

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: May 31, 2016
Public Hearing: June 28, 2016

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST16-00007, to allow for infill development with a 34 percent parking reduction, and rear/side setback reduction on the property described as Lots 11 through 16, inclusive, Block 17, Supplemental Map No. 1 of East El Paso, 2921 Alameda Ave., City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in chapter 20.24 of the El Paso City Code. Subject Property: 2921 Alameda Ave. Property Owner: E.P. Marcus Investments, L.P. PZST16-00007 (District 8).

BACKGROUND / DISCUSSION:

On April 7, 2016 The City Plan Commission recommended Approval 6-0.

PRIOR COUNCIL ACTION:

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

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended Approval on a 6-0 vote.

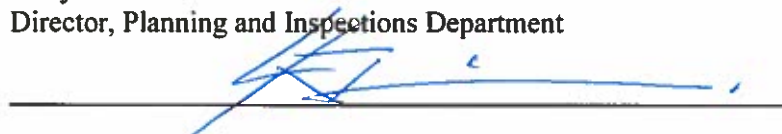
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST16-00007, TO ALLOW FOR INFILL DEVELOPMENT WITH A 34 PERCENT PARKING REDUCTION, AND REAR/SIDE SETBACK REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 11 THROUGH 16, INCLUSIVE, BLOCK 17, SUPPLEMENTAL MAP NO. 1 OF EAST EL PASO, 2921 ALAMEDA AVE., CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, E.P. Marcus Investments, L.P., have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a 34 percent parking reduction, and rear/side setback reduction; and,

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in a C-4 (Commercial) Zone District:

Lots 11 through 16, inclusive, Block 17, Supplemental Map No. 1 of East El Paso, an Addition to the City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a 34 percent parking reduction, and rear/side setback reduction; and,
3. That this Special Permit is issued subject to the development standards in the C-4 (Commercial) 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 incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

PZST16-00007

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST16-00007 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2016.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

ORDINANCE NO. _____

PZST16-00007

AGREEMENT

E.P. Marcus Investments, L.P., referred to in the above Ordinance; hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-4 (Commercial) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 13th day of May, 2016.

E.P. Marcus Investments, L.P.
By: EP Holdings, Inc., its General Partner

By: [Signature]
Meyer Marcus, President

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 13th day of May, 2016, by Meyer Marcus, President of EP Holdings, Inc., a Texas corporation, General Partner of E.P. Marcus Investments, L.P., a Texas limited partnership, as Owner, on behalf of said limited partnership.

My Commission Expires:

M. Teresa Brandon
Notary Public, State of Texas



Notary's Printed or Typed Name:

M. Teresa Brandon

ORDINANCE NO. _____

PZST16-00007

EXHIBIT A



APPLICABLE CODES
INTERNATIONAL BUILDING
CODE 2006
UPDA
2004

NOTES CORRESPONDING TO ZONING

DESCRIPTION	REMARKS
DESIGN NOTE	SHOWN BY SHOWN CHANGING TO 1-1
HEAD TOOL	
CLASSED TO PERM & REM. HOS. 1-1	
CLASSED TO PERM & REM. HOS. 1-1	
CLASSED TO PERM & REM. HOS. 1-1	
CLASSED TO PERM & REM. HOS. 1-1	
CLASSED TO PERM & REM. HOS. 1-1	
CLASSED TO PERM & REM. HOS. 1-1	
CLASSED TO PERM & REM. HOS. 1-1	

OCCUPANCY
GROUP - MERCANTILE (ALL BUILDINGS)

CONSTRUCTION
TYPE - 5-B

ALLOWABLE HEIGHT AND BUILDING AREA
12,000 SQUARE FEET - 3 STORY

FIRE PROTECTION
TYPE - 5-B, UNPROTECTED, LAVAPROTECT
PARTY & FIRE BOLL. 2 HRS
INTERIOR BEARING AND NON-BEARING WALLS &
COLUMN, SUPPLEMENTARY 2 HRS

BENCHMARK
EXISTING CITY MOUNTAIN AT THE MOUNTAIN
CENTRAL OF SHAW-1 STREET AND
THIRTY STREET

BUILDING AREA
BLDG. "A" = 10,000 SQ. FT.

OCCUPANCY CALC.
SHELL BUILDING - NOT APPLICABLE

LEGAL DESCRIPTION
LOT 11 THROUGH 16, BLOCK 17
SUPPLEMENTAL MAP No. 1 OF EAST EL PASO,
AND ACCORD TO THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS

LAND AREA
0.420 ACRES

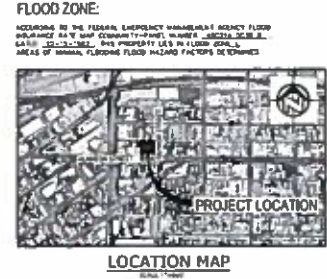
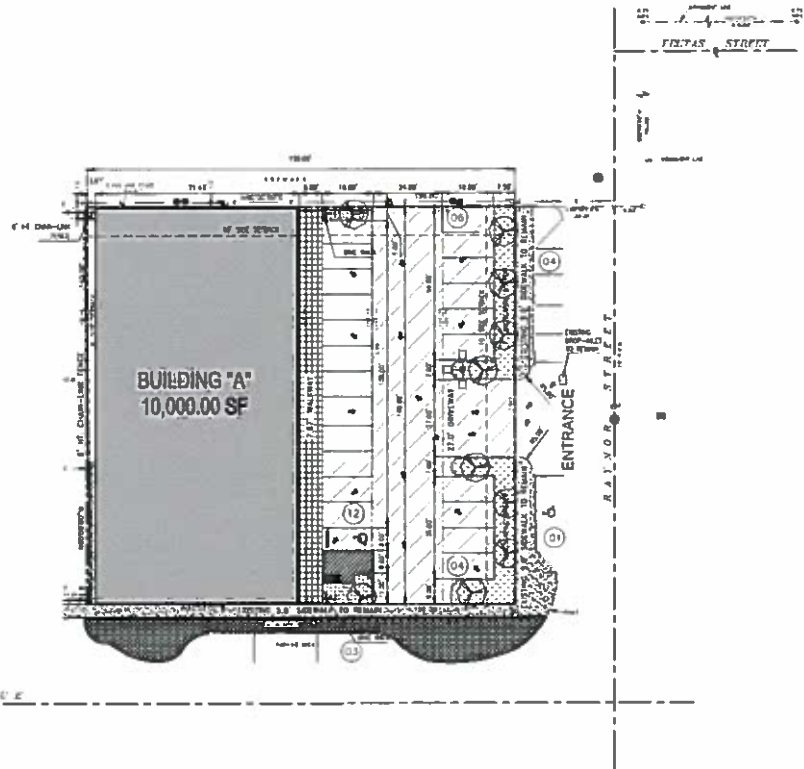
PLUMBING CALCULATION
N/A - SHELL ONLY

