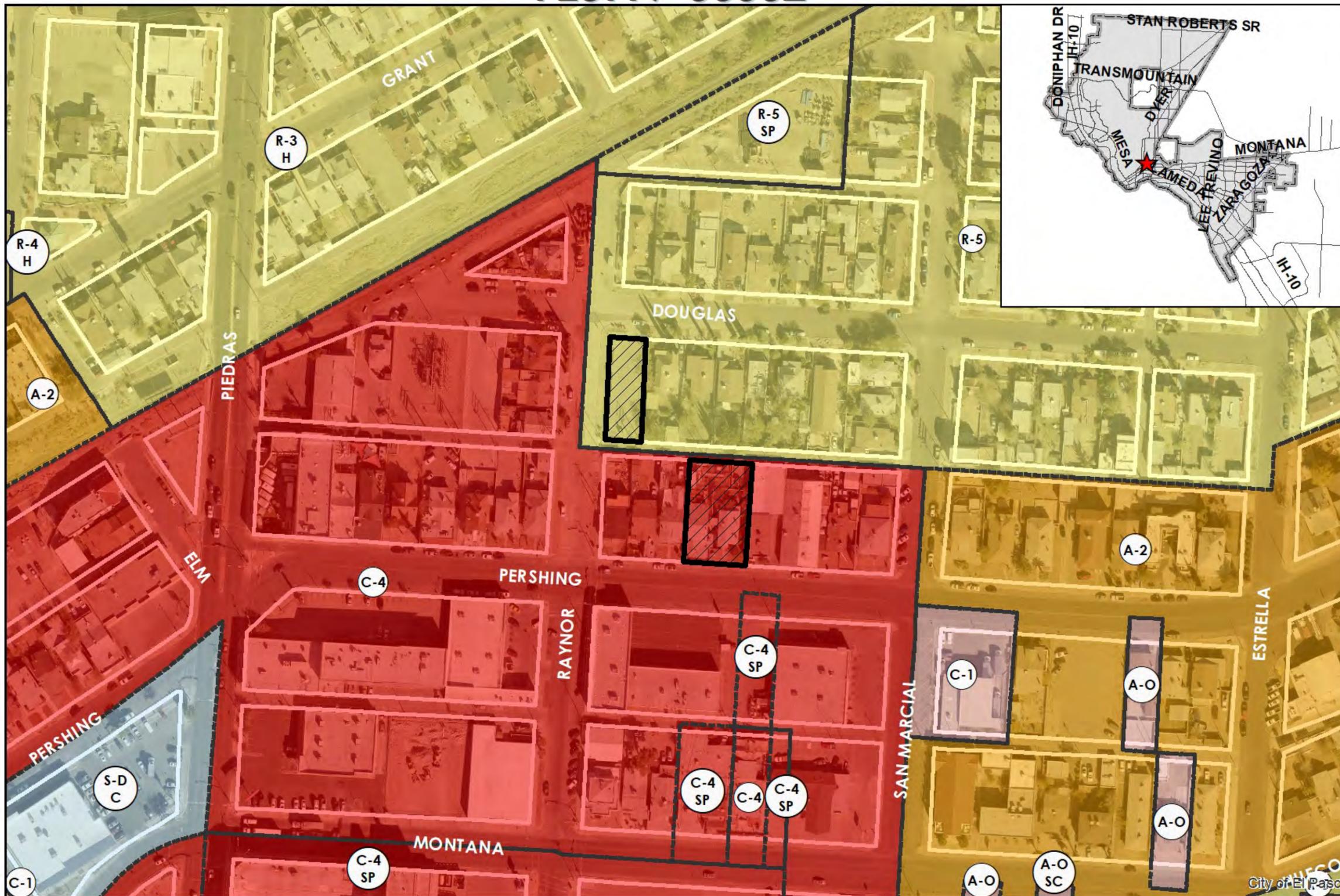
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



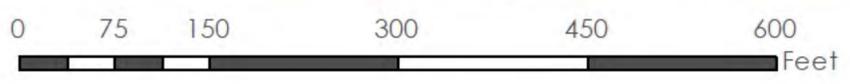
PZST19-00002



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.



