

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

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

**AGENDA DATE:** Introduction: June 9, 2015  
Public Hearing: June 30, 2015

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. PZST15-00013, to allow for Infill Development with side yard and side street yard setback and parking reductions on the property described as all of Lot 17 and the west 1/2 of Lot 18, Block 58, Map of Franklin Heights Addition, 1701 E. Yandell Drive, 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: 1701 E. Yandell Drive. Property Owner: PCM Capital Investment, LLC. PZST15-00013 (**District 8**)

**BACKGROUND / DISCUSSION:**

Staff report attached.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (6-0)

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

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Carlos Gallinar  
Deputy Director, Planning and Inspections Department - Planning

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST15-00013, TO ALLOW FOR INFILL DEVELOPMENT WITH SIDE YARD AND SIDE STREET YARD SETBACK AND PARKING REDUCTIONS ON THE PROPERTY DESCRIBED AS ALL OF LOT 17 AND THE WEST 1/2 OF LOT 18, BLOCK 58, MAP OF FRANKLIN HEIGHTS ADDITION, 1701 E. YANDELL DRIVE, 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, PCM Capital Investment, LLC. ("Owner"), has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for side yard and side street yard setback and parking reductions; 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 an **C-4 (Commercial)** Zone District:

*All of Lot 17 and the West ½ of Lot 18, Block 58, Map of Franklin Heights Addition, 1701 E. Yandell Drive, City of El Paso, El Paso County, Texas; and,*

2. That the City Council hereby grants a Special Permit for an infill development under Section 20.10.280 of the El Paso City Code to allow a reduction in the side yard and side street yard setback and a 100 percent reduction in off-street parking requirements; 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

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

PZST15-00013

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,

4. That, if at any time the Owner fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST15-00013 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owner 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 \_\_\_\_\_, 2015.**

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Oscar Leoser  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy, Director  
Planning and Inspections Department

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

**PZST15-00013**

## AGREEMENT

PCM Capital Investment, LLC., 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-4 (Commercial)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2015.

PCM Capital Investment, LLC.

By: \_\_\_\_\_  
(name/title)

\_\_\_\_\_  
(signature)

## ACKNOWLEDGMENT

THE STATE OF TEXAS   )  
                                      )  
COUNTY OF EL PASO   )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, for PCM Capital Investment, LLC, as Owner.

My Commission Expires:

\_\_\_\_\_

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

Notary's Printed or Typed Name:

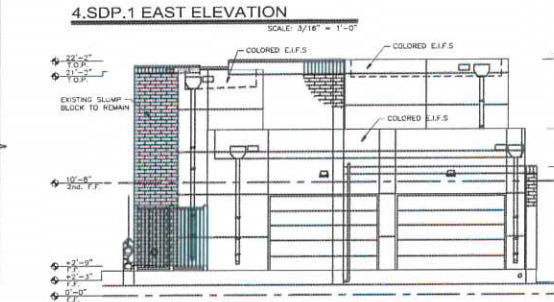
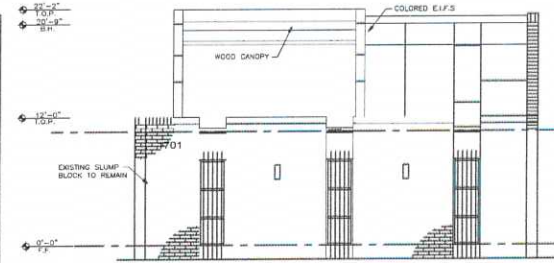
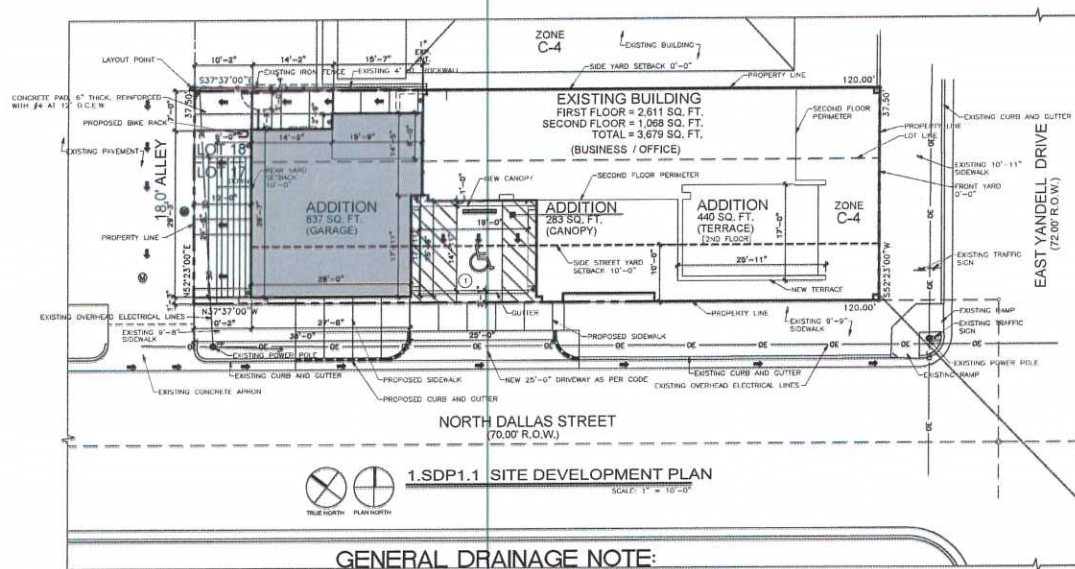
\_\_\_\_\_

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

PZST15-00013



# EXHIBIT "A"



**LEGEND**

Symbol	Description
①	NUMBER OF PARKING SPACES
○	LAYOUT POINT
—	CONCRETE CURB
—	CONCRETE CURB & GUTTER
—	EXISTING CONCRETE CURB & GUTTER
—	ROCK WALL
—	CONCRETE

**LEGAL DESCRIPTION**  
LOT 17 AND THE WEST HALF OF LOT 18,  
BLOCK 58 FRANKLIN HEIGHTS, EL PASO,  
TEXAS

**ZONING (REQUIRED)**  
C-4  
YARD STANDARDS:  
FR 0'  
RY 10'  
SY 10'  
SS 10'  
60' MAX. HEIGHT

**ZONING (REQUESTED)**  
C-4  
YARD STANDARDS:  
FR 0'  
RY 10'  
SY 10'  
SS 10'  
60' MAX. HEIGHT

**LAND AREA**  
0.103 ACRES +/- OR 4,500 SQ. FT.

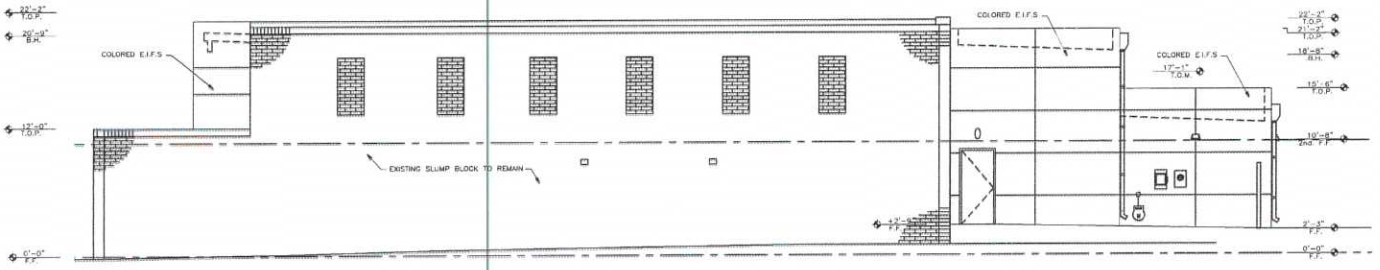
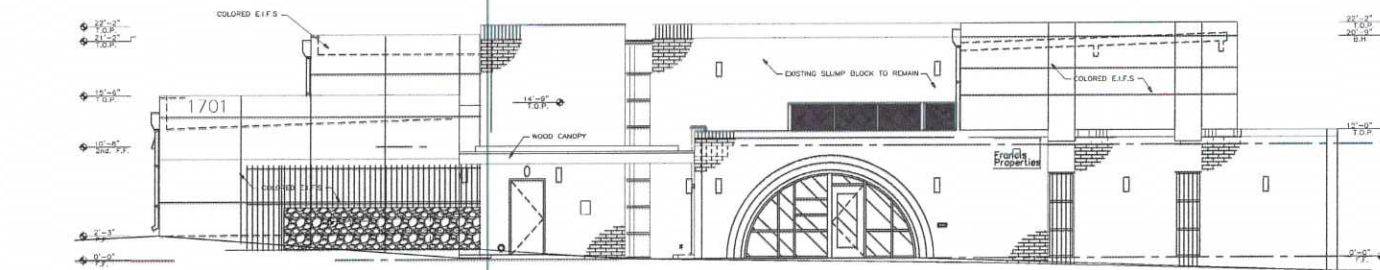
**BUILDING AREA**  
EXISTING: 3,679 S.F.  
NEW: 1,317 S.F.

