

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

DEPARTMENT: PLANNING & INSPECTION, PLANNING DIVISION

AGENDA DATE: September 17, 2019

PUBLIC HEARING DATE: October 15, 2019

CONTACT PERSON NAME AND PHONE NUMBER: PHILIP ETIWE, 915-212-1553, ETIWEPF@ELPASOTEXAS.GOV

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: 3 – PROMOTE THE VISUAL IMAGE OF EL PASO

SUBGOAL: 3.2 – IMPROVE THE VISUAL IMPRESSION OF THE COMMUNITY

SUBJECT:

An Ordinance granting Special Permit No. PZST19-00007, to allow for infill development with reductions in the required front and street side yard setbacks, and a reduction in the minimum number of required parking spaces, and to rescind Special Permit SP90-20 On The Property Described As A Portion Of Lots 11, 12, 13, and 14, Block 2, Alexander Addition (404 E. Arizona Avenue), 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. The proposed *special permit* meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 404 E. Arizona Avenue. Owner: LEFT Investments, LLC PZST19-00007 (District 8).

BACKGROUND / DISCUSSION:

On August 22, 2019, the CPC reviewed and recommended approval of the proposed special permit.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



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

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST19-00007, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTIONS IN THE REQUIRED FRONT AND STREET SIDE YARD SETBACKS, AND A REDUCTION IN THE MINIMUM NUMBER OF REQUIRED PARKING SPACES, AND TO RESCIND SPECIAL PERMIT SP90-20 ON THE PROPERTY DESCRIBED AS A PORTION OF LOTS 11, 12, 13, AND 14, BLOCK 2, ALEXANDER ADDITION (404 E. ARIZONA AVENUE), 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, LEFT Investments, LLC, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a Infill Special Permit with reductions in the required front and street side yard setbacks and a reduction in the minimum required number of setbacks, and to rescind Special Permit 90-20; 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 S-D (Special Development) Zone District:

A portion of Lots 11, 12, 13, and 14, Block 2, Alexander Addition (404 E. Arizona Avenue), *City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"*; 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 reduction in the minimum required front yard setback from twenty (20) feet to five (5) feet, a reduction in the minimum required street side yard setback from ten (10) feet to five (5) feet, a reduction in the minimum required number of off-street parking spaces from forty-five (45) to seven (7), and to rescind Special Permit SP90-20,

ORDINANCE NO. _____

19-1007-2494 | 923494

404 E. Arizona Ave.

RTA

PZST19-00007

which had allowed the subject property to serve as a parking lot for the former hospital located at 1014 E. Stanton St.; and,

3. That this Special Permit is issued subject to the development standards in the S-D (Special Development) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST19-00007 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.

ADOPTED this _____ day of _____, 2019.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

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404 E. Arizona Ave.
RTA

PZST19-00007

AGREEMENT

LEFT Investments, LLC., 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 S-D (Special Development) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2019.

OWNER: LEFT Investments, LLC

Name: _____

Title: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF EL PASO

This instrument is acknowledged before me on this _____ day of _____, 2019, by _____, **LEFT Investments, LLC**, as Owner.

Notary Public, State of Texas

Printed or Typed Name _____

My Commission Expires:

ORDINANCE NO. _____
19-1007-2494 | 923494
404 E. Arizona Ave.
RTA

PZST19-00007

EXHIBIT "A"

PROPERTY DESCRIPTION

404 ARIZONA

Description of a parcel of land being all of Lots 11, 12 and 13 and a portion of Lot 14, Block 2, Alexander Addition, City of El Paso, El Paso County, Texas, map of said Alexander Addition on file at the offices of the El Paso Central Appraisal District, El Paso County, Texas and also being those parcels recorded in Clerk's File #20150050148 and #20150077851, El Paso County Clerks Records, and described as follows;

Commencing for reference at a city monument found at a 10' north and east offset from the centerline of N. Kansas Street (70' ROW) and Rio Grande Avenue, said monument located South 52°50'00" West a distance of 330.00' from a city monument found at a 10' north and east offset from the centerline of N. Campbell Street (70' ROW) and said Rio Grande Avenue; Thence along a monument line 10' easterly of and parallel with said centerline of N. Kansas Street, North 37°10'00" West a distance of 177.50' to a point; Thence, leaving said monument line, North 52°50'00" East a distance of 25.00' to a 5/8" rebar found at the southwesterly corner of this parcel, said rebar also lying on the easterly ROW of said N. Kansas Street, said rebar also marking the northwesterly corner of that parcel described in book 613, page 107, and being the "Point Of Beginning";


Thence, with said easterly ROW of said N. Kansas Street, North 37°10'00" West a distance of 97.50' to an "X" chiseled on concrete found at the northwesterly corner of this parcel and also marking the intersection of said easterly ROW of said N. Kansas Street with the southerly ROW line of Arizona Avenue (70' ROW);

Thence, with said southerly ROW line of Arizona Avenue, North 52°50'00" East a distance of 122.00' to an "X" chiseled on concrete found at the northeasterly corner of this parcel and also marking the intersection of said southerly ROW line of Arizona Avenue with the westerly ROW line of a 16' wide alley;

Thence, with said westerly ROW line of a 16' wide alley, South 37°10'00" East a distance of 97.50' to a nail found at the southeasterly corner of this parcel and also marking the northeasterly corner of said parcel described in book 613, page 107;

Thence, with the common boundary line of this parcel and said parcel described in book 613, page 107, South 52°50'00" West a distance of 122.00' to the "Point Of Beginning" and containing 11,895 sq. ft. or 0.2730 acres.

Based on a field survey performed under my supervision and dated 01/03/2019.


John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPLS FIRM #10001200

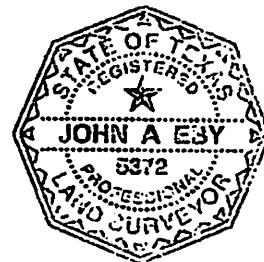
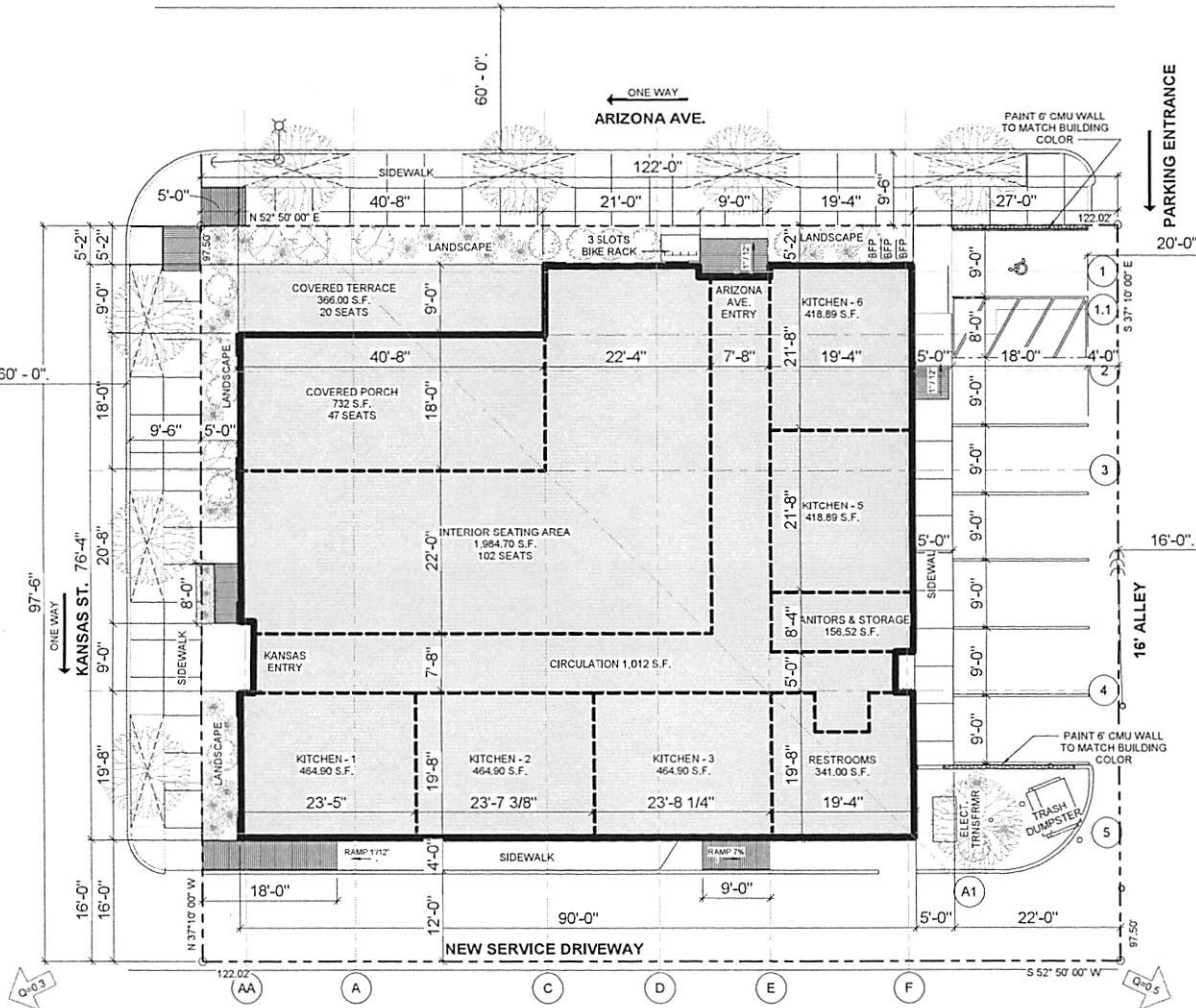


EXHIBIT "B"



1 Site Plan
1/8" = 1'-0"

→ DRAINAGE
SLOPE
RAMP



LEGAL DESCRIPTION

A 0.230 - ACRE PORTION OF LOTS 11, 12, 13 AND 14,
BLOCK 2, ALEXANDER ADDITION, EL PASO, EL PASO
COUNTY, TEXAS

ADDRESS 404 ARIZONA AVE. EL PASO TEXAS
79902
PID 200286
GEO ID A46299900203600
ZONING SD / SP
LAND AREA 11,895.95 S.F. 0.273 ACRES

FOOD COURT AREA CALCULATION	
Kitchen 1	464.90
Kitchen 2	464.90
Kitchen 3	464.90
Kitchen 4	418.89
Kitchen 5	418.89
Restrooms	346.00
Stg./kitchen	156.52
Circulation	1,012.00
Int. Seating (202)	1,983.00
Cyrd. Porch Seating (42)	732.00
Cyrd. Terrace (20)	366.00
Sub Totals	2,232.48 4,231.52
Area %	34.54% 65.46% 100.00%
Total Bldg Area	8,464.00

Recommended 40.00% 60.00%

Landscaping	
Required	\$14.65
30% In-B Reduction	\$70.23
Proposed	68.61
Arizona Ave.	\$74.51
Kansas St.	\$11.59

Glazing	
Linear Feet Of Glazing	91
Feet Of Building Frontage	173.17
Actual Glazing %	52.55%

Required Setbacks	
Front Yard	20'
Rear Yard	10'
Side Street	10'
Side Street	27'

Parkway	
Parkway Arizona Ave.	269.80
Parkway Kansas St.	202.50
Total Parkway	472.30

PARKING CALCULATION			
Parking Required	45	Bike Slots	3
Provided	7		7

RAINAGE
Rain water will drain to the public right-of-way



CONSULTANTS

CONTRACT DOCUMENTS COORDINATION

THE DRAWING AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE USED TOGETHER AS A SINGLE CONTRACT DOCUMENT. THE DRAWING AND SPECIFICATIONS SHALL BE USED TOGETHER WITH THE GENERAL CONTRACTOR'S MANUAL. CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THE ENTIRE SET OF CONTRACT DOCUMENTS TO BE A SINGLE SET.

FIERO FOOD COURT

404 ARIZONA AVE
EL PASO, TEXAS 79902

OWNER
ELMA DE FIERRO

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE	DESCRIPTION
07/20/07	Author
	Checker

SHEET TITLE
ARCHITECTURAL SITE PLAN
A S-101

07/20/07
FOR DETAILED SITE
DEVELOPMENT REVIEW
6/13/2019 11:09:26 AM

MEMORANDUM

DATE: September 6, 2019

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

FROM: Anne Guayante, Zoning Administrator - Planning & Inspections

SUBJECT: PZST19-00007

The City Plan Commission unanimously recommended **approval** (7-0) of the proposed special permit at its August 22, 2019 meeting.

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

As of September 6, 2019, Planning staff has not received any opposition to the special permit request.

