

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

**DEPARTMENT:** Planning and Inspection Department, Planning Division

**AGENDA DATE:** Introduction – April 28, 2020

**PUBLIC HEARING DATE:** May 26, 2020

**CONTACT PERSON NAME AND PHONE NUMBER:**

Philip F. Etiwe, (915) 212-1553, etiwepf@elpasotexas.gov

Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 3

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance granting Special Permit No. PZST20-00003, to allow for parking spaces (serving another property) on the property described as Lots 1 & 2, Block 20, Second Addition to Womble Addition, 401 & 405 Hardy Circle, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 401 & 405 Hardy Circle. Property Owner: Old Dominion Freight Line, Inc. PZST20-00003 (**District 3**)

**BACKGROUND / DISCUSSION:**

On April 2, 2020, The CPC reviewed and recommended approval of the subject property request.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this special permit application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

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Philip F. Etiwe, Director  
Planning and Inspection Department

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00003, TO ALLOW FOR PARKING SPACES (SERVING ANOTHER PROPERTY) ON THE PROPERTY DESCRIBED AS LOTS 1 & 2, BLOCK 20, SECOND ADDITION TO WOMBLE ADDITION, 401 & 405 HARDY CIRCLE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the Old Dominion Freight Line, Inc., has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for Parking spaces (serving another property); 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 1 & 2, Block 20, Second Addition to Womble Addition, 401 & 405 Hardy Circle, City of El Paso, El Paso County, Texas; and,*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for Parking spaces (serving another property) on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the R-5 (Residential) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. R-5 (Residential), shall be subject to termination;

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

20-1007-2604 | 983938  
401 & 405 Hardy Circle  
RTA

**PZST20-00003**

construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2020.

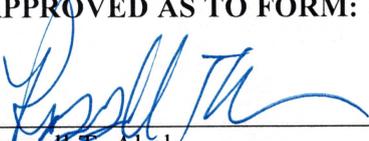
**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Dee Margo  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

**AGREEMENT**

**Old Dominion Freight Line, Inc.**, the Applicant 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 **R-5 (RESIDENTIAL) District** regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Old Dominion Freight Line, Inc.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** )  
)  
**COUNTY OF EL PASO** )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ for Old Dominion Freight Line, Inc. as Applicant.

(Seal)

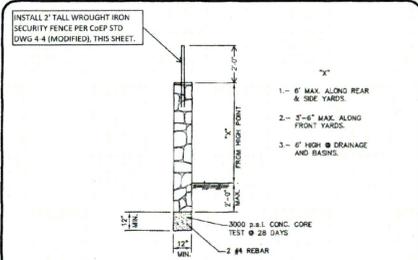
\_\_\_\_\_  
Notary Public, State of Texas  
Signature

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

(Exhibit "A" on the following page)



**ROCKWALL  
ADJACENT TO RESIDENTIAL LOTS**

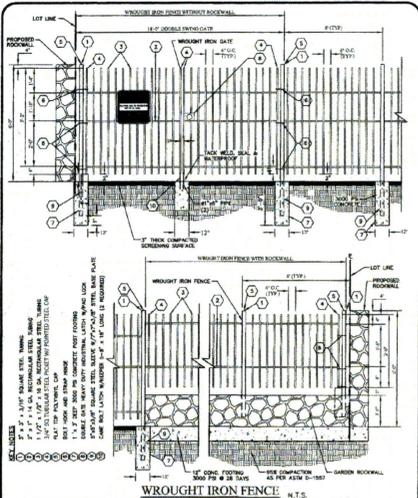
- NOTES:**
1. STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO AIR AND WATER.
  2. MORTAR SHALL BE TYPE "S" 1800 P.S.I. AS PER ASTM C270
  3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET SHALL BE DESIGNER AS STRUCTURAL WALLS.
  4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK OR CONCRETE BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
  5. ROCKWALL MORTAR JOINTS SHALL NOT EXCEED TWO (2) INCHES.
  6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
  7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
  8. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS.



TITLE 19 - SUBDIVISION ORDINANCE  
**ENGINEERING DEPARTMENT**  
DESIGN STANDARDS  
FOR CONSTRUCTION

**ROCKWALL DESIGN  
(MODIFIED VERSION)**  
4-3

Approved by: **E.A. WELLS** Checked by: **J.T.W.**  
Date: **03/01/2020** Date: **03/01/2020**



**WROUGHT IRON FENCE**



TITLE 19 - SUBDIVISION ORDINANCE  
**ENGINEERING DEPARTMENT**  
DESIGN STANDARDS  
FOR CONSTRUCTION

**WROUGHT IRON  
FENCE AND GATE  
DETAIL**  
(MODIFIED)

Approved by: **E.A. WELLS** Checked by: **J.T.W.**  
Date: **03/01/2020** Date: **03/01/2020**

**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE
<b>Trees</b>			
3	2' cal	Chinese Pistache <i>Pistacia chinensis</i>	1225 2450 M*
2	2' cal	Honey Locust <i>Gleditsia triacanthos</i>	5045 2025 6075 M
3	6 - 6'	Asplirin Pine <i>Pinus nigra</i>	3525 625 2500 M
5	2' Cal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 144 288 M

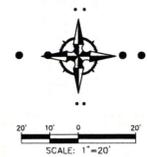
Trees shall be minimum 2' Cal. and minimum ht. of 10-12'

NOTE: ALL LANDSCAPE AREAS SHALL BE TREATED WITH LANDSCAPE GRAVEL, CRUSHER FINES, AND/OR SSP-40P.

**EXHIBIT "A"**

**PARKING CALCULATIONS**

BUILDING AREA:	AREA (SQUARE FEET)	
NO NEW BUILDING AREAS	N/A	
<b>PARKING REQUIREMENTS:</b>	REQUIRED	PROVIDED
NO NEW BUILDING AREAS	0 spaces	28 spaces
OLD DOMINION EMPLOYEE PARKING LOT	0 spaces	14 spaces
<b>TOTAL</b>	<b>0 spaces</b>	<b>100 spaces</b>
<b>HANDICAP PARKING (EXISTING OLD DOMINION)</b>	REQUIRED	PROVIDED
	4 spaces	4 spaces



**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN AT THE SITE. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT UTILITIES ON TEXAS 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