**PARKING (EXISTING)**  
3,679/400 = 9 SPACES (MAX)  
3,679/400 = 8 SPACES (MIN)

**REQUIRED PARKING: 8 SPACES**  
PROVIDED PARKING: 1 SPACES  
DISABLED PARKING REQUIRED: 1 SPACES  
DISABLED PARKING PROVIDED: 1 SPACES  
(1 VAN ACCESSIBLE)

**BIKE RACK**  
1 BIKE RACK (3 PARKING SPACES)

**LANDSCAPING**  
NO EXISTING LANDSCAPING CONDITIONS  
ADDITION FOOTAGE IS BELOW 1,200 S.F.  
PER CODE IS NOT REQUIRED.



**DRAWING COORDINATION**  
ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL  
DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL  
SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE  
SET OF DRAWINGS AND PROJECT MANUAL(S).

1701 EAST YANDELL DRIVE  
EL PASO, TEXAS 79902

**OFFICE BUILDING  
REMODEL**

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

**G ARCHITECTURE, INC.**  
1701 EAST YANDELL DRIVE  
EL PASO, TEXAS 79902

**SITE DEVELOPMENT PLAN SDP1.1**

## MEMORANDUM

**DATE:** June 1, 2015

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** PZST15-00013

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The City Plan Commission (CPC), on May 21, 2015, voted 6-0 to recommend **approval** of the special permit application to allow for infill development with side yard and side street yard setback and parking reductions for a business office, expansion.

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 effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received one letter in opposition to the special permit request (Attachment 5).

**Property Owner:** PCM Capital Investments, LLC.  
**Representative:** GA Architecture, Inc.

**Attachments:**  
Staff Report



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

**Case No:** PZST15-00013  
**Application Type:** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date:** May 21, 2015  
**Staff Planner:** Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

**Location:** 1701 E. Yandell Drive  
**Legal Description:** All of Lot 17 and the West ½ of Lot 18, Block 58, Map of Franklin Heights Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.103 acres

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**Rep District:** 8  
**Zoning:** C-4 (Commercial)  
**Existing Use:** Business office  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Infill Development - side yard and side street yard setbacks reduction and parking reduction  
**Proposed Use:** Business office, expansion

**Property Owner:** PCM Capital Investment, LLC.  
**Representative:** GA Architecture, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-2 (Commercial) / Retail  
**South:** C-4 (Commercial) / Vacated building  
**East:** C-4 (Commercial) / Single-family dwelling  
**West:** C-4 (Commercial) / Clinic

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

**NEAREST PARK:** Houston Park (3,427 feet)

**NEAREST SCHOOL:** Wiggs Middle School (3,336 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Central El Paso Community Organization  
El Paso Central Business Association  
Golden Hills Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 7, 2015. The Planning Division received one letter in opposition to the special permit request (Attachment 5).

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit for infill development and detailed site development plan review. The detailed site development plan shows a 837 sq. ft. garage, 283 sq. ft. canopy, and 440sq. ft. terrace addition to an existing 3,679 sq. ft., two-story business office. The use requires 8 parking spaces and the applicant is providing 1 parking space and 3 bicycle spaces. The applicant has submitted the parking study as part of the request for a 100 percent parking reduction. Transportation Planning reviewed and verified the parking study, which demonstrates sufficient on street parking available within the 300 ft. radius area (see Attachment #4).



The applicant is requesting the following reductions: from the required 5 ft. side yard setback to 0 ft. and from the required 10 ft. side street yard setback to 0 ft. (see the table on page 3). The Detailed Site Development Plan complies with all other density and dimensional standards. Access to the subject property is proposed from Dallas Street via the alley.

#### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the requests for special permit and detailed site development plan review for infill development and 100 percent parking reduction, as it complies with Sections 20.10.280 Infill Development; 20.04.320, Special Permit, 20.04.150, Detailed Site Development Plan; and 20.14.070 Parking Reductions.

#### **ANALYSIS**

##### **20.10.280 Infill Development**

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 located in a legally recorded subdivision of at least 30 years and (2) it is within a State Enterprise Zone.*

- 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. An office is permitted in the C-4 (Commercial) district.*

- C. **Setback Provisions.** The side, front 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.



*The applicant is requesting the following reduction in dimensional standards:*

DIMENSION	REQUIRED	PROPOSED
Side yard setback	5'	0'
Side street setback	10'	0'

- 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.*

- 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.

*The applicant is only requesting side yard and side street yard setback reductions; the request complies with all other density and dimensional standards.*

#### 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.*

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#### 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.*

#### 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 section:

- A. Existing development. Up to a one hundred percent reduction for a use involving an existing



structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

*Parking reduction request satisfies all requirements and Planning Division is recommending approval of the request.*

#### **Plan El Paso-Future Land Use Map Designation**

All applications for special permit 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 to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

#### **COMMENTS:**

##### **Planning and Inspections Department - Planning Division - Transportation**

No objections to the special permit, detailed site development plan and parking reduction.

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.

##### **TXDOT**

Not on a state roadway.

##### **Planning and Inspections Department – Building and Development Permitting**

No objections to proposed special permit and DSDP. At the Time of submittal for building permits the project will need to comply with all requirements of the IBC, TAS and local municipal code.

**Planning and Inspections Department – Landscape Division**

No objections to proposed special permit and DSDP. Additional landscape is not required because the expansion is less than 1200 square feet.

**Planning and Inspections Department - Land Development**

No objections.

**Fire Department**

Special Permit and Detailed Site Plan does not adversely affect the fire department.

**Police Department**

No objections.

**Sun Metro**

Sun Metro does not oppose this request. It was determined that two bus stops/routes exist within the required 1,000 ft.

**El Paso Water Utilities**

1. EPWU does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Dallas Street, the water main is located approximately 15-ft west from the center line of the right-of-way.

3. There is an existing 16-inch diameter water main extending along Dallas Street. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The water main is located approximately 15-ft east from the center line of the right-of-way.

4. There is an existing 24-inch diameter transmission main extending along Yandell Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The water line is located approximately 16-ft south from the center line of the right-of-way.

5. There is an existing 4-inch diameter water main extending along the alley between Dallas and Williams Streets. The water main is located approximately 3-ft north from the center line of the right-of-way.

6. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 1701 E. Yandell Drive.

7. Previous water pressure tests from fire hydrant # 1637 located at the southwest corner of Montana Avenue and Dallas Street have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 88 (psi) pounds per square inch, and a discharge of 1061 (gpm) gallons per minute.

8. 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.

Sewer:

9. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Dallas and Williams that is available for service, the sewer main is located approximately 9-ft north from the northern property line.

General:

10. 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.