Property Owner: LEFT Investments, LLC
Applicant: Carlos Gallinar / Geoffrey Wright

Attachments: Staff Report

404 E. Arizona Ave.

City Plan Commission — August 22, 2019



CASE NUMBER: PZST19-00007
CASE MANAGER: Anne Guayante, 212-1814, GuayanteAM@elpasotexas.gov
PROPERTY OWNER: LEFT Investments, LLC
REPRESENTATIVE: Carlos Gallinar / Geoffrey Wright
LOCATION: 404 E. Arizona Ave (District 8)
PROPERTY AREA: 0.273 acres
EXISTING ZONING: S-D/SP (Special Development/special permit)
REQUEST: Special Permit for Infill Development, Detailed Site Development Plan Approval, and Rescind Resolution Granting Special Permit SP 90-20 for off-street parking serving another property
RELATED APPLICATIONS: None
PUBLIC INPUT: No support or opposition received

SUMMARY OF REQUEST: The applicant is requesting an infill special permit for reductions in required setbacks and in the minimum number of parking spaces for a proposed food court. The proposed food court would consist of multiple restaurant kitchens with shared seating facilities. This will also approve the detailed site development plan as required for both special permits and for new development within the Special Development District. The applicant is also requesting to rescind an ordinance granting a special permit to allow the subject property to be used as off-street parking serving the former Hotel Dieu Hospital at 1014 N. Stanton Street, which was demolished in 2003.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the special permit request as it meets all infill special permit criteria, as well as the requirements of the Special Development District, and furthers the goals of *Plan El Paso*.



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting an infill special permit for minimum required setback and required parking reductions, detailed site development plan, and for Special Permit SP90-20 to be rescinded. The applicant is proposing to construct a new structure on the currently-vacant subject property to house a proposed food court restaurant. The establishment would contain multiple separate kitchen facilities that shared a common indoor seating area and a common patio seating area within a one-story building of approximately 7,000 square feet of area. Vehicular access would be provided from the alley that runs between Arizona Ave and Rio Grande Street. Pedestrian access is proposed from entrances along Kansas Street and Arizona Street.

Setback reductions

The applicant is requesting a reduction in the required front yard setback along Arizona Avenue from twenty (20) feet to five (5) feet. The applicant is also requesting a reduction in the required side street yard setback along Kansas from ten (10) feet to five (5) feet. The infill special permit allows for the reductions of any required setback to zero feet if the applicable standards are met. The proposed restaurant meets the standards of 20.10.280, which govern infill special permits, as demonstrated in the table below.

Parking reduction

The applicant is requesting a reduction in the minimum number of required parking spaces from forty-five (45) to seven (7), to include one ADA parking space. The applicant has provided a parking reduction impact study which demonstrates that the requested thirty-eight (38) space parking reduction will not adversely impact its surrounding neighborhood. A copy of that study is attached to this staff report. The subject property is along the Streetcar route and approximately 370 feet from the nearest Streetcar stop, which is located at Stanton and Arizona. It is also within 500 feet of Cathedral High School, the University of Texas at El Paso Health Sciences Building, and the EPISD headquarters, which is currently under construction.

Repeal Resolution Granting Special Permit No. SP90-20

The subject property was granted a Special Permit in 1990 to allow it to serve as off-site parking to satisfy part of the parking requirements for the former Hotel Dieu Hospital, located directly across Kansas Street at 1014 North Stanton Street. That building was constructed around 1908, and the Special Permit allowed for a significant addition to its northern side. That structure was demolished in 2003, and the property remained vacant between 2003 and 2019. The El Paso Independent School District is currently constructing its headquarters at that location, and the approved detailed site development plan shows that the new office building will satisfy all of its parking requirements on-site. Thus, the subject property is no longer needed to satisfy the parking requirements addressed by Special Permit SP90-20.

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (20.10.280)	
Criteria	Does the Request Comply?
Location Criteria: An infill development may be located on any parcel of land which meets at least one of the location criteria.	Yes. The subject property is part of the Alexander Addition to the City of El Paso, which was platted in 1884. This satisfies Mandatory Requirement 20.10.280.B.3 – “Any parcel of land annexed prior to 1955.”
Mandatory Design Requirement 1.1: Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070.F5.	Yes. The detailed site development plan shows the location along the rear and interior side of the property, immediately adjacent to the alley. The parking area is screened from Arizona Avenue and from the neighbor to the rear via a six (6) foot cinderblock wall. This conforms with the requirements of El Paso City Code Section 21.50.070, which requires that “street screens should between three and a half (3 ½) and eight (8) feet in height.”
Mandatory Design Requirement 1.2: Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	Yes. The subject property shows a principal entrance on Arizona Street. It is directly accessible from the sidewalk via a five foot (5') walkway.

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (20.10.280)	
Mandatory Design Requirement 1.3: For proposals abutting existing residential development the front setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	Not applicable. There is no abutting residential development along the front yard on Arizona Street.
Selective Design Requirement 2.1: Any new structure with a ground floor commercial use shall demonstrate that building façades facing public rights-of-way have a majority (fifty percent or more) transparent surface on the ground floor. Transparent surface elements include, but are not limited to, doors and non-opaque windows.	Yes. The elevations and renderings show glazing along a majority of each street-facing elevation.
Selective Design Requirement 2.4: The project shall propose commercial activity within or directly abutting an adjacent street sidewalk. Examples of qualifying commercial activity include, but are not limited to, the placement of outdoor seating and tables or other sidewalk furniture, and stands for the sale of goods and services.	Yes. The detailed site development plan shows patio seating for the proposed restaurant, located five (5) feet and directly accessible from Arizona Ave.
Selective Design Requirement 2.6: The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.	Yes. The proposed rendering shows a contemporary-style building, with simple volumes, little ornamentation, and large expanses of glass.
Selective Design Requirement 2.9: One of the following is demonstrated: <ol style="list-style-type: none"> 1. The project is certified by the United States Green Building Council LEED-BD+C, LEED HOMES, LEED-ND certification system or any equivalent, national recognized alternative; or 2. The architect or engineer of record is LEED accredited; or 3. The project qualifies for and participates in the City of El Paso Green Building Grant Program 	Yes. The architect of record is Geoffrey Wright of Wright Dalbin Architects. He is LEED AP certified.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The applicant is requesting reductions in the required front and street side setbacks to allow the proposed buildings to be within five (5) feet of Arizona and Kansas Streets. City Council may grant up to one hundred percent (100%) reductions to required setbacks for infill development. The applicant is also requesting a parking reduction from forty-five (45) to eight (8) parking spaces. The infill special permit allows reductions of up to one hundred percent (100%) of required parking, with a parking reduction impact study. The detailed site development plan demonstrates compliance with all other applicable standards.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Refer to the "Compliance with <i>Plan El Paso</i> " table below.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)	
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property directly abuts Arizona Ave, a minor arterial, and Kansas Street, a minor arterial. No reviewing departments had adverse comments, and the existing infrastructure is deemed appropriate to support the proposed use.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Refer to the "Compliance with <i>Plan El Paso</i> " table. Responses relevant to this criteria include "Compatibility with Surroundings," "Potential Adverse Effects," "Natural Environment," and "Stability."
5. The design of the proposed development mitigates substantial environmental problems.	N/A. No environmental problems currently exist or are anticipated from the approval of the proposed special permit and detailed site development plan. Adequate stormwater management is demonstrated, and no departments had adverse comments.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The subject property meets an exemption available within El Paso City Code Chapter 18.46 to allow a thirty percent (30%) reduction in required landscaping for infill development. This provision exists to allow for the street-oriented development of infill sites. Under that provision, the total landscape requirement for the subject property is 570.33 square feet. The applicant is proposing 686.10 square feet, which exceeds the modified requirement.
7. The proposed development is compatible with adjacent structures and uses.	Refer to the "Compliance with <i>Plan El Paso</i> " table, in particular the "Compatibility with Surroundings" criteria.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Refer to the "Compliance with <i>Plan El Paso</i> " table. Responses relevant to this criteria include "Compatibility with Surroundings," "Potential Adverse Effects," "Natural Environment," and "Stability."

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<p>Yes. The proposed street-oriented development of the subject property is in conformance with the G-2, Traditional Neighborhood Future Land Use Designation. There are entrances from both abutting streets and parking is proposed from the existing paved alley. The development of the subject property as a restaurant provides a walkable destination within five hundred feet (500') of a high school, university campus, and civic headquarters.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes. The subject property is bordered on two sides by other properties zoned S-D (Special Development) District, and all of the properties on its block, other than its immediate next door neighbor are within the S-D District. The subject property's immediate neighbor to the south is zoned A-3 (Apartment), which is generally considered compatible with the S-D District. Other surrounding zones include A-O (Apartment Office), and G-MU (General Mixed Use). The neighborhood surrounding the subject property is generally comprised of institutional and office uses, though some single-family and low-density residential uses are present, as are some commercial uses.</p>
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>N/A. The subject property is not within any Historic Districts or Study Plan areas.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No. No potential adverse impacts are anticipated from the passage of this Special Permit request, or from the rescinding of the expired Special Permit SP90-20. Approval of the current infill special permit request and detailed site development plan will add a missing restaurant use to an existing, walkable neighborhood comprised of institutional and office uses. It also adds an additional restaurant destination to the El Paso Streetcar route.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>N/A. The subject property is not located within an arroyo or other sensitive area, and no adverse environmental impacts are anticipated from the proposed restaurant use.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>In transition. Within the past twelve months, a significant portion of the block immediately southwest of the subject property was rezoned from Commercial and Apartment districts to the G-MU (General Mixed Use) District to allow for a mixed use development of retail, restaurant, and apartment uses. A detailed site development plan was also approved for the property immediately west of the subject property for the new El Paso Independent School District headquarters.</p>

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:

Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Yes. The special permit on the subject property was approved to provide parking for a neighboring building, which has not existed for sixteen (16) years. The recent addition of the streetcar in 2018 supports the applicant's request for a parking reduction.
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ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: All existing infrastructure serving the subject property is deemed adequate to support the proposed use of the subject property as a food court restaurant.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No negative review comments were received.

PUBLIC COMMENT: The subject property lies within the Houston Park Neighborhood Association. The association was notified of the applicant's request as required on May 3, 2019. Notice was sent to all property owners within 300' of the subject property on Thursday, August 8, 2019. Staff has not received comment from the public in support of or opposition to the special permit request.

RELATED APPLICATIONS: None

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, detailed site development plan, and the request to rescind Special Permit SP90-20, 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. Future Land Use Map
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Parking Reduction Impact Study
6. Applicant's Narrative Demonstrating Compliance with the Infill Special Permit Standards
7. The Resolution Approving SP90-20

ATTACHMENT 1 (see following page)

