

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: September 15, 2015
Public Hearing: October 6, 2015

CONTACT PERSON/PHONE: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST15-00023 to allow for infill development with a reduction in front, side, and side street yard setbacks, as well as a 50 percent parking reduction, on the property described as Blocks C and D, Bassett Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 21, Real Property Records, El Paso County, Texas Plus the alley within said Block C and a portion of Overland Street lying between Blocks C and D vacated by Ordinance No. 242 filed May 2, 1940; Plus a 2.2 foot strip described in deed dated January 15, 1940 and filed in Volume 660, Page 297, Real Property Records of El Paso County, Texas: Save and Except a portion sold off to the City of El Paso in deed dated April 19, 1949 filed in Volume 1129, Page 380, Real Property Records of El Paso County, Texas; plus Lots 3 and 4, Block 120, in the un-platted portion of Bassett Addition, North of Cypress Avenue and East of Eucalyptus, 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: North of Cypress Avenue and East of Eucalyptus Street. Property Owner: Housing Authority of the City of El Paso, Texas. PZST15-00023 (**District 8**)

BACKGROUND / DISCUSSION:

The special permit would permit reduced setbacks and parking to allow the development of an apartment complex.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission Approval Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST15-00023 TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN FRONT, SIDE, AND SIDE STREET YARD SETBACKS, AS WELL AS A 50 PERCENT PARKING REDUCTION, ON THE PROPERTY DESCRIBED AS BLOCKS C AND D, BASSETT ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 5, PAGE 21, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS PLUS THE ALLEY WITHIN SAID BLOCK C AND A PORTION OF OVERLAND STREET LYING BETWEEN BLOCKS C AND D VACATED BY ORDINANCE NO. 242 FILED MAY 2, 1940; PLUS A 2.2 FOOT STRIP DESCRIBED IN DEED DATED JANUARY 15, 1940 AND FILED IN VOLUME 660, PAGE 297, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS: SAVE AND EXCEPT A PORTION SOLD OFF TO THE CITY OF EL PASO IN DEED DATED APRIL 19, 1949 FILED IN VOLUME 1129, PAGE 380, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS; PLUS LOTS 3 AND 4, BLOCK 120, IN THE UN-PLATTED PORTION OF BASSETT ADDITION, NORTH OF CYPRESS AVENUE AND EAST OF EUCALYPTUS, 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, the Housing Authority of the City of El Paso, Texas has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for a reduction in front, side, and side street yard setbacks, as well as a 50 percent parking reduction; and,

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

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

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

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

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

1. That the property described as follows is in a A-3 (Apartment) Zone District:

Blocks C and D, Bassett Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 21, Real Property Records, El Paso County, Texas Plus the alley

ORDINANCE NO. _____

PZST15-000023

within said Block C and a portion of Overland Street lying between Blocks C and D vacated by Ordinance No. 242 filed May 2, 1940; Plus a 2.2 foot strip described in deed dated January 15, 1940 and filed in Volume 660, Page 297, Real Property Records of El Paso County, Texas: Save and Except a portion sold off to the City of El Paso in deed dated April 19, 1949 filed in Volume 1129, Page 380, Real Property Records of El Paso County, Texas; plus Lots 3 and 4, Block 120, in the un-platted portion of Bassett Addition, North of Cypress Avenue and East of Eucalyptus, 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 infill development for a reduction in front, side, and side street yard setbacks, as well as a 50 percent parking reduction; and,
3. That this Special Permit is issued subject to the development standards in the A-3 (Apartment) 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. PZST15-00023 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 _____, 2015.

THE CITY OF EL PASO

ATTEST:

Oscar Leaser
Mayor

Richarda Duffy Momsen
City Clerk

ORDINANCE NO. _____

PZST15-000023

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning and Inspections Department

ORDINANCE NO. _____

PZST15-000023

#441957 / 15-1007-1501 / N. Cypress Ave. & E. Eucalyptus St.
Special Permit Ordinance / KMN

AGREEMENT

The Housing Authority of the City of El Paso, Texas, 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 A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2015.

Housing Authority of the City of El Paso, Texas:

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 _____, as _____ for the Housing Authority of
the City of El Paso, Texas as Owner.

My Commission Expires:

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

ORDINANCE NO.

PZST15-000023

Exhibit "A"

Prepared for: The City of El Paso
August 10, 2015

METES AND BOUNDS DESCRIPTION

Description of a parcel of land, being Leasehold rights pursuant to ground lease dated June 26, 20015 between the Housing Authority of the City of El Paso, a body politic organized under the laws of The State of Texas (Landlord) and El Paso Tays, LP a Texas limited partnership (Tenant), as evidenced by Memorandum of Ground lease dated June 26, 2015, filed June 30, 2015 in Clerks file no. 20150044468, Real property Records of El Paso County, Texas, affecting Blocks C and D, Bassett Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 21, Real Property Records, El Paso County, Texas Plus the alley within said Block C and a portion of Overland Street lying between Blocks C and D vacated by Ordinance No. 242 filed May 2, 1940; Plus a 2.2 foot strip described in deed dated January 15, 1940 and filed in volume 660, Page 297, Real Property Records of El Paso County, Texas: Save and Except a portion sold off to the City of El Paso in deed dated April 19, 1949 filed in volume 1129, Page 380, Real Property Records of El Paso County, Texas; plus Lots 3 and 4, Block 120 in the un-platted portion of Bassett Addition, an addition to the City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso Brass disk monument at Piedras Street and Cypress Avenue; Thence along Cypress Avenue, South 53°00'00" West a distance of 436.34 feet to a City of El Paso brass disk monument; Thence North 37°00'00" West a distance of 37.50 feet to a chiseled x set in concrete on the northerly right of way line of Cypress Avenue for the **"TRUE POINT OF BEGINNING"**

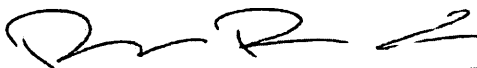
Thence along said right of way line, South 53°00'00" West a distance of 538.45 feet to a set x chiseled in concrete sidewalk on the easterly right of way line of Eucalyptus Street;

Thence along said right of way line, North 36°59'35" West a distance of 435.00 feet to a set chiseled v in concrete on the southerly right of way line of the Franklin Canal;

Thence along said right of way line, North 53°00'00" East a distance of 538.40 feet to a point;

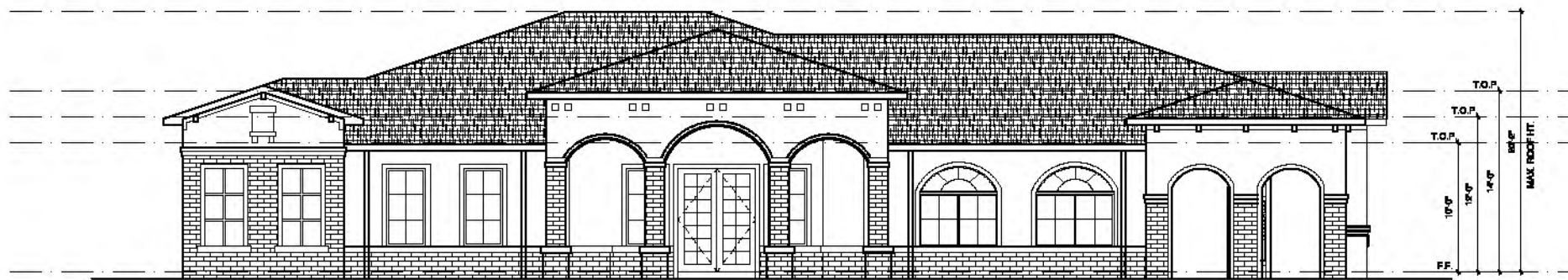
Thence, South 37°00'00" East a distance of 435.00 feet to the **TRUE POINT OF BEGINNING** and containing 234,216 Sq. Ft. 5.3769 acres of land more or less.

