

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

DEPARTMENT: Planning and Inspections, Planning Division
AGENDA DATE: Introduction: November 14, 2017
Public Hearing: December 12, 2017

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, Morrison-vegaVX@elpasotexas.gov
Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance granting Special Permit No. PZST16-00038, to allow for infill development with reductions in rear yard setback, side yard setback, street side yard setback, and for a one hundred percent reduction in the number of required parking spaces for a proposed commercial addition in the C-1/SP/NCO (Commercial/Special Permit/ Neighborhood Conservancy Overlay) District and acceptance of the Detailed Site Development Plan on the property described as Lot 10 and North 20 Feet of Lot 9, Alexander Addition, City Of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development and Section 20.14.070 Parking Reductions of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2419 Stanton St. Property Owner: Gabriel Garcia/Quality Company Investments PZST16-00038 (District 1)

BACKGROUND / DISCUSSION:

On June 29, 2017, the CPC reviewed the proposed Special Permit but did not make a recommendation.

PRIOR COUNCIL ACTION:

Ordinance 17494, passed on February 8, 2011, granted this property a 100% reduction in the number of required parking spaces for the existing building

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) made the following motions, which all failed to pass:

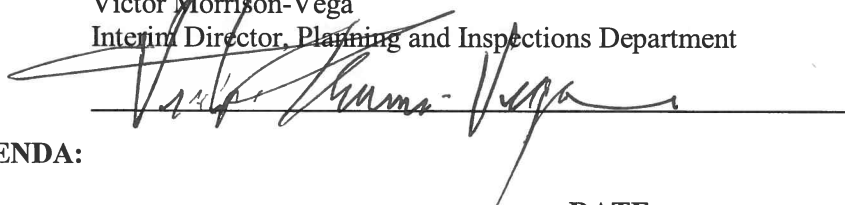
- Deny the Application (2-4)
- Postpone Four Weeks (2-4)
- Recommend Approval (3-3)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Morrison-Vega
Interim Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST16-00038, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTIONS IN THE MINIMUM REQUIRED SIDE YARD, STREET SIDE YARD, AND REAR YARD SETBACKS, A 100% REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES, FOR AN ADDITION TO AN EXISTING BUILDING IN A C-1/NCO/SP (COMMERCIAL/ NEIGHBORHOOD CONSERVANCY OVERLAY/ SPECIAL PERMIT) PROPERTY DESCRIBED AS ALL OF LOT 10 AND NORTH 20 FEET OF LOT 9, BLOCK 192, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Gabriel Gonzalez / Quality Company Investments, Owner, has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for Infill Development with reductions in the minimum required side yard, street side yard, and rear yard setbacks, a 100% reduction in the number of required parking spaces; 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 did not return a recommendation, a vote for approval was a 3-3 split, only after it had two failed motions to postpone and deny the application 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 C-1/NCO/sp (Commercial/Neighborhood Conservancy/ Special Permit District):

Lot 10 and North 20 Feet of Lot 9, Block 192, Alexander Addition,
*City of El Paso, El Paso County, Texas, and as more particularly
described by metes and bounds on the attached Exhibit "A",*

2. That the City Council hereby grants a Special Permit under Section 20.10.280 of the El Paso City Code, to allow for Infill Development with reductions in the minimum required side yard, street side yard, and rear yard setbacks, a 100% reduction in the number of required parking spaces, and acceptance of the detailed site development plan for an addition to an existing building; and,

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2419 Stanton St.
kmn

PZST16-00038

3. That this Special Permit is issued subject to the development standards in the C-1/NCO/sp (Commercial/Neighborhood Conservancy/ Special Permit 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 Owner or the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST16-00038 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

ADOPTED this _____ day of _____, 2017.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Alex P. Hoffman, Deputy Director
Planning & Inspections Department

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kmn


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AGREEMENT

Gabriel Gonzalez / Quality Company Investments, **Owner**, referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-1/NCO/sp (Commercial/Neighborhood Conservancy/ Special Permit District) regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 12 day of October, 2017.

Gabriel Gonzalez / Quality Company Investments:

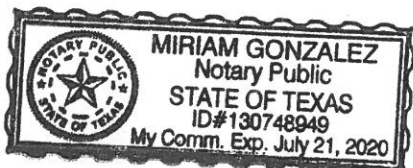
By: Gabriel Gonzalez OWNER
(name/title)

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 12th day of October, 2017, by Miriam Gonzalez, for Gabriel Gonzalez / Quality Company Investments, as Owner.

My Commission Expires: 07-21-2020




Notary Public, State of Texas

Notary's Printed or Typed Name:

Miriam Gonzalez

EXHIBIT "A"



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.
El Paso, Texas 79927
Ph# (915) 222-5227

Being all of Lot 10, and North 20 feet of Lot 9,
Block 192, Alexander Addition, City of El Paso,
El Paso County, Texas,
August 31, 2017

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Lot 10, and North 20 feet of Lot 9, Block 192, Alexander Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof filed in Volume 11, Page 63, El Paso County Plat Records, El Paso County Real Property Records, and being more particularly described by metes and bounds as follows:

Commencing for reference a found city monument disk at the monument line intersection running 10' east and parallel with the N. Oregon Street Centerline and 10' north and parallel with the Cincinnati Avenue Centerline, thence along N. Oregon Street monument line, South 33°47'47" East a distance of 670.00 feet to a point at the intersection with the center line of Boston Avenue, thence along said center line, North 56°12'13" East a distance of 493.00 feet to a point, thence leaving said center line, South 33°47'47" East a distance of 35.00 feet to a set nail southeast right of way line of Boston Avenue (70 foot right of way) and the "TRUE POINT OF BEGINNING".

Thence along the southeast right of way of Boston Avenue, North 56°12'13" East a distance of 122.00 feet set chiseled "X" on concrete at the southwest right of way of N. Stanton Street (70 foot right of way);

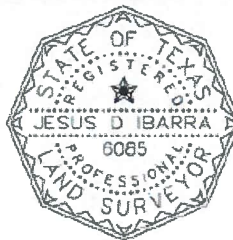
Thence along said southwest right of way, South 33°47'47" East a distance of 46.00 feet to a found ½" rebar;