404 ARIZONA AVE
EL PASO, TEXAS 79902

404 ARIZONA AVE
EL PASO, TEXAS 79902

OWNER

ELMA DE FIERRO

**NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION**

MARK	DATE	DESCRIPTION
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0000

07/20/07

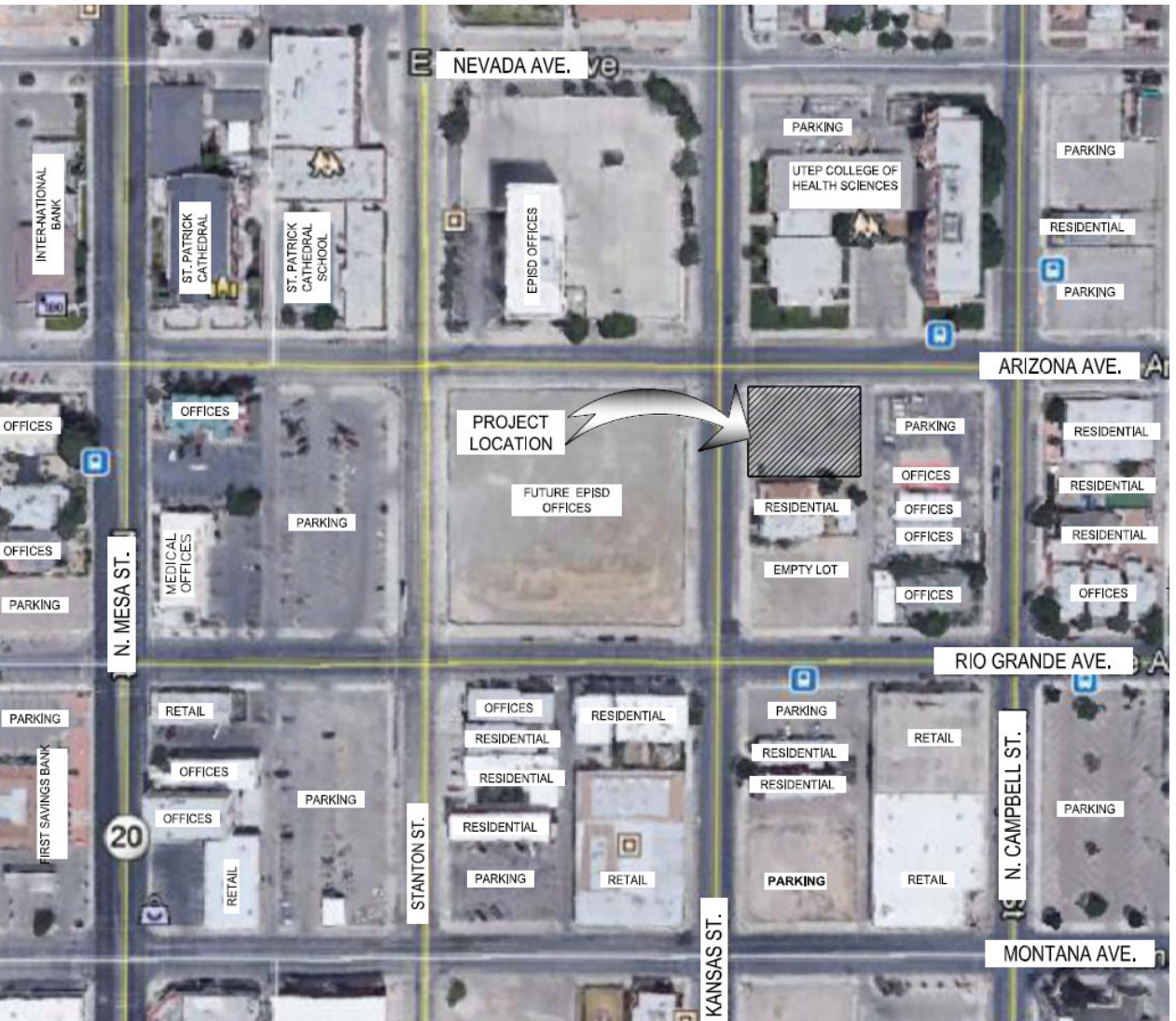
Author

Checker

SHEET TITLE

ARCHITECTURAL SITE PLAN

A S-101



LEGAL DESCRIPTION

A 0.230 - ACRE PORTION OF LOTS 11,12,13 AND 14,
BLOCK 2. ALEXANDER ADDITION, EL PASO, EL PASO
COUNTY, TEXAS

ADDRESS 404 ARIZONA AVE. EL PASO TEXAS
79902
PID 200286
GEO ID A46299900203600
ZONING SD / SP
LAND AREA 11,896.95 S.F. 0.273 ACRES

FOOD COURT AREA CALCULATION			
Kitchen 1	464.90		
Kitchen 2	464.90		
Kitchen 3	464.90		
Kitchen 4	418.89		
Kitchen 5	418.89		
Restrooms		346.00	
Strg./Janitor's		156.52	
Circulation		1,012.00	
Int. Seating (202)		1,985.00	
Cvrd. Porch Seating (47)		732.00	
Cvrd. Terrace (20)			366.00
Sub Totals	2,232.48	4,231.52	
Area %	34.54%	65.46%	100.00%
Total Bldg Area	6,464.00		

Recommended	40.00%	60.00%
Landscape		
Required	814.65	
30% Infill Reduction	570.23	
Proposed	686.10	
Arizona Ave.	374.51	
Kansas St.	311.59	

Glazing	
Linear Feet Of Glazing	91
Feet Of Building Frontage	173.17
Actual Glazing %	52.55%

Required Setbacks		Proposed
Front Yard	20'	5'
Rear Yard	10'	16'
Side Street	10'	5'
Side Street	10'	27'

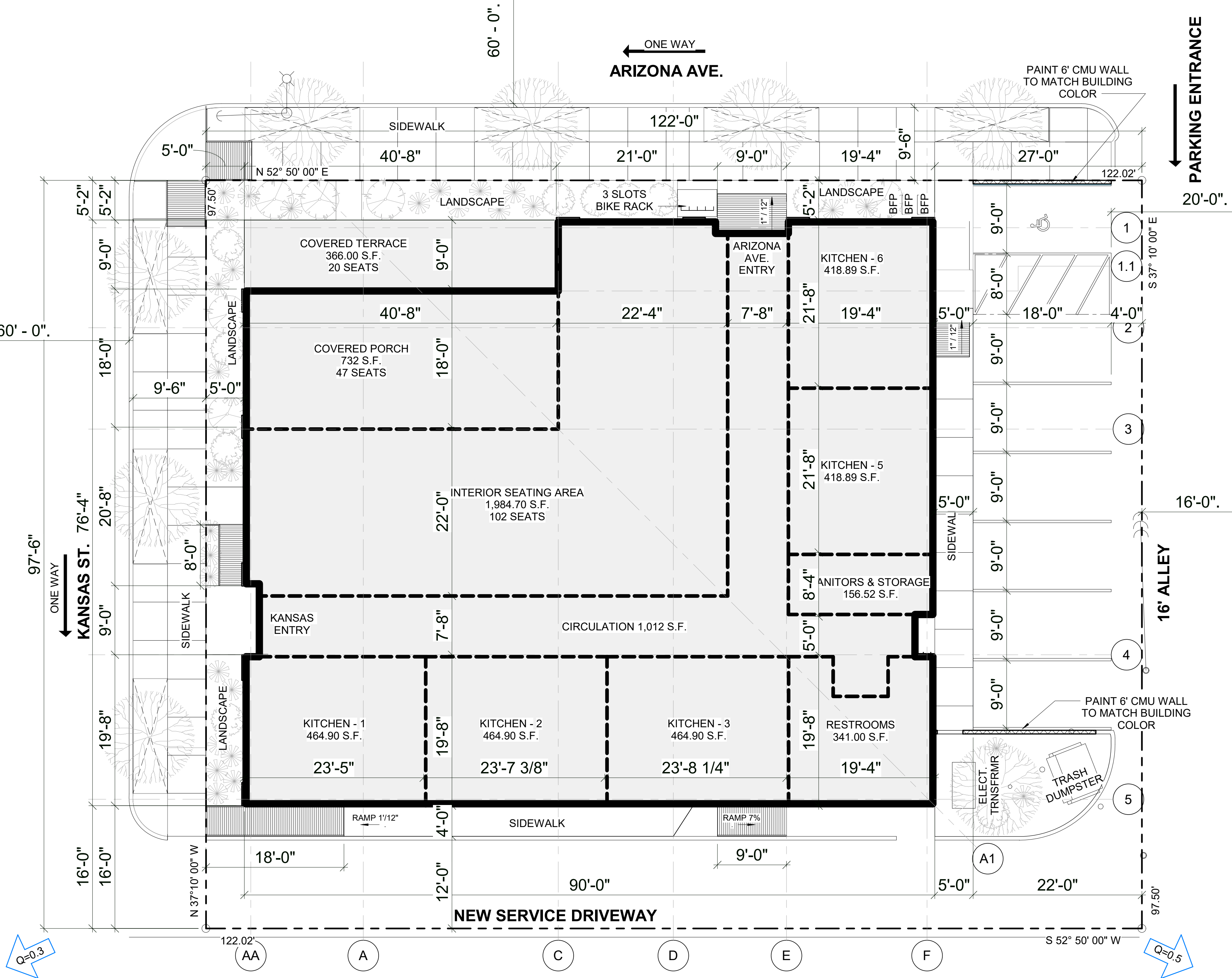
Parkway	
Parkway Arizona Ave.	269.80
Parkway Kansas St.	202.50
Total Parkway	472.30

PARKING CALCULATION			
Parking	Spaces	Bike Slots	Total
Required	45	3	45
Provided	7	3	7

DRAINAGE

Rain water will drain to the public right-of way

07/20/07
FOR DETAILED SITE
DEVELOPMENT REVIEW
6/13/2019 11:09:26 AM



 DRAINAGE

$\frac{1''}{12''}$ SLOPE



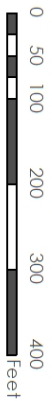
RAMP

ATTACHMENT 2

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. Errors or omissions on this map are not intended and may be due to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



PZST19-00007

ATTACHMENT 3

Texas Department of Transportation

Not abutting TXDOT Right of Way

Planning and Inspections Department – Plan Review

Recommend approval.

Planning and Inspections Department – Landscaping Division

Proposed project shall meet the landscape requirements for infill development as per 18.46.090(4)

Designated landscape infill development area.

- a. The designated landscape infill development area is shown as Appendix A attached to Ordinance Number 17656. [A copy of Ordinance 17656, Exh. A can be found in the city offices.]
- b. For a property within the designated landscape infill development area, the required landscapable area may be reduced up to thirty percent.
- c. The property shall comply with all other provisions of this chapter.

Planning and Inspections Department – Land Development

Comments satisfied.

Fire Department

Recommend approval.

Police Department

No comments received

Sun Metro

No objections.

El Paso Water

We have reviewed the request described above and provide the following comments:

El Paso Water (EPWU) does not object to this request.

Water:

There is an existing 4-inch diameter water main that extends along Arizona Avenue, located approximately 51.5-feet north of the property. This main is available for service.

There is an existing 12-inch diameter water main that extends along Kansas Street, located approximately 20-feet west of the wester property. this main is available for service.

Previous water pressure from fire hydrant #175, located at the northwest corner of Kansas Street and Arizona Avenue, has yielded a static pressure of 65 psi, a residual pressure of 63 psi, and a discharge of 1,210 gallons per minute.

EPWater records indicate a vacant 3/4-inch water meter serving the subject property. The service address for this meter is 406 Arizona Avenue.

Sanitary Sewer:

There is an existing 8-inch sanitary sewer main that extends along Arizona Avenue and continues south along the alley between Arizona Avenue and Rio Grande Avenue. This main is available for service.

General:

EPWater 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 EPWater – 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:

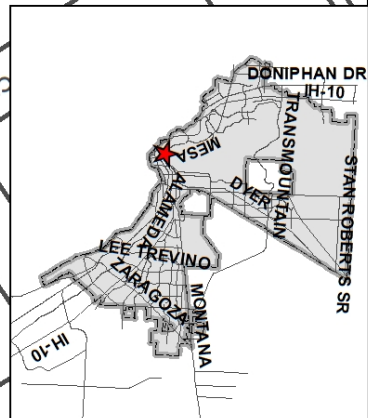
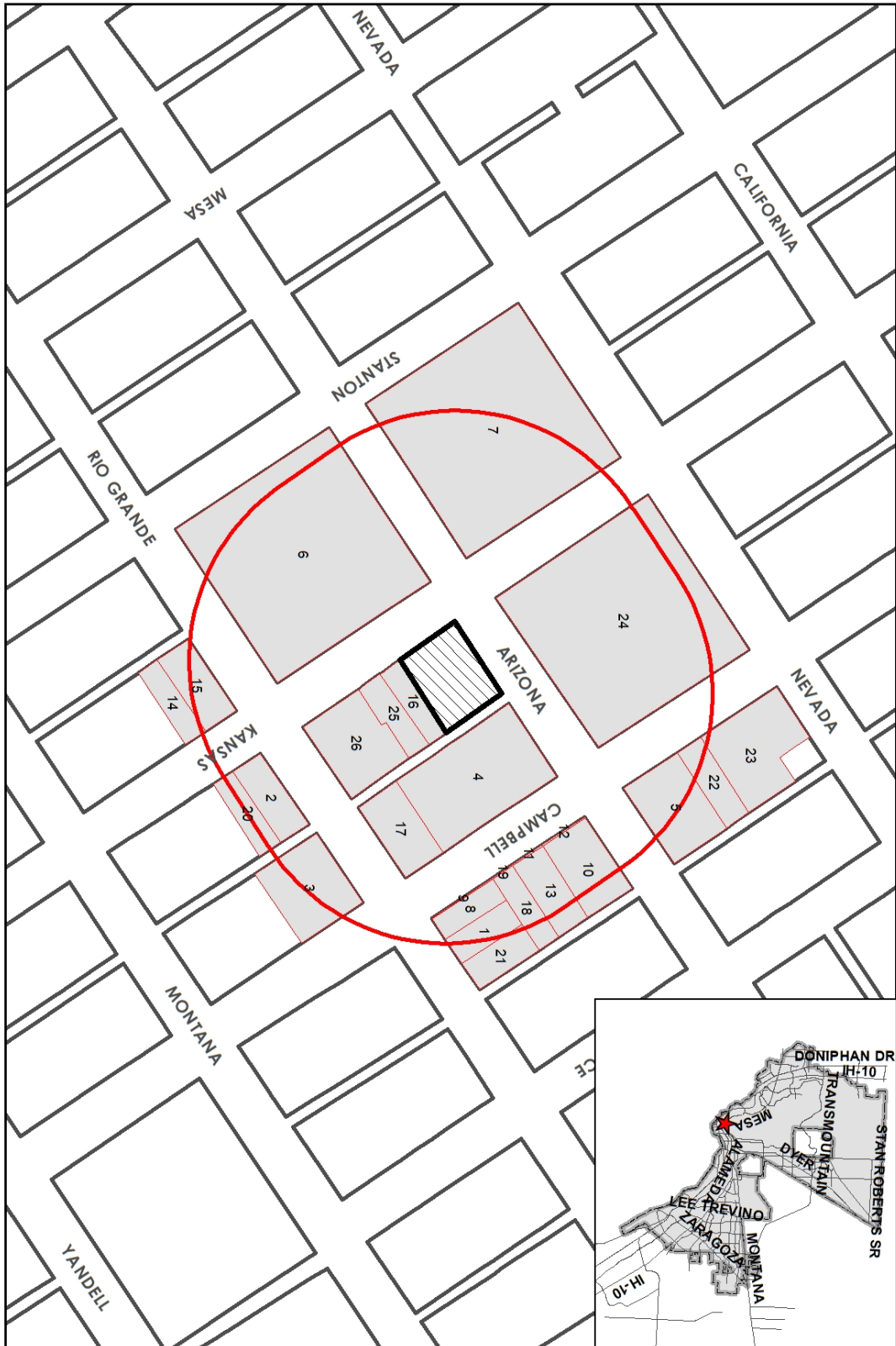
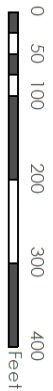
1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

ATTACHMENT 4

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:10,000 can reduce errors and may lead to more accurate results. The Planning Division makes no claim to its accuracy or completeness.