**El Paso Water Utilities - Stormwater Division**

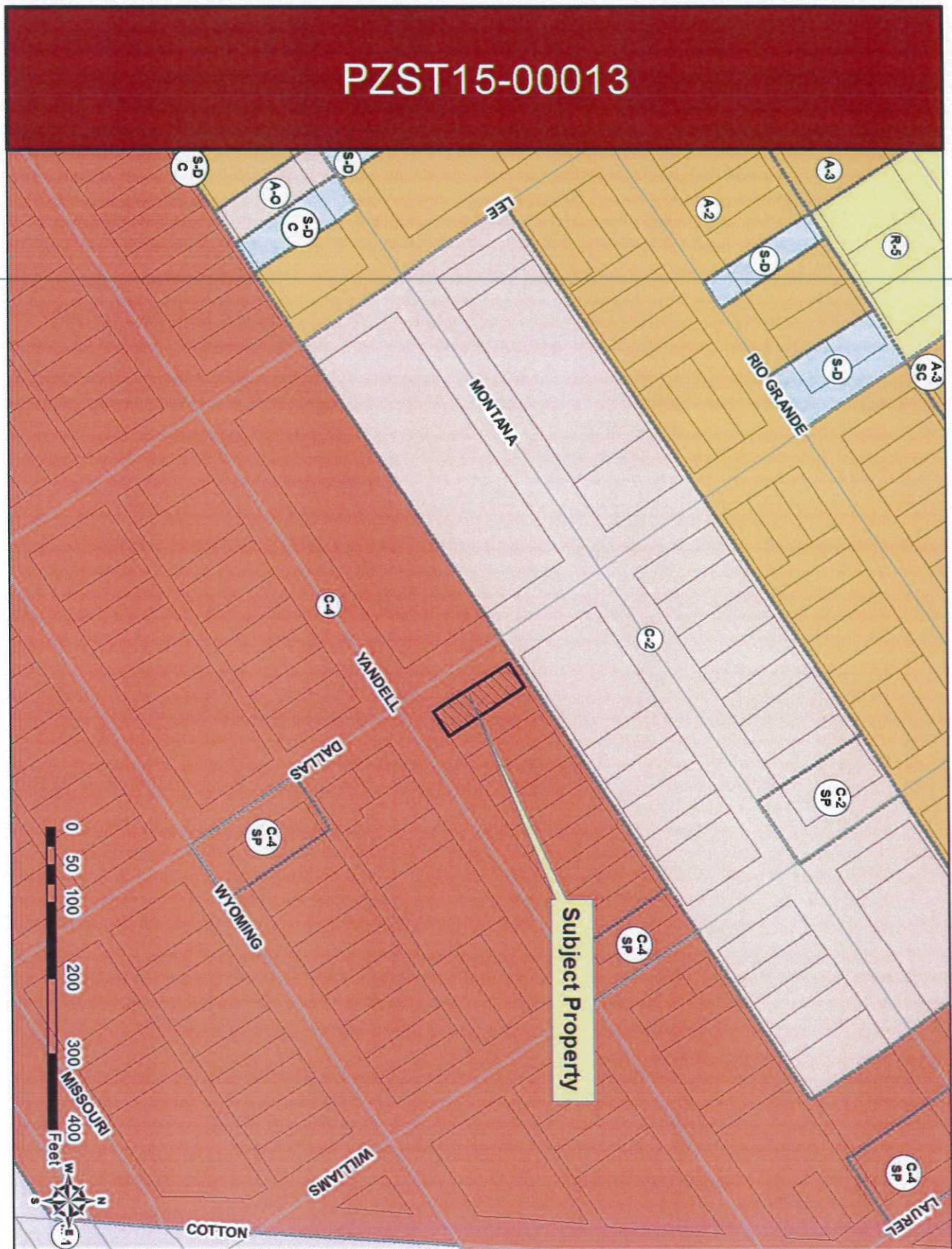
We have no objections.



**Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Parking Study
5. Opposition Letter

ATTACHMENT 1: ZONING MAP



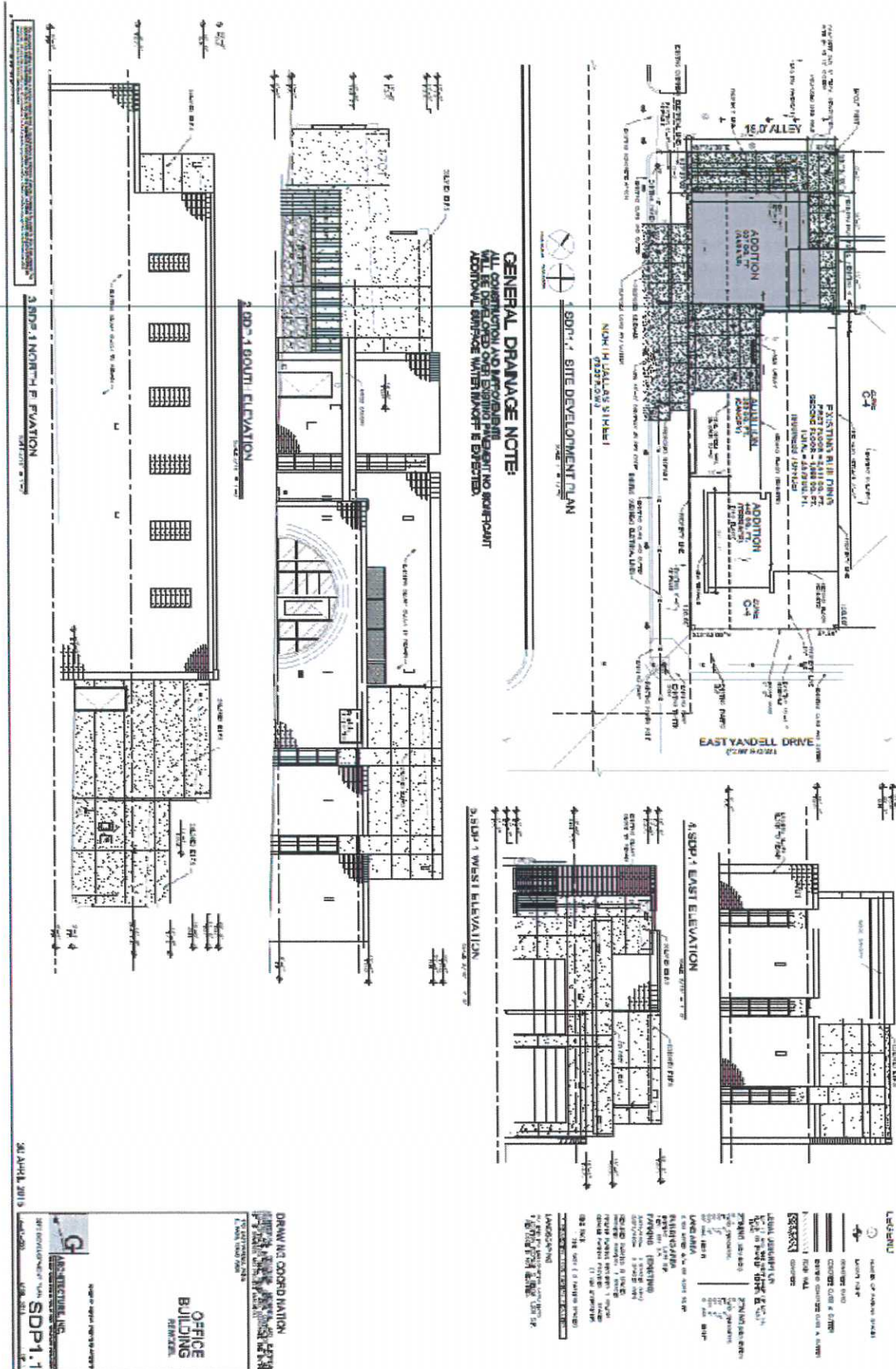


PZST15-00013





# ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN





# ATTACHMENT 4: PARKING STUDY

1701 E. YANDELL DR. SPECIAL PERMIT 05/12/15 TRAFFIC STUDY - OFF STREET PARKING CALCULATIONS			
TIME	EAST YANDELL DRIVE	NORTH DALLAS STREET	MONTANA AVENUE
	30 AVAILABLE OFF STREET PARKING SPACES	28 AVAILABLE OFF STREET PARKING SPACES	30 AVAILABLE OFF STREET PARKING SPACES
	OCCUPIED	OCCUPIED	OCCUPIED
8 AM	10	13	10
9 AM	13	10	11
10 AM	11	10	10
11 AM	12	10	10
12 PM	9	8	19
1 PM	11	10	15
2 PM	11	11	16
3 PM	10	10	13
4 PM	10	9	14
5 PM	9	9	13
6 PM	5	3	4