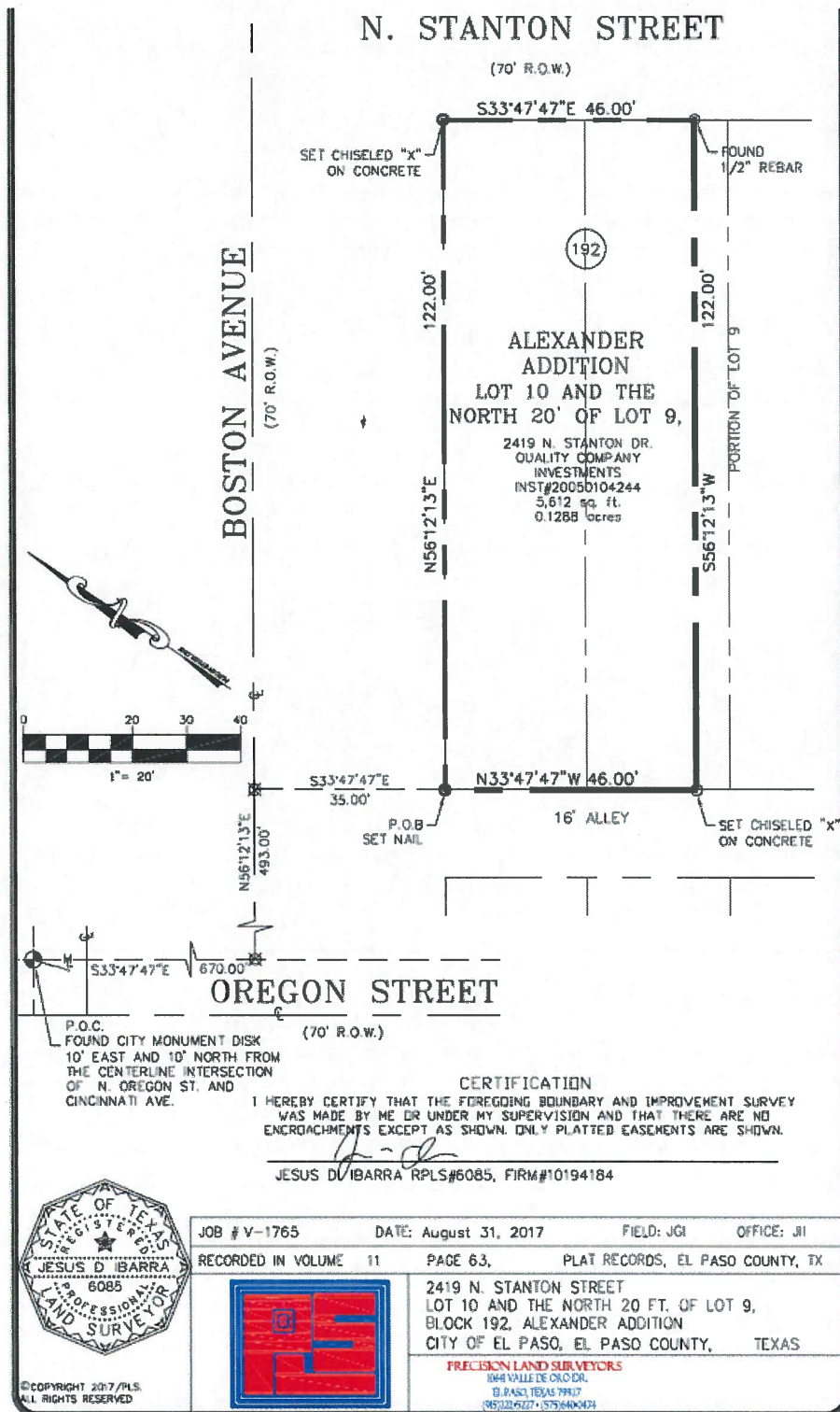
Thence leaving said southwest right of way, South 56°12'13" West a distance of 122.00 feet set chiseled "X" on concrete at the northeast line of a 16 foot alley;

Thence along said alley, North 33°47'47" West a distance of 46.00 feet to "TRUE POINT OF BEGINNING" and containing in all 5,612 square feet or 0.1288 acres of land more or less.

Bearing Basis is U.S. State Plane, Texas Central 4203, NAD 1983, as derived using GPS RTK methods.

Jesus D. Ibarra, RPLS No.6085





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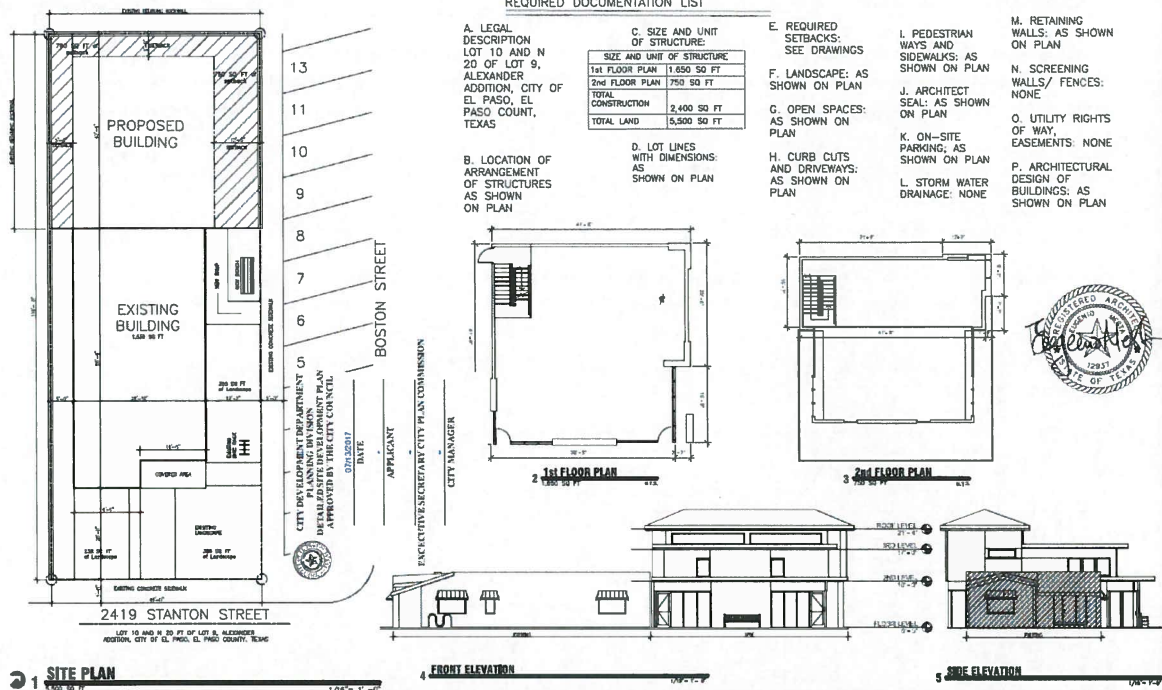
2419 Stanton St.

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EXHIBIT "B"



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kmn

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MEMORANDUM

DATE: October 18, 2017

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

FROM: Larry F. Nichols, Director - Planning & Inspections
Anne Antonini, Planner

SUBJECT: Infill and Parking Reduction Special Permit Request for reduction in setbacks and number of required parking spaces for proposed commercial addition in the C-1/sp/NCO (Commercial/special permit/Neighborhood Conservancy Overlay) for the property located at 2419 Stanton Street. PZST16-00038 (District 1)

The City Plan Commission heard but did not return a recommendation on the proposed special permit at its June 29, 2017 meeting. The following motions were made: Recommend Denial (2-4), Recommend to Postpone Four Weeks (2-4), Recommend Approval (3-3).

As of October 18, 2017, Planning staff has received one letter in support of the proposed special permit. Three people spoke in opposition of the item at the City Plan Commission meeting.