OVERALL PARKING CALCULATIONS
BUILDING "A" - 10,000 SQ. FT.
MAX. 10,000 / 200 = 50 PARKING SPACES
MAX. 10,000 / 250 = 40 PARKING SPACES
PARKING SPACES PROVIDED = 22 PARKING SPACES
EXISTING OFF STREET PARKING = 0 PARKING SPACES
OVERALL TOTAL PROVIDED = 22 PARKING SPACES
240 REDUCTION

H.C. PARKING REQUIRED = 1 SPACE
H.C. PARKING PROVIDED = 1 SPACE
ONE EACH 11 BACH. 4/15 SPACES
PROVIDED = 2 BACH. 10 SPACES

LANDSCAPE CALCULATIONS
TOTAL LOT AREA = 21,000.00 SQ. FT.
BUILDING AREA "A" = 10,000.00 SQ. FT.
LANDSCAPE AREA REQUIRED
21,000.00 - 10,000.00 = 11,000.00
30% REDUCTION = -3,300.00
15% ADJ. REDUCTION = -1,650.00
LANDSCAPE AREA PROVIDED = 1,750.00 SQ. FT.

LEGEND
1. MAGNET OF PARKING SPACES
2. LAYOUT POINT
3. CONCRETE CURB
4. CONCRETE CURB & GUTTER
5. EXISTING CONCRETE CURB & GUTTER
6. LIGHT POLE
7. INDICATED DRIVE SURFACE
8. LANDSCAPING
9. EXISTING ROCK WALL
10. NO. 8 HOLE
11. ACCESSIBLE DRIVE
12. WATER FLOW DRAINAGE
13. PARKING SPACE



USEFUL NUMBERS
10001 915-790-4200
STORM WATER UTILITIES 915-194-5687
EL PASO WATER UTILITIES 1154-4444/4445 79961-0511
SEWER SERVICE 915-594-5130
WATER SERVICE 915-594-5130
CITY OF EL PASO 300 N. CAMPBELL, 79901
C.P.E. COMPANY 915-215-0000
915-215-0771

REVISION	DESCRIPTION	DATE
1	REVISION	10/1/2014
2	REVISION	10/1/2014
3	REVISION	10/1/2014
4	REVISION	10/1/2014
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100	REVISION	10/1/2014

PROJECT NAME	ALAMEDA COMPLEX
LOT NO.	LOT 11 THROUGH 16, BLOCK 17
SUPPLEMENTAL MAP NO.	1 OF EAST EL PASO,
CONTAINING 0.420 AC (10,000.00 SQ. FT.)	
7301 ALAMEDA STREET	
EL PASO, TEXAS	
DATE	10/1/2014
BY	10/1/2014
FOR	10/1/2014
SCALE	1"=20'
PROJECT NO.	10/1/2014
SHEET NO.	10/1/2014
SHEET TITLE	10/1/2014
DETAILED SITE DEVELOPMENT PLAN	
ZP-01.0	

MEMORANDUM

DATE: May 3, 2016

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

FROM: Adriana Martinez, Planner

SUBJECT: PZST16-00007

The City Plan Commission (CPC), on April 7, 2016 voted 6-0 to recommend **Approval** of the special permit application to allow for infill development for a 34 percent parking reduction, and rear/side setback reduction on the property.

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

The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

Property Owner: E.P. Marcus Investments, L.P.
Applicant: SLI Engineering, Inc.
Representative: SLI Engineering, Inc.

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: PZST16-00007
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: April 7, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 2921 Alameda Ave.
Legal Description: Lots 11 through 16, inclusive, Block 17, Supplemental Map No. 1 of East El Paso, an Addition to the City of El Paso, El Paso County, Texas
Acreage: 0.4820
Rep District: 8
Existing Zoning: C-4 (Commercial)
Existing Use: Retail
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development / Rear & Side Setback Reduction / Parking Reduction
Proposed Use: Retail
Property Owner: E.P. Marcus Investments, L.P.
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: M-1 (Light Manufacturing) / Retail
South: C-4 (Commercial) / Auto Service Repair Shop
East: C-4 (Commercial) / Retail
West: C-4 (Commercial) / Retail

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

NEAREST PARK: El Barrio Park (1,432 feet)

NEAREST SCHOOL: Beall Elementary School (708 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Familias Unidas del Chamizal

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 22, 2016. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development to allow for a 34 percent parking reduction, and rear/side setback reduction. The detailed site development plan is for a 10,000 sq. ft. of commercial building. The development meets the minimum landscape requirements as indicated in Title 18 to include street trees. The proposed development requires a minimum of 33 parking spaces, and provides 22, including ADA accessible parking and bicycle spaces. Access to the property is proposed from Raynor Street.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **Approval** of the special permit request, and of the detailed site development plan, as the proposed development is consistent with the existing commercial and retail uses adjacent to the subject property. Additionally, the proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Plan El Paso Central Planning Area.

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.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-4 (Commercial) district is intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provides a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department – Plan & Landscape Review

No objections to the proposed special permit and DSDP.

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

Texas Department of Transportation (TxDOT)

Developer need to submit grading and drainage plan to TxDOT for review and approval.

Texas Gas Service

No objections.

Sun Metro

Applicant is coordinating with Sun Metro.

Note: The Alameda RTS project is proposing to construct a station for the inbound route on the same block as the proposed development. Recommend coordination with RTS Project in order to mitigate any potential impacts to the RTS Project or development. Routes 21, 22, 25, 61, 62 and 66 provide service to a bus stop that is immediately in front of the development. Recommend coordination with Sun Metro Operations to mitigate impacts to transit services.

El Paso Fire Department

No objections.

El Paso Police Department

No objections.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 4-inch diameter water main extending along the Alley between Alameda Ave and Frutas Street. This water main is available for service. EPWU records indicate six water services, one 3/4" service meter (Non-Active) on property for 2921 Alameda Ave. Bldg. "B", one 3/4" service meter (Active) for 2921 Alameda Ave., one 3/4" service meter (Non-Active) for 2925 Alameda Ave. Bldg. "A", one 3/4" service meter (Non-Active) for 2925 Alameda Ave. Bldg. "B", one 3/4" service meter (Active) for 2925 Alameda Ave. Bldg. "C", one 3/4" service meter (Active) for 2929 Alameda Ave.
2. There is an existing 12-inch diameter water main along the south side of Alameda Avenue, this line needs boring to reach the front of the subject property. This main is available for service.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Alameda and Frutas Street. This sanitary sewer main is available for service.

General:

1. Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.
2. EPWU requires a new service application to provide service 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 EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations-or-adjustments-of water and sanitary sewer lines and appurtenances.