## PARKING WITHIN A 300FT RADIUS

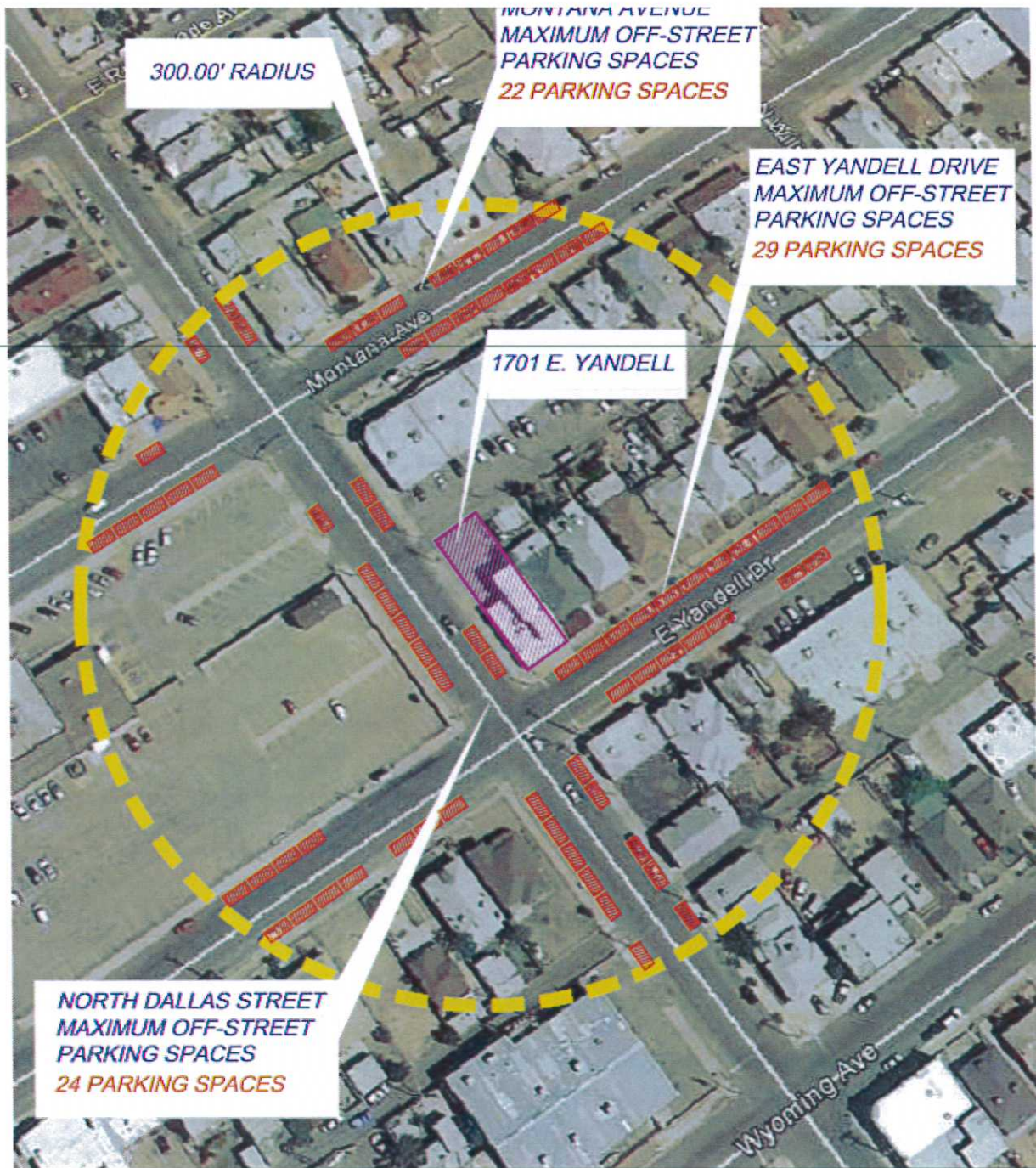
### TRAFFIC STUDY - OFF STREET PARKING CALCULATIONS

TF-2



GA ARCHITECTURE INC.

1000 10TH STREET, SUITE 100, DALLAS, TEXAS 75201-1000



# TRAFFIC STUDY - OFF STREET PARKING SCHEME

SCALE: 1"=100'-0"

TF-1



GA ARCHITECTURE INC.

PROJECT LOCATION: 1701 E. YANDELL, DALLAS, TEXAS 75201



5-20-2015

TO Andrew Salloom  
#DECAF0 PZST15-00013

Yo soy Residente Dueño  
de la Propiedad 1719 E Vandell  
Yo deseo Expresar mis  
Inconveniencias Acerca  
de este caso Ok Primero  
Nosotros tenemos problemas  
de Parking por una propiedad  
de un negocio enfrente de  
mi Propiedad de un negocio  
de Games and Card en More  
ellos no tiene suficiente  
Parking cuando una propiedad  
tiene negocio con sus propios  
Parking Ademas esta una  
Iglesia Cristiana en  
dicho centro Comercial  
no tienen suficientes  
Parkadores

Yo fui en persona y ustedes  
N. Saben de esos Negocios  
Además ustedes podrían  
agarrar estacionamiento  
entre Vandell y Dallas  
enfrente de el negocio 1701  
Yo veo eso mejor que desin  
comodarnos a nosotros  
Además si nos pueden  
dar otra fecha mas  
para nosotros hablar  
con la representante nose  
el nombre de ella pero  
pronto porque yo le platicue  
a una persona amigo mio  
que trabajo para la ciudad  
y me dijo eso que hablar  
con esa persona

gracias por no poder  
estar en la Junta del 5-2-15  
mi cell phone 915346 6409 1-30  
Tome un poquito de su tiempo





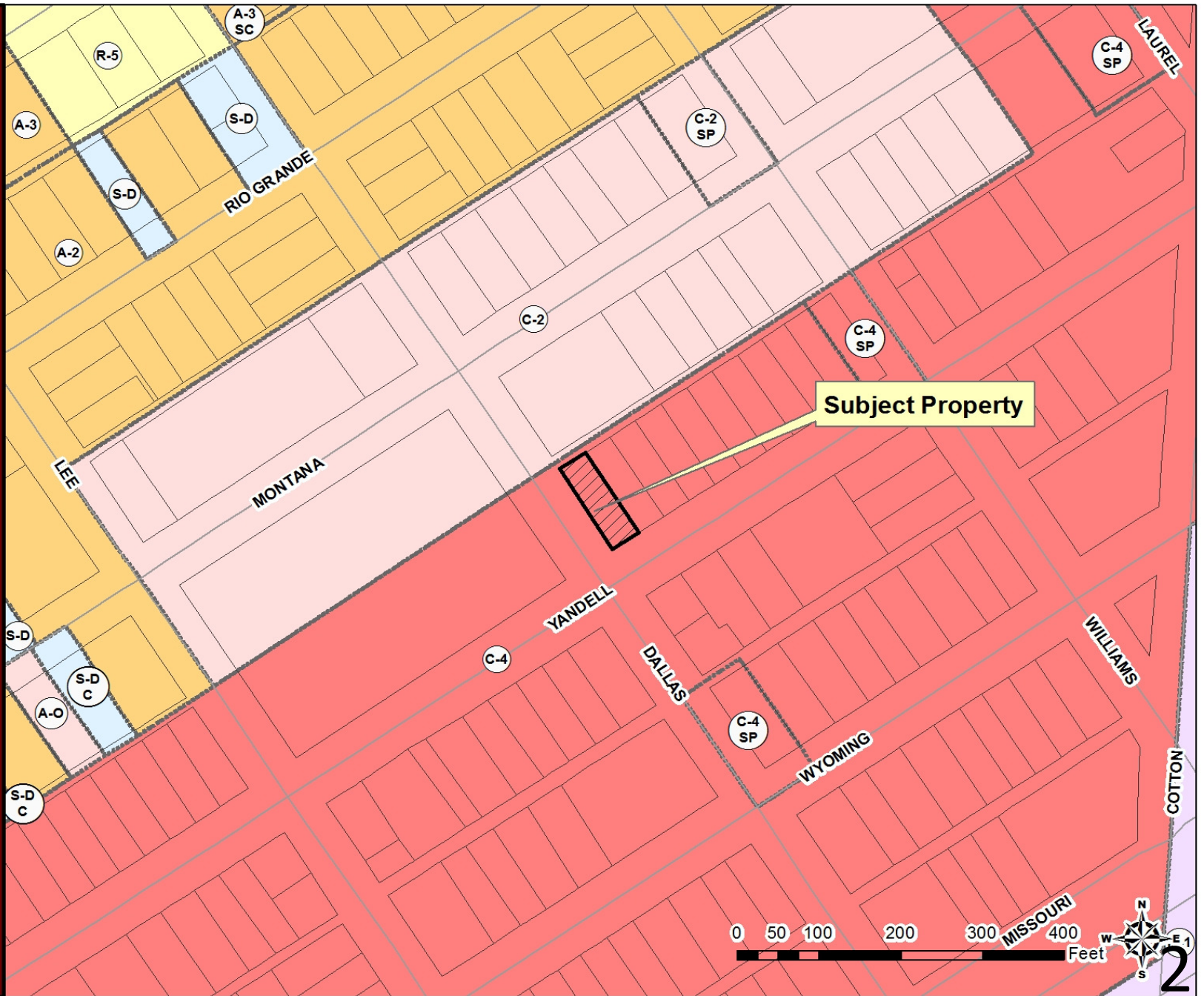
## Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (6-0)
- **Public Input:** Planning received 1 letter in opposition to the special permit request.