 Subject Property

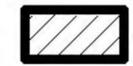


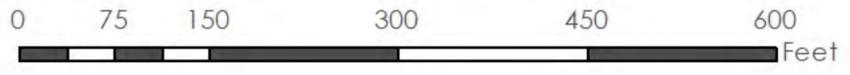
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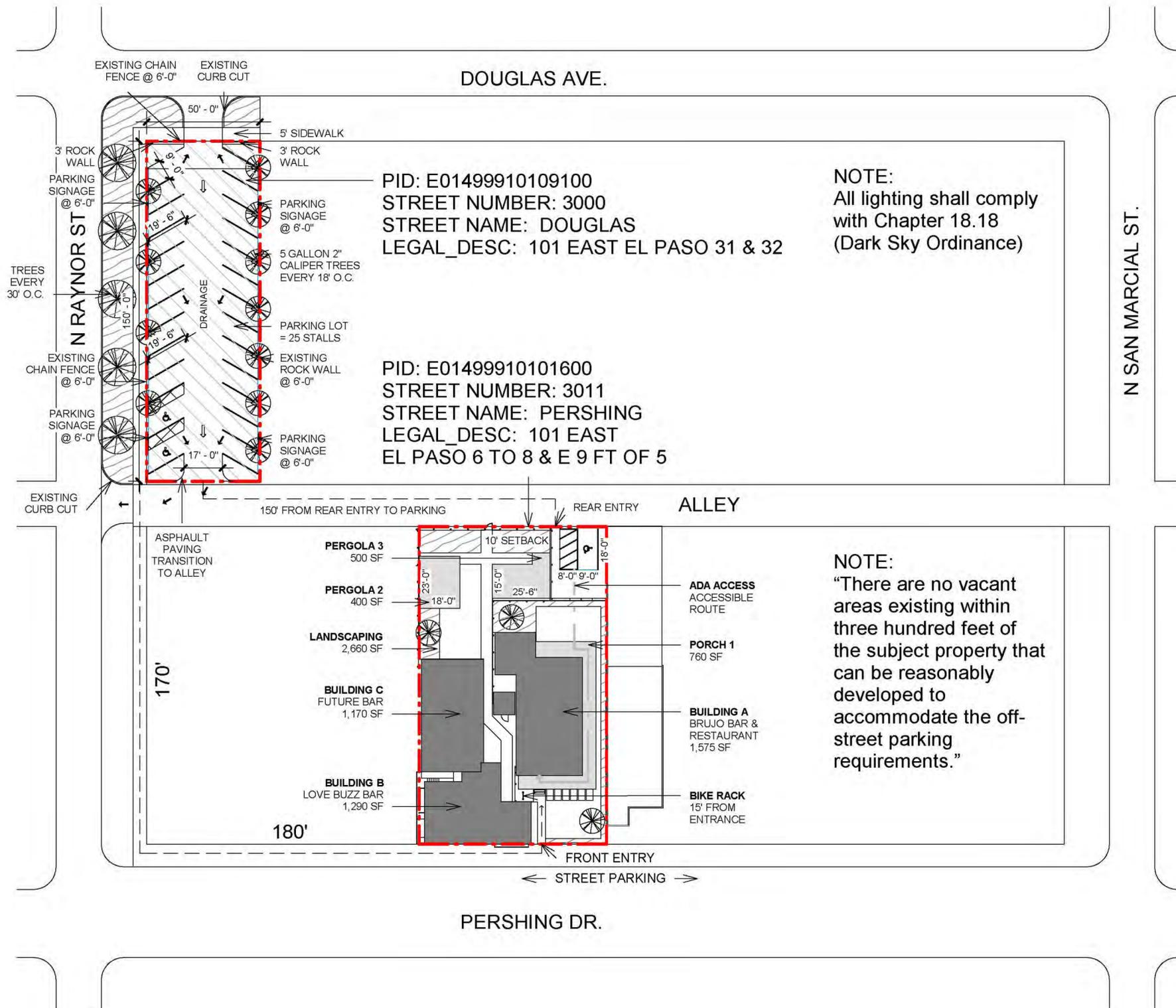


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 Subject Property





PROJECT DATA:

LAND AREA:
TOTAL = 11,760 SF

BUILDING AREA:
 BUILDING A = 1,575 SF
 BUILDING B = 1,290 SF
 BUILDING C = 1,170 SF
TOTAL= 4,035 SF

COVERED PATIO AREA:
 PORCH 1 = 760 SF
 PERGOLA 2 = 400 SF
 PERGOLA 3 = 500 SF
TOTAL= 1,660 SF

PARKING TABLE:
 PARKING CALC. 1/144
 5,695 SF / 144 = 40 REQUIRED
 26 PROVIDED

LANDSCAPE CALC.
 (11,760 - 4,035) x .15 = 1,159 SF REQUIRED
 1,325 SF PROVIDED



① Site Parking Plan
 1" = 50'-0"