Stormwater Division

Not required but recommended:

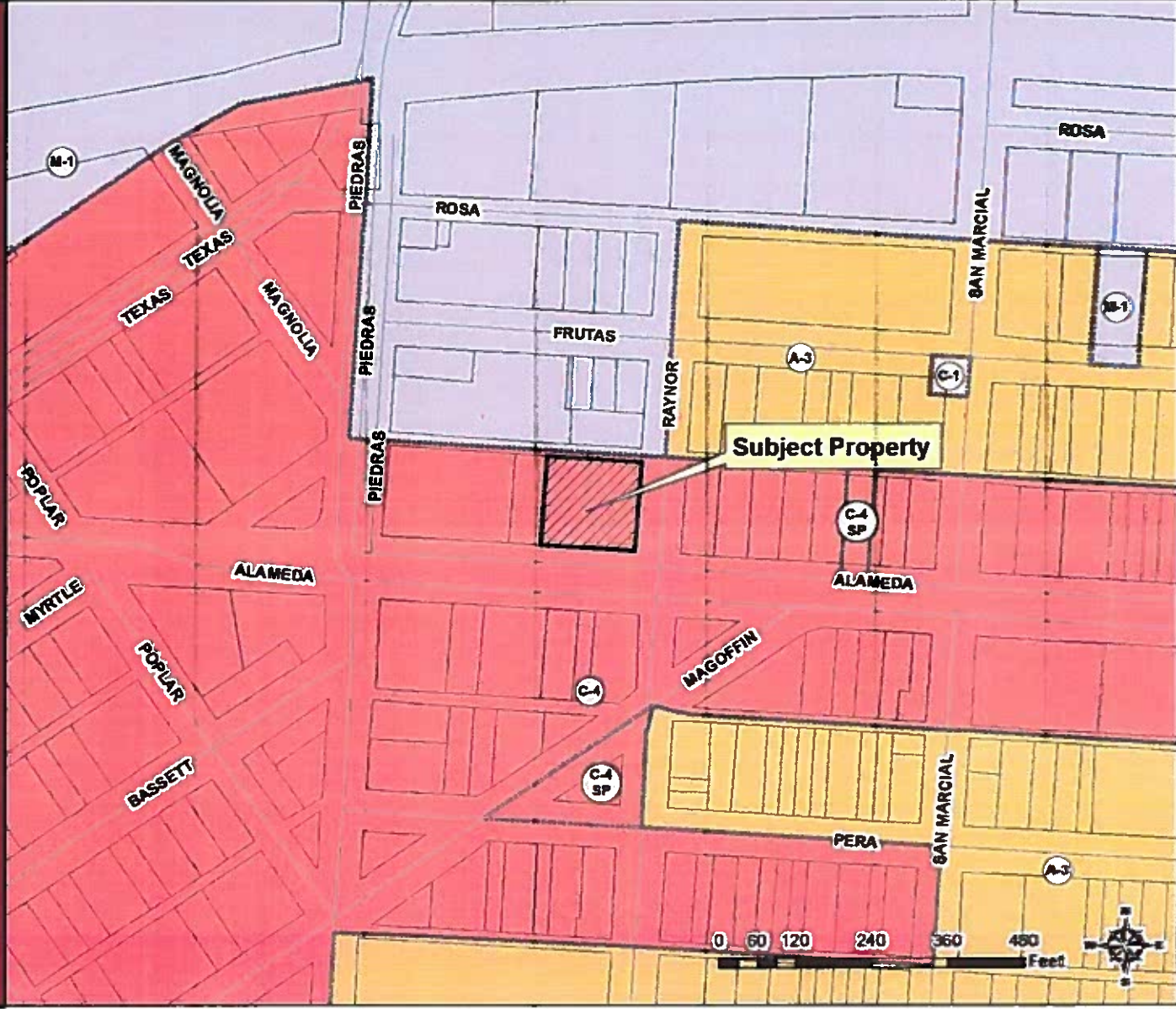
Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