Strategic Goal #3 Promote the Visual Image of El Paso

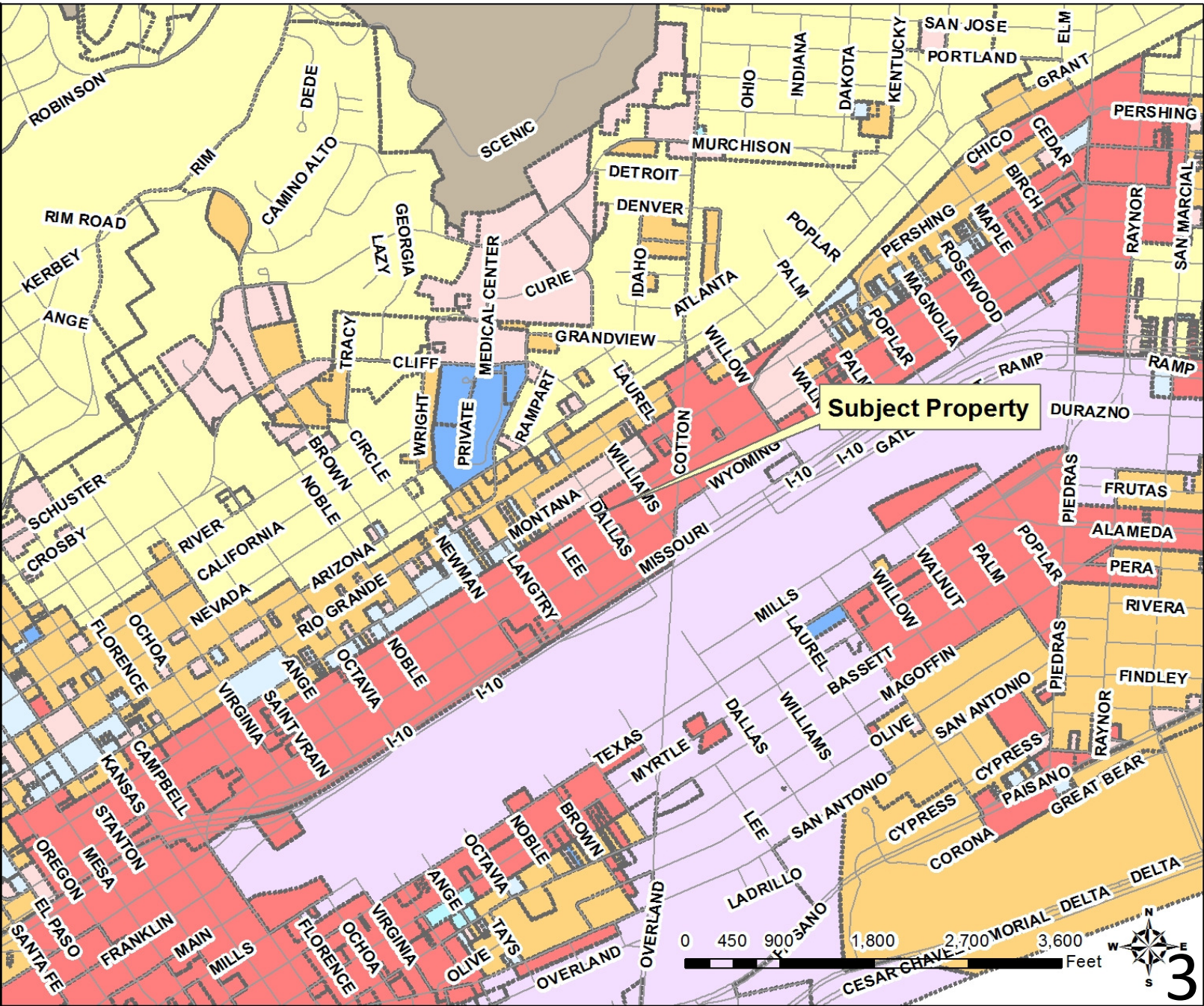
- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