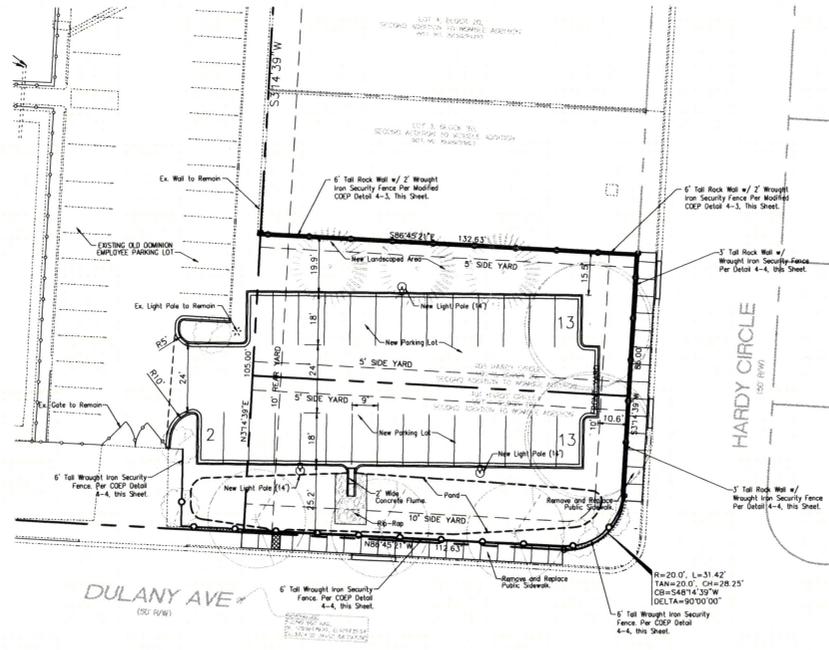
**VICINITY MAP**  
Scale: 1"=400'

**LEGAL DESCRIPTION**  
LOTS 1 & 2, BLOCK 20 WOMBLE ADDITION (SECOND ADDITION).

**BENCHMARK**  
City of El Paso - Found: 800 N.M. N: 10,659,476.16 E: 408,728.89  
Elevation: 3,724.55 (NAVD 88 Datum)

**REQUIRED INFORMATION**

- LEGAL DESCRIPTION OF THE PROPERTY: LOTS 1 & 2, BLOCK 20, WOMBLE ADDITION (SECOND ADDITION)
- LOCATION AND ARRANGEMENT OF STRUCTURES, EXISTING STRUCTURES (HOME AND GARAGE) ARE TO BE REMOVED. NO NEW STRUCTURES WILL BE ADDED.
- SIZE AND USE OF STRUCTURES, INCLUDING NUMBER OF DWELLING UNITS: N/A
- LOT LINES WITH DIMENSIONS OF THE AREAS. LOT LINES WITH DIMENSIONS SHOWN ON PLAN.
- REQUIRED YARDS AND SETBACKS. YARDS AND SETBACKS SHOWN ON PLAN.
- LANDSCAPED PLANTED AREAS, WHERE APPLICABLE: PROPOSED LANDSCAPING IS SHOWN ON PLAN.
- OPEN SPACES, WHERE APPLICABLE: N/A
- CURB CUTS AND DRIVEWAY: EXISTING DRIVEWAYS TO BE REMOVED. NEW ACCESS WILL BE INTERNAL TO THE EXISTING OLD DOMINION EMPLOYEE PARKING LOT.
- PEDESTRIAN WAYS AND SIDEWALKS: EXISTING PUBLIC SIDEWALKS ALONG DULANEY AVE AND HARDY CIRCLE TO BE REMOVED AND REPLACED DUE TO CONDITION OF EXISTING CONCRETE.
- PARKING CALCULATION TABLE: SEE TABLE THIS SHEET.
- ON-SITE PARKING AREAS, LOADING/UNLOADING BERTHS WHERE APPLICABLE: NUMBER AND SIZE OF ON-SITE PARKING SPACES (INCLUDING ADA SPACES, LIGHTING OF PARKING AREAS AND BIKE PARKING): SEE PLAN. NO NEW LOADING AREAS OR ADA PARKING SPACES ARE BEING PROVIDED.
- STORM WATER DRAINAGE: PONDING AREA IS SHOWN ON PLAN. THE 100-YEAR STORM WILL BE CONTAINED ENTIRELY ON SITE AND WILL INFILTRATE INTO UNDERLYING SOILS.
- RETAINING WALLS, WHERE APPLICABLE: N/A
- SCREENING WALLS OR FENCES, WHERE REQUIRED: NEW WALLS AND FENCES ARE SHOWN ON PLAN.
- UTILITY RIGHT-OF-WAY AND EASEMENTS: 10' UTILITY EASEMENT ALONG WEST PROPERTY LINE IS SHOWN ON PLAN.



Not For Construction



**Wooten Engineering**  
1005 21st St SE, Suite 113  
Rancho, N.M. 87124  
Phone: (505) 980-3560  
TX Firm No. E-16140

**JEFFREY T. WOOTEN**  
PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 98953

**SITE DEVELOPMENT PLAN**

PROJECT: OLD DOMINION FREIGHT LINE  
PARKING LOT IMPROVEMENTS  
401 & 405 HARDY CIRCLE  
EL PASO, TEXAS 79905

JOB No: 2018031 DATE: 3/5/2020  
DRAWN BY: RMC SCALE: AS PER PLAN  
DESIGNED BY: JTW SHEET No: IV  
CHECKED BY: JTW

CONSTRUCTION CHECK DATE OF  
CONSTRUCTION CHECK DATE OF

Rev. 1 0

## MEMORANDUM

**DATE:** April 16, 2020

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT:** **PZST20-00003**

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The City Plan Commission (CPC), on April 2, 2020, voted 7-0 to recommend approval of the special permit for an off-street parking lot serving another property in an R-5 (Residential) district to allow for a parking lot at 401 & 405 Hardy Circle.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protect the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received a phone call in support of the special permit request.

**Property Owner:** Old Dominion Freight Line, Inc.  
**Representative:** Wooten Engineering

**Attachments:**  
Staff report

# 401 & 405 Hardy Circle

City Plan Commission —April 2, 2020



<b>CASE NUMBER:</b>	<b>PZST20-00003</b>
<b>CASE MANAGER:</b>	Andrew Salloum, 915-212-1603, salloumam@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Old Dominion Freight Line, Inc.
<b>REPRESENTATIVE:</b>	Wooten Engineering
<b>LEGAL DESCRIPTION:</b>	Lots 1 & 2, Block 20, Second Addition to Womble Addition, City of El Paso, El Paso County, Texas
<b>LOCATION:</b>	401 & 405 Hardy Circle (District 3)
<b>PROPERTY AREA:</b>	0.32-acres
<b>EXISTING ZONING:</b>	R-5 (Residential)
<b>REQUEST:</b>	Special Permit to allow for off-street parking serving another property in R-5 (Residential) zone district
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None

**SUMMARY OF REQUEST:** The applicant is requesting a special use permit for an off-street parking lot serving another property in an R-5 (Residential) district to allow for a parking lot at 401 & 405 Hardy Circle.

**SUMMARY OF DCC RECOMMENDATION:** The Development Coordinating Committee recommends **APPROVAL** of the special permit request as it meets all the requirements of El Paso City Code 20.04 – Special Permits, 20.14.410 – Off-Street Parking Serving Another Property.