Applicant: Exigo Architects
Property Owner: Gabriel Gonzalez / Qualit Company Investments

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report **REVISED**

Case No: PZST16-00038
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: June 29, 2017
Staff Planner: Anne Antonini, 915-212-1814, antoniniam@elpasotexas.gov

Location: 2419 Stanton St.
Legal Description: Lot 10 and North 20 Feet of Lot 9, Alexander Addition, City of El Paso, El Paso County, Texas
Acreage: 0.11-acre
Rep District: 1
Existing Zoning: C-1/NCO/sp (Commercial/Neighborhood Conservancy Overlay/special permit)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: Infill Development – to allow for side yard, street side yard, and rear yard setback reductions; Parking Reduction – 100% Reduction in Required Parking; Detailed Site Development Plan Approval
Proposed Use: Commercial

Property Owner: Gabriel Gonzales / Quality Company Investments
Representative: Exigo Architects

SURROUNDING ZONING AND LAND USE

North: S-D/sc/c/sp (Special Development / special contract / conditions / special permit) / restaurant
A-2/sc/sp (Apartment / special contract / special permit) / Duplexes
South: C-1/NCO (Commercial / Neighborhood Conservancy Overlay) / shopping center
East: R-4/NCO (Residential / Neighborhood Conservancy Overlay) / single family homes
West: C-1/sp (Commercial / special permit)

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

NEAREST PARK: Billy Rogers Arroyo Park (769 feet)

NEAREST SCHOOL: Mesita Elementary School (2,902 feet)

NEIGHBORHOOD ASSOCIATIONS

Rim Area Neighborhood Association

El Paso Central Business Association

BACKGROUND

The subject property was granted a special permit for a 100% parking reduction in January of 2011 for the existing building on the subject property. The applicant now proposes to construct an addition to that building, which will increase the parking requirements beyond what was considered for the approval of the initial special permit. This application was submitted prior to the adoption of the new Infill Standards on May 30, 2017 and is being considered against the standards in effect at the time of its submittal on December 13, 2016.

This property is within the boundaries of the Rim-University Neighborhood Conservancy Overlay District. Approval of the addition's configuration and architecture was granted by the City Review Committee on April 12, 2017.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 14, 2017.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for infill development and detailed site development plan review to reduce the side, street side, and rear yard setbacks and parking requirements for a proposed addition to the existing one-story, 1,538 square foot commercial building on the subject property. The existing portion of the building will remain a yoga studio. The detailed site development plan shows a two story addition to the rear portion of the existing building, occupying an area that is currently a vacant area with grass and a small pergola. The proposed addition is shown as totaling approximately 2,400 square feet in area. The first floor is proposed to have 1,650 square feet of commercial space, and the second floor is proposed to have 750 square feet of office to serve the first floor. The applicant is requesting the following reductions: from required rear yard setback from 10 feet to 0 feet for a proposed overhang, from the side yard setback from 5 feet to 0 feet for a proposed overhang, and from the required street side yard from 10 feet to 0 feet for a required overhang. The actual walls of the building will be 5 feet from the rear and interior side property lines, and 10 feet from the street side property line. Nine parking spaces are required to serve the existing building and proposed addition and a 100% parking reduction is requested. Due to the topography and size of the lot, it would not be possible to locate parking on the subject property. The entrance to the existing building faces Stanton Street, and the proposed addition would face Boston Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding residential zoning. Additionally, the proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

ANALYSIS

20.10.280 Infill Development (*Note: This application was submitted prior to the adoption of the new Infill Special Permit Regulations on May 30, 2017 and is being considered under the standards in place at the time of its submittal.*)

The provisions of this section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

- A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant

to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

This development meets the two location criteria: (1) it is within a State Enterprise Zone (2) it is located in a legally recorded subdivision of at least 30 years, having been platted in 1959, (Attachment 6).

- B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

There is no specific plan area adopted by City Council, though it is part of the Rim University Neighborhood Conservancy Overlay (NCO) District. Retail is a permitted use in the C-1 (Commercial) district, and the project meets the applicable standards for the subject property under the adopted Study Area Plan for the Rim-University NCO District.

- C. Setback Provisions. The side, street side and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

DIMENSION	REQUIRED	PROPOSED
Side Yard Setback	5 ft.	0 ft.
Side Street Yard Setback	10 ft.	0 ft.
Rear Yard Setback	10 ft.	0 ft.

The applicant is requesting a side yard setback reduction, a street side yard setback reduction, a rear yard setback reduction, and complies with all other dimensional standards. The project is an addition to an existing commercial building and will generally follow the established setback of other buildings on the street upon which it is located. The entrance of the building will face the street on Boston Street, with the canopy that extends to the property line providing shade to the entrance and building. It is designed to maximize the use of the subject property, and is along the El Paso Streetcar Route on Stanton Street, where development of this nature is encouraged.

- E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building

height, architectural style, building materials, landscape and setbacks.

The proposed development is compatible with existing development. It is designed to maximize the use of the subject property, and is along the El Paso Streetcar Route on Stanton Street, where development of this nature is encouraged. The structure is proposed to be two stories in height, with a setback at the height of the existing portion of the building and its immediate neighbors.

- H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

There are no minimum lot area or depth requirements in the C-1 (Commercial) District.

DIMENSION	REQUIRED	PROPOSED
Lot Depth	n/a	70.31 sq. ft
Lot Area	n/a.	5,086 sq. ft.

20.14.070 Parking Reductions.

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section 20.14.050 C if a special permit is approved by City Council, as provided in this chapter.

- A. Existing Development. Up to a one hundred percent reduction for a use involving an existing structure(s) within an older neighborhood of the city that is proposed through the rehabilitation, alteration, or expansion of the existing structures. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located within an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;

The subject property is within the Alexander addition. The subdivision was recorded in 1884. The 1956 aerial photograph and Sandborn map for the neighborhood of the subject property shows that the area was fully developed at that time.

2. That the structure does not extend into an area within the property that was previously used to accommodate off-street parking;

The subject property currently has a 100% parking reduction because the topography and grading of the subject property makes it impossible for cars to access it. The area proposed for the addition is currently vacant and serves as a yard.

3. That the off-street parking required for the proposed use of the structure 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; and

The proposed addition will cover nearly 100% of the remaining portion of the lot. However, even if that portion was left vacant, it would not be possible to use it as parking area because of the grade difference between the subject property and adjacent street.

4. That no vacant area exists 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 area is fully developed and most adjacent businesses rely on on-street parking to satisfy their parking needs. A parking study was conducted by the applicant on May 15, and it was found that on average, the available parking spaces within 300 feet of the subject property would be more than able to accommodate the demand generated by the subject property.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 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; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 5. The design of the proposed development mitigates substantial environmental problems;
 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 7. The proposed development is compatible with adjacent structures and uses;
 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2. “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 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.”

The Planning Division recommendation is based on the proposed residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.

COMMENTS:

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review & Landscaping Division

1. Applicant need to identify the vertical property line on the elevations to determine if any portion of the proposed building is over city right of way (*Condition has been satisfied*)
2. provide required parking and landscape calculations
3. Due to NCO overlay applicant will be required to apply for review by the CRC (*CRC approved the project on April 12, 2017*)

Planning and Inspections Department – Land Development

1. No objections to special permit and detailed site plans.
2. 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.

Fire Department

Recommend approval.

Police Department

No comments received.

Sun Metro

Sun Metro does not oppose this request. Recommends coordination with the El Paso Streetcar Project as the project will be installing Overhead Contact Systems (OCS) poles along the Stanton corridor.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Boston Street. This water main is available for service.
3. There is an existing 6-inch diameter water main extending along the Alley between Mesa Street and Stanton Street for approximately 31-feet. This water main is available for service.
4. There is an existing 20-inch diameter water main that extends along Stanton Street. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.
5. EPWater records indicate (1) ¾" active service meter on the property with 2419 Stanton Street as the services address.
6. Previous water pressure from fire hydrant #358 located at Boston Street and NW corner of Mesa Street, has yielded a static pressure of 104 psi, a residual pressure of 100 psi, and a discharge of 1,678 gallons per minute.
7. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along the Alley between Mesa Street and Stanton Street. This main is available for service.