PZST15-00013





PZST15-00013





PZST15-00013



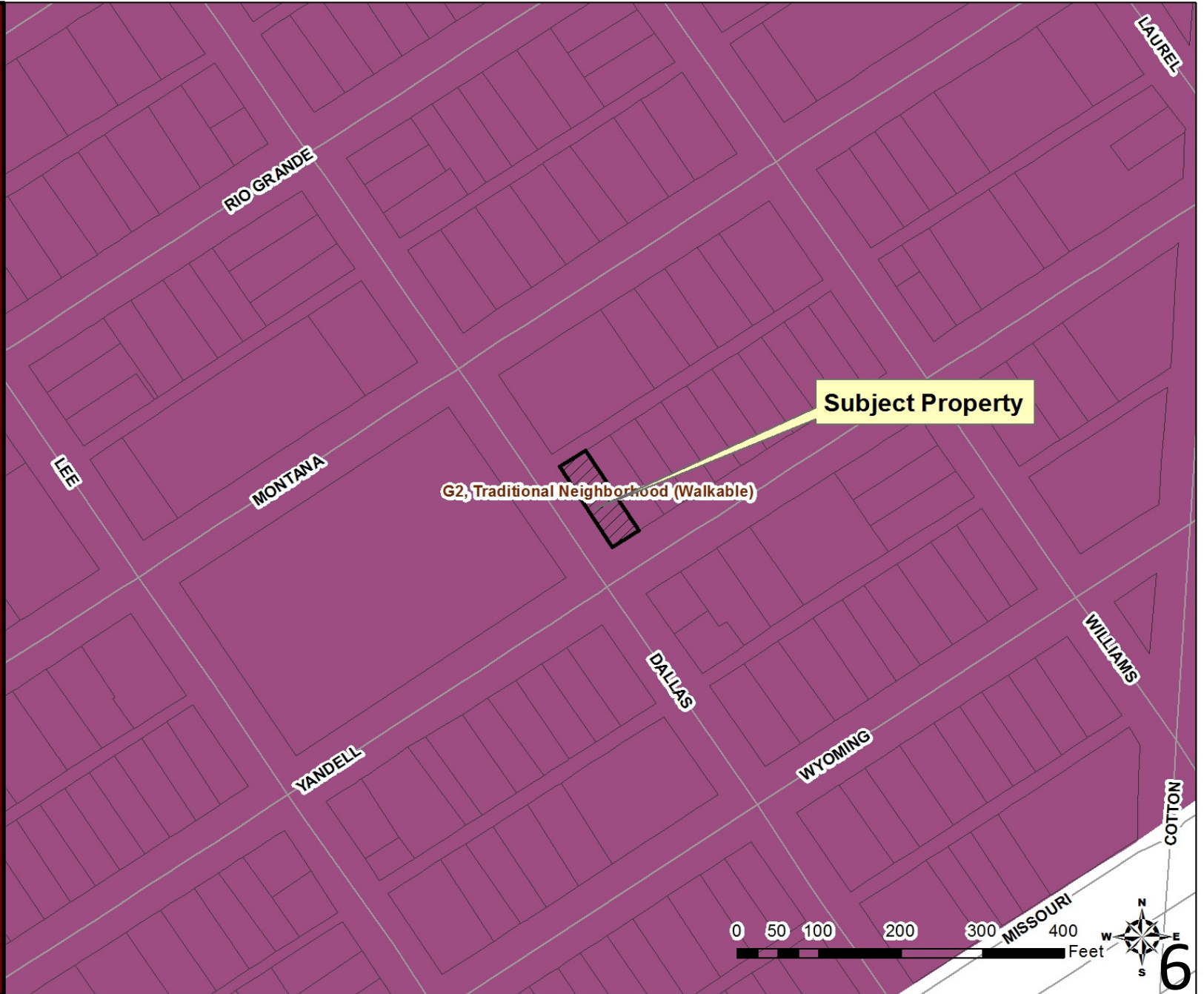


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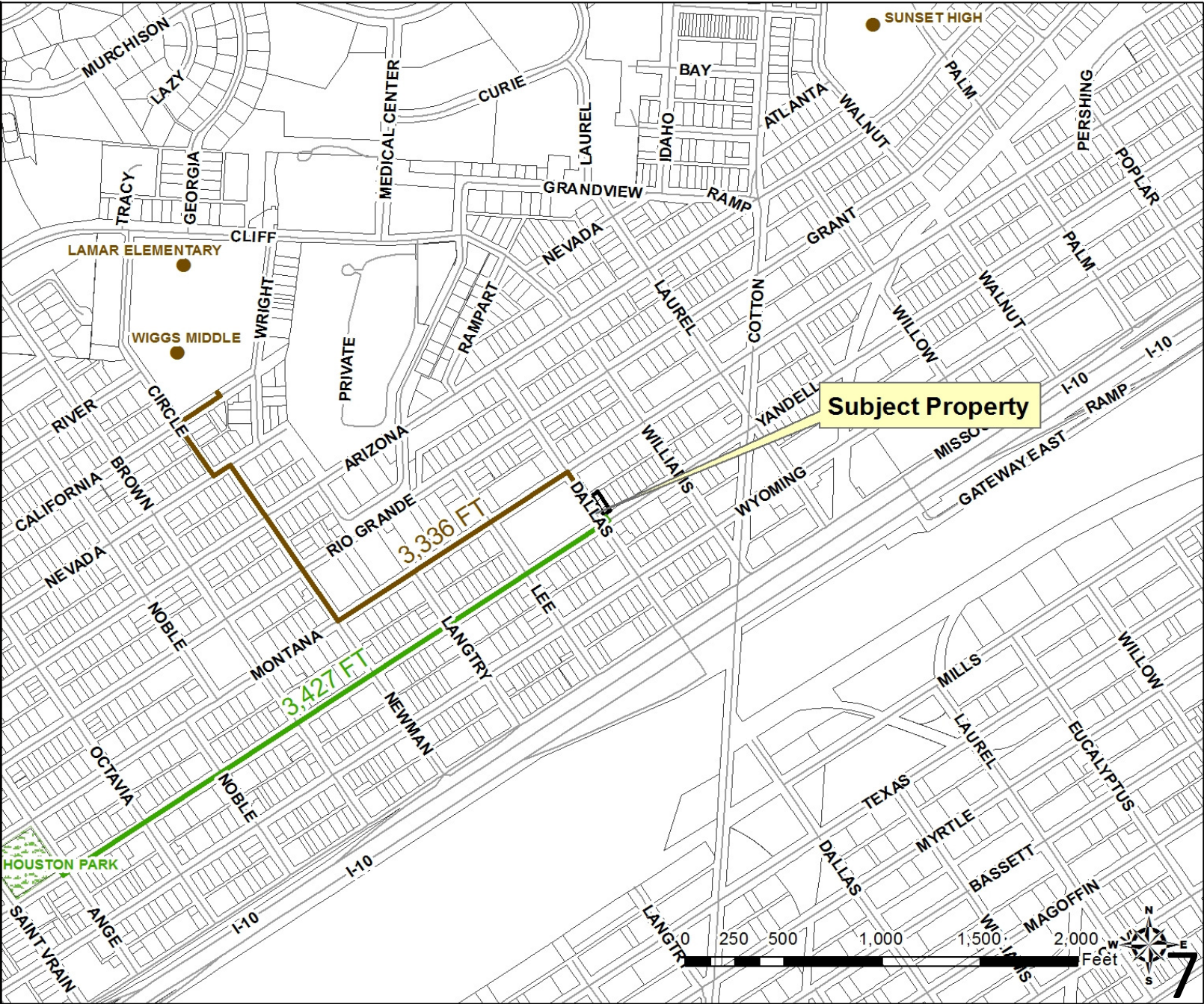


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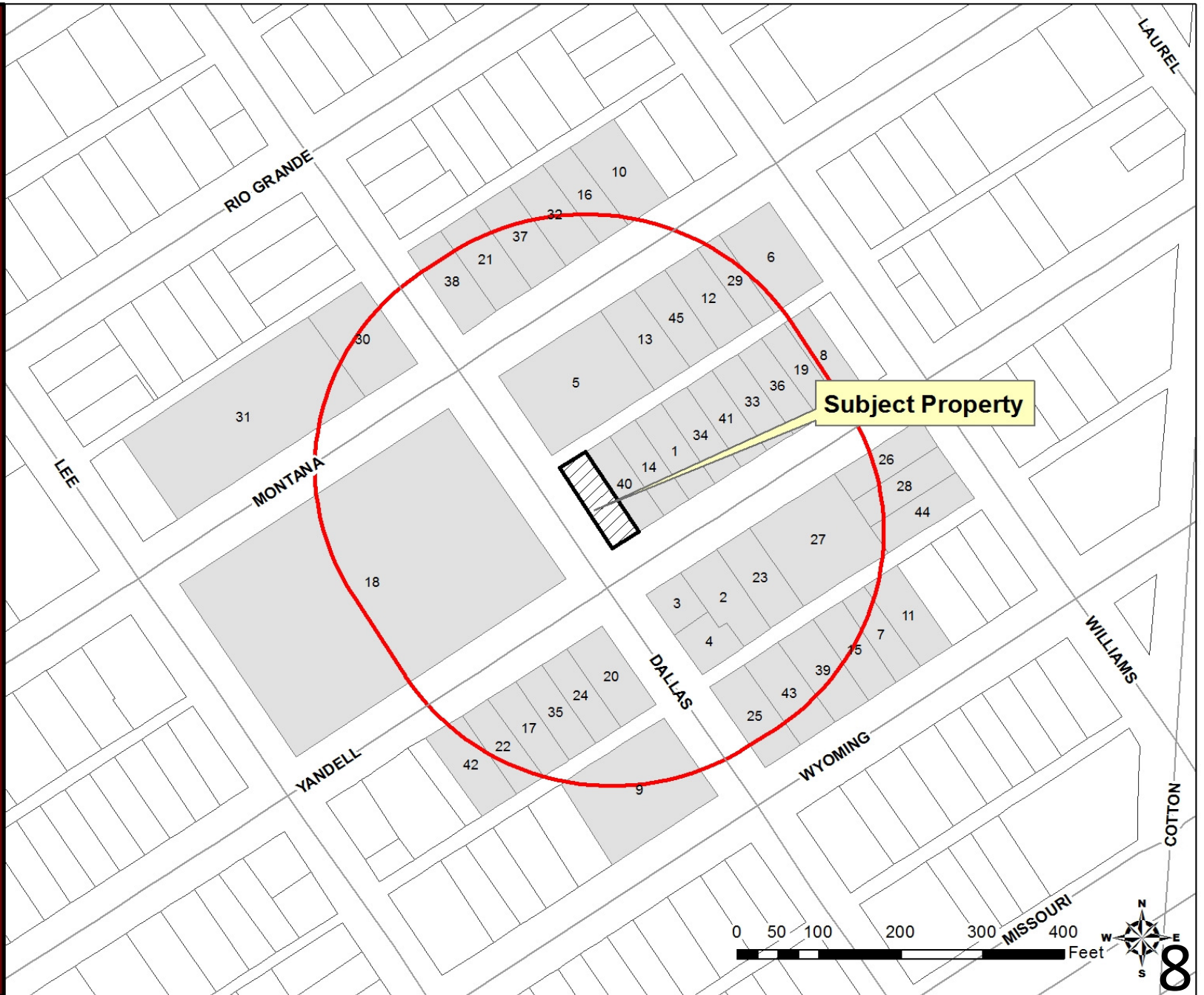