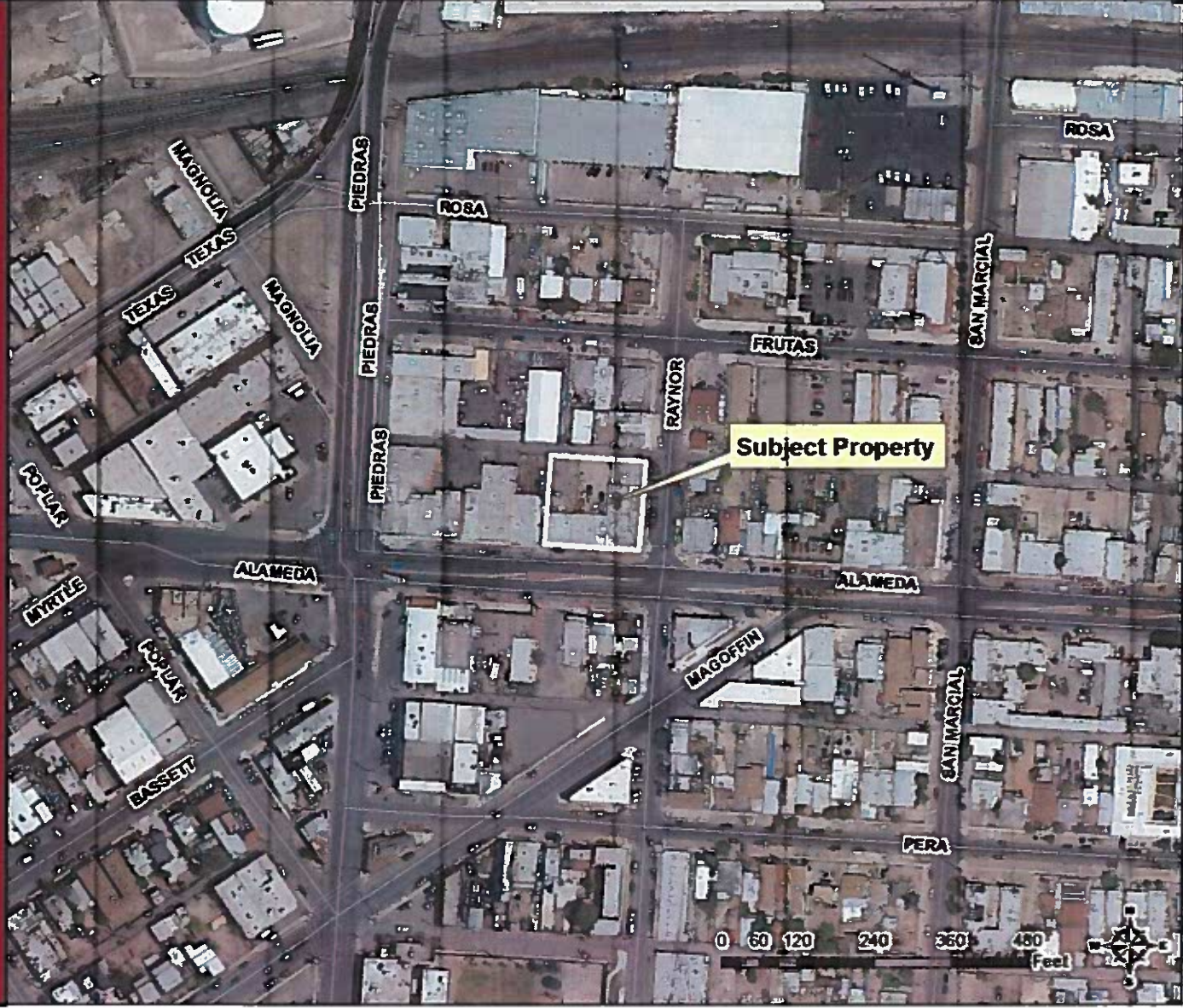
ATTACHMENT 1: LOCATION MAP

PZST16-00007

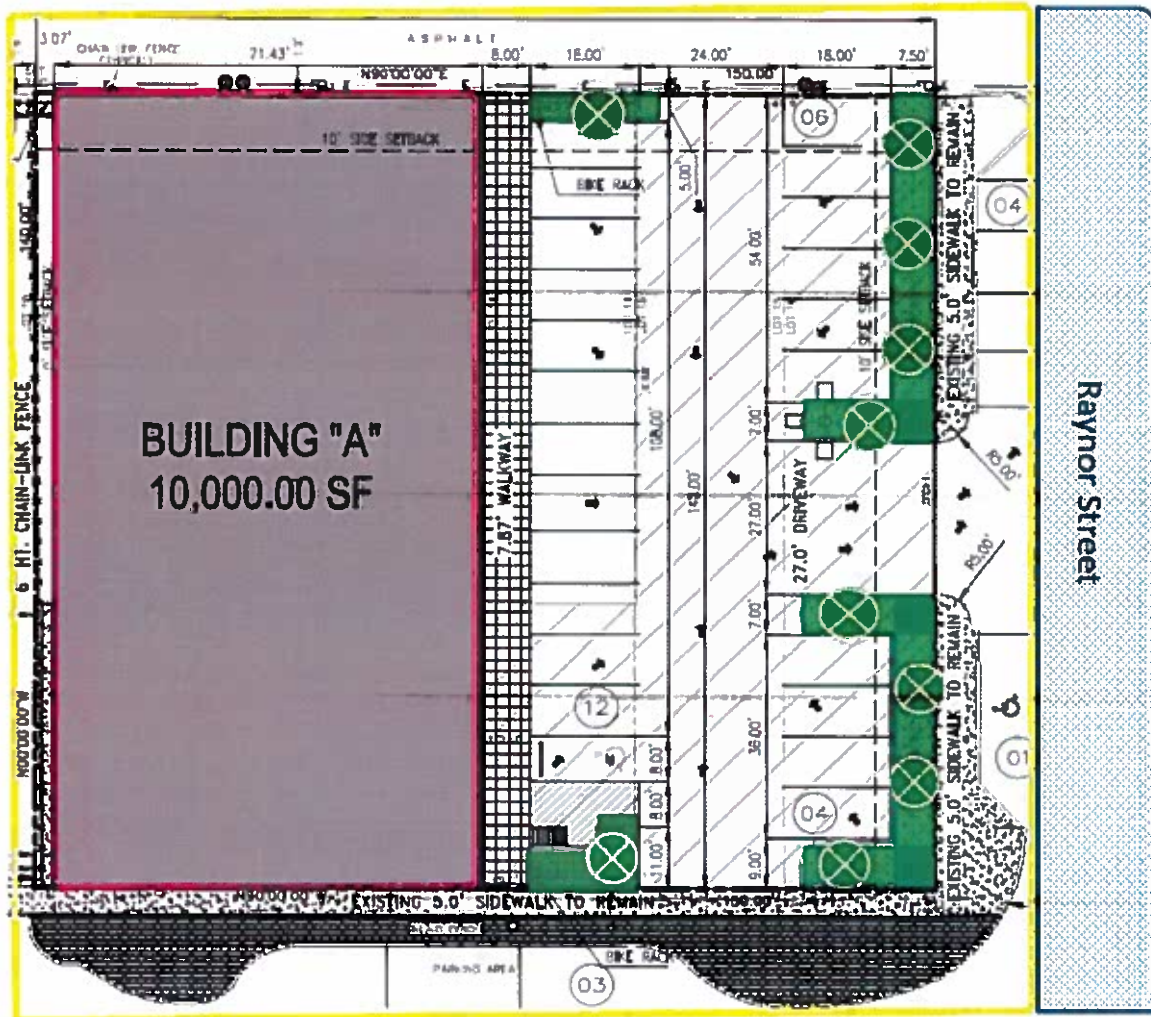


ATTACHMENT 2: AERIAL MAP

PZST16-00007

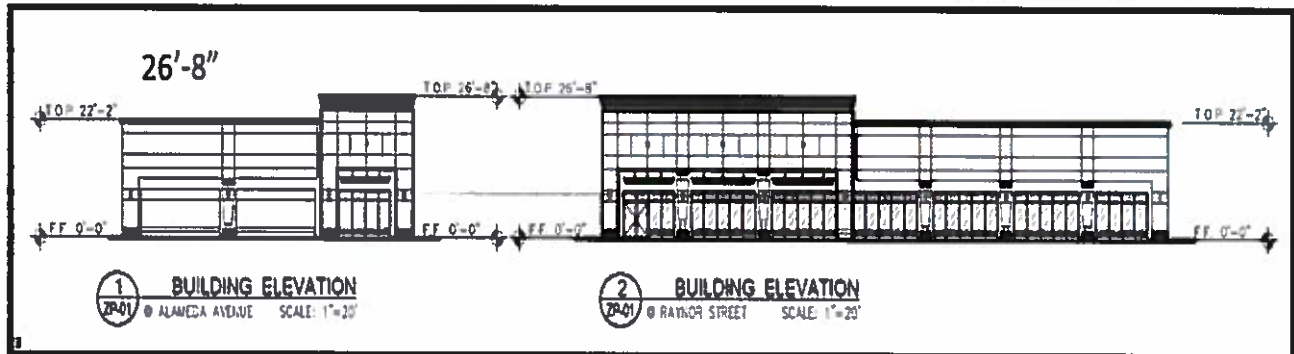


ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



C-4 Set-Backs	Required	Proposed
Front Yard	0'	0'
Rear Yard	10'	0'
Cumulative Front & Rear	N/A	N/A
Side Yard	10'	0'
Side Street Yard	10'	10'
Parking	Min. 33	22'

ATTACHMENT 4: ELEVATIONS



DIMENSIONAL STANDARDS		
C-4 Elevations	Maximum	Proposed
	60'	26'-8"