Figure A. Subject Properties & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit for off-street parking serving another property in R-5 (Residential) district. The parking lot is located at 401 and 405 Hardy Circle and will serve the existing adjacent general warehouse located at 300 Clark Drive. The parking lot contains 28 spaces with a 24 ft. two-way drive aisle. The applicant is providing screening adjacent to residential development via 6-foot rockwall with 2 ft. wrought iron security fence and evergreen trees. The access will be through the adjacent property from Dulany Avenue.

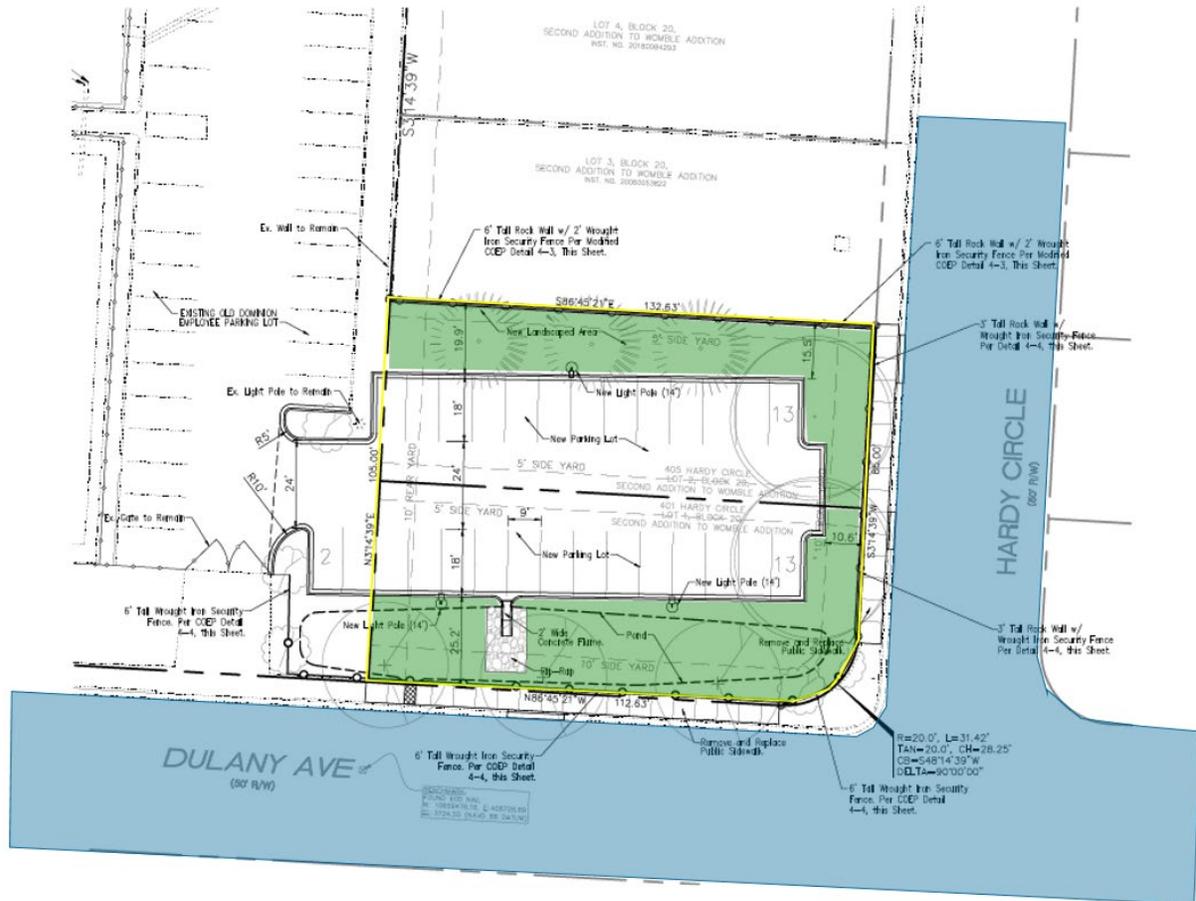


Figure B: Detailed Site Development Plan (detail)

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.410) – OFF-STREET PARKING (SERVING ANOTHER PROPERTY)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
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.
3. Lighting shall comply with <a href="#">Chapter 18.18</a> (Dark Sky Ordinance) of this Code.	Yes, there is a note on the detailed site plan (Attachment 1).

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.410) – OFF-STREET PARKING (SERVING ANOTHER PROPERTY)</b>	
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 adjacent to the site generating the use. There are adequate pedestrian facilities in the area for access to the existing general warehouse 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 the property it will serve, with no additional driveways proposed onto Dulaney Street or Hardy Circle.
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.
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 existing general warehouse 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 located at the adjacent property accommodates required accessible spaces onsite.
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 own the general warehouse that will be served by the lot.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
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 shows that there is enough existing on-street parking to accommodate the existing general warehouse 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 through the property generating the need.
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 general warehouse use on the adjacent residential lots and has provided a Sound Attenuation Plan.
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 with 2 ft. wrought

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)</b>	
	iron security. 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 *Plan El Paso*, consider the following factors:**

<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-2, Traditional Neighborhood:</b> 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>	Yes, the subject property, and the proposed development for it, meet the intent of the G-2 Future Land Use Map designation.
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-5 (Residential) District:</b> 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>	Yes, off-street parking serving another property is permitted in the R-5 district with special permit approval and the proposal meets all dimensional requirements.

**THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:**

<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	N/A
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	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 general warehouse use on the adjacent residential lots.

**COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:**

<b>Natural Environment:</b> Anticipated effects on the natural environment.	N/A
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable with no recent zoning requests. Other Special Permits exist on nearby properties, also for parking reductions or for infill development.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	N/A

**PUBLIC COMMENT:** The subject property lies within the boundaries of the El Paso Central Business Association, San Juan Neighborhood Improvement Association, and Sunrise Civic Group, 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 March 13, 2020. Planning has not received any input from the public.