BRUJO RESTAURANT & BAR
 PARKING PLAN

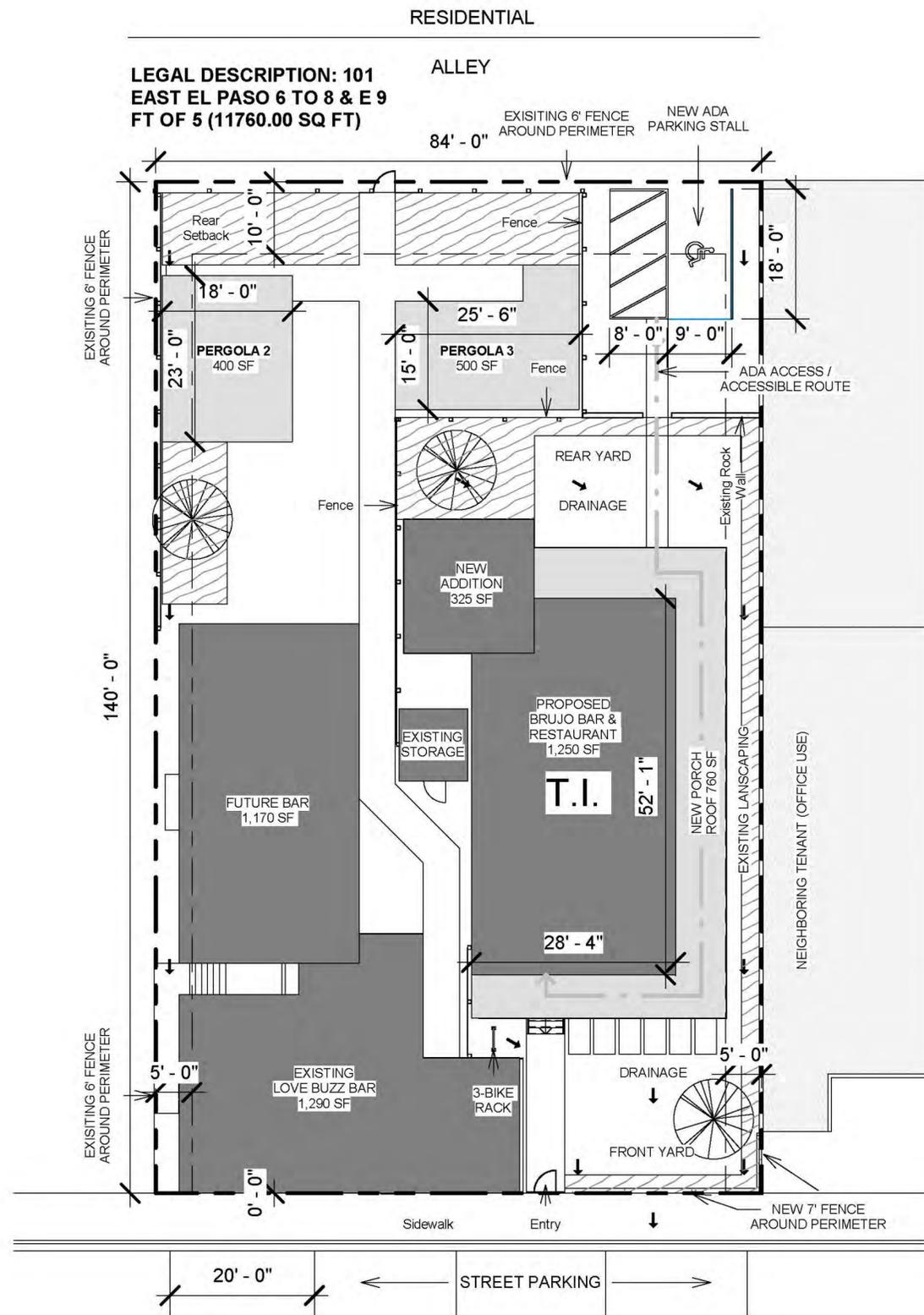


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② SHARED PARKING SIGN 1
 1" = 1'-0"