Recommendation/Public Input

- Planning Division recommendation:
- CPC Vote: Recommended Approval 6-0

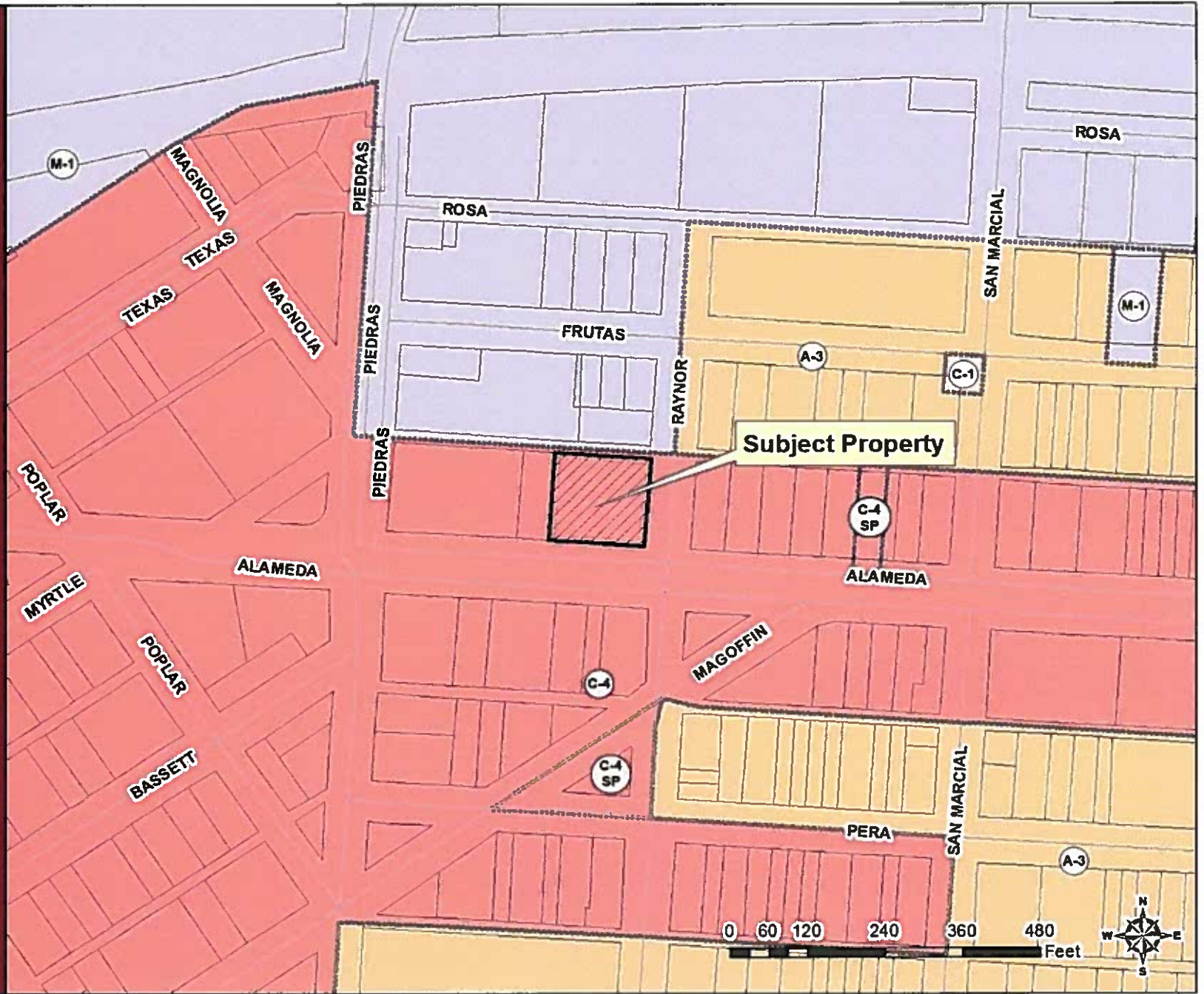
Public Input:

Strategic Goal #3 Promote the Visual Image of El Paso

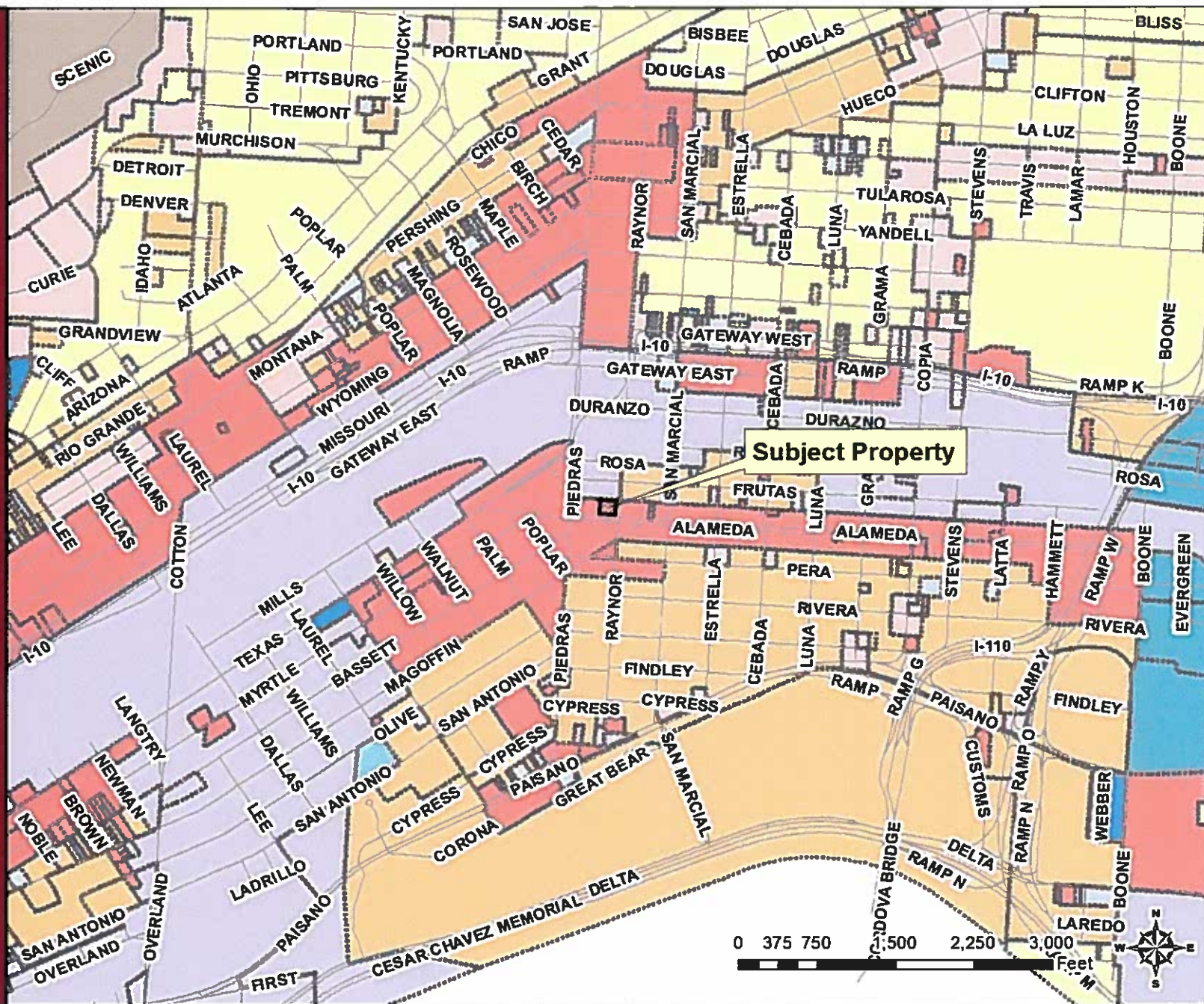
- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