Note: A drawing accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152



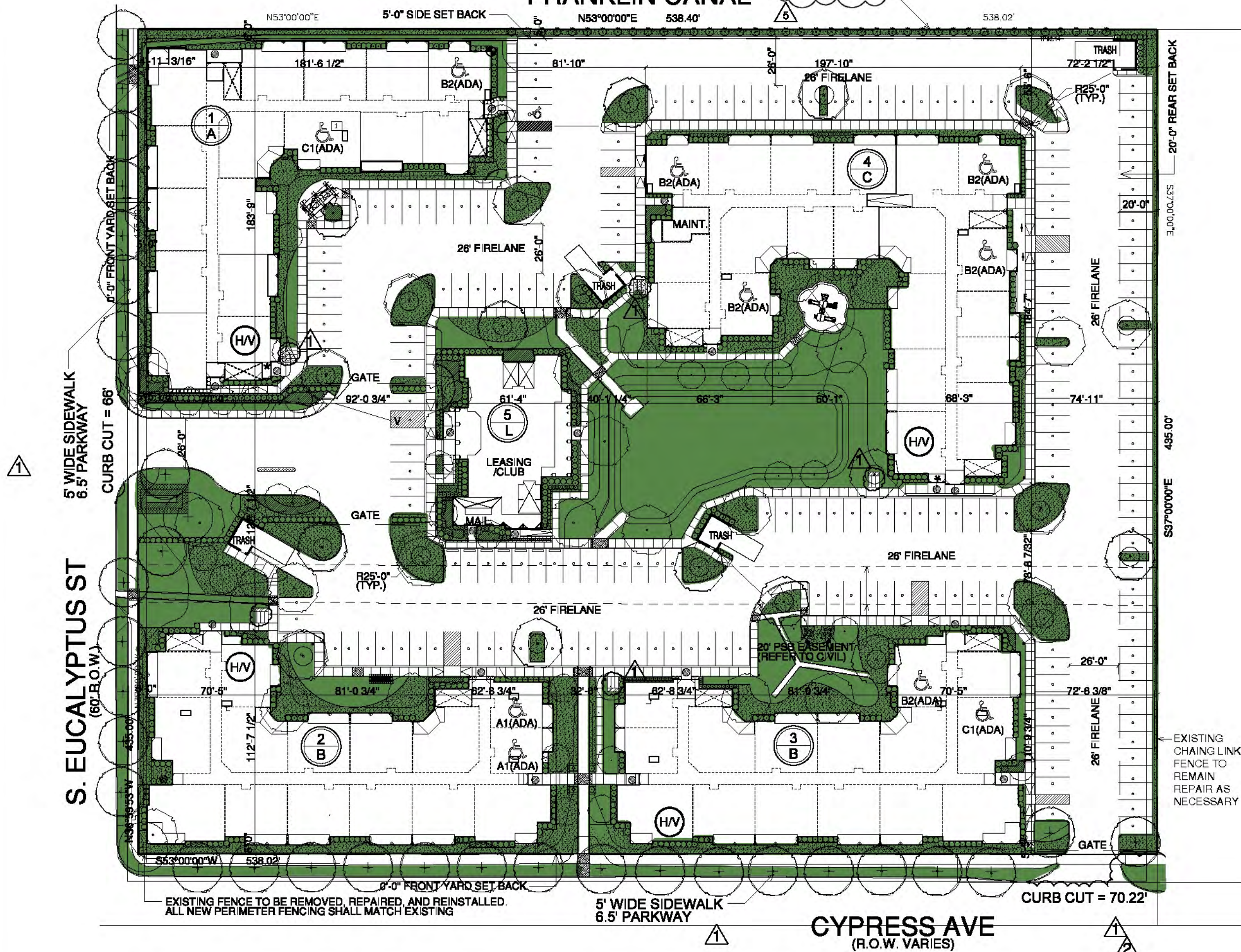
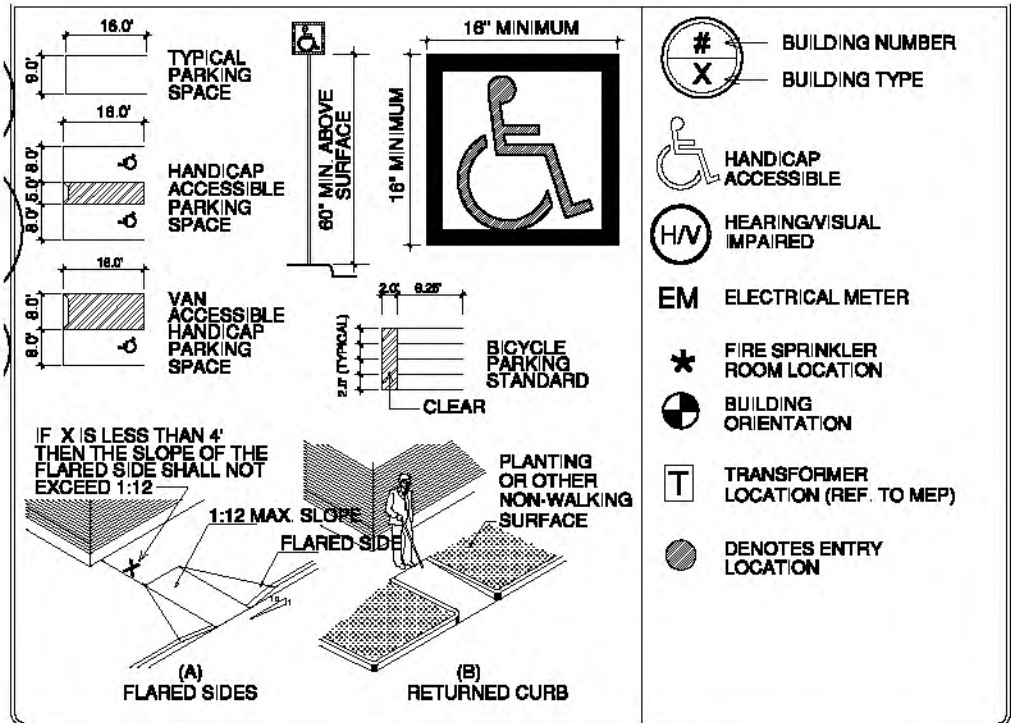
CONDE INC
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286



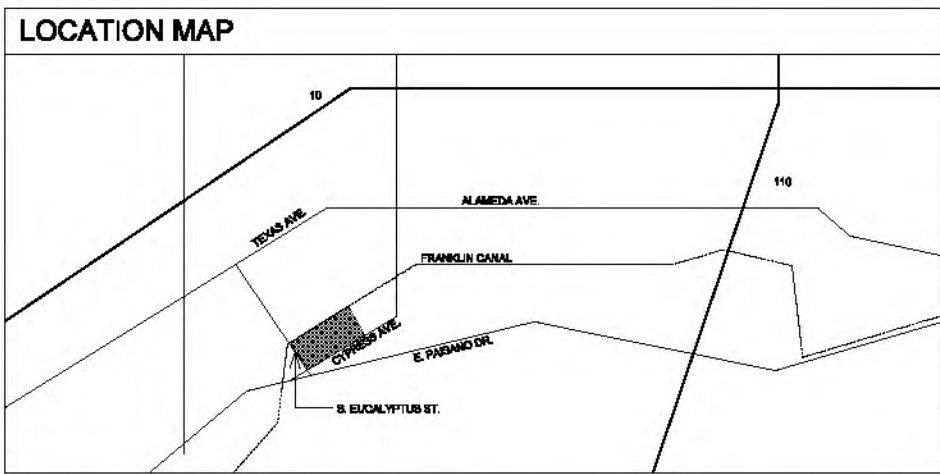
3 LEASING CENTER CHARACTER ELEVATION
N.T.S.



2 TYPICAL CHARACTER ELEVATION
N.T.S.



1 SITE PLAN
SCALE: 1/8" = 1'-0"



REQUIRED LANDSCAPING

TOTAL SITE AREA: 234,255 SQ. FT. (5.38 ACRES)

TOTAL LANDSCAPE AREA: 117,127.5 SQ. FT. (2.69 ACRES)

REQUIRED: 15% OF TOTAL SITE (LESS BLDGS) = 35,138.3 SQ. FT. (0.80 ACRES)

PROVIDED: 17 TREES

TOTAL OPEN SPACE AREA: 117,127.5 SQ. FT. (2.69 ACRES)

PROVIDE: (TOTAL SITE AREA X .4) = 93,702 SQ. FT. (2.15 ACRES)

PROVIDED: 15 TREES

STREET FRONTAGE - CYPRESS AVE - 510 L.F.

REQUIRED: 1 TREE PER 30 L.F. OF FRONTAGE = 17 TREES

STREET FRONTAGE - S. EUCLALYPTUS ST - 450 L.F.