S1.1



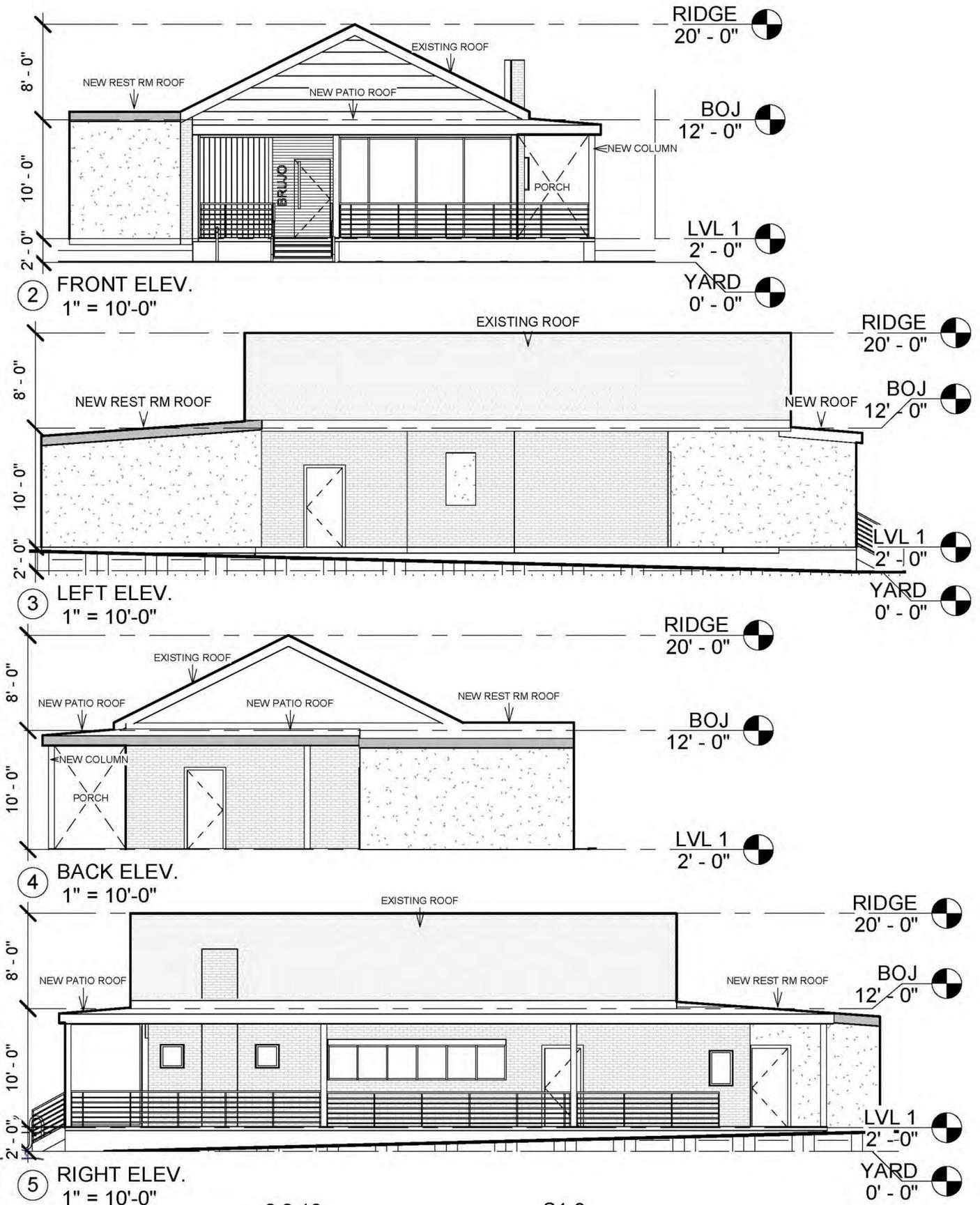
① Detailed Site
1" = 20'-0"

BRUJO RESTAURANT & BAR
SITE PLAN

EXISTING AREA = 1,250 SF
R.R. ADDITION AREA = 325 SF
TOTAL AREA = 1,575 SF



8.8.19



② FRONT ELEV.
1" = 10'-0"

③ LEFT ELEV.
1" = 10'-0"

④ BACK ELEV.
1" = 10'-0"

⑤ RIGHT ELEV.
1" = 10'-0"

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S1.0





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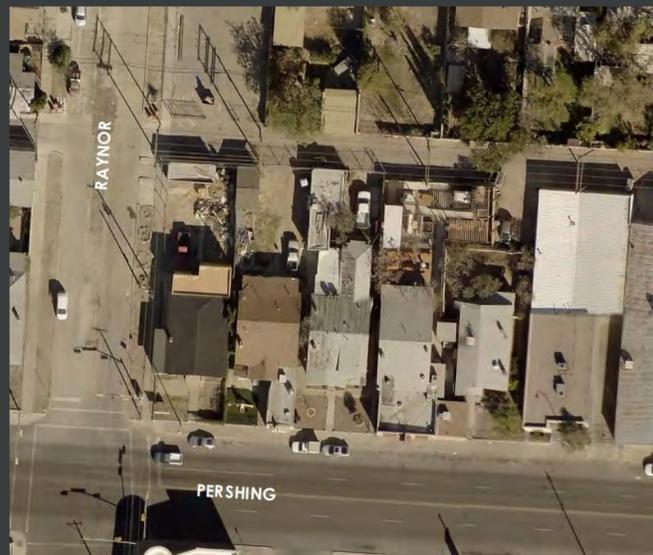




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THANK YOU