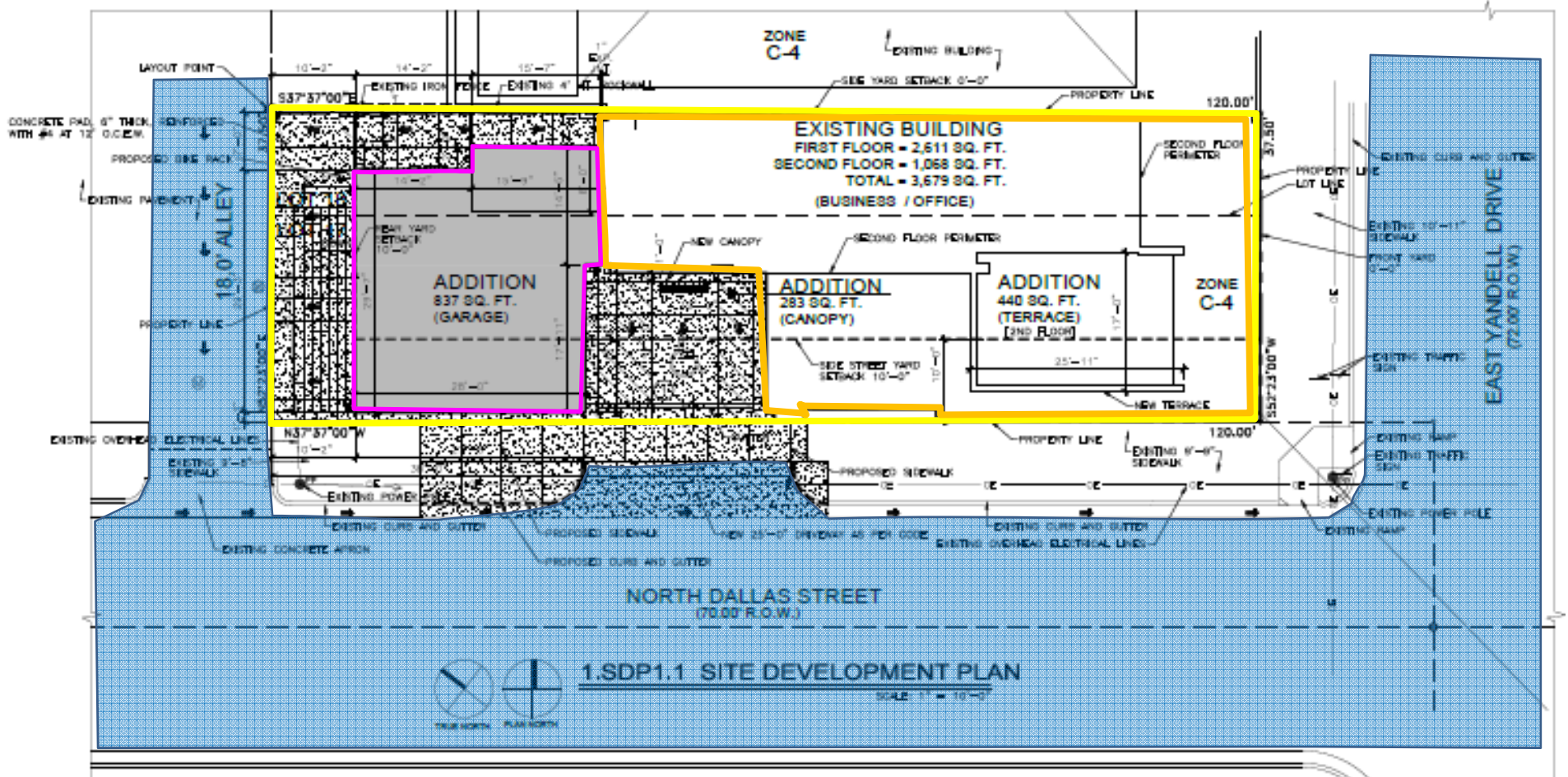
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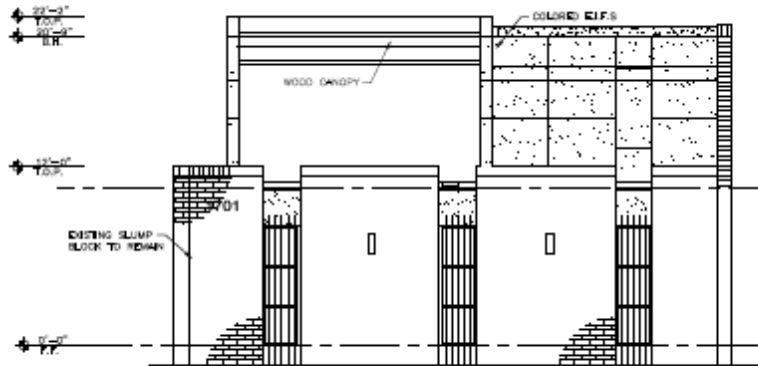


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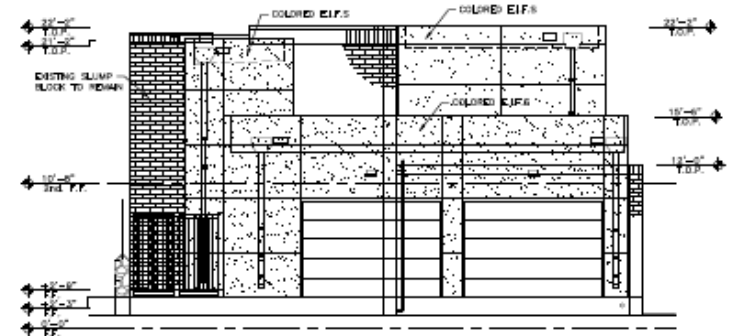






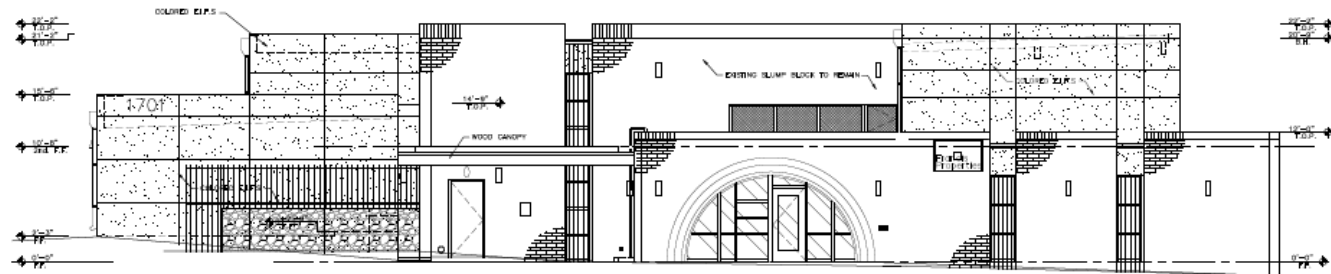
**4.SDP.1 EAST ELEVATION**

SCALE 3/16" = 1'-0"



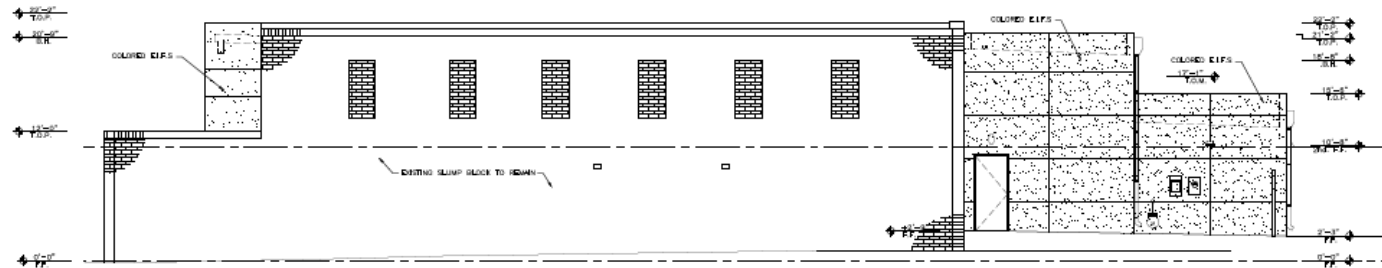
**5.SDP.1 WEST ELEVATION**

SCALE 3/16" = 1'-0"



**2.SDP.1 SOUTH ELEVATION**

SCALE 3/16" = 1'-0"