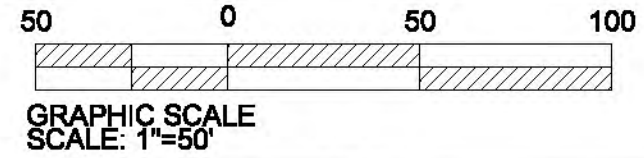
REQUIRED: 1 TREE PER 30 L.F. OF FRONTAGE = 15 TREES

PARKING LOT TREES

REQUIRED: 1 TREE PER 10 PARKING SPACES = 18 TREES

1 TREE WITHIN 60' OF EVERY PARKING SPACE (201 PARKING SPACES / 10 = 20.1) (21 TREES)

PROVIDED: 21 (4" CAL.) TREES



BUILDING TABULATION

BUILDING TYPE	TOTAL NET SF	TOTAL UNIT COUNT	BED COUNT	PARKING PER BED COUNT	1	2	3	4
A1 (A)	13,671	10.61%	21	1	48	45	45	60
A1 (B)	5,859	4.55%	9	1	3	3	3	3
A1 (C)	2,604	2.02%	4	1	2	2	2	2
A1 (D)	1,953	1.52%	3	1	3	3	3	3
A1 (ADA)	1,302	1.01%	2	1	2	2	2	2
A2 (A)	685	0.51%	1	1	1	1	1	1
B1 (A)	5,928	3.03%	6	1	3	3	3	3
B1 (B)	8,892	4.55%	9	1	3	3	3	3
B1 (C)	5,928	3.03%	6	1	3	3	3	3
B2 (A)	2,556	1.52%	3	1	2	2	2	2
B2 (B)	58,232	33.33%	66	120	12	18	18	18
B2 (C)	10,224	6.06%	12	12	12	12	12	12
B2 (D)	5,112	3.03%	6	2	2	2	2	2
B2 (E)	5,112	3.03%	6	2	2	2	2	2
C1 (A)	1,054	22.344	10.61%	21	6	4	3	8
C1 (B)	1,073	9.657	4.55%	9	3	3	3	3
C1 (C)	1,054	6.384	3.03%	6	2	2	2	2
C1 (ADA)	1,054	2.128	1.01%	2	1	1	1	1
MAINTENANCE	389							
TOTAL	376							

50% ALLOWABLE REDUCTION IN PARKING COUNT 376/2 = 188 TOTAL PARKING SPACES REQUIRED

SITE LEGEND:

PARKING TABULATION

REQUIRED: 1.81 BEDS / 2 BEDS / 3 BEDS = 376

50% ALLOWABLE REDUCTION = 188 MINIMUM REQUIRED

PROVIDED: 210 PARKING SPACES

HC PARKING (2% TOTAL PROVIDED) = 12

OF WHICH: 2 ARE VAN ACCESSIBLE (2)

REQUIRED BICYCLE PARKING: 188 - 98 = 128

5% OF 128 = 7

SITE NOTES

1. LEGAL DESCRIPTION: 5.378 ACRES

Leasehold rights pursuant to Ground Lease dated as of June 26, 2015 between the Housing Authority of the City of El Paso, a body politic organized under the laws of the State of Texas (Landlord) and El Paso Tays, LP, a Texas limited partnership (Tenant), as evidenced by Memorandum of Ground Lease dated June 26, 2015, filed June 30, 2015 under Clerk's file no. 20150044468, Real Property Records, El Paso County, Texas, affecting Blocks C and D, BASSETT ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 21, Real Property Records, El Paso County, Texas; PLUS the alley within said Block C and a portion of Overland Street lying between Blocks C and D vacated by Ordinance No. 247 filed May 2, 1940; Plus a 2.2 foot strip described in Deed dated January 15, 1940 and filed in Volume 660, Page 277, Real Property Records, El Paso County, Texas; SAVE AND EXCEPT a portion sold off to the City of El Paso, in deed dated April 15, 1948 filed in Volume 1123, Page 580, Real Property Records, El Paso County, plus Lots 3 and 4, Block 120, in the un-platted portion of Bassett Addition, an addition to the City of El Paso, El Paso County, Texas.

2. SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.

3. SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL, TRANSFORMERS, AND HVAC COMPRESSOR LOCATIONS.

4. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL, LOCATION OF FENCING MATERIAL AND LOCATION OF HANDICAP PARKING SPACES DESIGN.

5. THE ARCHITECT'S SITE PLAN IS A DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONSTRUCTION OF ALL UTILITIES, SETBACK, AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

6. 20'-0" FIRE LANE PROVIDED THROUGHOUT, WITH 25' TURNING RADIUS (TYPICAL).

REVISIONS

- 07/13/2015
- 07/20/2015
- 07/21/2015
- 07/30/2015
- 08/19/2015

TAYS REDEVELOPMENT

198 APARTMENTS IN EL PASO, TEXAS FOR HACEP/CARLETON

4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE

05-20-15

PROJECT

14234

SHEET NUMBER

DS DP

DETAILED SITE DEVELOPMENT PLAN

MEMORANDUM

DATE: September 3, 2015

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

FROM: Michael McElroy, Senior Planner

SUBJECT: PZST15-00023

The City Plan Commission (CPC), on August 13, 2015, voted 7-0 to recommend **approval** of a special permit to allow for infill development with a reduction in front, side, and side street yard setbacks, as well as a 50 percent parking reduction

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

There were no communications in support or opposition to the special permit request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00023
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: August 13, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: North of Cypress Avenue and East of Eucalyptus Street
Legal Description: Blocks C and D, Bassett Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 21, Real Property Records, El Paso County, Texas Plus the alley within said Block C and a portion of Overland Street lying between Blocks C and D vacated by Ordinance No. 242 filed May 2, 1940; Plus a 2.2 foot strip described in deed dated January 15, 1940 and filed in Volume 660, Page 297, Real Property Records of El Paso County, Texas: Save and Except a portion sold off to the City of El Paso in deed dated April 19, 1949 filed in Volume 1129, Page 380, Real Property Records of El Paso County, Texas; plus Lots 3 and 4, Block 120, in the un-platted portion of Bassett Addition, an addition to the City of El Paso, El Paso County, Texas.
Acreage: 5.3769 acres
Rep District: 8
Existing Zoning: A-3 (Apartment)
Existing Use: Apartment complex (To be demolished)
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development - Reduced front, side, and side street yard setbacks / 50% parking reduction
Proposed Use: Apartment complex
Property Owner: Housing Authority of the City of El Paso, Texas
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartment) / Apartments
South: A-3 (Apartment) / Single-family dwellings and Apartments
East: C-4 (Commercial) / Warehousing
West: A-3 (Apartment) / Elementary school

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

NEAREST PARK: El Barrio Park (1,582 feet)

NEAREST SCHOOL: Douglass Elementary School (84 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Familias Unidas del Chamizal

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 29, 2015. The Planning Division has not received any communications in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in side street setback from 5' to 0', and a reduction in front and side setbacks to permit a height increase from 35' to 44'7", as well as a 50% parking reduction. The proposed use is an apartment complex

inclusive of a leasing office and community club, as well as 40 one-bedroom units, 120 two-bedroom units, and 38 three-bedroom units, totaling 198 dwelling units. The development requires 23,409 sq. ft. of landscaping but provides 14,045 sq. ft. This represents a 60 percent reduction in the required landscaped area, as allowed in Title 18 for street-oriented buildings. The 30 percent open space requirement for corner lots in an A-3 (Apartment) zoning district is being met, with 96,044 sq. ft. of lot area to remain as open space. A 50 percent parking reduction is also requested. The proposed development requires 376 parking spaces, and provides 189, including ADA accessible parking and bicycle spaces. Access to the property is proposed from Cypress Avenue and Eucalyptus Street.

Planning and Inspections Department – Planning Division Recommendation

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

Plan El Paso-Future Land Use Map Designation

All applications for 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 face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the A-3 (Apartment) district is to provide medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permits building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

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.

The property is in a state enterprise zone and is in an older neighborhood, having been platted in 1906 (Attachment 5).

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.

Apartments are a permissible use in the A-3 (Apartment) zone 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.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Height	35'	44'7"
Side Street	5' + 20'	0'
Front	0' + 20'	0'
Side	4' + 20'	5'

Buildings in A-3 (Apartment) districts may exceed 35' if an additional setback of 2' for each 1' of height in excess of 35' is provided. As a building height of 45' is proposed, an additional 20' setback is required for each yard dimension, except the rear yard which already meets all requirements. As zero lot lines are being proposed, this infill special permit for reduced setbacks is to provide effective setback reductions as shown in the table.

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

The proposed development requires 376 parking spaces, and provides 189, including ADA accessible parking and bicycle spaces. A 50 percent parking space reduction is requested.

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 consistent with the G-2 Traditional Neighborhood (Walkable) growth sector.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

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

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

Recommend approval. At the time of submittal for building permits project will need to comply with all provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

Recommend approval. At the time of submittal for building permits project will need to comply with all provisions of the IBC, TAS and local municipal code.

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 8-inch diameter water main extending along Eucalyptus St., located approximately 7 feet west of the property's western boundary line. This main is available for service.
2. There is an existing 12-inch diameter water main extending along Cypress St., located approximately 10 feet north of the right-of-way centerline. This main is available for service.
3. EPWU records indicate two active 2-inch water service meters connections for the subject property. The service addresses for these meters are 2025 Cypress St. and 100 N. Eucalyptus St.