General:

9. 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.

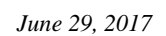
Stormwater:

EPW-Stormwater Engineering has reviewed the property described above and has no objections to the request. However, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

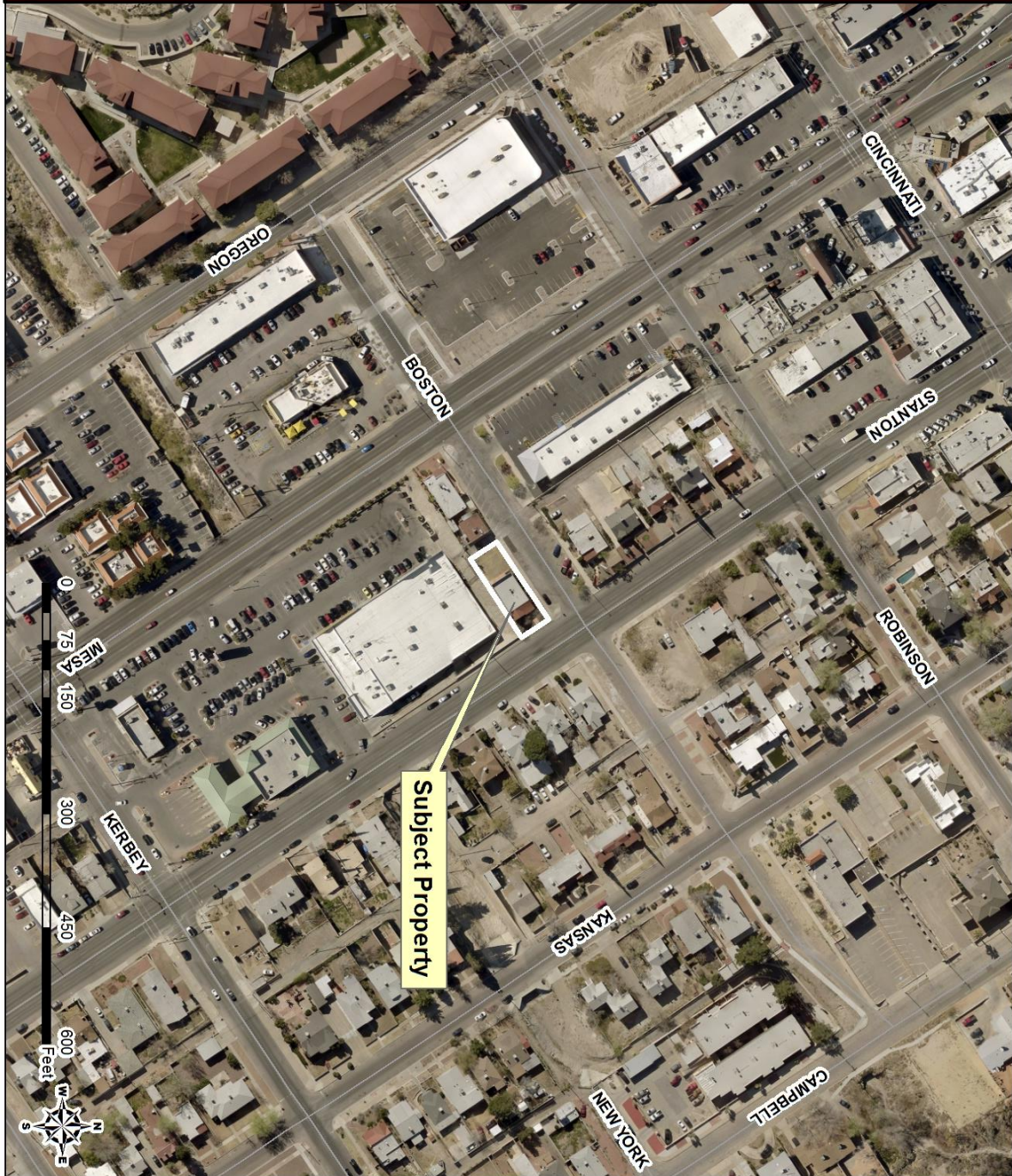
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Subdivision Plat
7. Parking Study
8. Support Letter