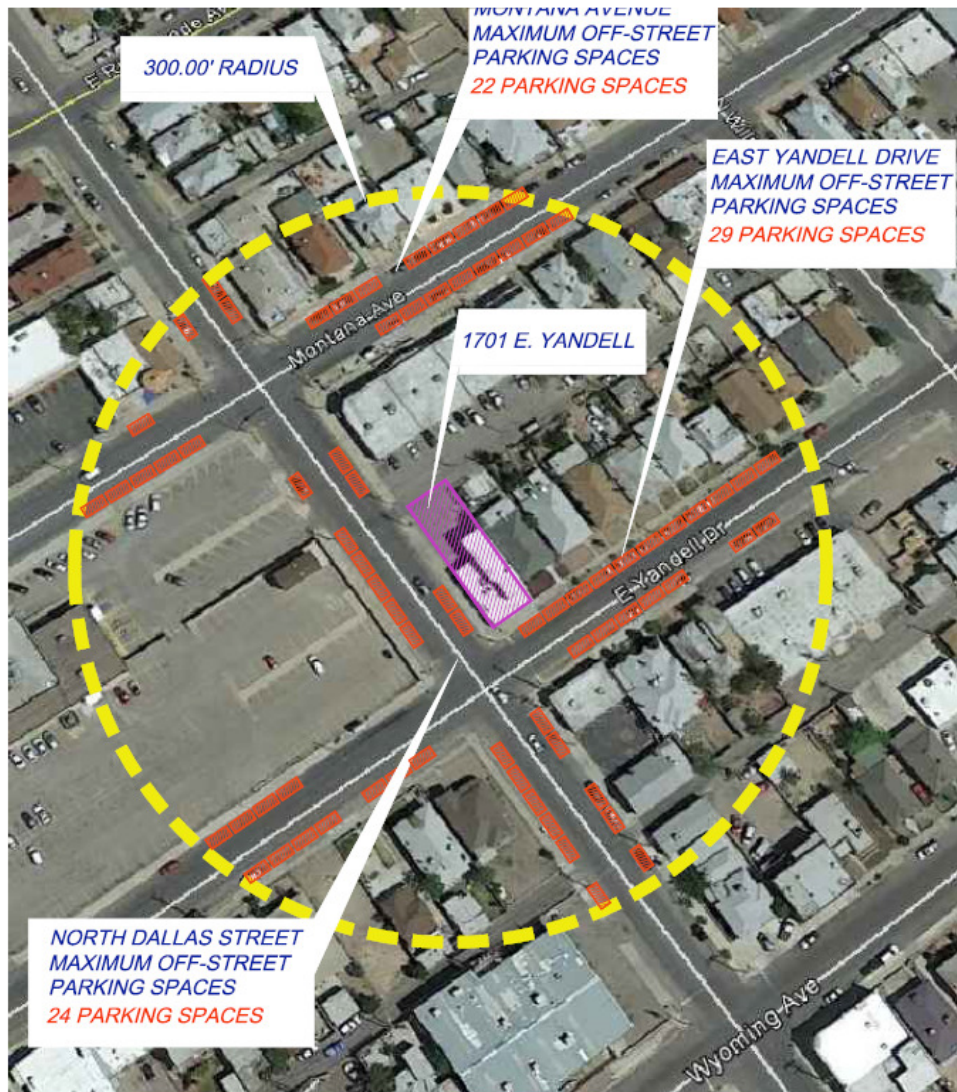


**3.SDP.1 NORTH ELEVATION**

SCALE 3/16" = 1'-0"

THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.





1701 E. YANDELL DR. SPECIAL PERMIT 05/12/15 TRAFFIC STUDY - OFF STREET PARKING CALCULATIONS			
TIME	EAST YANDELL DRIVE 30 AVAILABLE OFF STREET PARKING SPACES	NORTH DALLAS STREET 28 AVAILABLE OFF STREET PARKING SPACES	MONTANA AVENUE 30 AVAILABLE OFF STREET PARKING SPACES
	OCCUPIED	OCCUPIED	OCCUPIED
8 AM	10	13	10
9 AM	13	10	11
10 AM	11	10	10
11 AM	12	10	10
12 PM	9	8	19
1 PM	11	10	15
2 PM	11	11	16
3 PM	10	10	13
4 PM	10	9	14
5 PM	9	9	13
6 PM	5	3	4

PARKING WITHIN A 300FT RADIUS

TRAFFIC STUDY - OFF STREET PARKING CALCULATIONS

TF



TRAFFIC STUDY - OFF STREET PARKING SCHEME

SCALE: 1"=100'-0"

TF-1

GA ARCHITECTURE INC.

05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015

GA ARCHITECTURE INC.

05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015 05/12/2015





Subject Property





Subject Property  
Rear / Side Street





Subject Property /  
Alley





North

15





East /  
Side

16





South

17



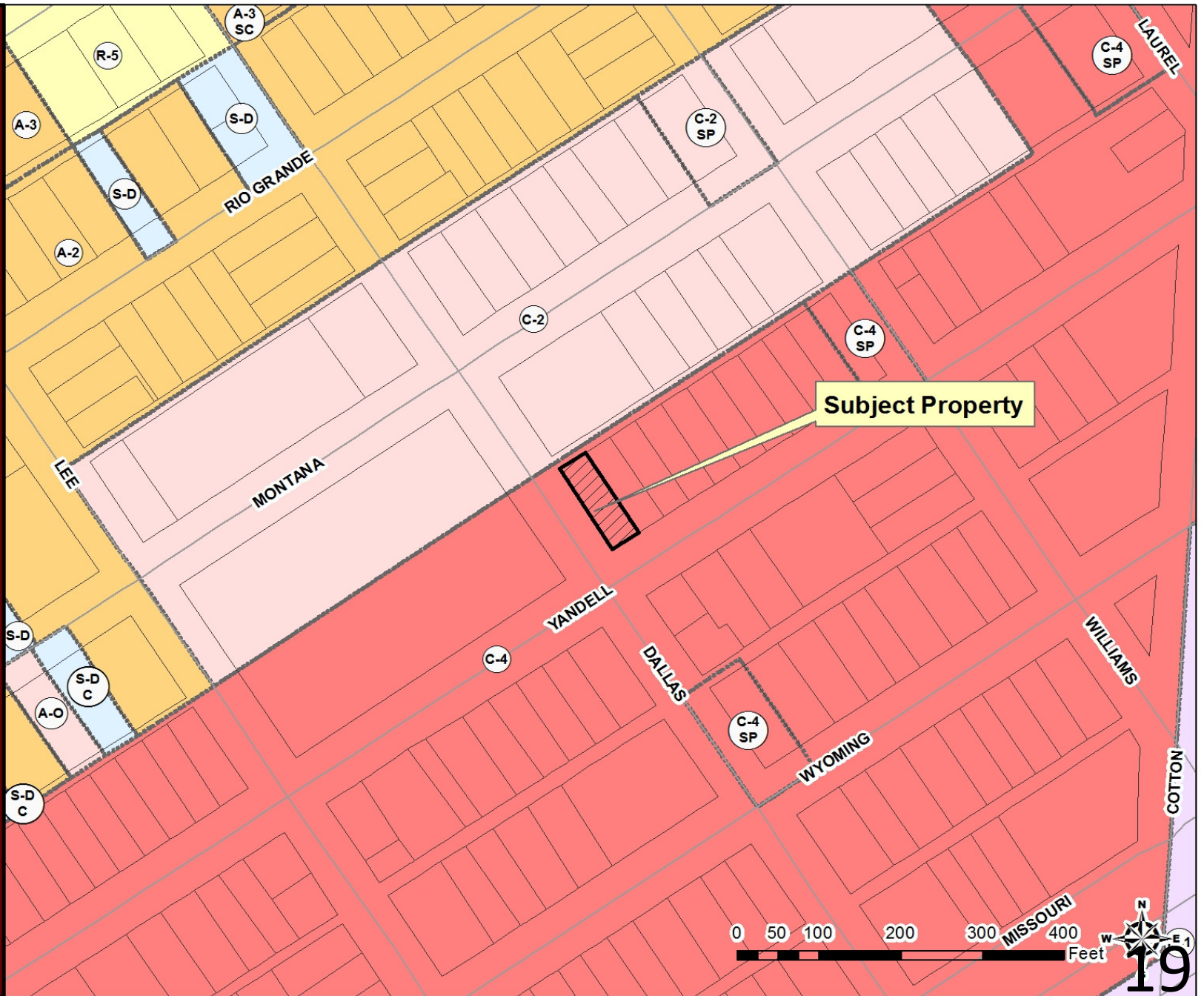


West

18



PZST15-00013







PZST15-00013