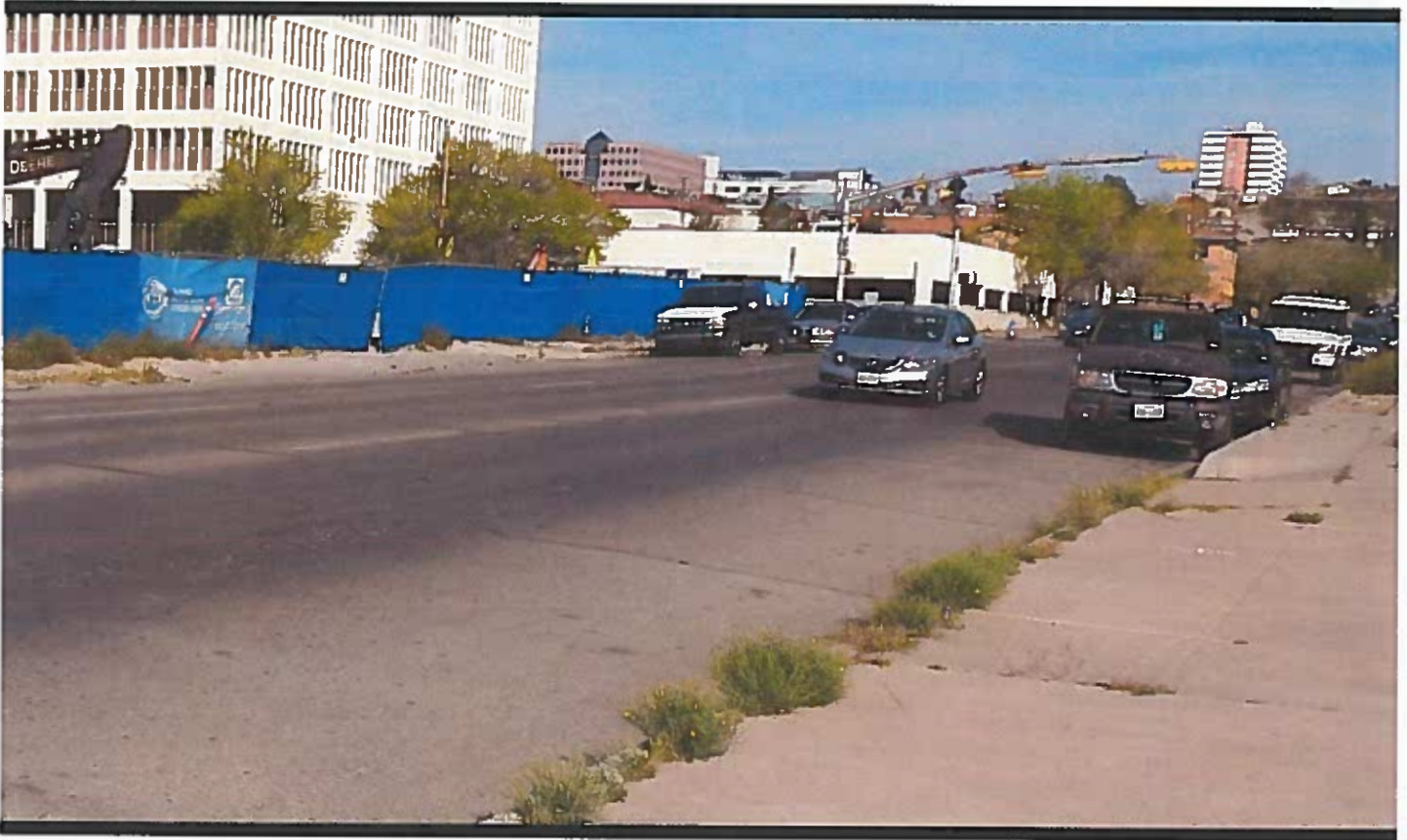
Subject Property
Parcels within 300 feet



PZST19-00007

ATTACHMENT 5: (see following pages)

Parking Study for Fierro Food Court Project 404 Arizona Avenue



gallinar
planning & development

Parking Study for Fierro Food Court Project 404 Arizona Avenue

INTRODUCTION

This parking study is presented to the city of El Paso's Planning and Inspections Department as required for a Special Permit Application for Infill for the property located at 404 Arizona Avenue. The proposed project is a Restaurant use for a food court with shared seating and a shared patio.

Based on a Restaurant use as defined by the City of El Paso's Title 20 Zoning, the minimum required parking calculation is as follows: 1 parking space per every 144 square feet. Based on an estimated total square footage of 6,465 SF, the required parking would be 45 parking spaces. The proposed site plan indicates 7 parking spaces. The project will require an 85% parking reduction.

The parcel is located in the city's urban core within close proximity to downtown El Paso and several established and historic neighborhoods. The city's streetcar is one block away on Stanton Street and there are several bus stops in close proximity to this property. There are several large scale uses adjacent to the property, including UTEP's health sciences building and the future home of El Paso Independent School District directly across the street from the project. These land uses, existing transportation systems, and established urban fabric, indicate that many users to the Fierro facility will walk rather than drive to this location.

The City's Future Land Use designation is G-2-Traditional Neighborhood (Walkable):

G-2 – Traditional Neighborhood: 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.

Design Guidance: G-2 neighborhoods already have walkable thoroughfare grids, a mix of uses and housing types, historic buildings, parks, and a strong sense of character. The City's priorities are improving public infrastructure, restoring any abandoned buildings, and infilling empty lots and parking lots with street-oriented buildings.

Many G-2 neighborhoods are challenged by recent, auto-oriented development that turns its back to the street. Many of the new buildings feature blank walls toward the street or poorly proportioned façades that contribute little to the public realm. These buildings could be improved with windows and doors that add visibility, openness, light, and natural supervision to the sidewalk. Restoring a continuous street frontage will restore the sense of place in older neighborhoods.

Design References:

- Urban Design Element of this plan.
- *Connecting El Paso*: See pages 3.4 through 3.5, 3.11, 4.11 through 4.27, and A.7 through A.12.



The Fierro Food Court project seeks to infill an empty lot with a street-oriented building. The project also fulfills many of the infill design criteria and will add much needed retail in a neighborhood that currently does not have many options.

Parking Study for Fierro Food Court Project: 404 Arizona Avenue

PAGE 2

PARKING STUDY

The parking study was conducted on Tuesday, March 26, 2019 between the hours of 8AM and 8PM. The study area is a 300' radius from the subject property. The following pages include the data collected during the field work conducted by Gallinar Planning & Development (GPD).

PARKING MAP

The map below illustrates the parking study area. The primary streets of the parking study are: Arizona Avenue, N. Kansas, N. Campbell, and E. Rio Grande.

A note on the parking spaces calculation: Because there are no demarcated parking lines along the streets, GPD measured the linear feet of where parking is available (green lines on the map) We then divided the total linear feet by 20 feet, which is the typical distance needed for one single parallel parking space. The calculations are as follows:

Arizona Avenue: 480' total linear feet of parking / 20' = 24 parking spaces.

N. Kansas Street: 760' total linear feet of parking / 20' = 38 parking spaces.

N. Campbell Street: 430' total linear feet of parking / 20' = 22 parking spaces.

E. Rio Grande Avenue: 270' total linear feet of parking / 20' = 14 parking spaces.

TOTAL PARKING SPACES WITHIN THE STUDY AREA = 98 ON-STREET PARKING SPACES.



Parking Study for Fierro Food Court Project: 404 Arizona Avenue**PAGE 3****PARKING DATA**

ARIZONA				
TIME	TOTAL PARKING SPACES AVAILABLE	OCCUPIED	UNOCCUPIED	% AVAILABLE PARKING SPACES
8:00AM	24	10	14	58%
9:00AM	24	15	9	38%
10:00AM	24	11	13	54%
11:00AM	24	11	13	54%
NOON	24	9	15	63%
1:00PM	24	12	12	50%
2:00PM	24	11	13	54%
3:00PM	24	9	15	63%
4:00PM	24	8	16	67%
5:00PM	24	6	18	75%
6:00PM	24	5	19	79%
7:00PM	24	2	22	92%
8:00PM	24	2	22	92%

N. KANSAS				
TIME	TOTAL PARKING SPACES AVAILABLE	OCCUPIED	UNOCCUPIED	% AVAILABLE PARKING SPACES
8:00AM	38	11	27	71%
9:00AM	38	26	12	32%
10:00AM	38	25	13	34%
11:00AM	38	31	7	18%
NOON	38	24	14	37%
1:00PM	38	30	8	21%
2:00PM	38	27	11	29%
3:00PM	38	17	21	55%
4:00PM	38	16	22	58%
5:00PM	38	14	24	63%
6:00PM	38	9	29	76%
7:00PM	38	3	35	92%
8:00PM	38	2	36	95%

Parking Study for Fierro Food Court Project: 404 Arizona Avenue**PAGE 4****PARKING DATA**

N. CAMPBELL				
TIME	TOTAL PARKING SPACES AVAILABLE	OCCUPIED	UNOCCUPIED	% AVAILABLE PARKING SPACES
8:00AM	22	11	11	50%
9:00AM	22	18	4	18%
10:00AM	22	14	8	36%
11:00AM	22	15	7	32%
NOON	22	16	6	27%
1:00PM	22	17	5	23%
2:00PM	22	15	7	32%
3:00PM	22	11	11	50%
4:00PM	22	12	10	45%
5:00PM	22	5	17	77%
6:00PM	22	2	20	91%
7:00PM	22	2	20	91%
8:00PM	22	2	20	91%

E. RIO GRANDE				
TIME	TOTAL PARKING SPACES AVAILABLE	OCCUPIED	UNOCCUPIED	% AVAILABLE PARKING SPACES
8:00AM	14	4	10	71%
9:00AM	14	9	5	36%
10:00AM	14	10	4	29%
11:00AM	14	10	4	29%
NOON	14	8	6	43%
1:00PM	14	10	4	29%
2:00PM	14	10	4	29%
3:00PM	14	9	5	36%
4:00PM	14	8	6	43%
5:00PM	14	6	8	57%
6:00PM	14	3	11	79%
7:00PM	14	3	11	79%
8:00PM	14	3	11	79%

Parking Study for Fierro Food Court Project: 404 Arizona Avenue

PAGE 5

AGGREGATE PARKING DATA

TIME	TOTAL PARKING SPACES AVAILABLE	OCCUPIED	UNOCCUPIED	%AVAILABLE PARKING SPACES
8:00AM	98	36	62	63%
9:00AM	98	68	30	31%
10:00AM	98	60	38	39%
11:00AM	98	67	31	32%
NOON	98	57	41	42%
1:00PM	98	69	29	30%
2:00PM	98	63	35	36%
3:00PM	98	46	52	53%
4:00PM	98	44	54	55%
5:00PM	98	31	67	68%
6:00PM	98	19	79	81%
7:00PM	98	10	88	90%
8:00PM	98	9	89	91%
Total Average Available Parking				55%

CONCLUSION--RESULTS

The data shows that in general, there is plenty of on-street parking to help offset the parking reduction for this development. On average, based on the table above, there is 55% available parking throughout the day. There are some times (9AM to 2PM) where parking is below 50%. However, starting at 3PM and going up to 8PM, there is a trend where parking becomes increasingly available. At 3PM, there is 53% available parking spaces and continuously increasing that by 8PM there is almost 100% available parking spaces.