**CITY PLAN COMMISSION OPTIONS:**

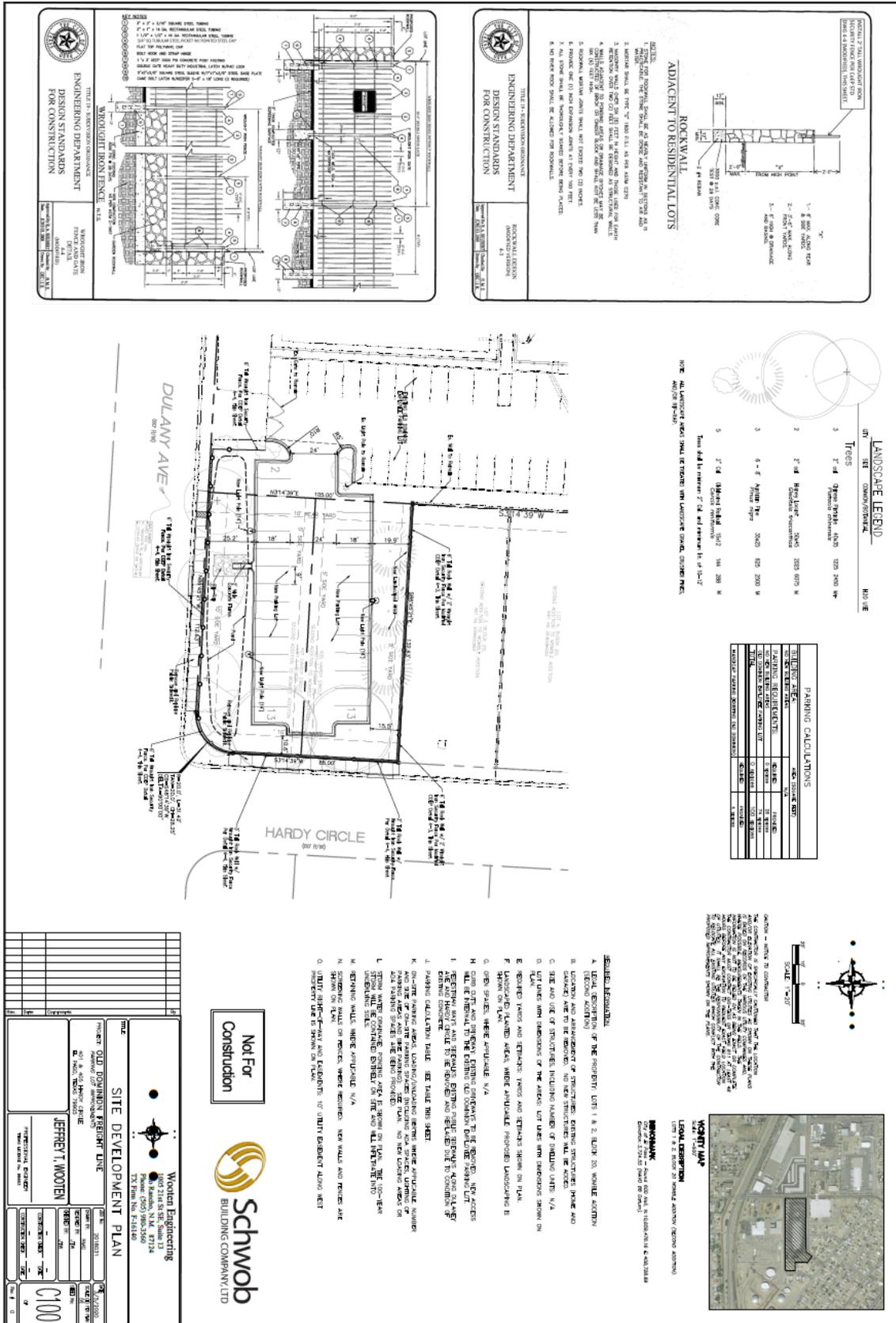
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.