PZST16-00038

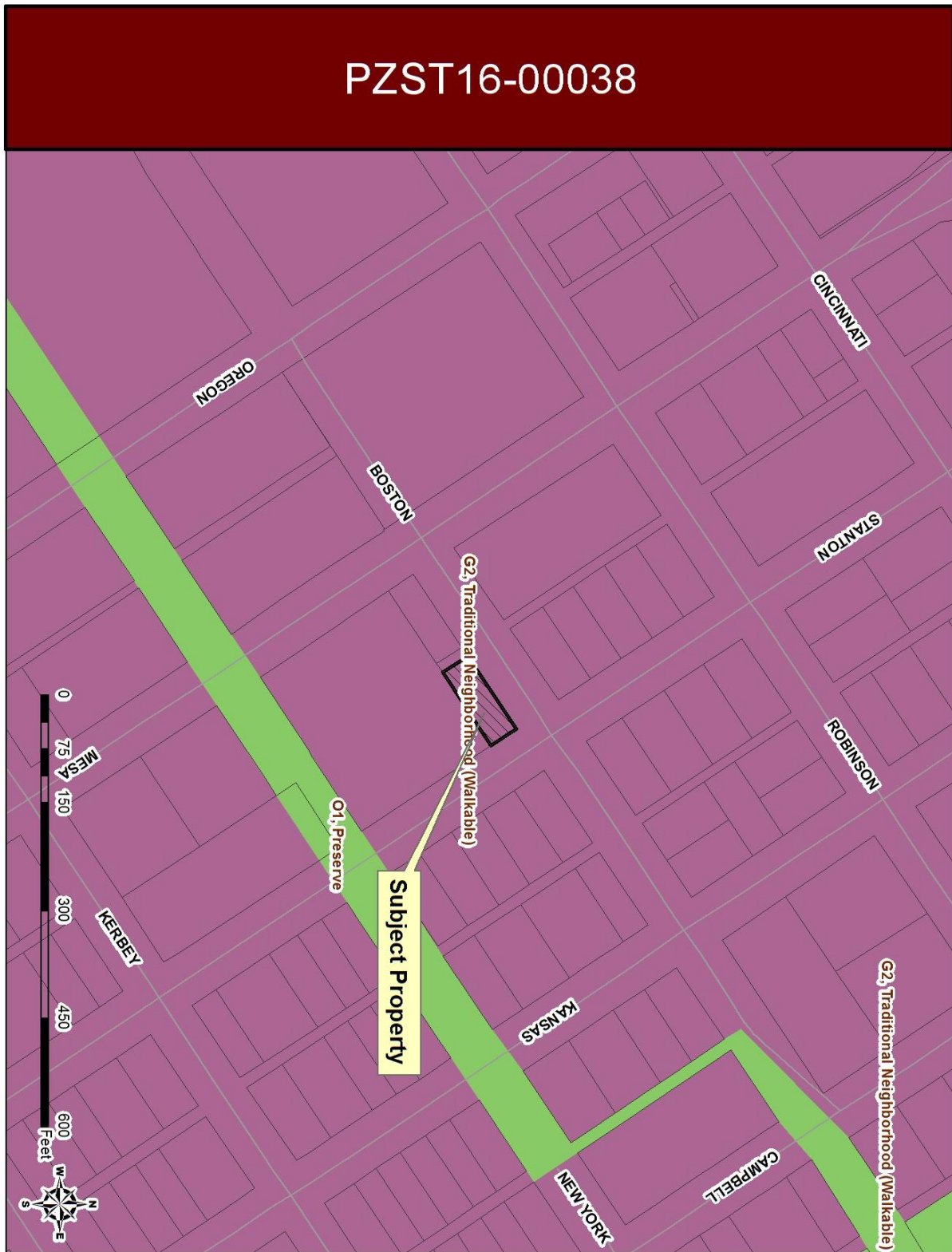


ATTACHMENT 2: AERIAL MAP

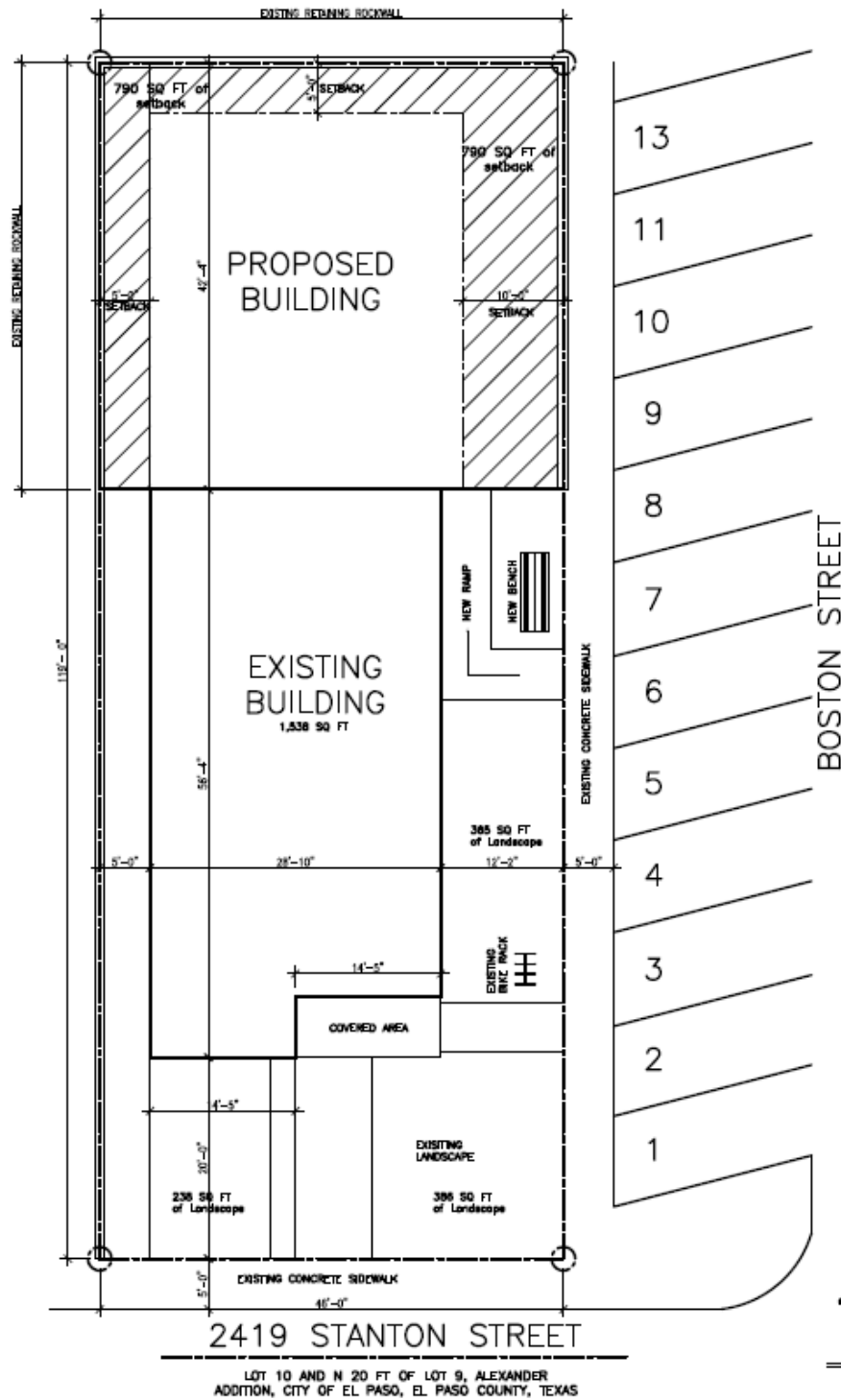
PZST16-00038



ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN

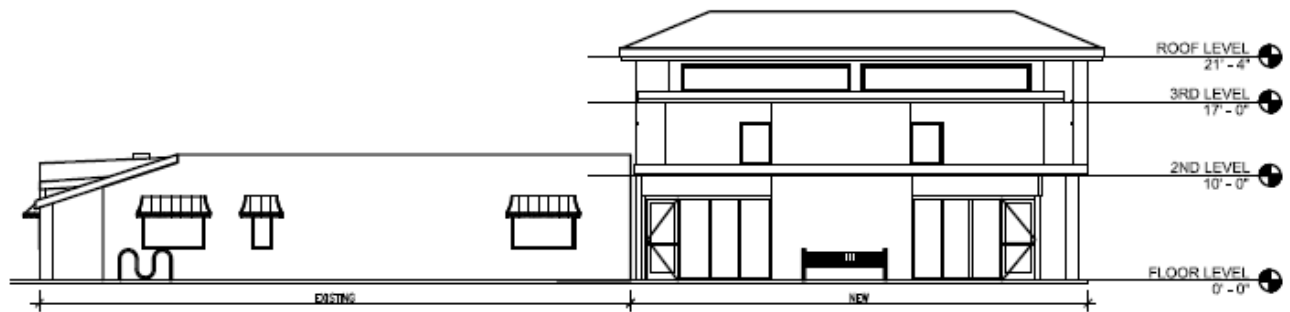


1 SITE PLAN

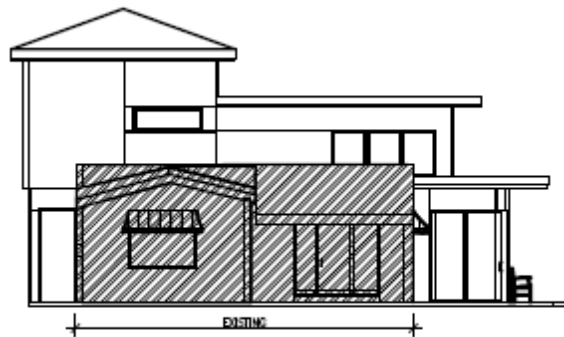
5,500 SQ FT

1/16" = 1' - 0"

ATTACHMENT 5: ELEVATIONS



4 FRONT ELEVATION



5 SIDE ELEVATION

2 Traffic Study

Quality Watch and Jewelry

QUALITY ACTION AND ADEQUACY	STATION	15		85TH	20
		TOTAL STREET PROMINENT AVALUABLE	IMPROVED	SCORING	TOTAL STREET PROMINENT AVALUABLE
		SCORING			IMPROVED
8:00 PM	4	15	11	30	50
8:00 PM	4	15	11	30	50
10:00 AM	5	15	15	24	50
11:00 AM	5	15	10	31	19
12:00 PM	4	15	11	43	7
1:00 PM	6	15	9	41	9
2:00 PM	4	15	11	38	50
3:00 PM	4	15	11	28	50
4:00 PM	3	15	10	37	50
5:00 PM	3	15	12	23	27
5:00 PM	2	15	13	15	50
				15	30

NOTE: The traffic study was done on February 20, 2017

N.T.S.