Sanitary Sewer:

1. There is an existing 24 inch sewer main extending thru the property, approximately 140 feet north of the property's southern boundary line. No direct service connections to this main.

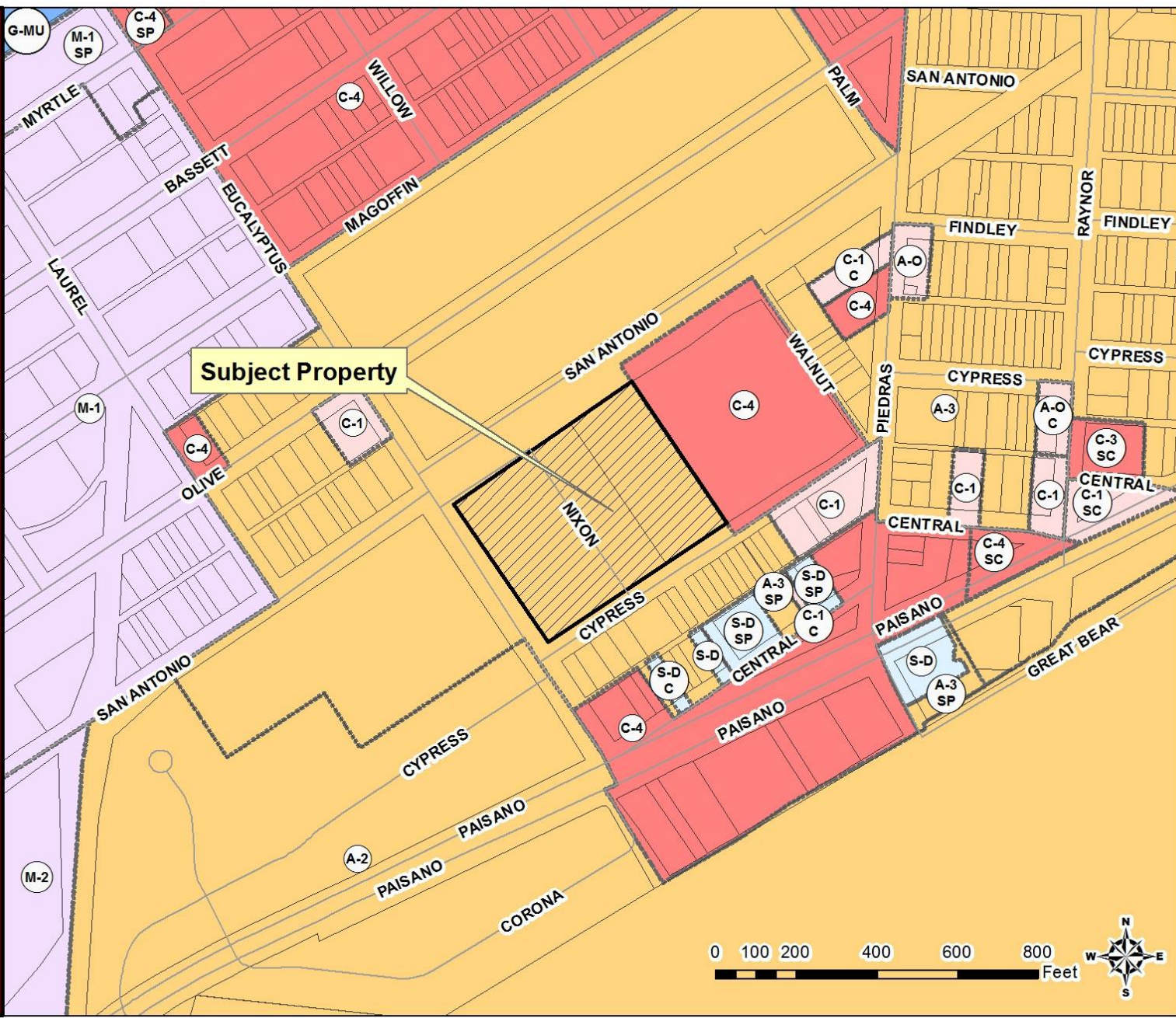
General:

1. During the site improvement work, the Owner/Developer shall safeguard all existing sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.
2. EPWU-PSB requires access to the existing sanitary sewer facilities and appurtenances, 24 hours a day, seven (7) days a week. No building, reservoir, parking stalls, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (PSB easements) without EPWU's written consent. The proposed PSB easements shall be improved to EPWU-PSB easement improvement standards
3. 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.

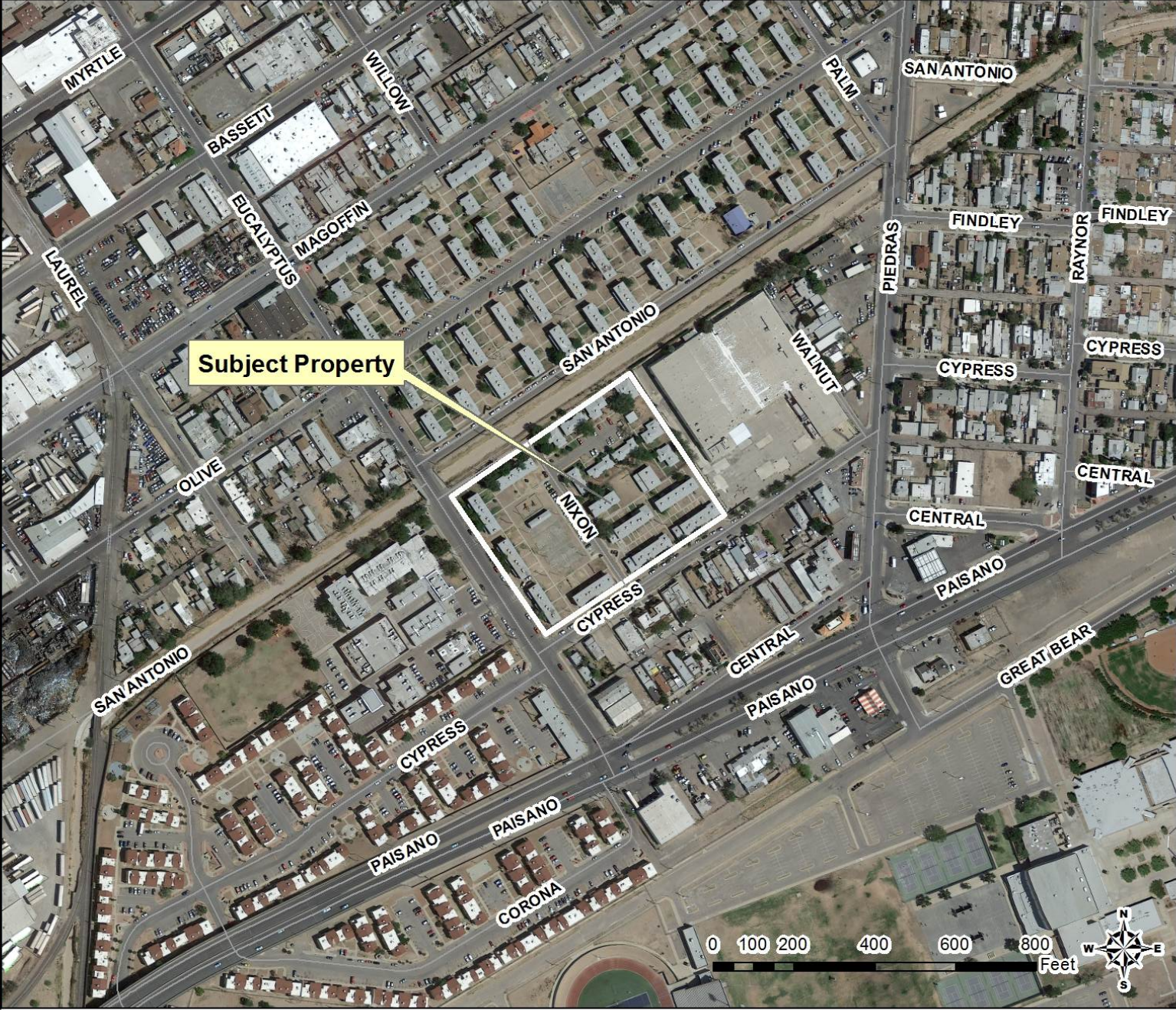
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Bassett Subdivision