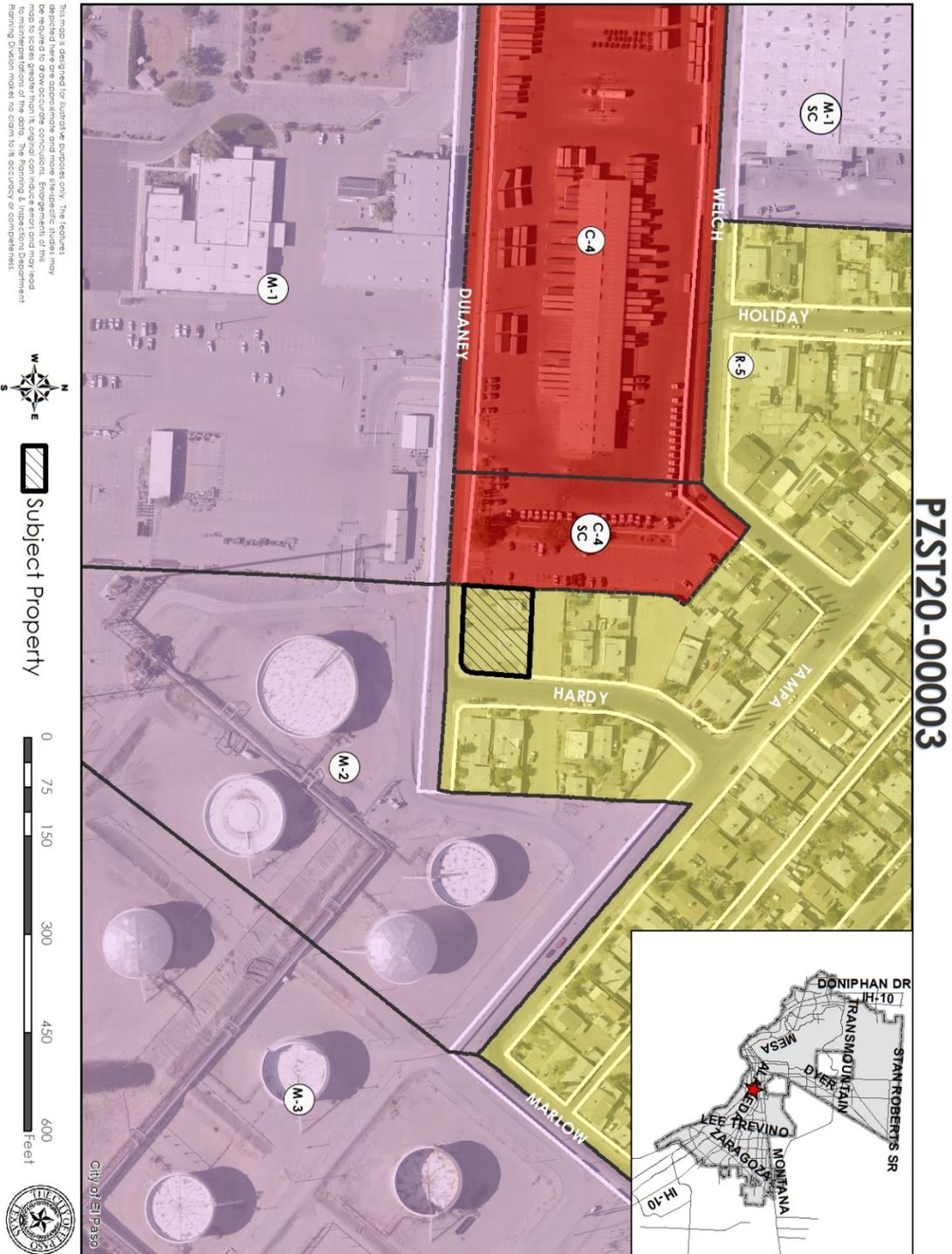
**ATTACHMENTS:**

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

# ATTACHMENT 1

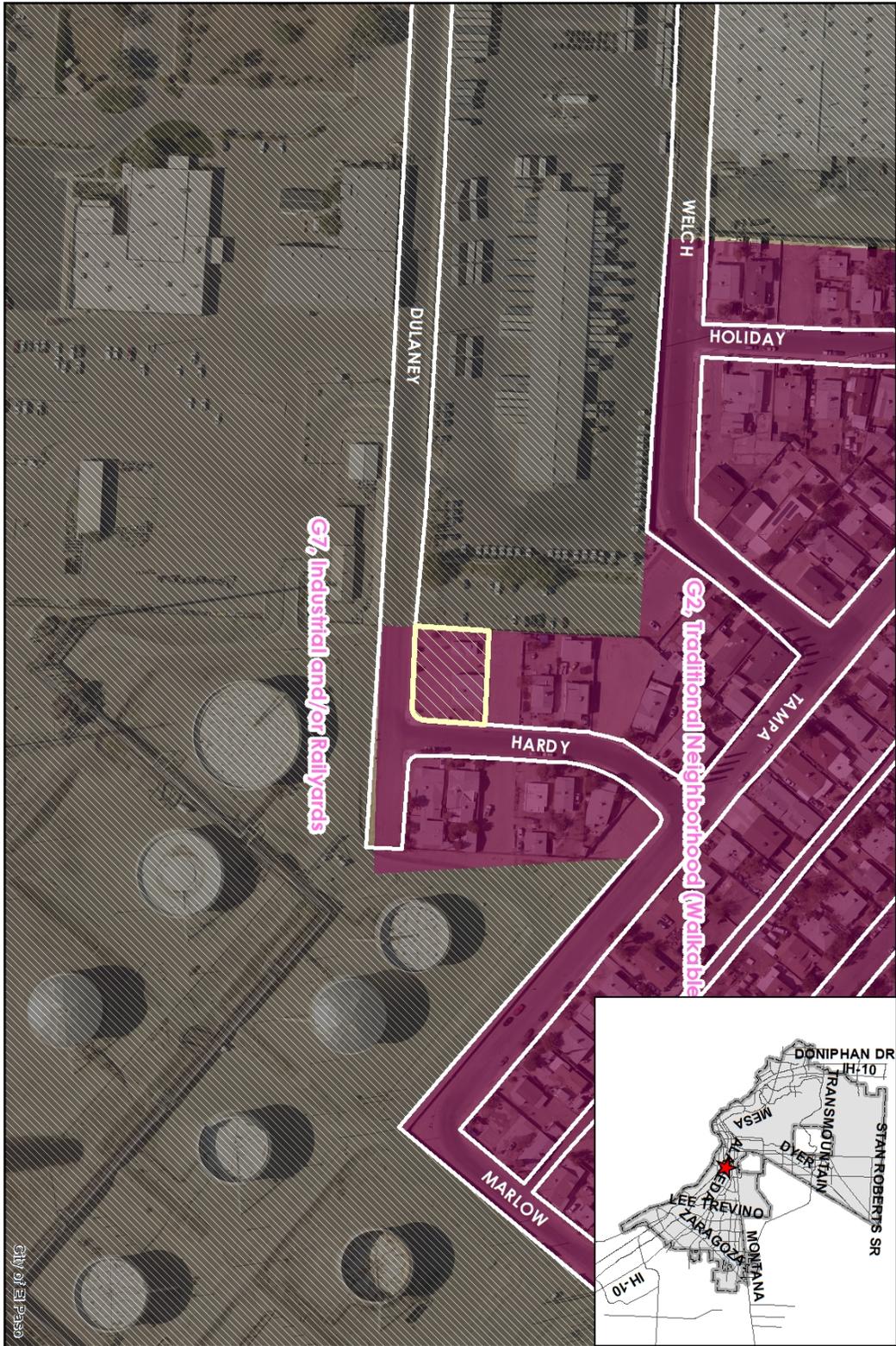


# ATTACHMENT 2



# ATTACHMENT 3

PZST20-00003



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. Enhancements of this map to scales greater than 1:10,000 can induce errors and may lead to misinterpretation of the information presented. Planning Division makes no claim to its accuracy or completeness.



Subject Property



# **ATTACHMENT 4**

## **Planning and Inspection Department – Planning Division**

Recommend approval of the special permit request.

## **Planning and Inspections Department – Building Plan Review and Landscaping Division**

Recommended approval of the special permit request.

## **Planning and Inspections Department – Land Development**

No objections to proposed special permit & detailed site development plan.

## **Fire Department**

No adverse comments.

## **Sun Metro**

No objections.

## **Street and Maintenance Department**

No objections.

## **Texas Department of Transportation**

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

## **El Paso Water**

EPWater does not object to this request.

Water:

There is an existing 6-inch diameter water main along Hardy Cir., located approximately 36-feet east of the property. This main is available for service.

There is an existing 6-inch diameter water main along Dulaney Ave., located approximately 20-feet south of the property. This main is available for service.

Previous water pressure readings from fire hydrant #3119 located approximately 540 feet west of Hardy Cir. has yielded a static pressure of 82 psi, a residual pressure of 78 psi, and a discharge flow of 1,163 gallons per minute. 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.

EPWater records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 405 Hardy Cir.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main along Hardy Cir., approximately 20 feet east of the property. This sanitary sewer main is available for service.

There is an existing 12-inch diameter sanitary sewer main along Dulaney Ave., approximately 30 feet south of the property. This sanitary sewer main is available for service.

General:

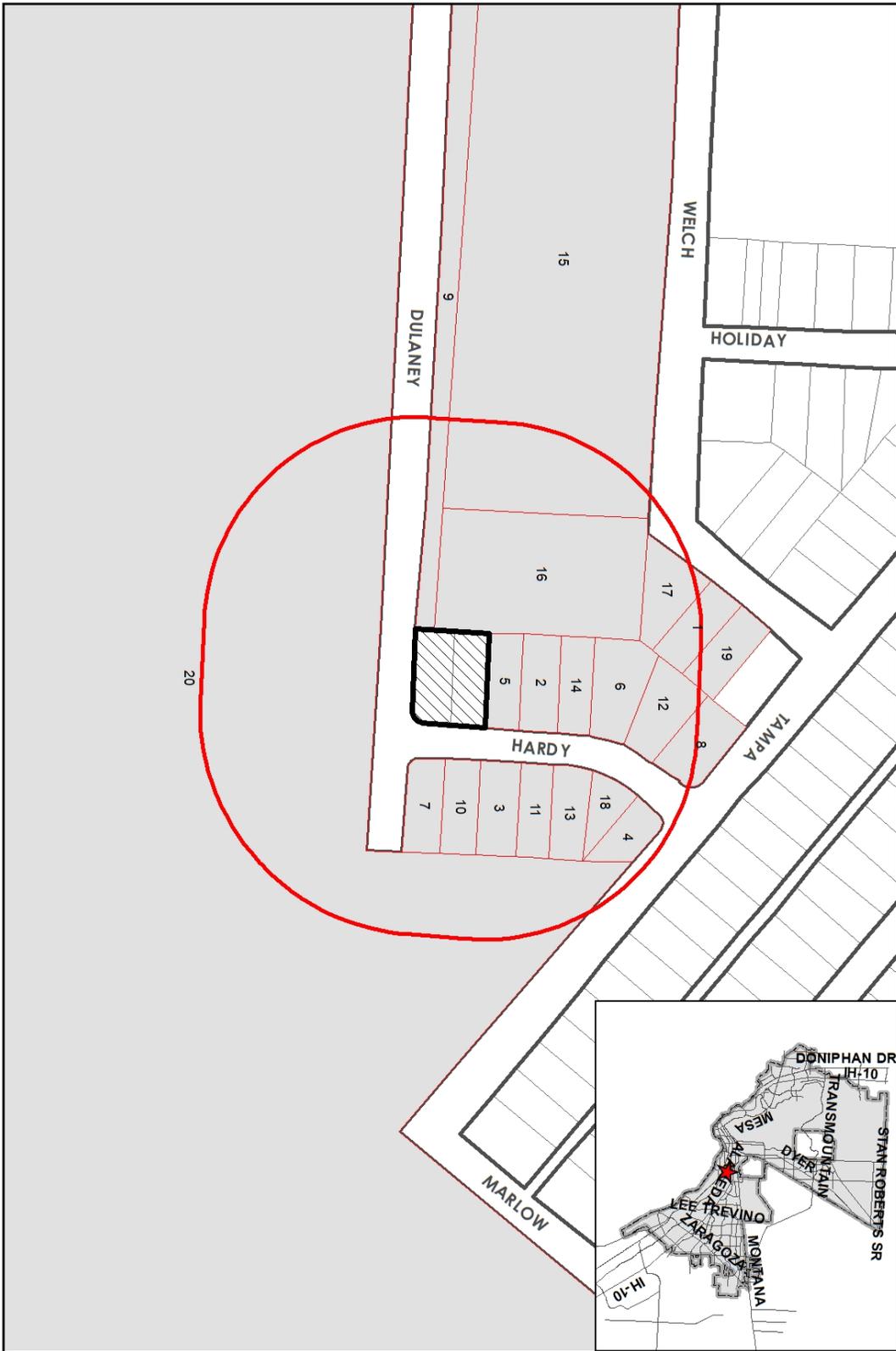
EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage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

**El Paso Water – Stormwater Engineering**

No comments received.

# ATTACHMENT 5

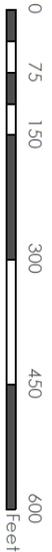
PZST20-00003



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 Subject Property  
 Parcels within 300 feet



# Recommendation | Public Input

1

## **Planning Division and DCC recommendation:**

Approval

## **CPC Vote:**

Approval (7-0)

## **Public Input:**

- The Planning Division received a phone call in support for the special permit 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