PZST16-00007

2



3



PZST16-00007

4



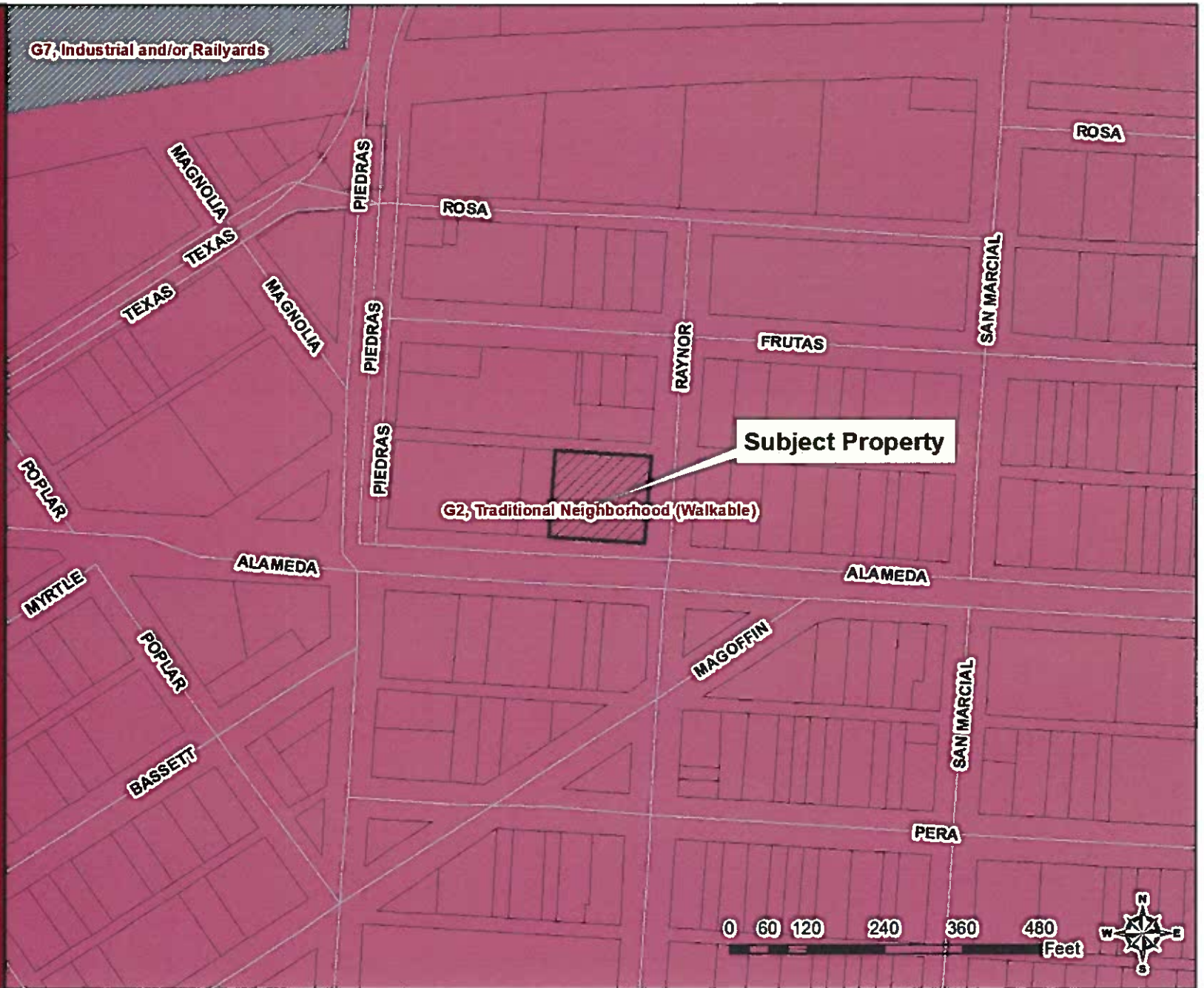
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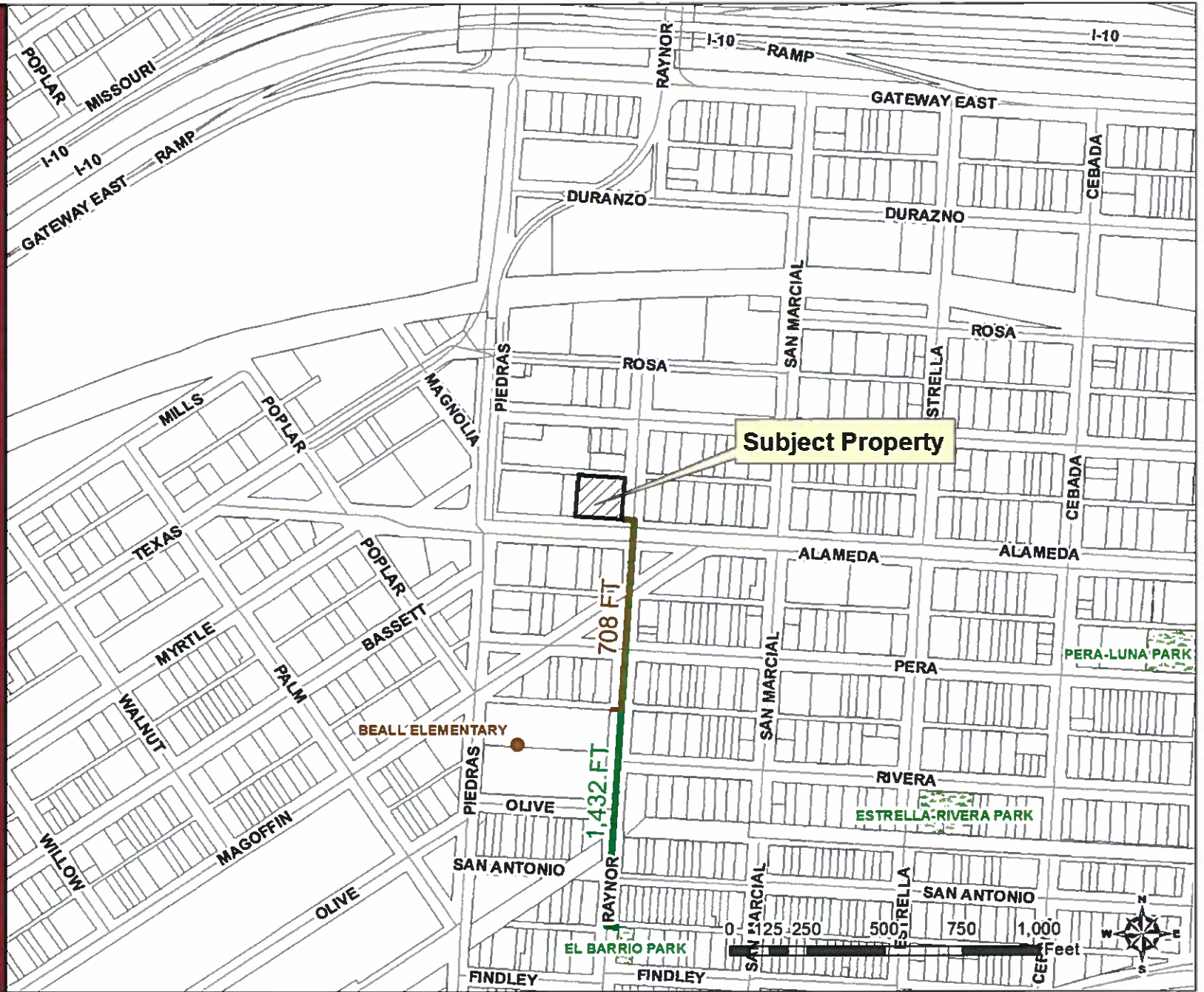
