

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: September 16, 2014
Public Hearing: October 7, 2014

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

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance granting Special Permit No. PZST13-00025, to allow for a 55 percent parking reduction, on the property described as Lots 27-32, Block 118, Supplemental Map No. 1 of East El Paso Addition, 3500, 3504, and 3506 Pershing Drive, City of El Paso, El Paso County, Texas, pursuant to Sections 20.14.070, 20.04.150, and 20.04.320 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 3500, 3504, and 3506 Pershing Drive. Property Owner: Faith United Methodist. PZST13-00025 (District 2)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (5-0)

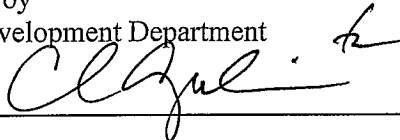
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, City Development Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST13-00025, TO ALLOW FOR A 55 PERCENT PARKING REDUCTION, ON THE PROPERTY DESCRIBED AS LOTS 27-32, BLOCK 118, SUPPLEMENTAL MAP NO. 1 OF EAST EL PASO ADDITION, 3500, 3504, AND 3506 PERSHING DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTIONS 20.14.070, 20.04.150, AND 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Faith United Methodist have applied for a Special Permit for a 55 percent parking reduction under Sections 20.14.070, 20.04.150, and 20.04.320 of the El Paso City Code for a church; 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 Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows is in a A-2 (Apartment) Zone District:
Lots 27-32, Block 118, Supplemental Map No. 1 of East El Paso Addition, City of El Paso, 3500, 3504, and 3506 Pershing Drive, City of El Paso, El Paso County, Texas; and,
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code, to allow a 55 percent parking reduction for a church; and,
3. That this Special Permit is issued subject to the development standards in the A-2 (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 "A" 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. PZST13-00025 shall automatically terminate, and

ORDINANCE NO. _____

PZST13-00025

construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

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

PASSED AND APPROVED this _____ day of _____, 2014.

THE CITY OF EL PASO

Oscar Leaser
Mayor

ATTEST:

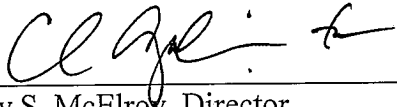
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla M. Hoffman
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Director
City Development Department

ORDINANCE NO. _____

PZST13-00025

AGREEMENT

Faith United Methodist, referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the A-2 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 8 day of September, 2014.

Faith United Methodist:

By: Rebecca McKenzie, Chair Administrative Board
(name/title)

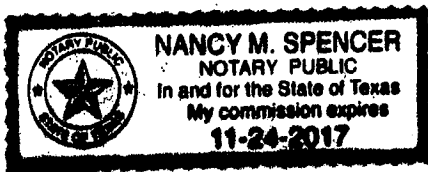
Rebecca McKenzie
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 8th day of September, 2014, by Faith United Methodist, as Owner.

My Commission Expires:



Nancy M. Spencer
Notary Public, State of Texas

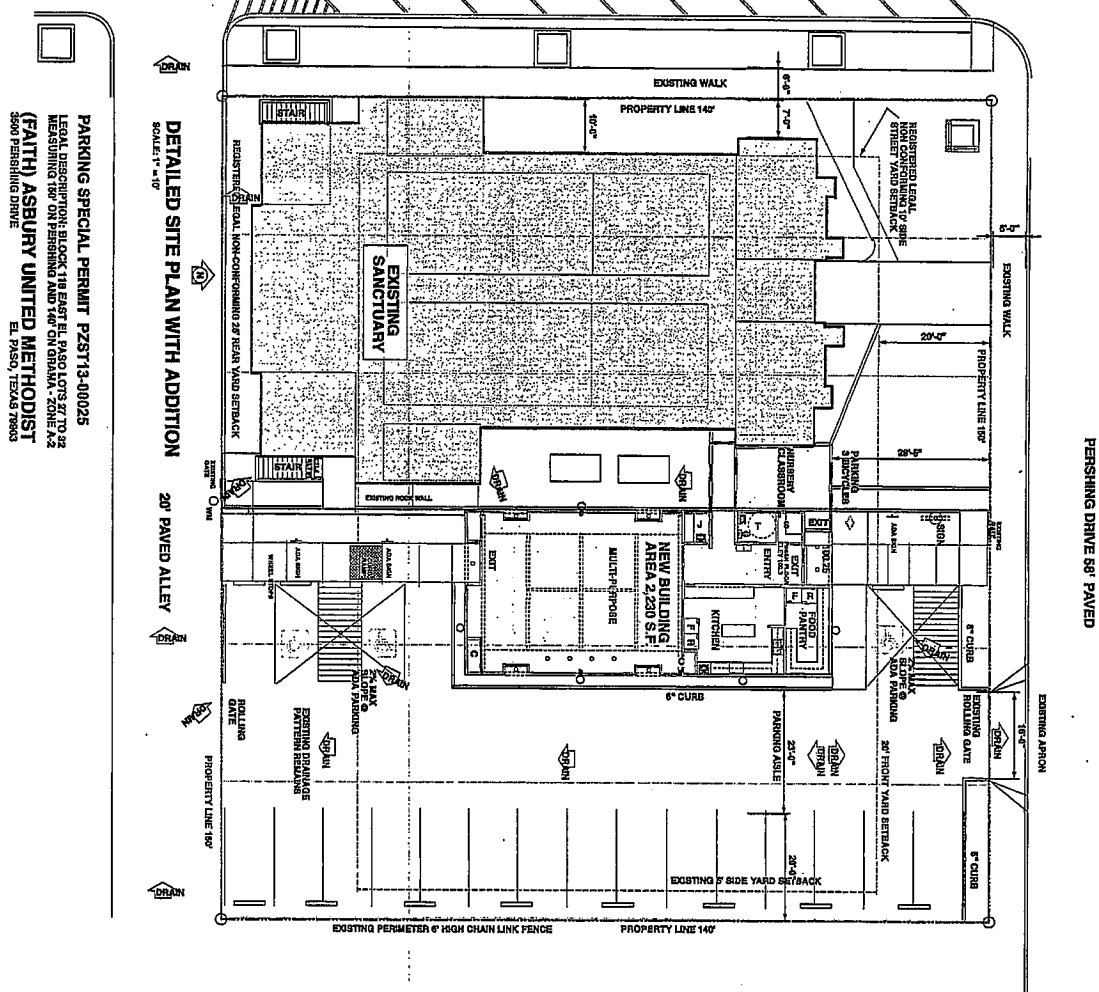
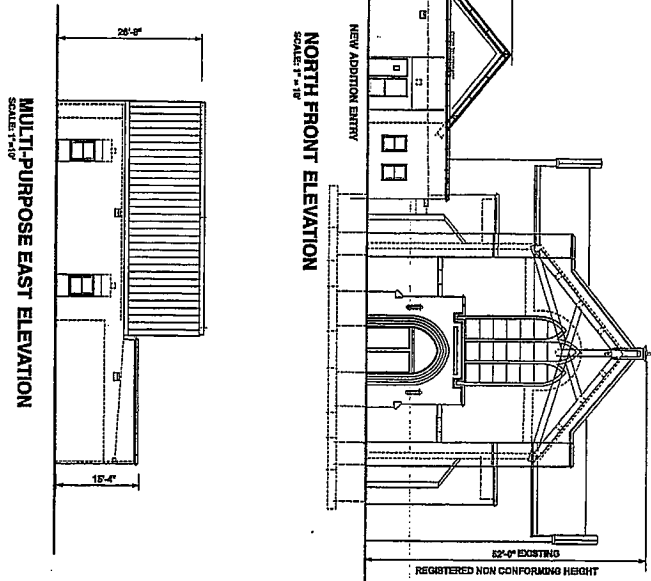
Notary's Printed or Typed Name:

Nancy M. Spencer

ORDINANCE NO. _____

PZST13-00025

PARKING REQUIREMENT		
SAUNTERARY AREA	4,132 S.F.	
SANITARY PARKING @ 120 S.F./C/H		34
ALL OTHER AREAS	4,760 S.F.	
PARKING OTHER AREAS @ 400 S.F. EACH		10
TOTAL PARKING 1,891 S.F. BUILDING AREA		44
85% REDUCTION OF PARKING PER SPECIAL PERMIT		20



PARKING SPECIAL PERMIT PZST13-00025
LEGAL DESCRIPTION: BLOCK 118 EAST EL PASO LOTS 27 TO 32
MEASURING 186' ON PERSHING AND 140' ON GRANA - ZONE A-2
(FAITH) ASBURY UNITED METHODIST
3500 PERSHING DRIVE
EL PASO, TEXAS 79903