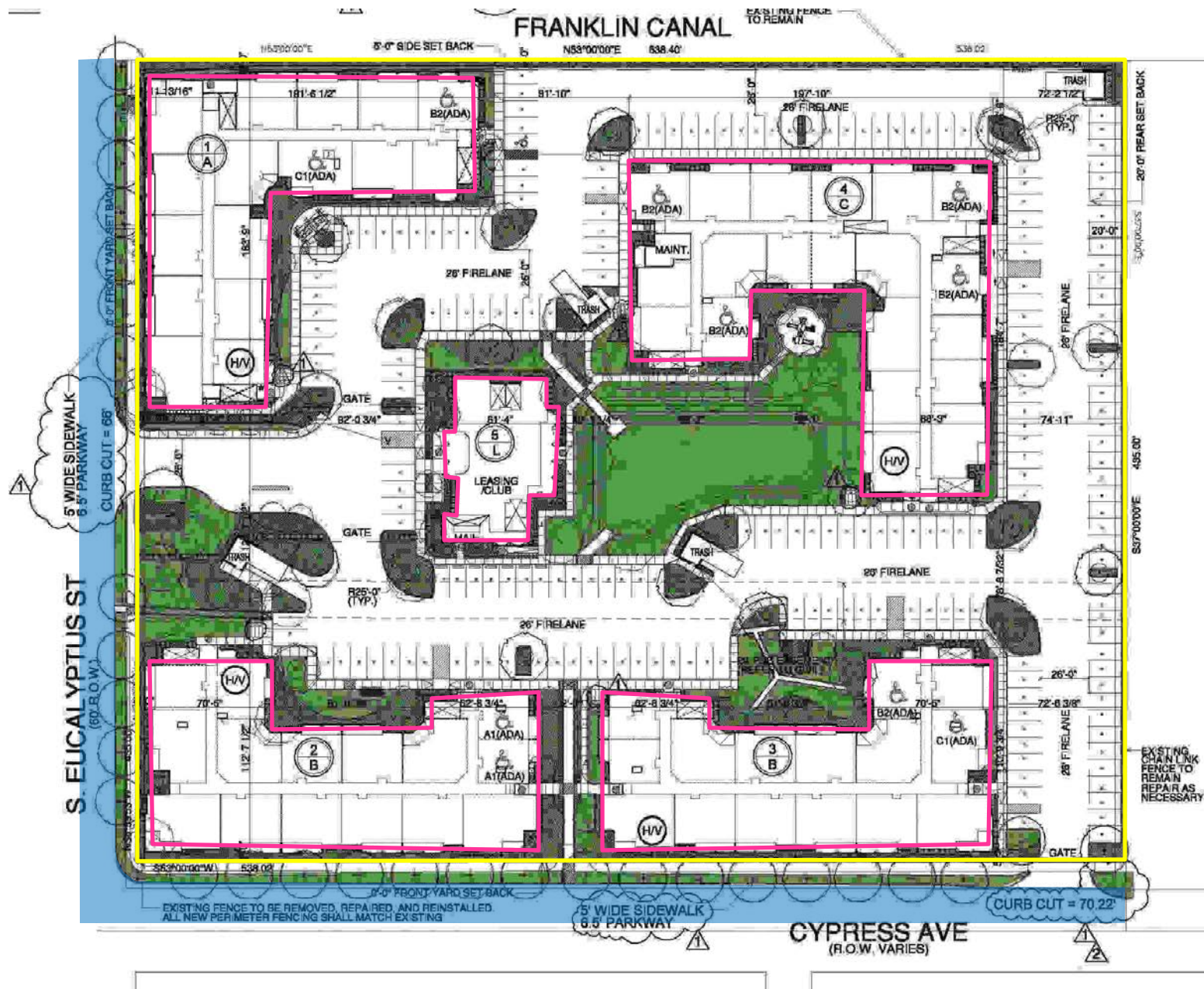
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August 13, 2015