In the restaurant industry, the busiest times include the lunch hours (11AM to 1PM) and the dinner/evening hours (5PM to 10PM). The Food Court can accommodate the lunch hour when there seems to be less parking available by recognizing that many of the patrons will come from surrounding businesses (EPISD and UTEP) and who many are already parked at their facilities or on the street. We also expect many visitors to be UTEP students, residents of the surrounding area, or commuters via Sun Metro buses or the El Paso Streetcar. In the evening hours, based on the data collected, those traveling by car will have plenty of parking available in the areas immediately surrounding the Food Court project. This parking study, illustrates that parking will be available to accommodate all visitors to this establishment.

GPD can provide photographs of the study area for the hours indicated in the parking study.

ATTACHMENT 6 (see following pages)

REVIEW CRITERIA - Identify which of the following Infill criteria referenced in *Section 20.10.280* are being addressed through the proposal. These will be used by staff and may be used by the City Plan Commission and City Council in making a recommendation and decision. **Mark your selection(s) with an "X" in each applicable box. Note: Section 20.10.280 cannot be used for additions to single-family dwellings or encroaching structures built without permits. (Complete and submit a [Special Permit Application](#) for increases in density or reductions in required setbacks).**

- | | | |
|--|---|---|
| <input type="checkbox"/> Incentives only | <input checked="" type="checkbox"/> Setback Reduction | <input checked="" type="checkbox"/> Parking Reduction |
| <input type="checkbox"/> Height Increase | <input type="checkbox"/> Density Increase | <input type="checkbox"/> Lot Size Reduction |

Location Criteria (see pages 7-9 of the Infill Policy Guide [here](#)). Mark your selection(s) with an "X" in each applicable box.

☒ **Mandatory Requirement.** An infill development may be located on any parcel of land which meets at least one (1) of the following criteria:

- ☐ Any parcel of land designated within a historic district and developed in compliance with section 20.20.080 ([Map](#)).
- ☐ Any parcel of land within the downtown plan area ([Map](#)).
- ☐ Any parcel of land annexed prior to 1955 ([Map](#)).
- ☒ Parcels of land within or share a common property line to an existing subdivision platted for no less than 40 years ([Map](#)).
- ☐ Any brownfield or greyfield development.
- ☒ Parcels of land within areas identified by the city's comprehensive plan as G-2 Traditional Neighborhood and G-7 Industrial and/or Railyards ([Maps](#)).
- ☐ Redevelopment of sites previously or currently occupied by civic buildings, public spaces or educational facilities as defined in 20.10.145.

Design Criteria (see pages 11-19 of the Infill Policy Guide [here](#)). Mark your selection(s) with an "X" in each applicable box.

☒ **Mandatory Design Requirements (see pages 11-14 of the Infill Policy Guide [here](#)).** Applications for infill development shall comply with all of the following requirements.

- ☒ Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with 21.50.070(F)(5). On-site surface parking shall not be located in the front yard. See example [here](#).
- ☒ Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk. See example [here](#).
- ☒ For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%. See example [here](#).

☒ **Selective Design Guidelines (see pages 15-19 of the Infill Policy Guide [here](#)).** Applications for infill development shall comply with no less than three (3) of the following requirements:

- ☒ Any new structure with a ground floor non-residential use shall demonstrate that building façades facing public rights-of-way have a majority (50% or more) transparent surface on the ground floor. Transparent surface elements include, but are not limited to, doors and non-opaque windows. More information [here](#).
- ☐ The percentage of gross floor area divided by the total lot area for infill development projects shall be no less than 80%. More info [here](#).
- ☐ The project shall propose a mix of land use categories as classified in Section 20.08.030 (e.g. residential and commercial).
- ☒ The project shall propose commercial activity within or directly abutting an adjacent street sidewalk. Examples of qualifying commercial activity include, but are not limited to, the placement of outdoor seating and tables or other sidewalk furniture, and stands for the sale of goods and services. More information [here](#).
- ☐ The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width. More info [here](#).
- ☒ The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso (see Appendix A of the Infill Policy Guide). More information [here](#).
- ☐ The height of any proposed infill development shall be equal to at least half the width of the widest abutting street. More info [here](#).
- ☐ The project includes low impact storm water management including, but not limited to depressed landscaped areas, bioswales, vegetated roofs, pervious pavements, capture and reuse systems.
- ☒ The project is certified by the United States Green Building Council LEED-BD+C, LEED HOMES, LEED-ND certification system or any equivalent, nationally recognized alternative, or the architect of record is LEED certified, or the project qualifies for and participates in the City of El Paso Green Building Grant Program.
- ☐ For projects in residential districts the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.
- ☐ For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed. More information [here](#).

**Special Permit Application for Infill Development
Fierro Food Court: 404 Arizona Avenue**

PROPERTY DESCRIPTION: The property is a vacant parcel located at 404 Arizona Avenue. The property is on a corner lot at the intersection of Arizona and N. Kansas Street. It is located about one mile south of the El Paso Central District and about two miles from the University of Texas at El Paso (UTEP) main campus and directly across from the new administrative headquarters for the El Paso Independent School District (under construction) and UTEP Nursing School Building. It is two blocks north of Saint Patrick's Cathedral and adjacent to the Rio Grande-Arizona neighborhood. The parcel is approximately 11,800 Square Feet.

ZONING: The parcel is zoned Special Development (S-D) district and has a Special Permit tied to the property. The S-D requires a Detailed Site Plan (DSP) to be reviewed by the City of El Paso.

USE: A "Restaurant-Sit Down" is an allowed use in an S-D with a DSP.

The Special Permit Application for Infill Development requires several criteria as per Section 20.10.280 of the City's municipal code. The following sections provide the necessary documentation and illustrate how this application meets this criteria.

Location Criteria--Mandatory Requirement: An infill development may be located on any parcel of land which meets at least one of the following:

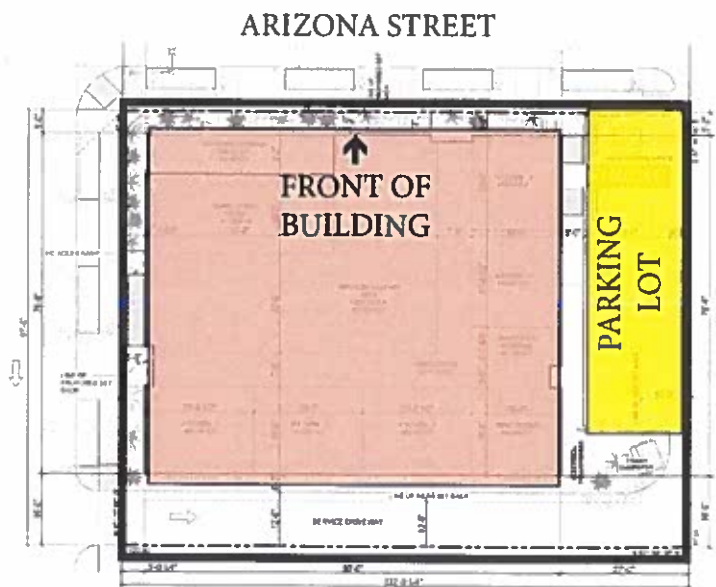
This project meets two criteria: 1. Parcels of land within or share a common property line to an existing subdivision platted for no less than 40 years and 2. Parcels of land within areas identified by the city's comprehensive plan as G-2 Traditional Neighborhood and G-7 Industrial and/or Railyards.

☒ **Meets Criteria:** The parcel is located in the Alexander Addition subdivision and it is in the G-2 Traditional Neighborhood (Walkable) of Plan El Paso's Future Land Use Map.

Design Criteria--Mandatory Design Requirements: Applications for infill development shall comply with all of the following requirements:

(1). Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with 21.50.070(F)(5). On site surface parking shall not be located in the front yard.

☒ **Meets Criteria:** The parking lot is located at the side of the property, accessed via alleyway and screened as per section 21.50.070(F)(5) "Street-screens should be between 3.5 and eight feet in height. The street screen may be replaced by a hedge or fence, provided they are not transparent." See image on the right and attached DSP.



Special Permit Application for Infill Development: Fierro Food Court: 404 Arizona Avenue
PAGE 2

(2). Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.

☒ **Meets Criteria:** The principal entrance is directly off the sidewalk off the main street of Arizona Street. The building is street-oriented with a front setback of 5 feet on Arizona Street. See renderings below and DSP.



(3). For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.

☒ **Meets Criteria:** The project does not abut residential development from the front building setback on Arizona. The abutting development is an existing parking lot with no structures; therefore the average front setback does not apply since there isn't one to measure.

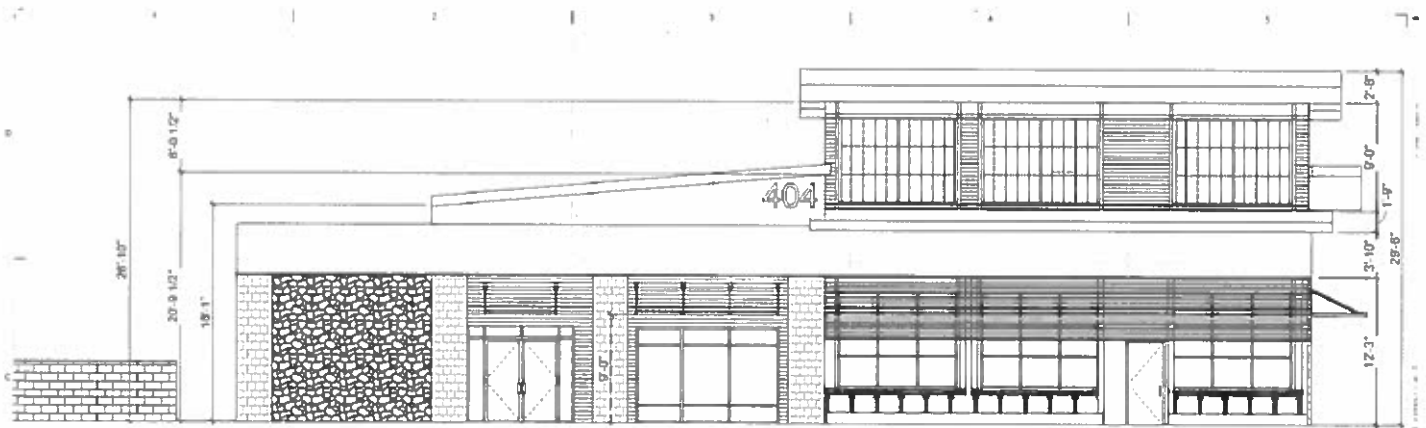


Design Criteria--Selective Design Guidelines: Applications for infill development shall comply with no less than three of the following requirements:

(1). Any new structure with a ground floor non-residential use shall demonstrate that building facades facing public rights-of-way have a majority (50% or more) transparent surface on the ground floor. Transparent surface elements include, but not limited to, doors and non-opaque windows.

☒ **Meets Criteria:** The building faces two public streets, Arizona Avenue and Kansas Street. The building facades on both sides of those public rights-of-way have more than 50% transparent surface on the ground floor. Both sides include glass doors, large storefront windows, and an uncovered patio area.

ARIZONA AVENUE ELEVATION



KANSAS STREET ELEVATION



(2). The project shall propose commercial activity within or directly abutting an adjacent street sidewalk. Examples include the placement of outdoor seating and tables or other sidewalk furniture.

☒ **Meets Criteria:** The project includes a outdoor patio seating area that is directly accessible from Arizona Avenue. Please see renderings and elevations.

(3). The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.

☒ **Meets Criteria:** The project meets the Contemporary & Eclectic Design Styles of Plan El Paso.

PLAN EL PASO

Architectural Styles of El Paso

CONTEMPORARY & ECLECTIC STYLES

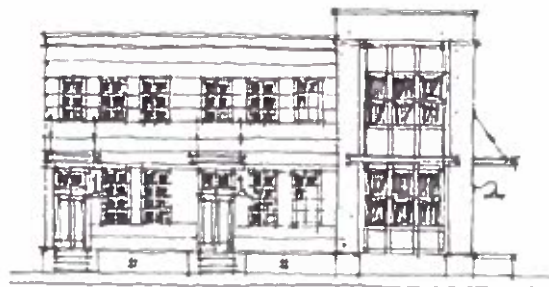
These styles cover a wide range of architectural types which have been prevalent since the middle of the 20th century.