MIMCOINC.
Commercial Real Estate Management & Investments

ATTACHMENT 8: SUPPORT LETTER

June 19, 2017

City Plan Commission
c/o Planning and Inspections Department
P.O. Box 1890
El Paso, TX 79950-1890

RE: Case Number– PZST16-00038 (the “Property”)

To Whom It May Concern:

We received notice of the public hearing to consider a special permit and review a detailed site development plan for the Property. We fully support the proposed change of this Property. If you have any questions please call me.

Sincerely,

Robert Ayoub

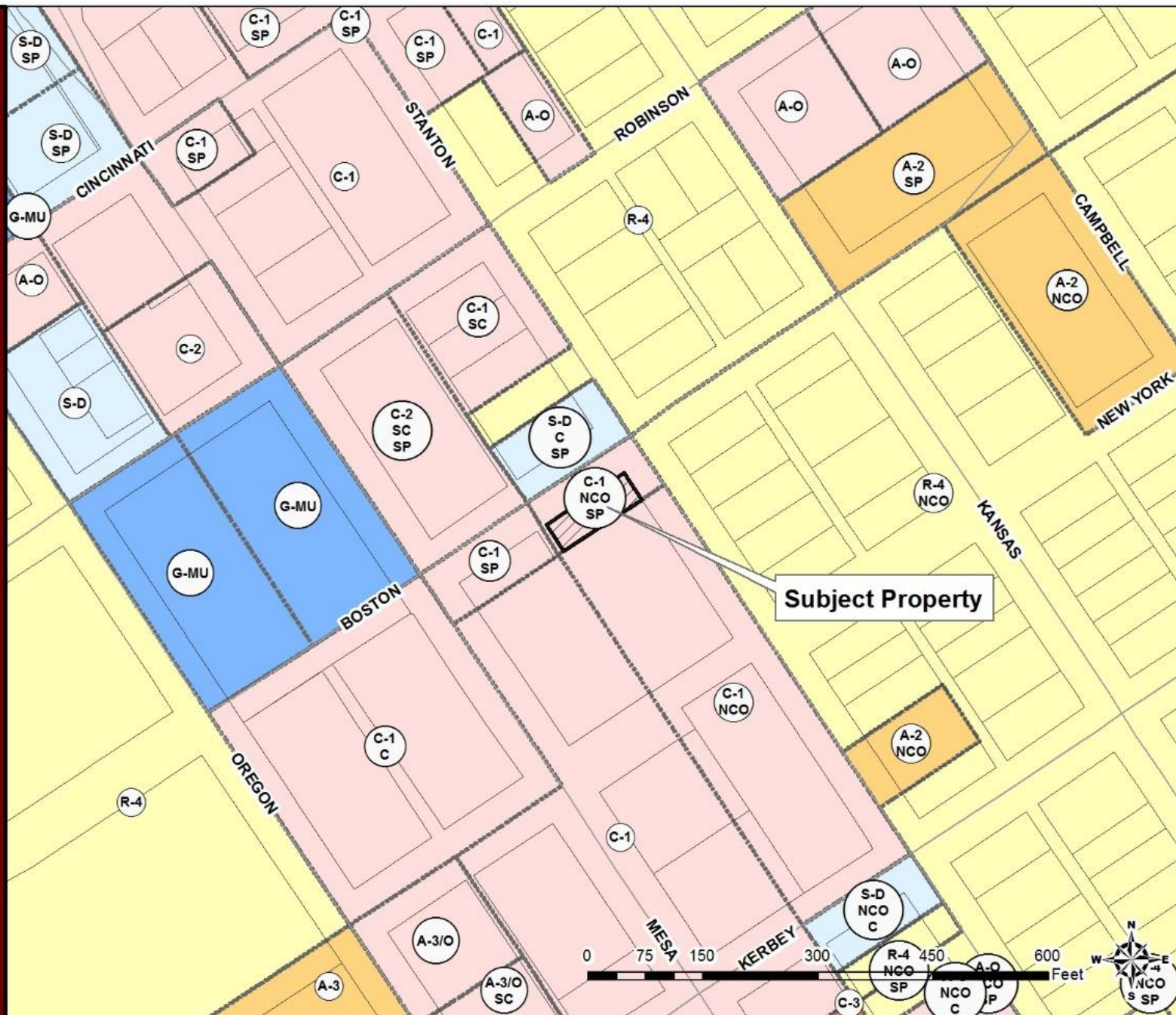
EL PASO OFFICE:
6500 Montana
El Paso, TX 79925
915-779-6500
1-800-351-5252
fax 915-779-6509

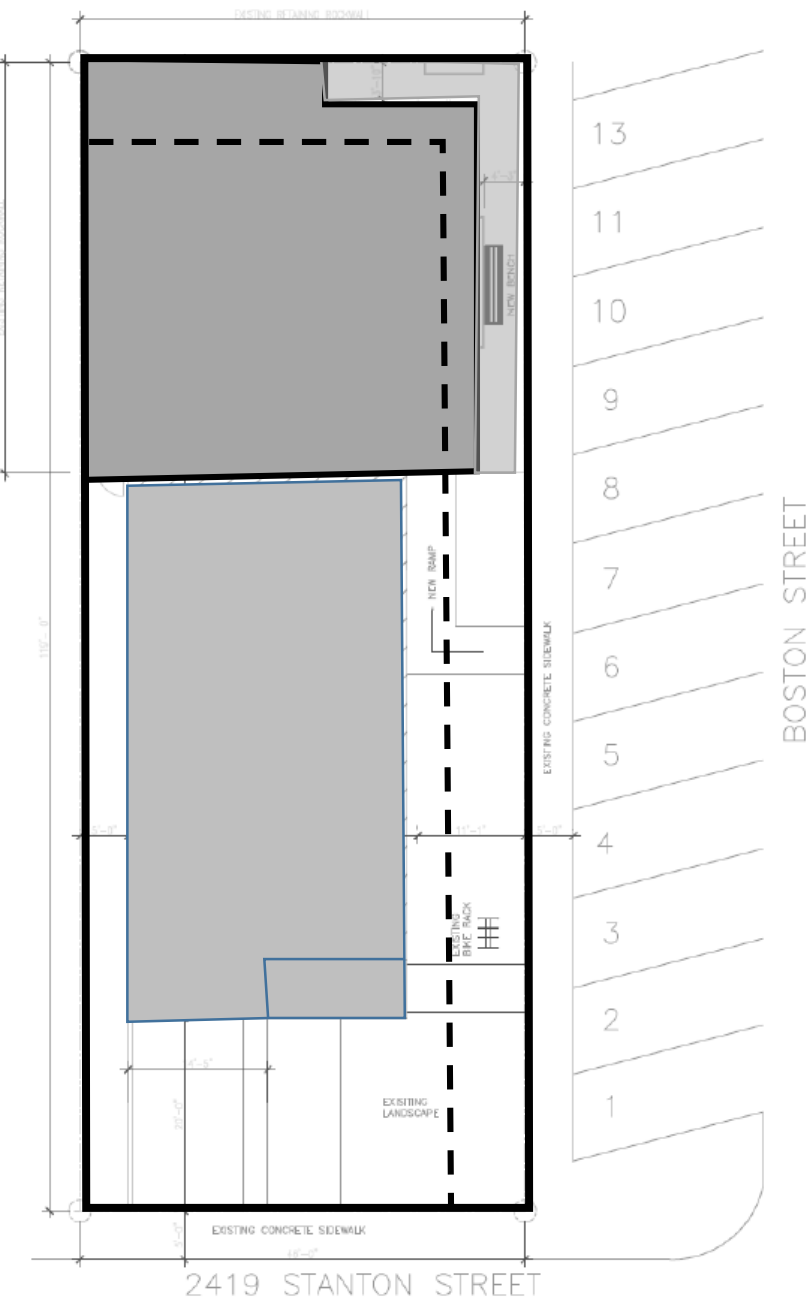
AUSTIN OFFICE:
500 West 5th Street
Suite #710
Austin, TX 78701
512-599-5770