I T E M

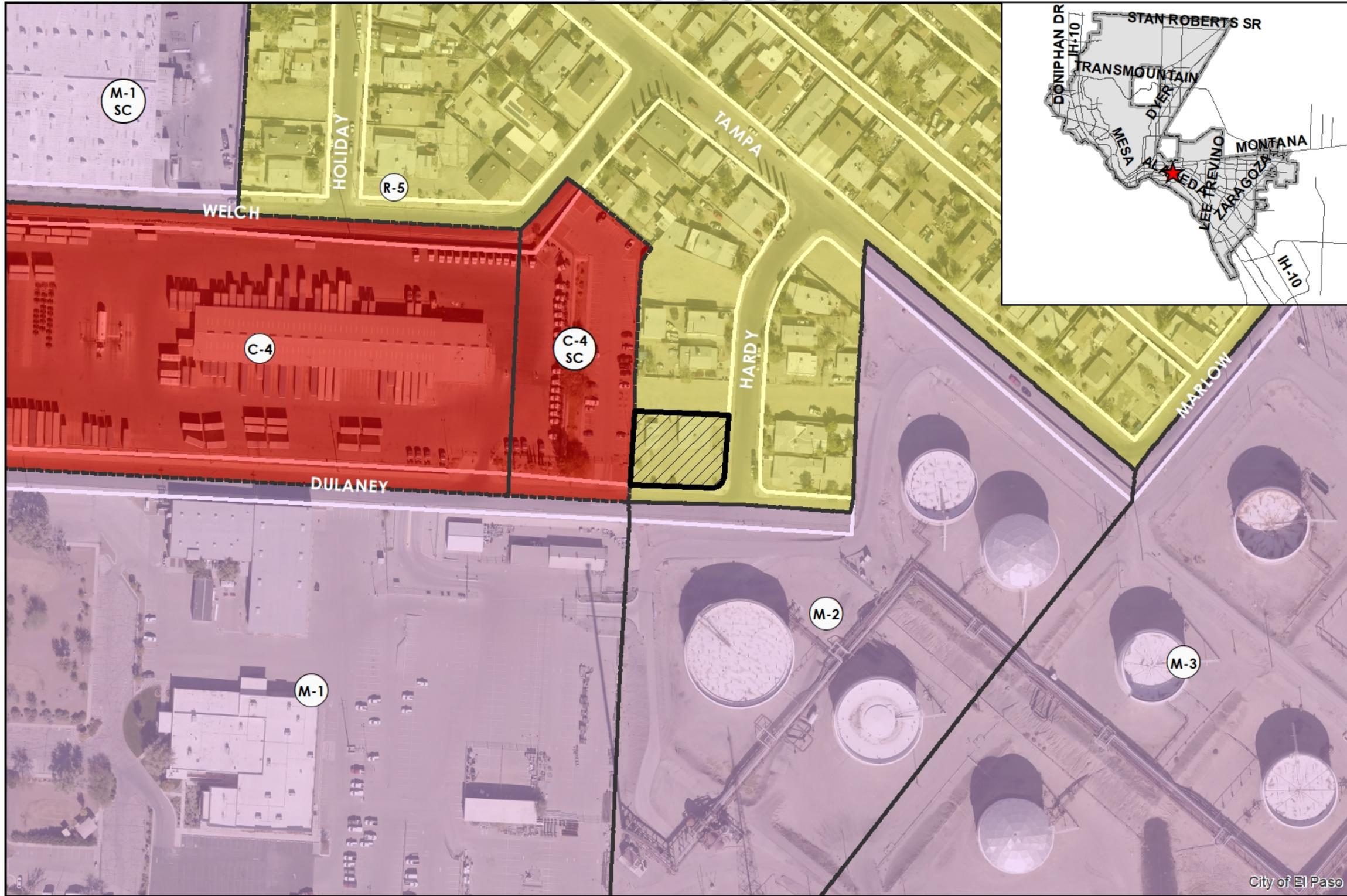
401 & 405 Hardy Circle

Special Permit

PZST20-00003



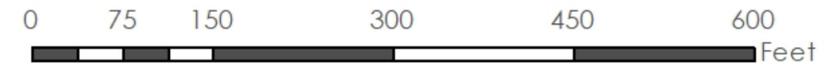
# PZST20-00003



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 Subject Property



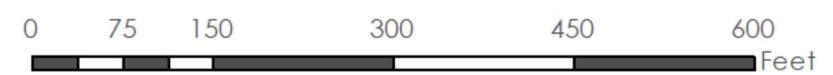
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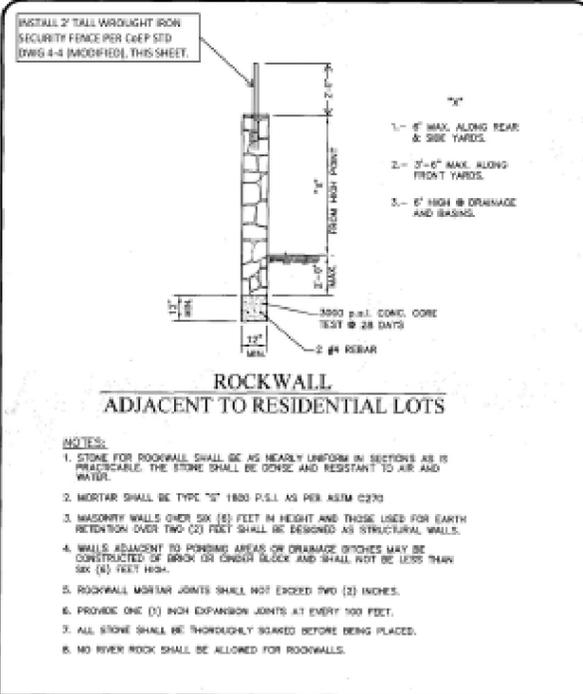


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 Subject Property





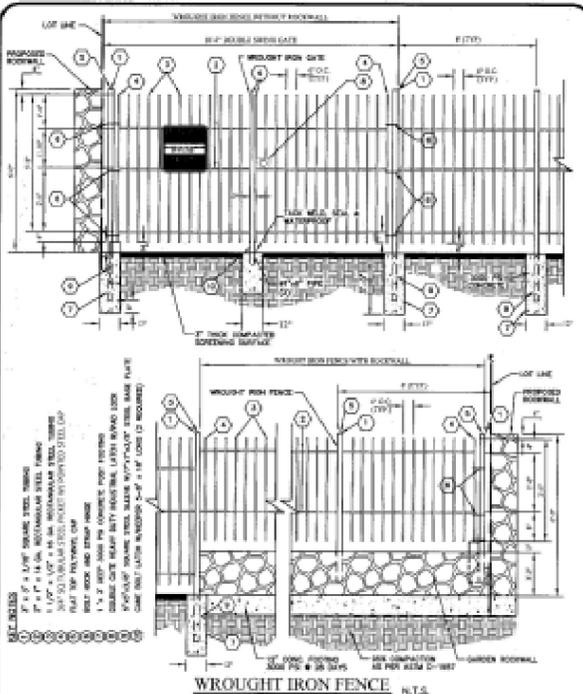
**ROCKWALL  
ADJACENT TO RESIDENTIAL LOTS**

- NOTES:**
1. STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SIZE AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO AIR AND WATER.
  2. MORTAR SHALL BE TYPIC 1" 1800 P.S.I. AS PER ASTM C270.
  3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET SHALL BE DESIGNED AS STRUCTURAL WALLS.
  4. WALLS ADJACENT TO POOLING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK OR CONCRETE BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
  5. ROCKWALL MORTAR JOINTS SHALL NOT EXCEED TWO (2) INCHES.
  6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
  7. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED.
  8. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS.

TITLE 19 - SUBDIVISION ORDINANCE  
ENGINEERING DEPARTMENT  
DESIGN STANDARDS FOR CONSTRUCTION

ROCKWALL DESIGN (MODIFIED VERSION) 4-3

Approved by: S.A. WOOTEN Date: 02/20/2020 Checked by: J.M.L. Drawn by: DEJ.L.L.



**WROUGHT IRON FENCE  
DETAIL**

TITLE 19 - SUBDIVISION ORDINANCE  
ENGINEERING DEPARTMENT  
DESIGN STANDARDS FOR CONSTRUCTION

WROUGHT IRON FENCE AND GATE DETAIL 4-4 (MODIFIED)

Approved by: S.A. WOOTEN Date: 02/20/2020 Checked by: J.M.L. Drawn by: DEJ.L.L.

**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE
<b>Trees</b>			
3	2' cal	Chinese Parasol <i>Parosela chinensis</i>	1225 2400 W+
2	2' cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 6075 W
3	6 - 8'	Apollon Pine <i>Pinus nigra</i>	625 2500 W
5	2' cal	Old World Redbud <i>Cercis reniformis</i>	144 288 W

Trees shall be minimum 2' Cal. and minimum Ht. of 10'-12'

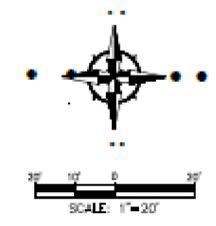
NOTE: ALL LANDSCAPE AREAS SHALL BE TREATED WITH LANDSCAPE GRAVEL, CRUSHED PINE, AND/OR RP-RAP.

**PARKING CALCULATIONS**

BUILDING AREA:	AREA (SQUARE FEET)
NO NEW BUILDING AREAS	N/A

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
NO NEW BUILDING AREAS	0 spaces	28 spaces
OLD DOMINION EMPLOYEE PARKING LOT	0 spaces	74 spaces
<b>TOTAL</b>	<b>0 spaces</b>	<b>102 spaces</b>

HANDICAP PARKING (OCCUPY OLD DOMINION)	REQUIRED	PROVIDED
	4 spaces	4 spaces



**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR IS NOT TO BE HELD LIABLE FOR ANY DAMAGE OR CONFLICT. THE CONTRACTOR MUST CONTACT DIS-TRAK OR TOLSON #11 AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO DETERMINE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADOPT ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