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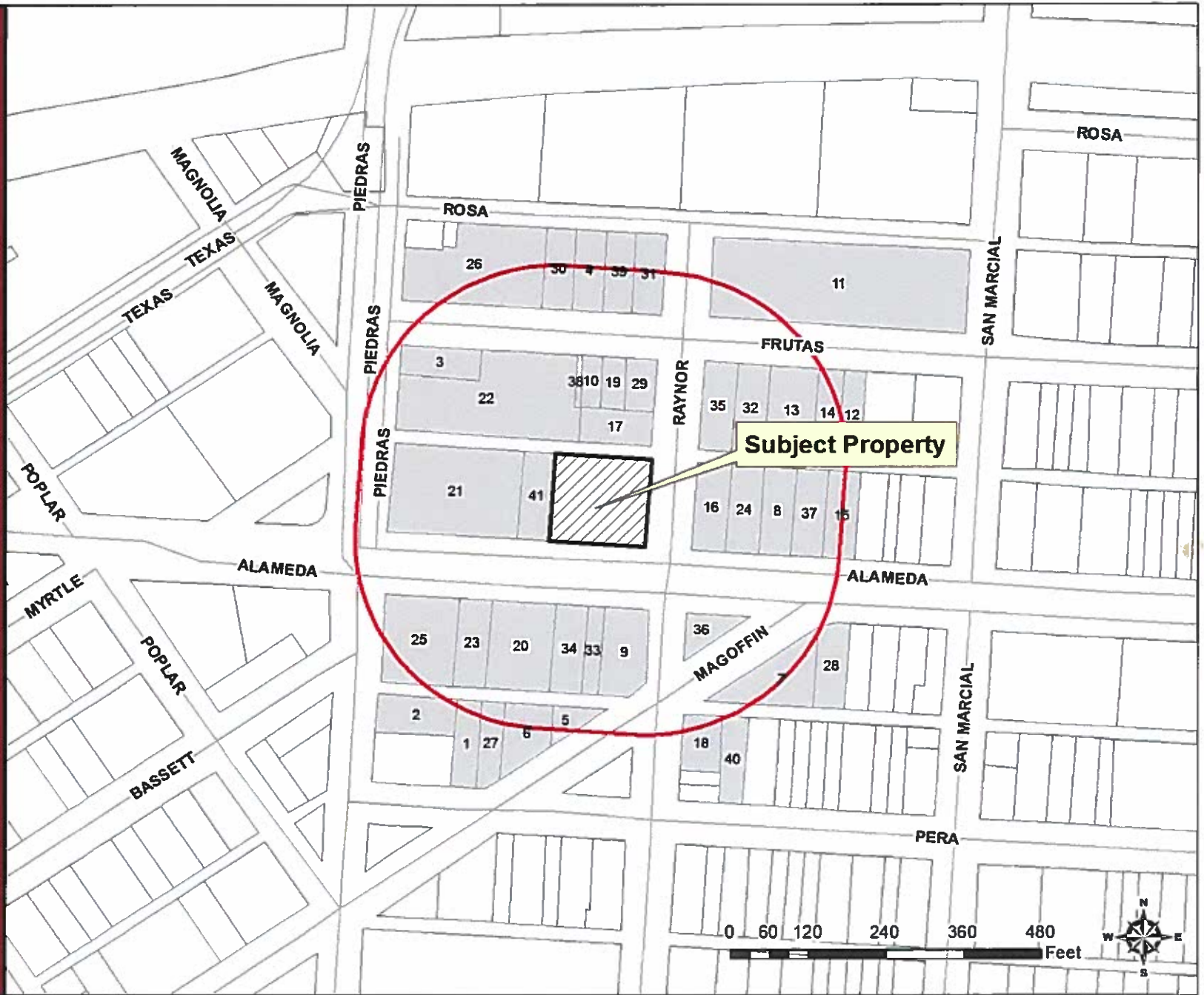
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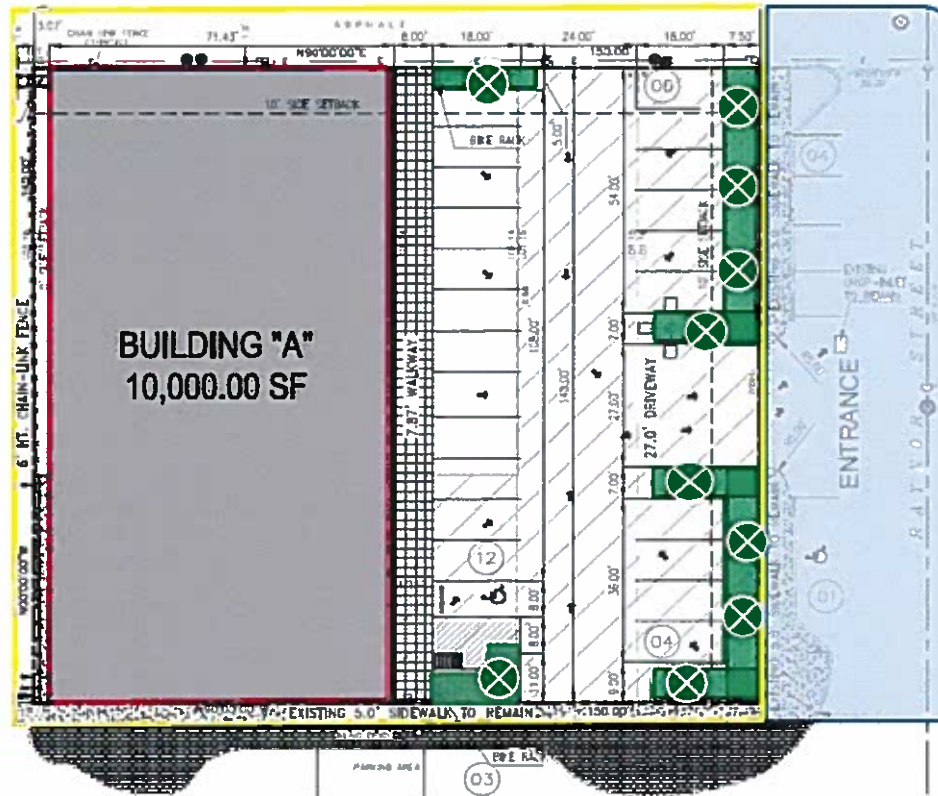
PZST16-00007