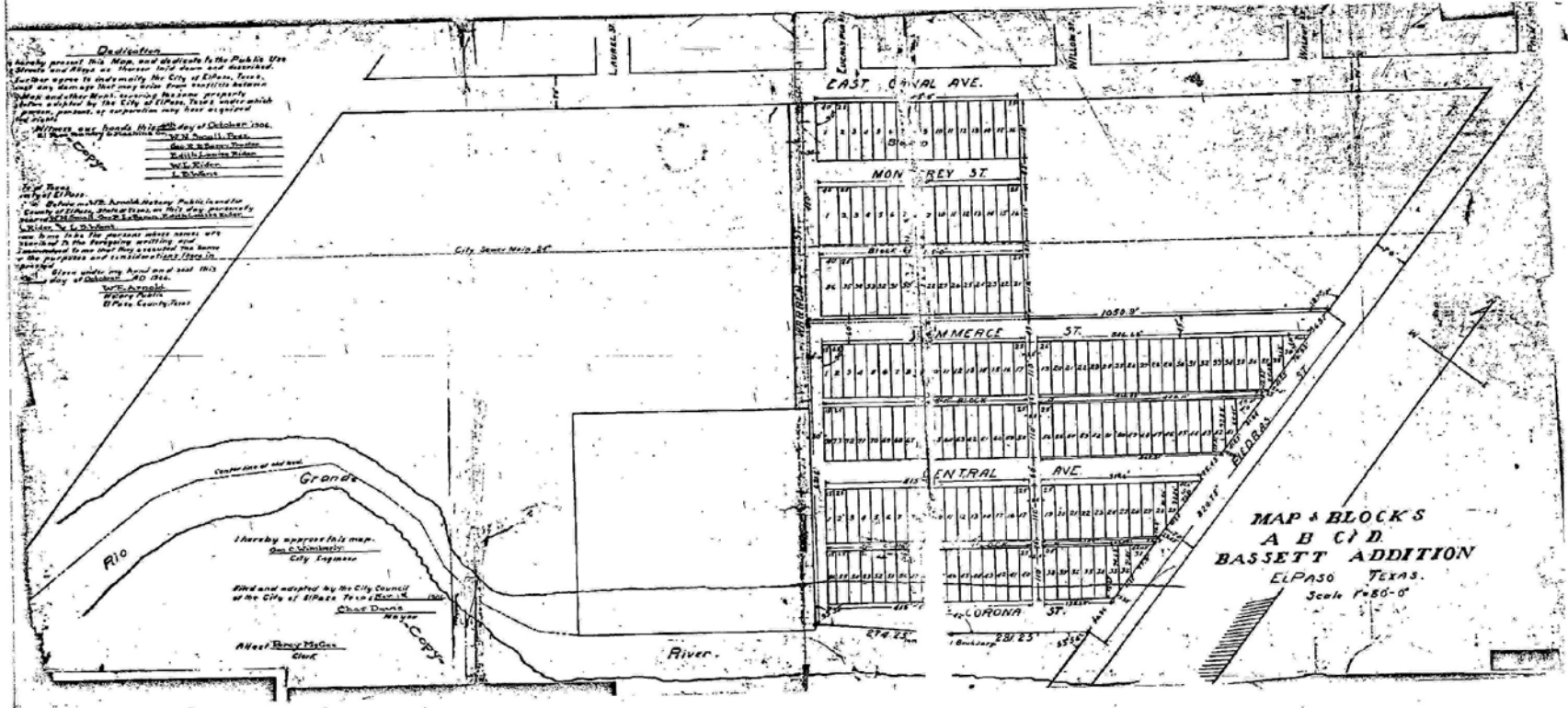




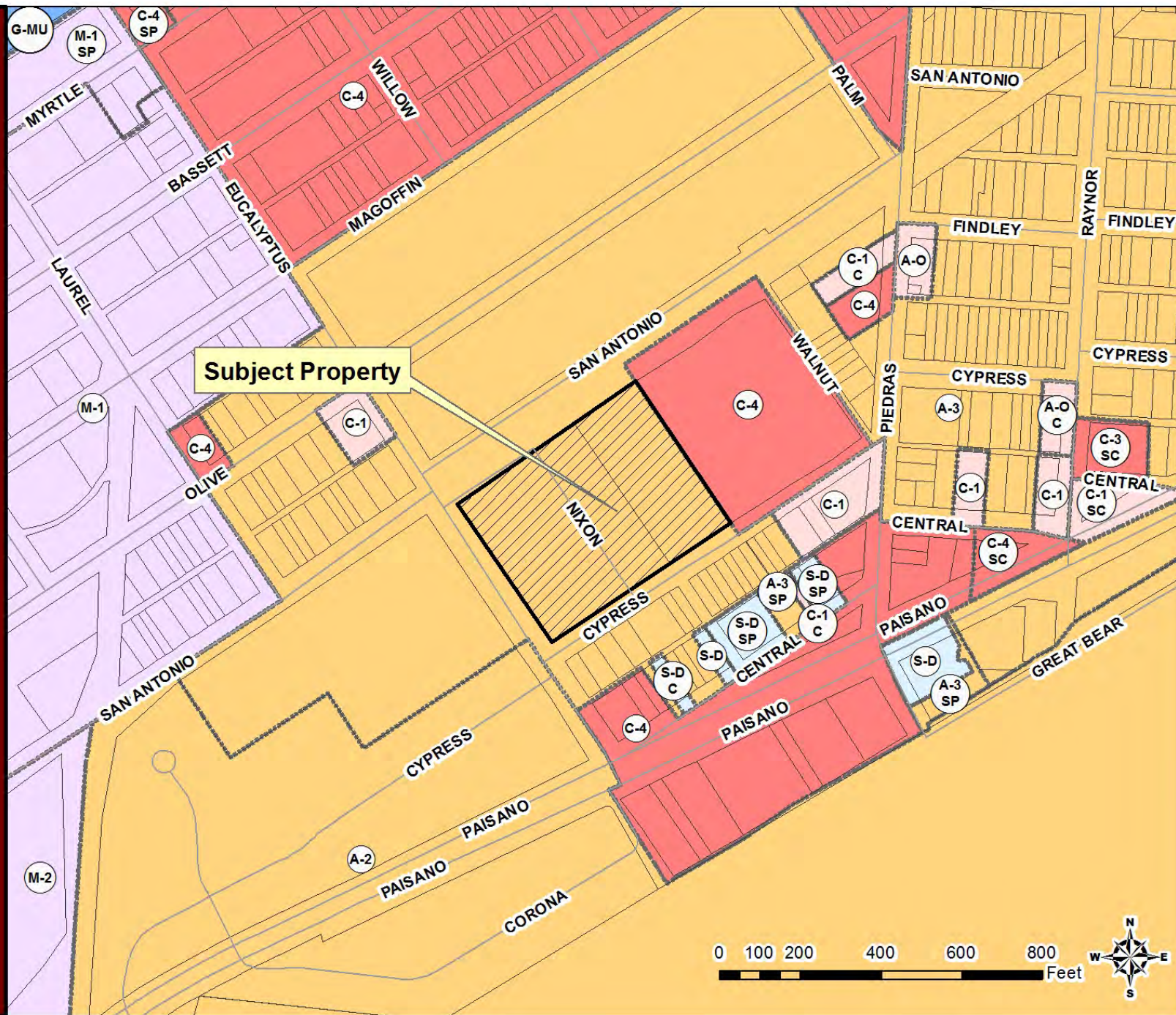
2 TYPICAL CHARACTER ELEVATION
N.T.S.