Characteristics of the Contemporary & Eclectic Styles:

- Simple volumes
- Little or no ornamentation
- Large expanses of glass

Building Type Compatibility Chart

The Contemporary & Eclectic Styles in El Paso are appropriate for use with a number of building types. The following chart shall be used to determine appropriateness of style application for the building types listed. An example elevation is shown (right) for a representative building type.



Contemporary rowhouses

(4). The architect of record is LEED certified.

☒ **Meets Criteria:** The architect of record is Geoffrey Wright of Wright & Dalbin. Mr. Wright is LEED AP certified.

ATTACHMENT 7 (see following pages)

RESOLUTION GRANTING SPECIAL PERMIT NO. SP90-20
TO ALLOW OFF-SITE PARKING WITHIN 250 FEET
OF BLOCK 3F, ALEXANDER ADDITION,
ON LOTS 1-10, BLOCK 67, HART ADDITION;
LOTS 11, 12, 13 & 14, BLOCK 2, ALEXANDER ADDITION;
A PORTION OF LOT 17, ALL OF LOTS 18, 19 & 20,
BLOCK 2, ALEXANDER ADDITION; AND ON
A PORTION OF LOT 3, ALL OF LOTS 4-10,
BLOCK 2, ALEXANDER ADDITION;
PURSUANT TO SECTION 20.52.060.B.1 & 2;
OF THE EL PASO CITY CODE.

WHEREAS, Stanton Landmark Investments Inc. has applied for a Special Permit under Section 20.32.060.B.1 & 2 of the El Paso City Code, to allow the off-street parking requirements of Section 20.64.070 to be satisfied within 250 feet; and

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

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

1. That Parcel I, which is described as follows is in an S-D District, which requires 234 parking spaces under Section 20.64.070 of the El Paso Municipal Code:

All of Block 3F, Alexander Addition, City and County of El Paso, Texas, and municipally known and numbered as 1014 North Stanton Street; and

2. That the City Council hereby grants a Special Permit under Section 20.52.060.B of the El Paso Municipal Code so that the parking requirements described in Paragraph 1 of this Resolution may be satisfied within 250 feet of the property described in Paragraph 1 of this Resolution; and

3. That Parcel II, III, IV, & V, which are described as follows, are in an S-D District, and are located within 250 feet of the property described in Paragraph 1 of this Resolution:

Parcel II - Lots 1-10, Block 67, Hart Addition
Parcel III - Portions of Lots 11, 12, 13 and 14, Block 2, Alexander Addition
Parcel IV - A portion of Lot 17, all of Lots 18, 19 and 20, Block 2, Alexander Addition
Parcel V - A portion of Lot 3, all of Lots 4-10, Block 2, Alexander Addition

City and County of El Paso, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as:

Parcel II - 1001 North Stanton Street
Parcel III - 404 Arizona Avenue
Parcel IV - 401 East Rio Grande
Parcel V - 1007 North Campbell Street; and

4. That the City Council hereby grants a Special Permit under Section 20.52.060.B so that the property described in Paragraph 3 of this Resolution may be used as off-street parking in order to satisfy the parking requirements described in Paragraph 1 of this Resolution; and

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

6. That the Applicant is required to comply with the following additional requirements:

- a. Restripe parking areas and redesign driveways as approved by Traffic and Transportation within one year of approval of the Special Permit by City Council;
- b. Pave the alley between Parcels 3 and 5 for a distance of 110 feet south from Arizona Avenue within one year of approval of the Special Permit by City Council;
- c. Provide a total of six handicapped parking spaces and make the entrance into the building on Arizona Avenue accessible to the handicapped within six months of approval of the Special Permit by City Council; and

7. That if, at any time, the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicant fails to comply with any of the requirements of this Resolution, Special Permit No. SP90-20 shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

8. That the Applicant shall sign an Agreement incorporating the requirements of this Resolution. 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 _____, 1990.

THE CITY OF EL PASO

ATTEST:

City Clerk

APPROVED AS TO FORM:



Assistant City Attorney

APPROVED AS TO CONTENT:



Department of Planning, Research
and Development

AGREEMENT

STANTON LANDMARK INVESTMENTS, INC., the Applicant referred to in the above Resolution, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the S-D District regulations, and subject to all other requirements set forth in this Resolution.

EXECUTED this _____ day of _____, 1990.

By: _____
Title: _____

(ACKNOWLEDGMENT ON NEXT PAGE)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

 This instrument is acknowledged before me on this _____ day of
_____, 1990, by _____,
as _____, on behalf of _____,
as Applicant.

Notary Public, State of Texas
Notary's Printed or Typed Name:

My Commission Expires:

CC2:pmc
SP90-20.RES

RECEIVED

NOV 13 1990

City of El Paso
City Clerk's Office

LANDMARK BUILDING
ESTIMATED AREAS

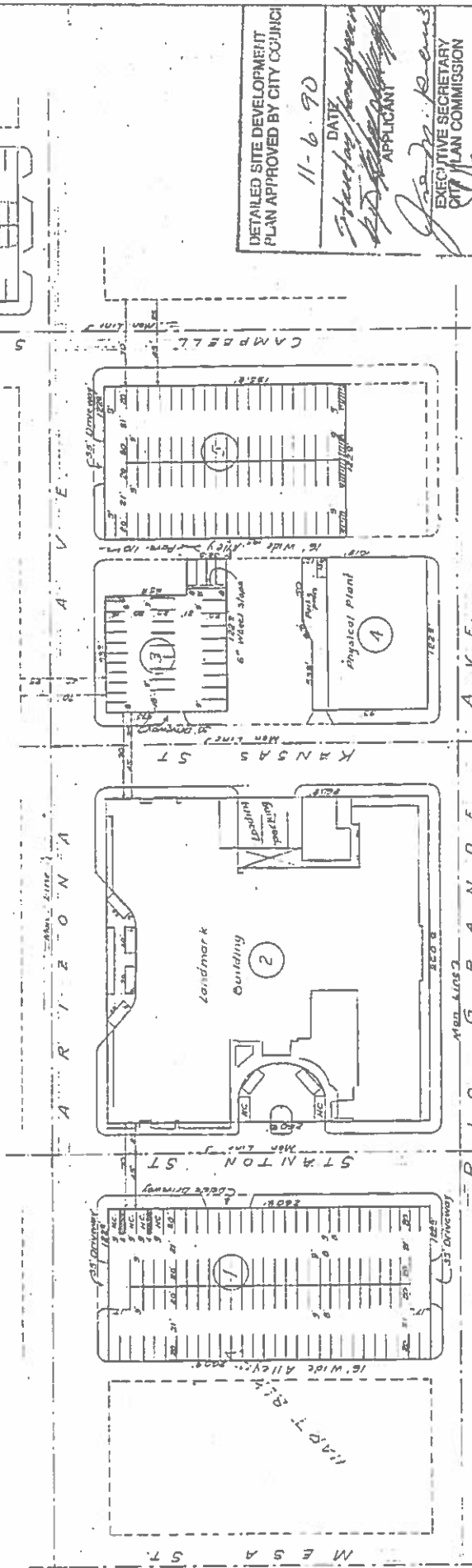
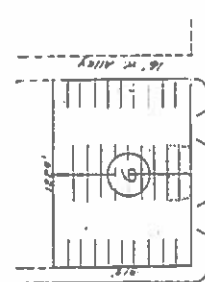
BASEMENT	18,849 sq. ft.
ENTRANCE	7,236
ELEVATORS	9,453
STAIRWAYS	11,095
ACCESS CORRIDORS	3,696
Mechanical Area	
(Accessories to Plant)	19,575
COMMON AREA	
Restrooms, Lobby, Waiting Rooms,	
Director's Office, Public Restrooms,	
Common Bathrooms & Bathrooms, dis-	
tribution, storage & other facilities,	
conference rooms, and Corridor	114
MECHANICAL AREA	41,110
MECHANICAL AREA	123,211
CORPORATE OFFICE FLOOR AREA	155,459 sq. ft.
Parking Spaces Required 410 04 1781	164
Parking Spaces Available	164
(Includes 20 spaces in Block 2, shown	
on Parcel Number 410	

THIS INFORMATION PROVIDED BY OWNER

LEGEND

Small Car Spaces ~ Min. 8' x 16'
Regular Spaces ~ 9' x 20'

Scale: 1 in. = 40 ft.



DETAILED SITE DEVELOPMENT
PLAN APPROVED BY CITY COUNCIL

11-6-90

DATE

APPLICANT

EXECUTIVE SECRETARY
CITY PLANNING COMMISSION

MAYOR

PROPERTY DESCRIPTIONS

1. Parking - Max. 10 Spaces
NE 1/2 Block 67, Hartman's 9
2. Main Building 4, Max 10 Spaces
Block 3F, Alexander Addn.
3. Parking - Max. 33 Spaces
Per Lots 11, 12, 13, 14, Block 2
Alexander Addn.
4. Physical Plant Building 1, Space
Lots 23, 19, 18, Ave. 17, Blk 2, Alexander Addn.
5. Parking - 60 Spaces
Lots 4-10, N 1/2 3, Blk 2, Alexander Addn.
6. Employees Parking - 40 Spaces
Lots 13-20 & 21, Block 2
Alexander Addn.

LOCATION PLAT

Stanton / Landmark Investments Inc.
Buildings And Off Street Parking
City of El Paso, El Paso County, Texas

Special Permit
DP 90-20
Exhibit "B"

Note: This plat was prepared for Stanton / Landmark Investments Inc. by the City of El Paso, Texas.

NOV 20 1990

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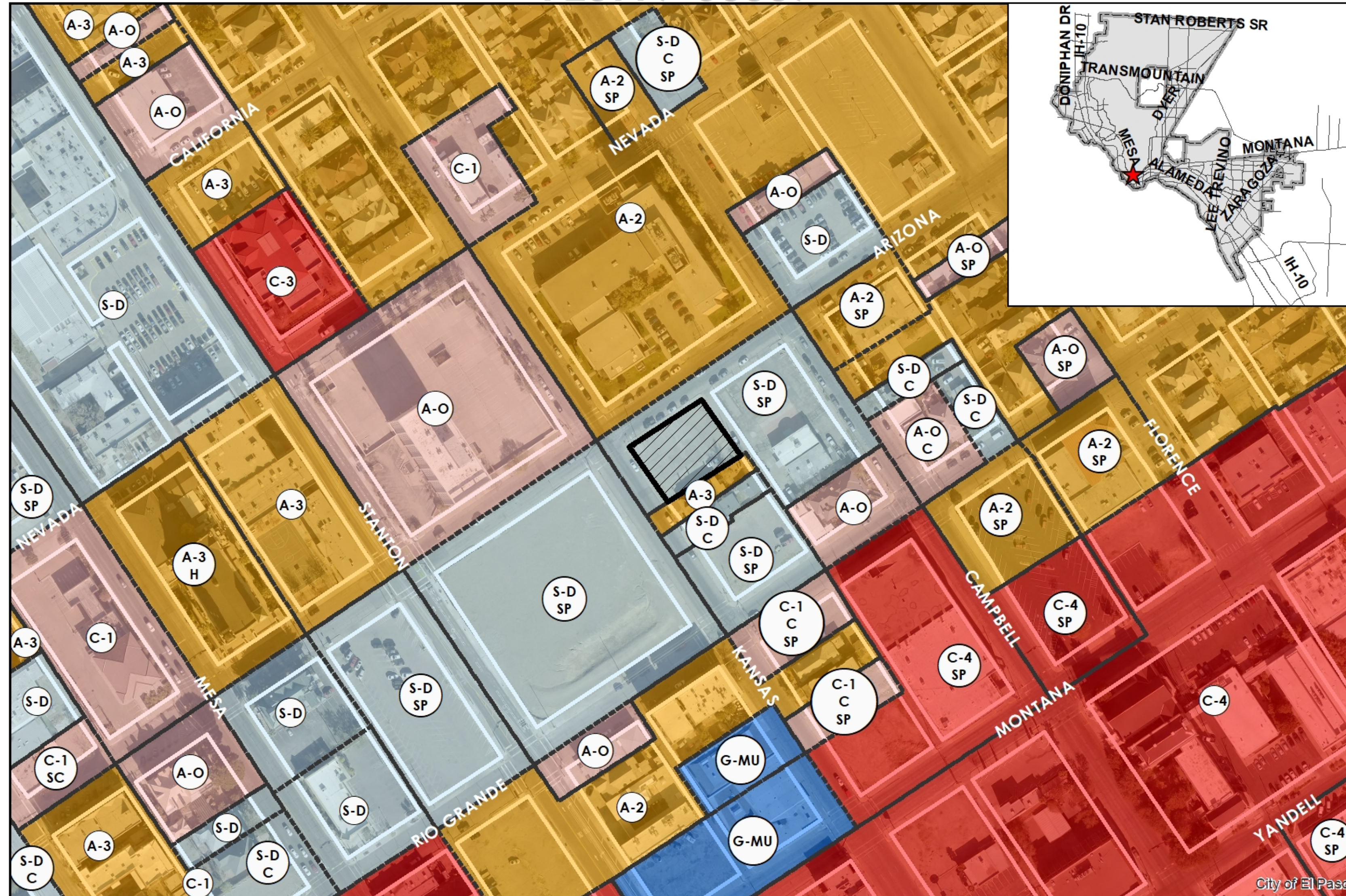
I T E M 9