PZST16-000038

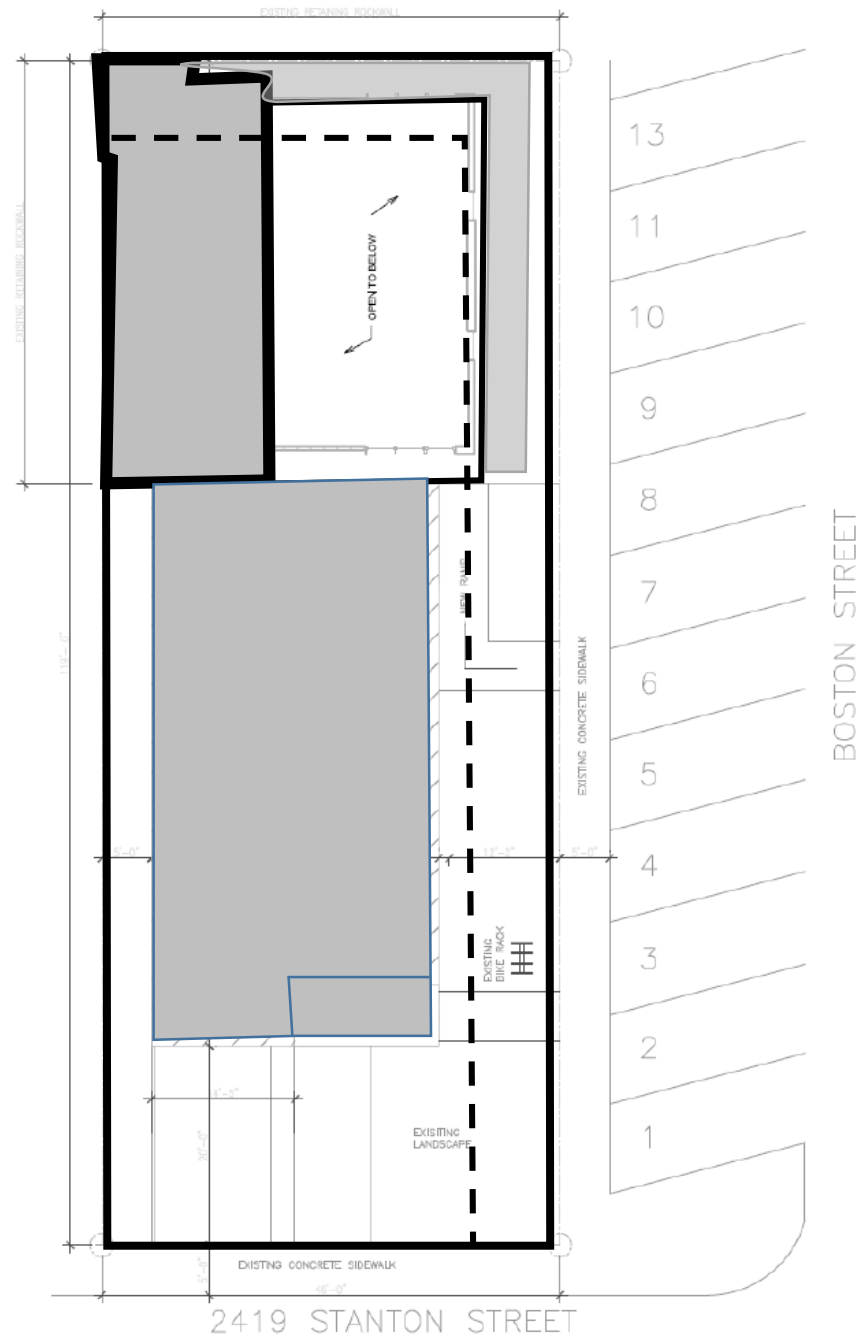


PZST16-00038





LOT 10 AND N 20 FT OF LOT 9 ALEXANDER ADDITION
CITY OF EL PASO, EL PASO COUNTY, TEXAS



LOT 10 AND N 20 FT OF LOT 9 ALEXANDER ADDITION
CITY OF EL PASO, EL PASO COUNTY, TEXAS







a

419

YOGA

419

TEXAS
CSB-1000













QUALITY WATCH AND JEWELRY		STANTON	15		BOSTON	50	
		OCCUPIED	TOTAL STREET PARKING SPACES AVAILABLE	UNOCCUPIED	OCCUPIED	TOTAL STREET PARKING SPACES AVAILABLE	UNOCCUPIED
8:00 AM		4	15	11	35	50	15
9:00 AM		4	15	11	30	50	20
10:00 AM		0	15	15	24	50	26
11:00 AM		5	15	10	31	50	19
12:00 PM		4	15	11	43	50	7
1:00 PM		6	15	9	41	50	9
2:00 PM		4	15	11	39	50	11
3:00 PM		4	15	11	28	50	22
4:00 PM		5	15	10	27	50	23
5:00 PM		3	15	12	23	50	27
6:00 PM		2	15	13	15	50	35