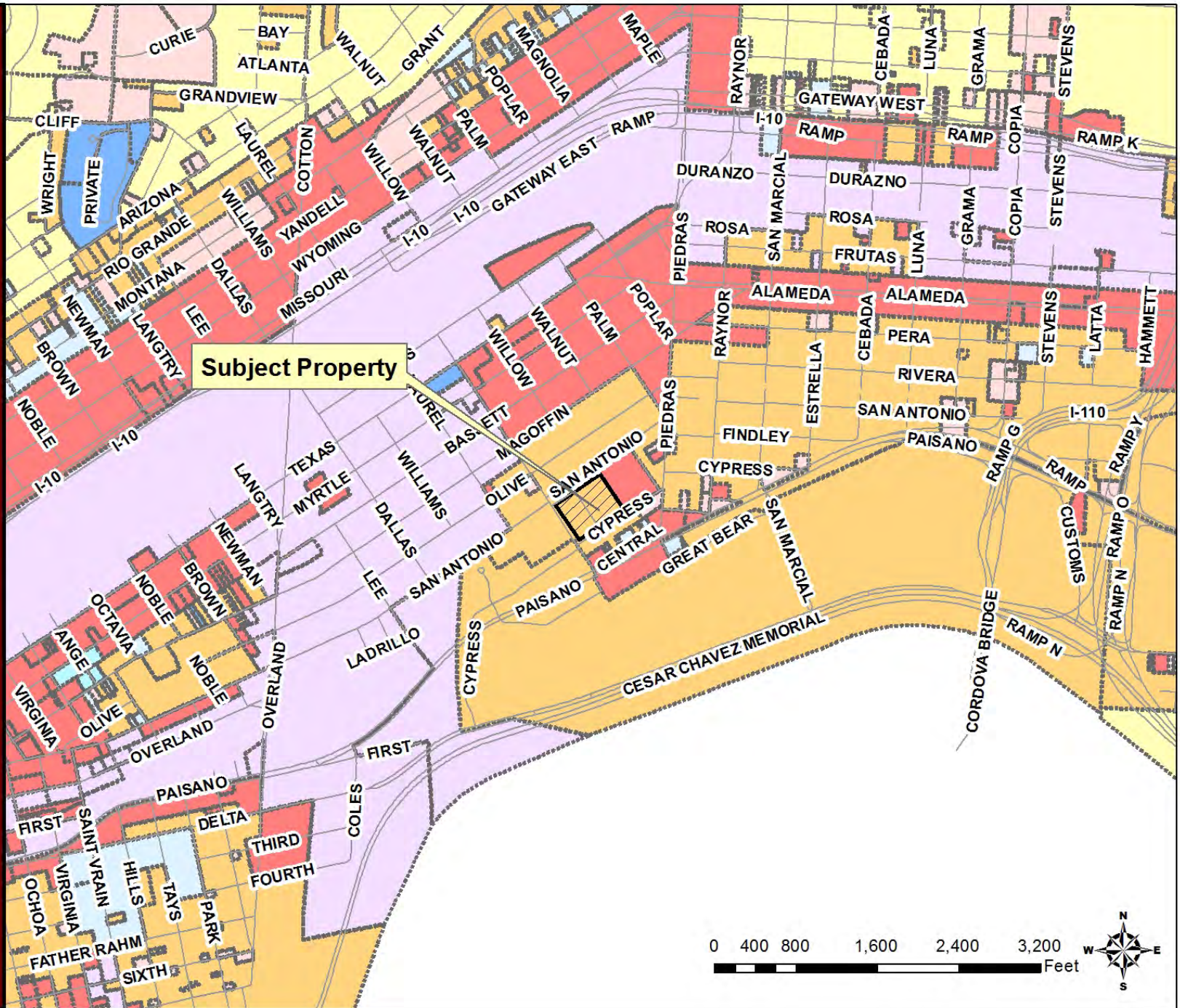
3 LEASING CENTER CHARACTER ELEVATION
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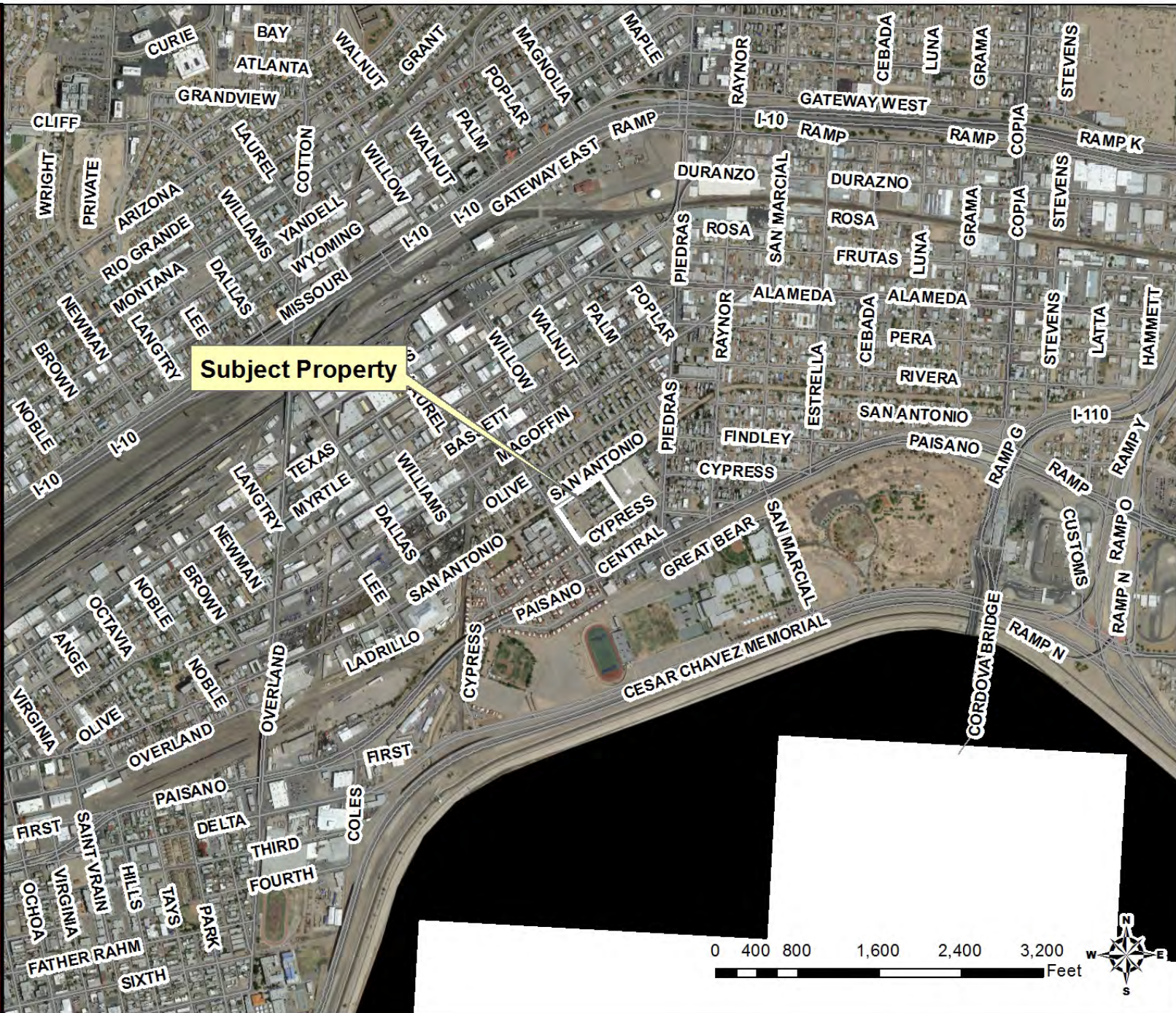
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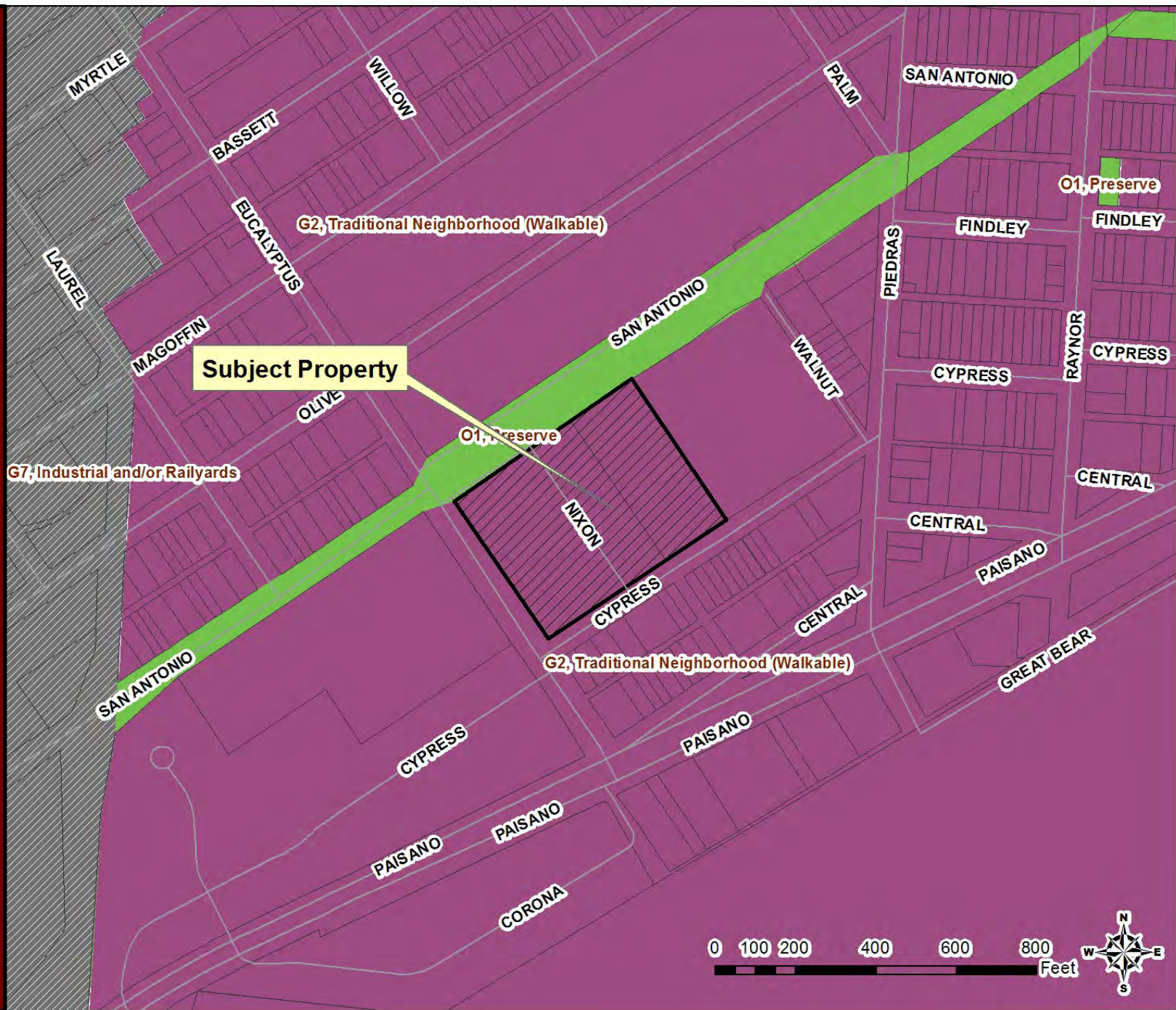
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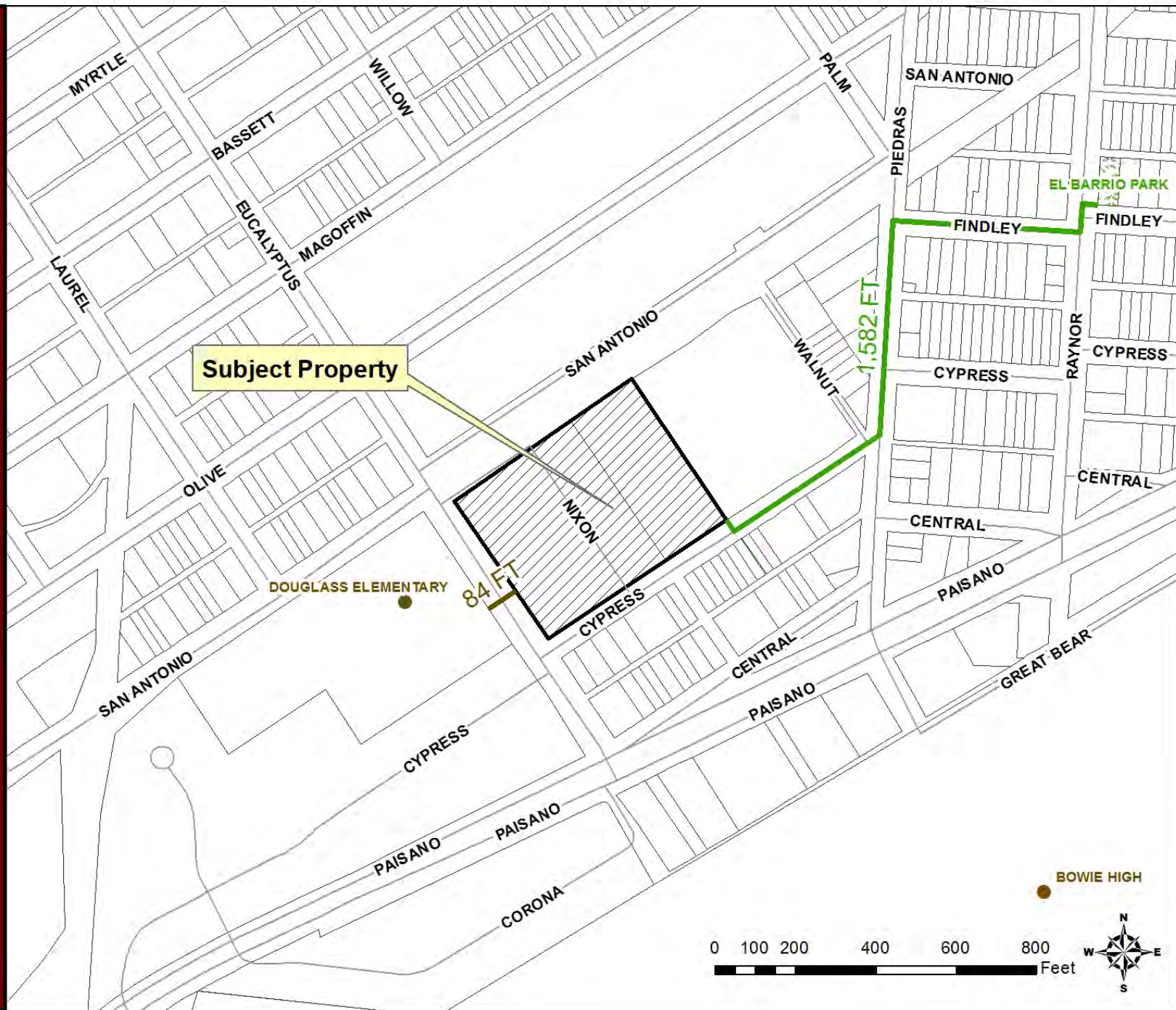
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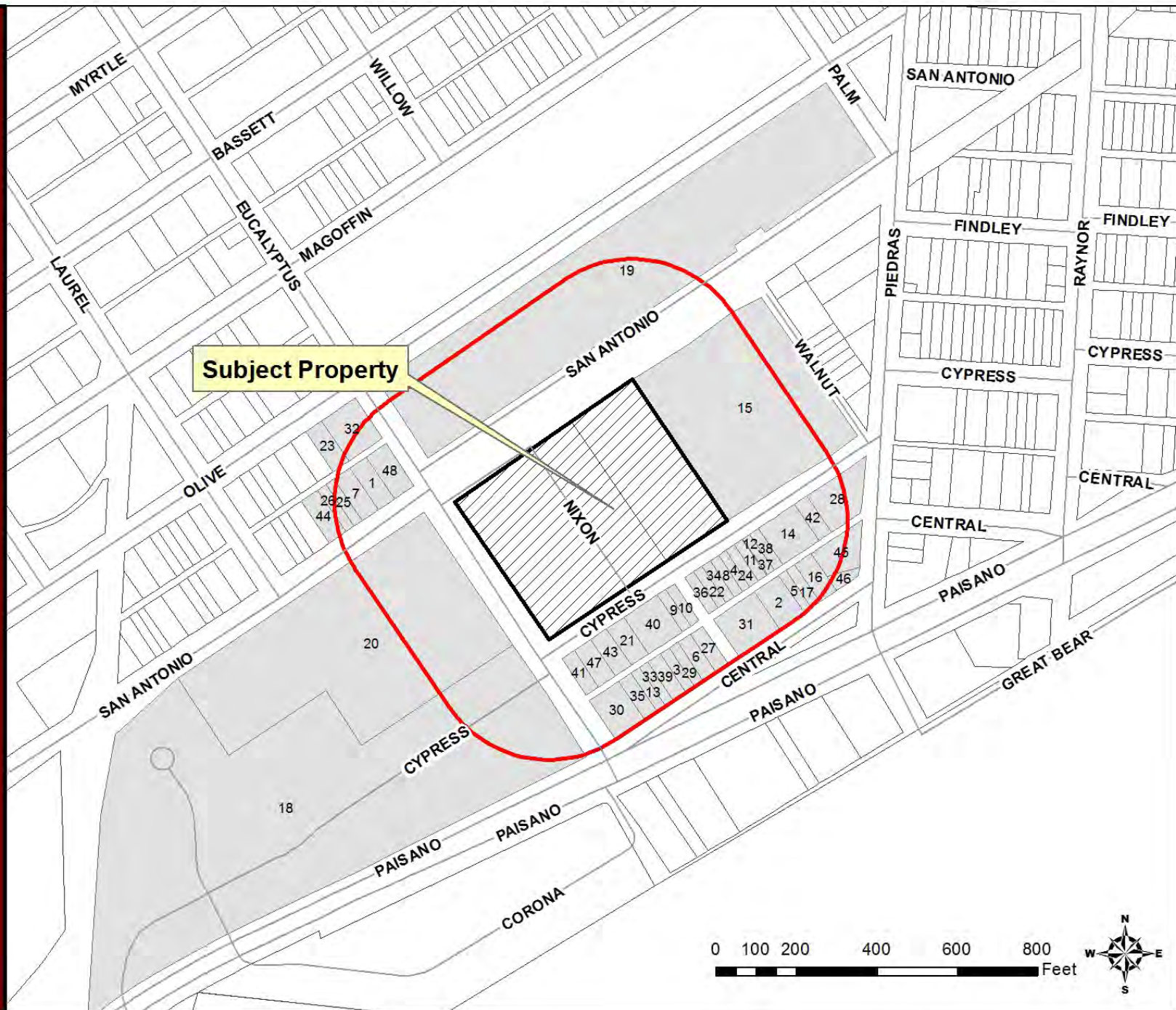
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Elevations