SPECIAL PERMIT

4 0 4 A R I Z O N A



PZST19-00007



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 50 100 200 300 400 Feet



PZST19-00007

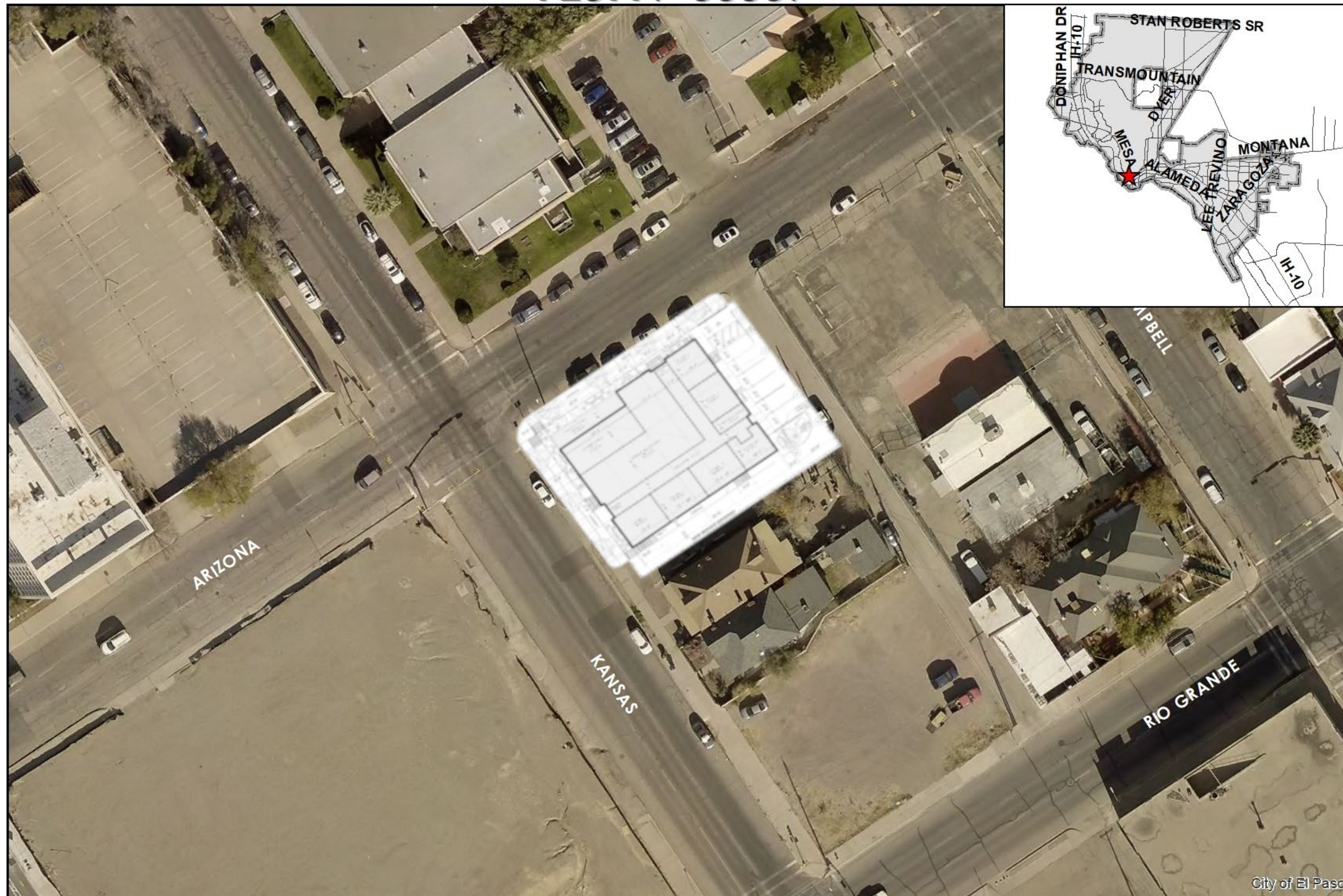


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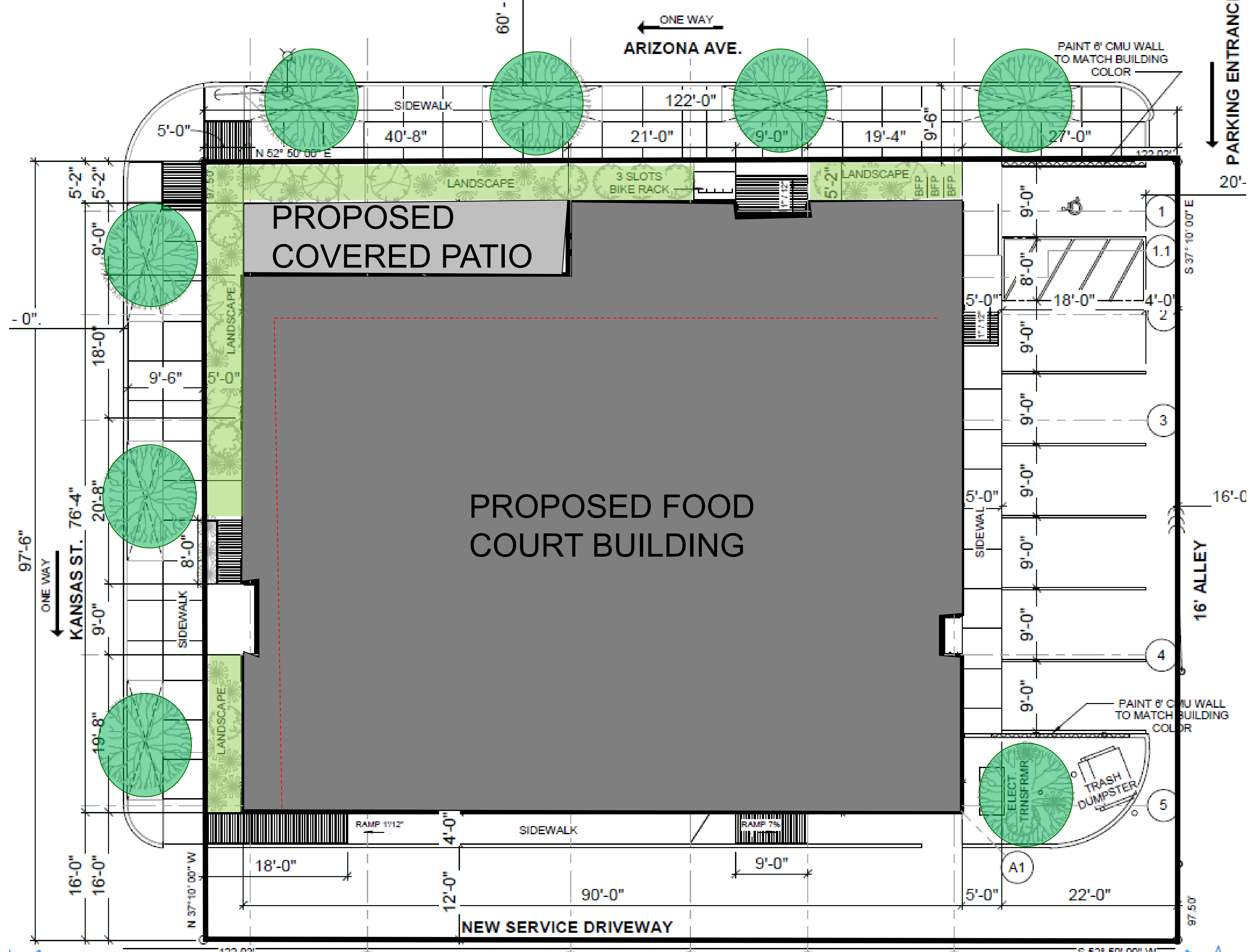
0 15 30 60 90 120 Feet





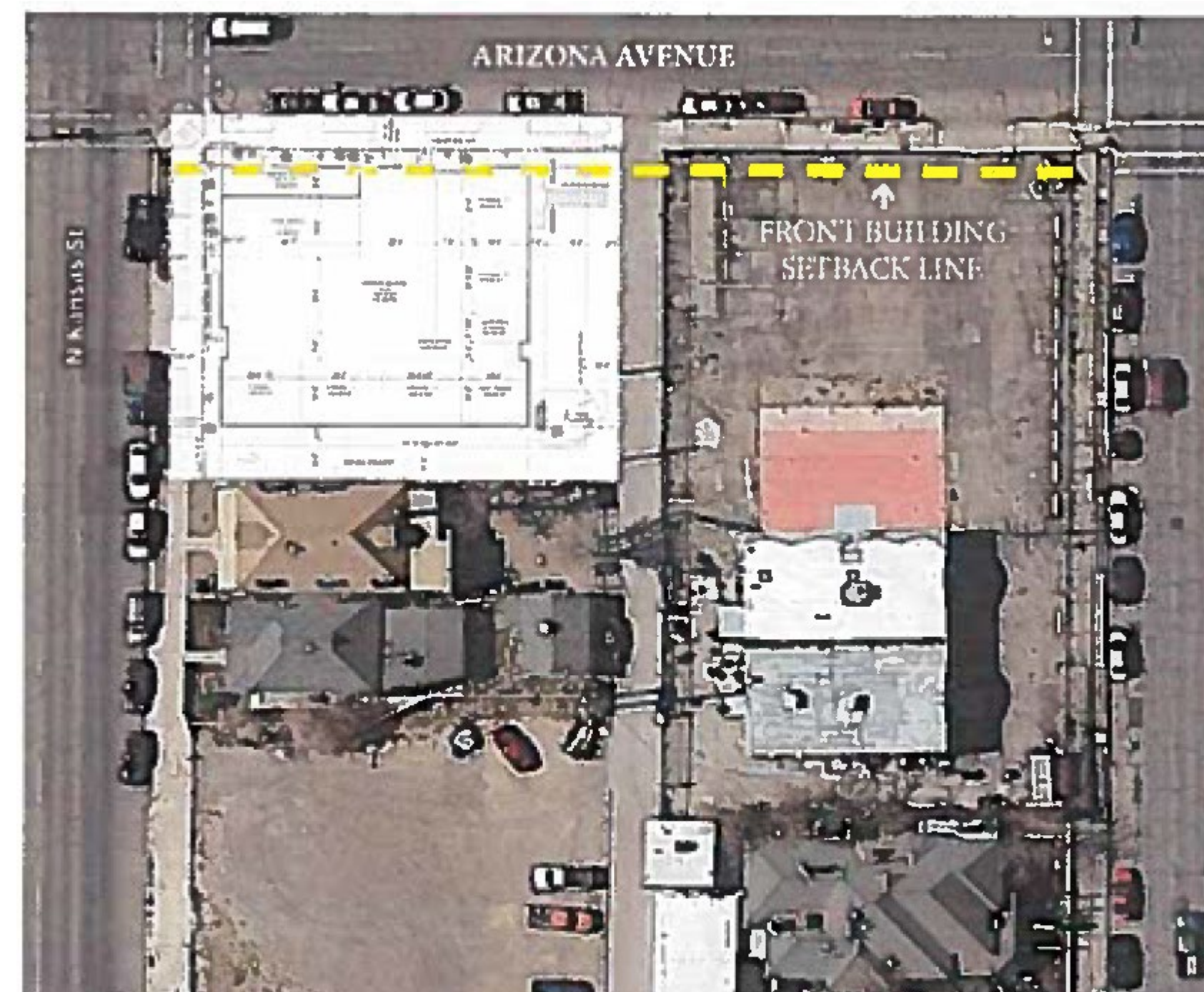
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