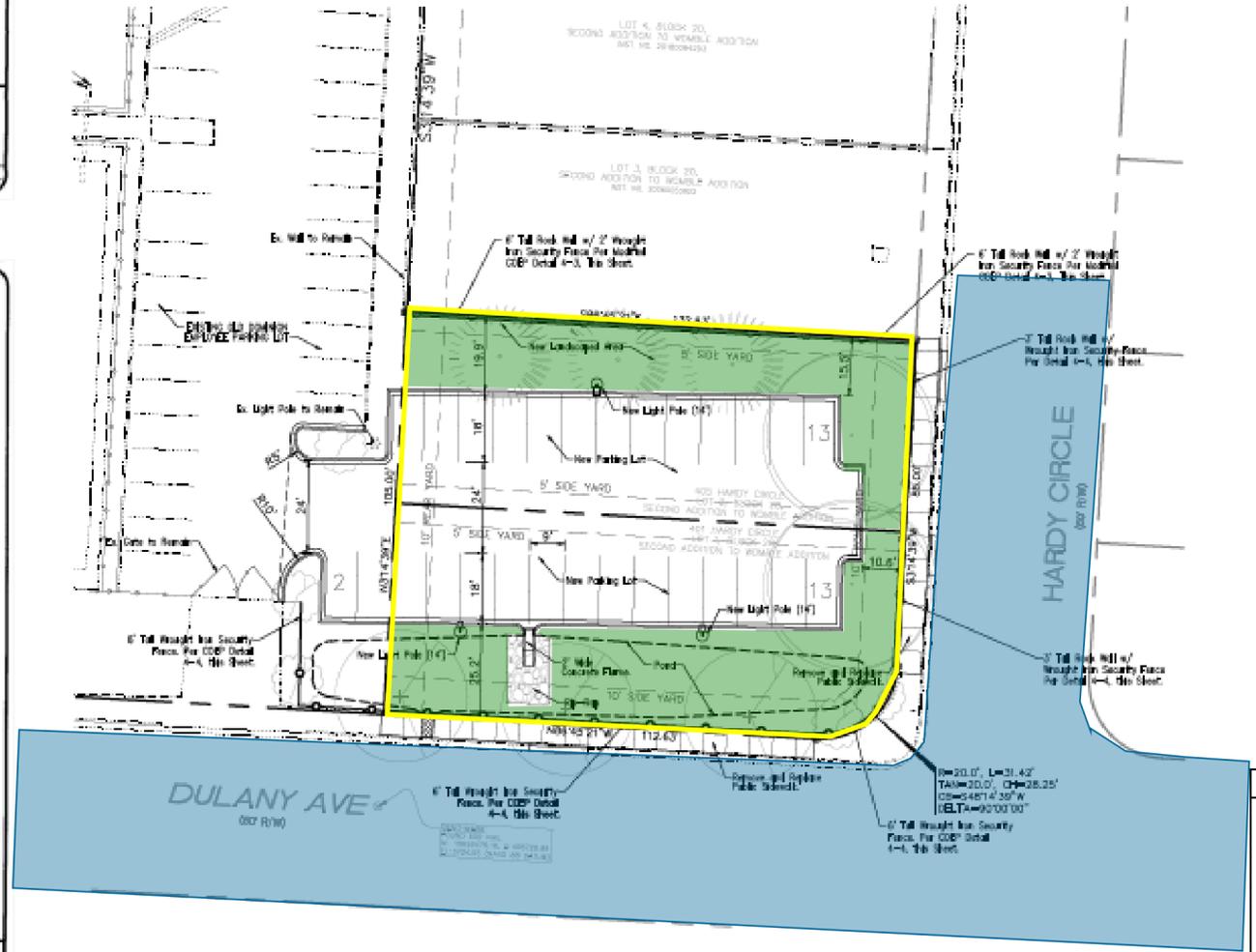
**VICINITY MAP**  
SCALE: 1"=500'

**LEGAL DESCRIPTION**  
LOTS 1 & 2, BLOCK 20, WOMBLE ADDITION (SECOND ADDITION).

**BENCHMARK**  
City of El Paso - South 600 N.W. N 10,659,476.16 E 438,738.89  
Elevation: 5,724.25 (NAVD 88 Datum).

**REQUIRED INFORMATION:**

- LEGAL DESCRIPTION OF THE PROPERTY: LOTS 1 & 2, BLOCK 20, WOMBLE ADDITION (SECOND ADDITION)
- LOCATION AND ARRANGEMENT OF STRUCTURES: EXISTING STRUCTURES (HOME AND GARAGE) ARE TO BE REMOVED. NO NEW STRUCTURES WILL BE ADDED.
- SIZE AND USE OF STRUCTURES, INCLUDING NUMBER OF DWELLING UNITS: N/A
- LOT LINES WITH DIMENSIONS OF THE AREAS: LOT LINES WITH DIMENSIONS SHOWN ON PLAN.
- REQUIRED YARDS AND SETBACKS: YARDS AND SETBACKS SHOWN ON PLAN.
- LANDSCAPED PLANTED AREAS, WHERE APPLICABLE: PROPOSED LANDSCAPING IS SHOWN ON PLAN.
- OPEN SPACES, WHERE APPLICABLE: N/A
- CURB CUTS AND DRIVEWAYS: EXISTING DRIVEWAYS TO BE REMOVED. NEW ACCESS WILL BE INTERNAL TO THE EXISTING OLD DOMINION EMPLOYEE PARKING LOT.
- PEDESTRIAN WAYS AND SIDEWALKS: EXISTING PUBLIC SIDEWALKS ALONG DULANEY AVE AND HARDY CIRCLE TO BE REMOVED AND REPLACED DUE TO CONDITION OF EXISTING CONCRETE.
- PARKING CALCULATION TABLE: SEE TABLE THIS SHEET.
- ON-SITE PARKING AREAS, LOADING/UNLOADING BERTHS WHERE APPLICABLE, NUMBER AND SIZE OF ON-SITE PARKING SPACES (INCLUDING ADA SPACES, LIGHTING OF PARKING AREAS AND BIKE PARKING): SEE PLAN. NO NEW LOADING AREAS OR ADA PARKING SPACES ARE BEING PROVIDED.
- STORM WATER DRAINAGE: POOLING AREA IS SHOWN ON PLAN. THE 100-YEAR STORM WILL BE CONTAINED ENTIRELY ON SITE AND WILL INFILTRATE INTO UNDERLYING SOILS.
- RETAINING WALLS, WHERE APPLICABLE: N/A
- SCREENING WALLS OR FENCES, WHERE REQUIRED: NEW WALLS AND FENCES ARE SHOWN ON PLAN.
- UTILITY RIGHT-OF-WAY AND EASEMENTS: 10' UTILITY EASEMENT ALONG WEST PROPERTY LINE IS SHOWN ON PLAN.



Not For Construction



**Wooten Engineering**  
1005 21st St SE, Suite 13  
Mo Rancho, N.M. 87124  
Phone: (505) 980-3560  
TX Firm No. F-16140

**SITE DEVELOPMENT PLAN**

PROJECT: OLD DOMINION FREIGHT LINE  
PARKING LOT IMPROVEMENTS  
401 & 405 HARDY CIRCLE  
EL PASO, TEXAS 79905

DATE: 20180331  
SCALE: 1/8"=1'-0"  
DRAWN BY: JMW  
CHECKED BY: JTW  
DESIGNED BY: JTW

CONSTRUCTION CHECKED: JTW  
CONSTRUCTION CHECKED: JTW

**JEFFREY T. WOOTEN**  
PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 8882

**C100**  
OF

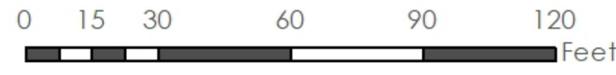
Rev: 0



# PZST20-00003



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City of El Paso

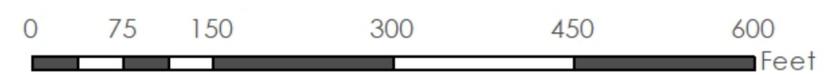
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 Subject Property







N



W

E

S



THANK YOU