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Detailed Site Development Plan

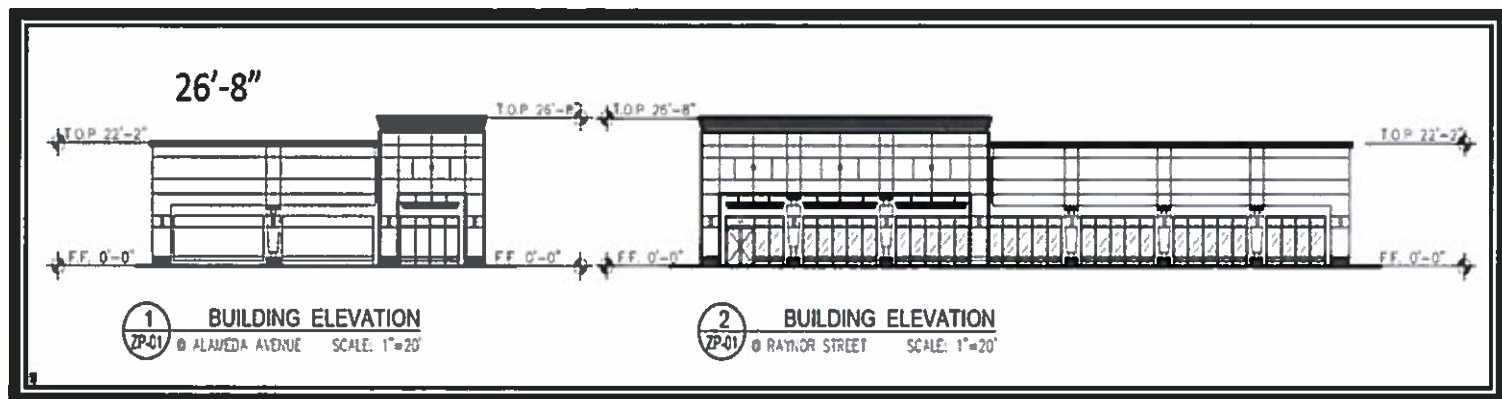


C-4 Set-Backs	Required	Proposed
Front Yard	0'	0'
Rear Yard	10'	0'
Cumulative Front & Rear	N/A	N/A
Side Yard	10'	0'
Side Street Yard	10'	0'
Parking	Min. 33	22'



Elevations

DIMENSIONAL STANDARDS		
C-4 Elevations	Maximum	Proposed
	60'	26'-8"





11

Subject Property



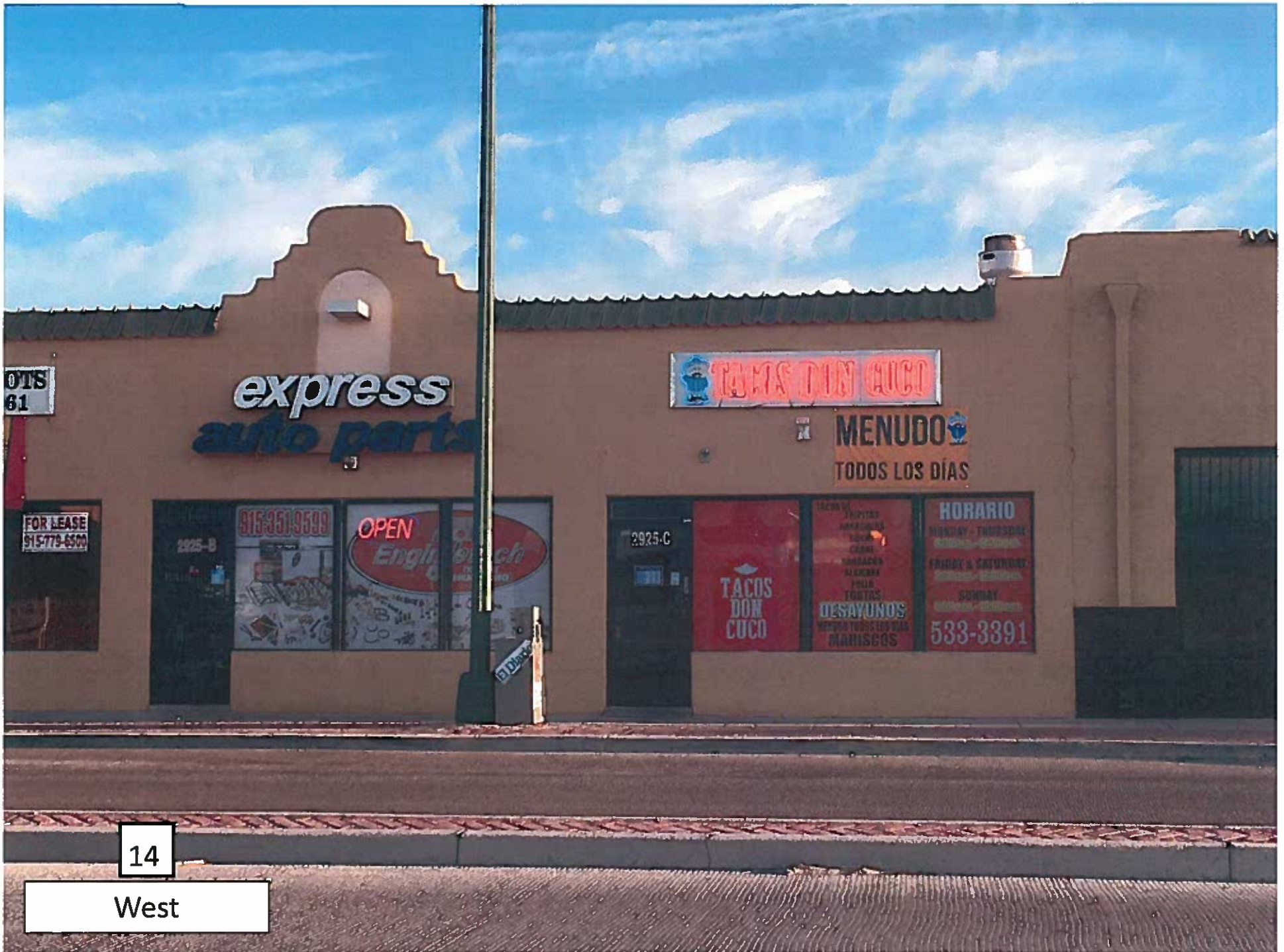
12

South



13

East



14

West