3 LEASING CENTER CHARACTER ELEVATION
N.T.S.



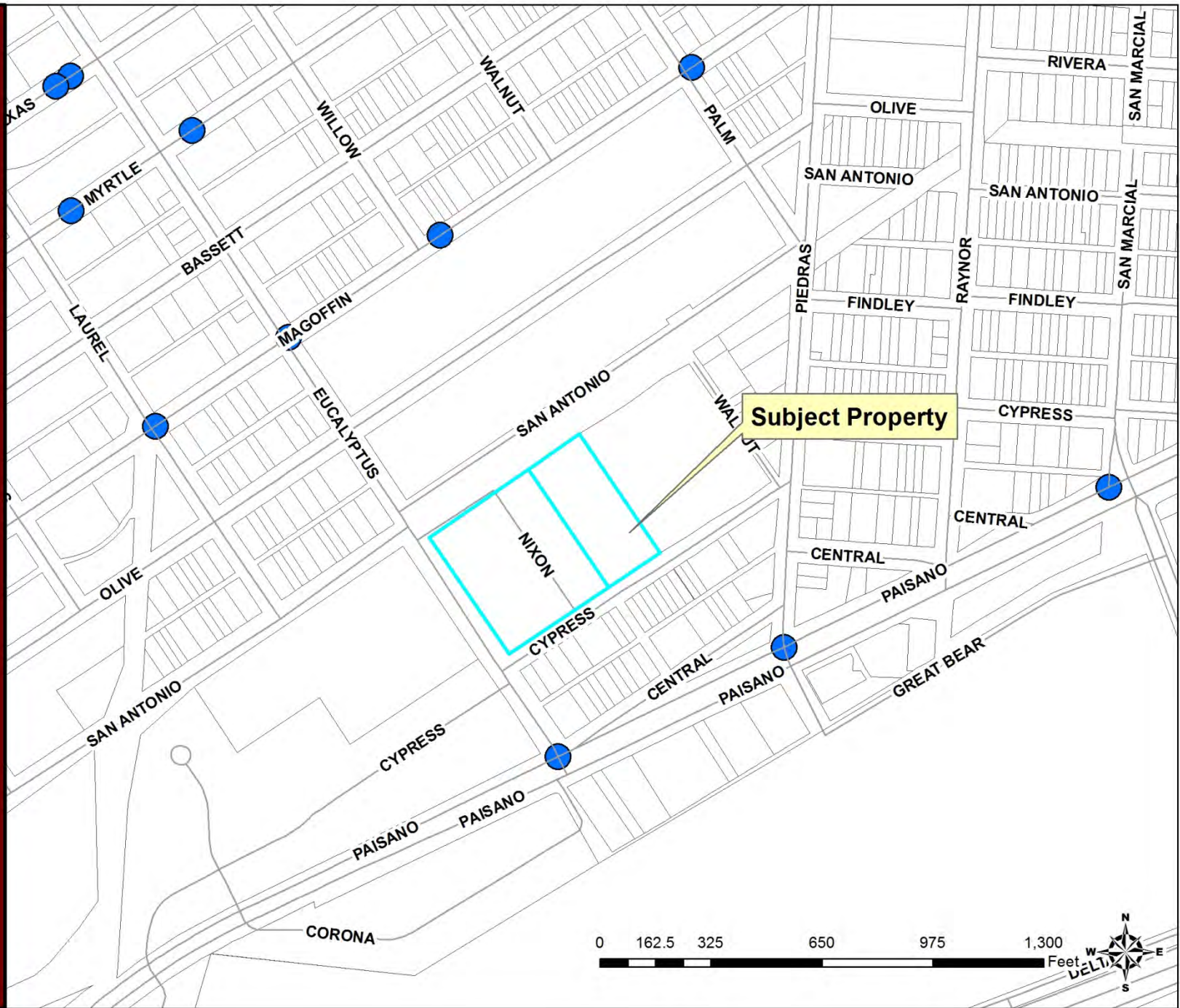
2 TYPICAL CHARACTER ELEVATION
N.T.S.



Special Permit Request

Standards Required and Proposed		
Dimension	Required	Proposed
Height	35'	44'7"
Side Street	5' + 20'	0'
Front	0' + 20'	0'
Side	4' + 20'	5'
Parking	376	189

PZST15-00023 Bus Stop Locations





Subject Property



Subject Property



North



East



South



West

PZST15-000023