NOTE: The traffic study was done on February 20, 2017



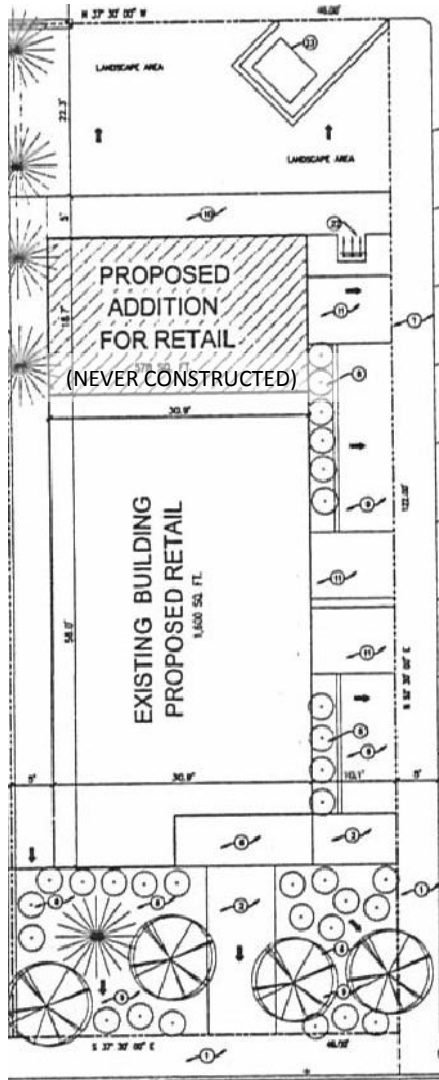
Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote: No recommendation**
 - The following motions were made:
 - Recommend Denial (2-4),
 - Recommend to Postpone Four Weeks (2-4),
 - Recommend Approval (3-3).
- **Public Input:** The Planning Division received one letter in support of the special permit request, and three people spoke in opposition of the item at the City Plan Commission Meeting.

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

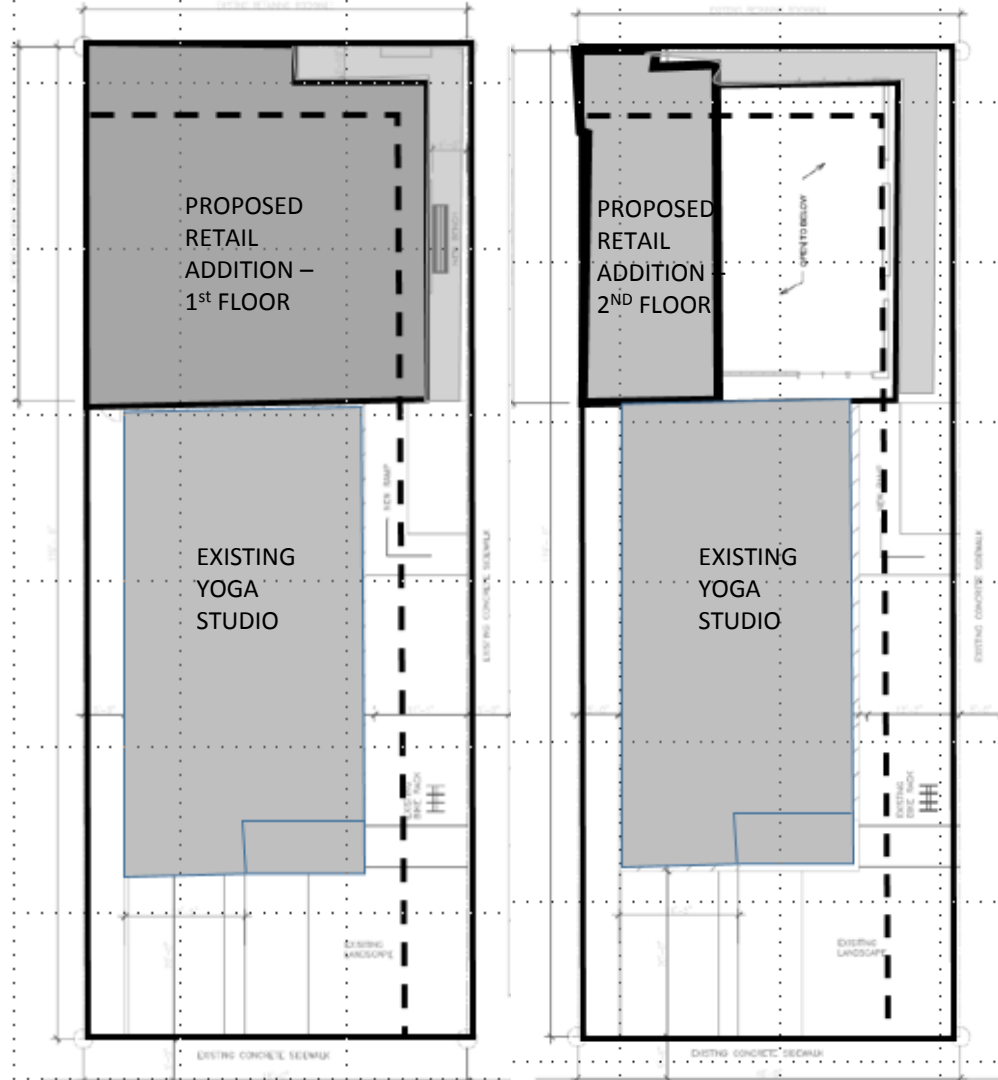
3.2 Improve the visual impression of the community



2010 SPECIAL PERMIT ZON10-00088

**REQUIRED PARKING: 9 STALLS FOR
PROPOSED RETAIL USE**

*(Note: Minimum parking requirements
subsequently reduced by 40%)*



APPLICANT'S REQUEST PZST16-00038

**REQUIRED PARKING: 9 STALLS FOR
EXISTING YOGA STUDIO AND
PROPOSED RETAIL ADDITION**

PZST16-000038

Available Parking within 300' Shown in Yellow



Topographical Conditions and Retaining Wall at Alley



PZST16-000038

Adjacent Properties with Parking Reduction
Special Permits Shown in **Red**



Notwithstanding anything to the contrary in these Design Standards or the Plan, if a property that is currently zoned and used for non-residential purposes on the date of adoption of the Plan (“Non-Residential Property”) located within the area governed by the Plan undergoes reconstruction or renovation of the exterior of existing buildings or additions to existing buildings (as the Plan does not apply to interior renovations), such Non-Residential Property shall not be required to meet any Design Standards and shall be deemed in conformance with the Plan for purposes of complying with Section 20.04.320 (Special permits and site development approvals) of the El Paso Municipal Code and as may be subsequently amended.

The above-referenced exception to the application of the Plan shall also apply regardless of a change in use or occupancy of a Non-Residential Property so long as the change in use is to a use allowed under the applicable zoning designation of the property on the date of adoption of the Plan. Neither changes in use or occupancy as contemplated by Section 18.02.101.5.2 or renovations as described in Section 18.02.101.5.1 of the El Paso Municipal Code, and as may be subsequently amended, will trigger any requirement that the Non-Residential Property or owner comply with the Design Standards. Further, nothing contained in the Plan shall prohibit the owner of a Non-Residential Property from acquiring or expanding from an existing building wall onto an adjacent Non-Residential Property or prohibit the use of the same for either the expansion of the present Non-Residential Property or for off-street parking for such an expansion.

The protections provided herein to a Non-Residential Property shall run with the land and inure to the benefit of subsequent owners so long as the property remains non-residential. However, should a single lot Non-Residential Property be demolished for the purpose of constructing a new structure or improvement on the site (i.e., not as an expansion of an existing, adjacent structure), the new structure or building and the property shall be subject to and shall comply with the Design Standards. These provisions shall take precedence over and control any contrary provisions contained elsewhere in the Plan.

illustrative purposes
and should not be
studies.



NCO Properties Zoned for Non-Residential Uses
at the time of the Plan's Adoption outlined in
GREEN