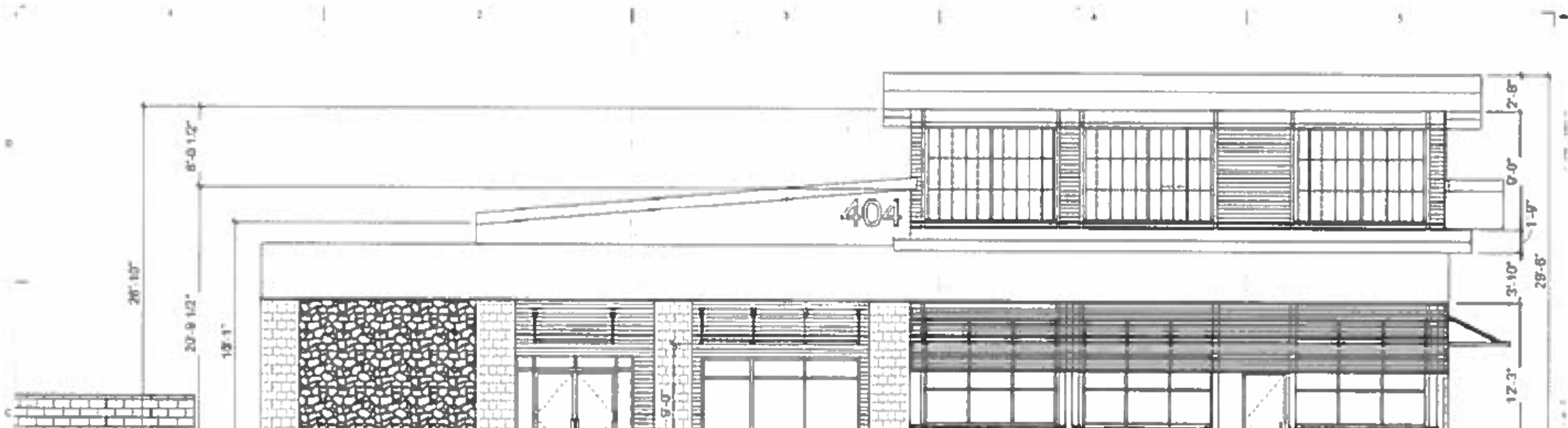












2.1 MINIMUM 50% GLAZING ON FRONT FACADE

CONTEMPORARY & ECLECTIC STYLES

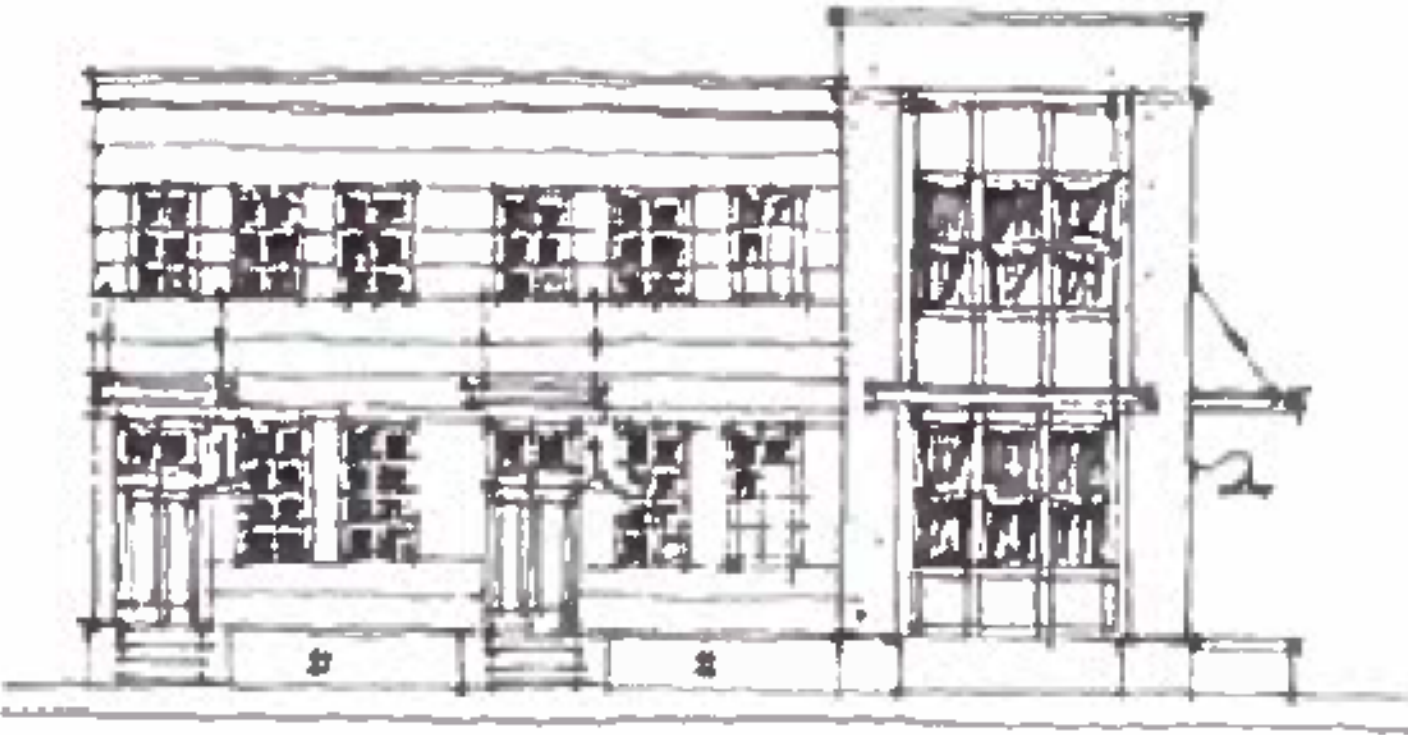
These styles cover a wide range of architectural types which have been prevalent since the middle of the 20th century.

Characteristics of the Contemporary & Eclectic Styles:

- Simple volumes
- Little or no ornamentation
- Large expanses of glass

Building Type Compatibility Chart

The Contemporary & Eclectic Styles in El Paso are appropriate for use with a number of building types. The following chart shall be used to determine appropriateness of style application for the building types listed. An example elevation is shown (right) for a representative building type.



Contemporary rowhouses

2.9 ARCHITECT OF RECORD IS LEED-CERTIFIED

2.4 ARCHITECTURAL STYLE FROM COMMUNITY DESIGN MANUAL IN PLAN EL PASO





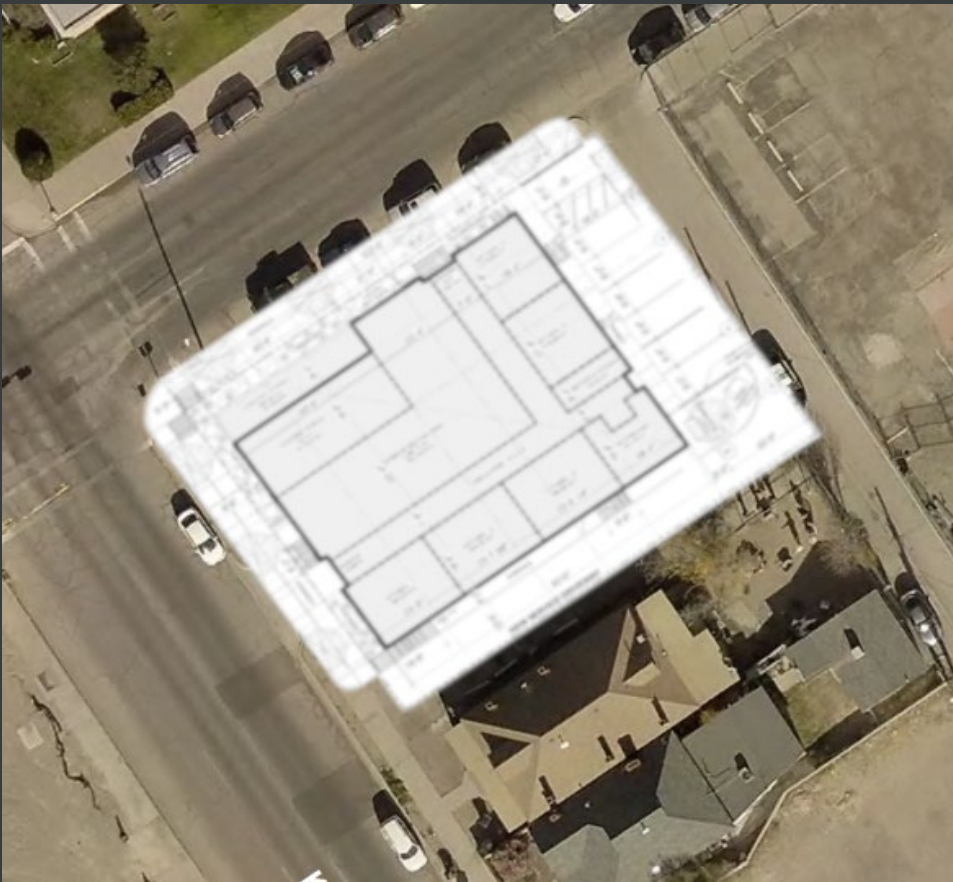




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Recommendation | Public Input

14

Planning Division and Development Coordinating Committee recommendation:

Approval

Public Input:

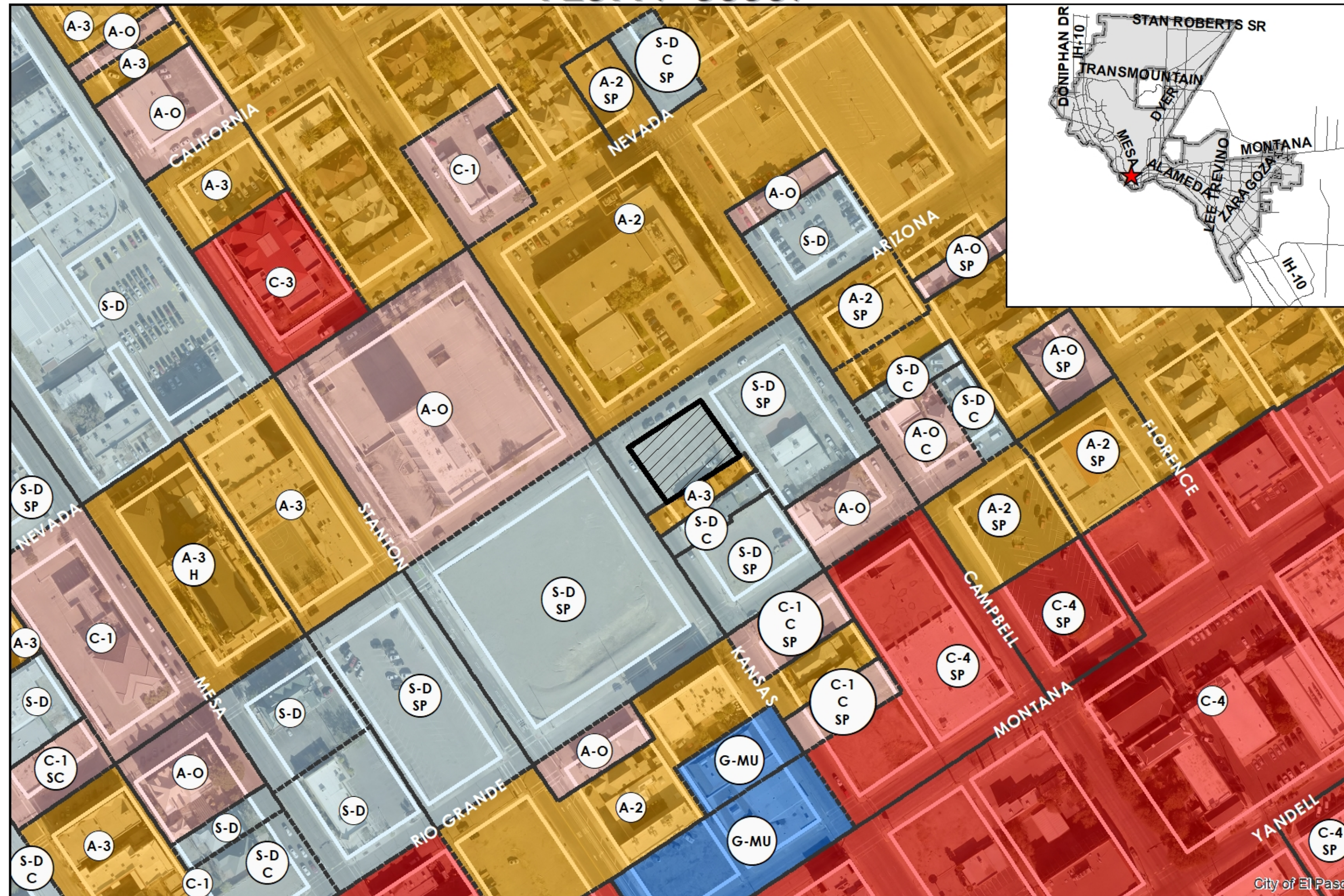
- The Planning Division has not received communication support or opposition to the special permit request.

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

PZST19-00007



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Subject Property

0 50 100 200 300 400 Feet



THANK YOU