FELLOWSHIP ADDITION
to
FAITH UNITED METHODIST CHURCH
5500 PERSHING DRIVE EL PASO, TEXAS 79903

DATE: 7/20/14 DRAWN BY: WDB	REVISIONS:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
SHEET NUMBER <div style="font-size: 2em; font-weight: bold; text-align: center;">A-1</div>	
OF <div style="text-align: right;">10</div>	



BOYD & ASSOCIATES INC.
ARCHITECTS

508 REGENCY
EL PASO, TEXAS 79912
VOICE: (915)561-5562
FAX: (915)564-1730

MEMORANDUM

DATE: September 8, 2014

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

FROM: Andrew Salloum, Planner

SUBJECT: PZST13-00025

The City Plan Commission (CPC), on December 19, 2013, voted 5-0 to recommend **approval** of the special permit application to allow for a 55 percent parking reduction for a church.

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

No opposition.

Property Owner: Faith United Methodist
Representative: Boyd & Associates, Inc.

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00025
Application Type: Special Permit
CPC Hearing Date: December 19, 2013
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 3500, 3504, and 3506 Pershing Drive
Legal Description: Lots 27-32, Block 118, Supplemental Map No. 1 of East El Paso Addition, City of El Paso, El Paso County, Texas

Acreage: 0.482-acre
Rep District: 2
Zoning: A-2 (Apartment)
Existing Use: Church
C/SC/SP/ZBA/LNC: Legal Non-Conforming Use (See Background History)
Request: 55% Parking Reduction
Proposed Use: Church - Addition

Property Owner: Faith United Methodist
Representative: Boyd & Associates, Inc.

SURROUNDING ZONING AND LAND USE

North: A-2 (Apartment) / Single-family dwellings; A-O (Apartment/Office) / Dentist Office
South: C-2 (Commercial) / Community Center
East: A-2 (Apartment) / Multi-family dwelling
West: A-2 (Apartment) / Single-family dwellings

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

NEAREST PARK: Memorial Park (1,838 feet)

NEAREST SCHOOL: Alta Vista Elementary (851 feet)

NEIGHBORHOOD ASSOCIATIONS

Five Points Development Association

El Paso Central Business Association

BACKGROUND HISTORY

The subject property is registered legal non-conforming for rear and side street yard setbacks and building in height having existed prior to 1955.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 4, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

APPLICATION DESCRIPTION

The property owner is requesting a special permit and detailed site development plan review for a 55% parking reduction for a church. The site plan shows a new 2,230 sq. ft. building addition and an existing 6,701 sq. ft. church. With the new addition, the use requires 44 parking spaces; the applicant is providing 20 parking spaces and 3 bicycle spaces. The applicant submitted the parking study for a 55% parking reduction request; Transportation Planning reviewed and verified the parking study, which demonstrates sufficient on-street parking available to support the parking reduction requested. The Detailed Site

Development Plan complies with all density and dimensional standards and parking requirements. Access to the subject property is proposed from Pershing Drive and the alley by-way of Grama Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for a 55% parking reduction for a church, as it complies with 20.14.070 parking reductions, 20.04.320 special permit and 20.04.150 detailed site development plan.

ANALYSIS

20.14.070 Parking reductions.

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section 20.14.050 C., if a special permit is approved by city council, as provided in this section:

- A. Existing development. Up to a one hundred percent reduction for a use involving an existing structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:
1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;
 2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;
 3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and
 4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

Note: Parking reduction request satisfied all requirements.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the

development is proposed; complies with any special approvals required in connection with such development or area;

2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
5. The design of the proposed development mitigates substantial environmental problems;
6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
7. The proposed development is compatible with adjacent structures and uses;
8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

E. The applicant may request that the city plan commission waive one or more of the criteria based on its nonapplicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the nonapplicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

Note: Special permit application meets the requirements of this section.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Note: Detailed Site Development Plan review is required as part of the special permit.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and

- arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff have reviewed the detailed site development plan which meets all requirements and therefore are recommending approval.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

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

The purpose of the A-2 (Apartment) zone district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for 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. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

City Development Department – Planning Division - Transportation

1. Verified parking study and there is sufficient on-street parking to support parking reduction request.
2. If access is proposed from the alley and is not improved to City Standards the applicant shall be required to improve the alley to City Standards.

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No objections.

City Development Department – Landscaping Division

No objections.

City Development Department - Land Development

No objections.

Fire Department

Recommend approval of "Detailed Site Plan Application" as presented.

In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire

Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems.

"When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments".

The Fire Planning Division has reviewed the submitted "Detailed Site Plan Application" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

Police Department

No issues.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request.

Attachments

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

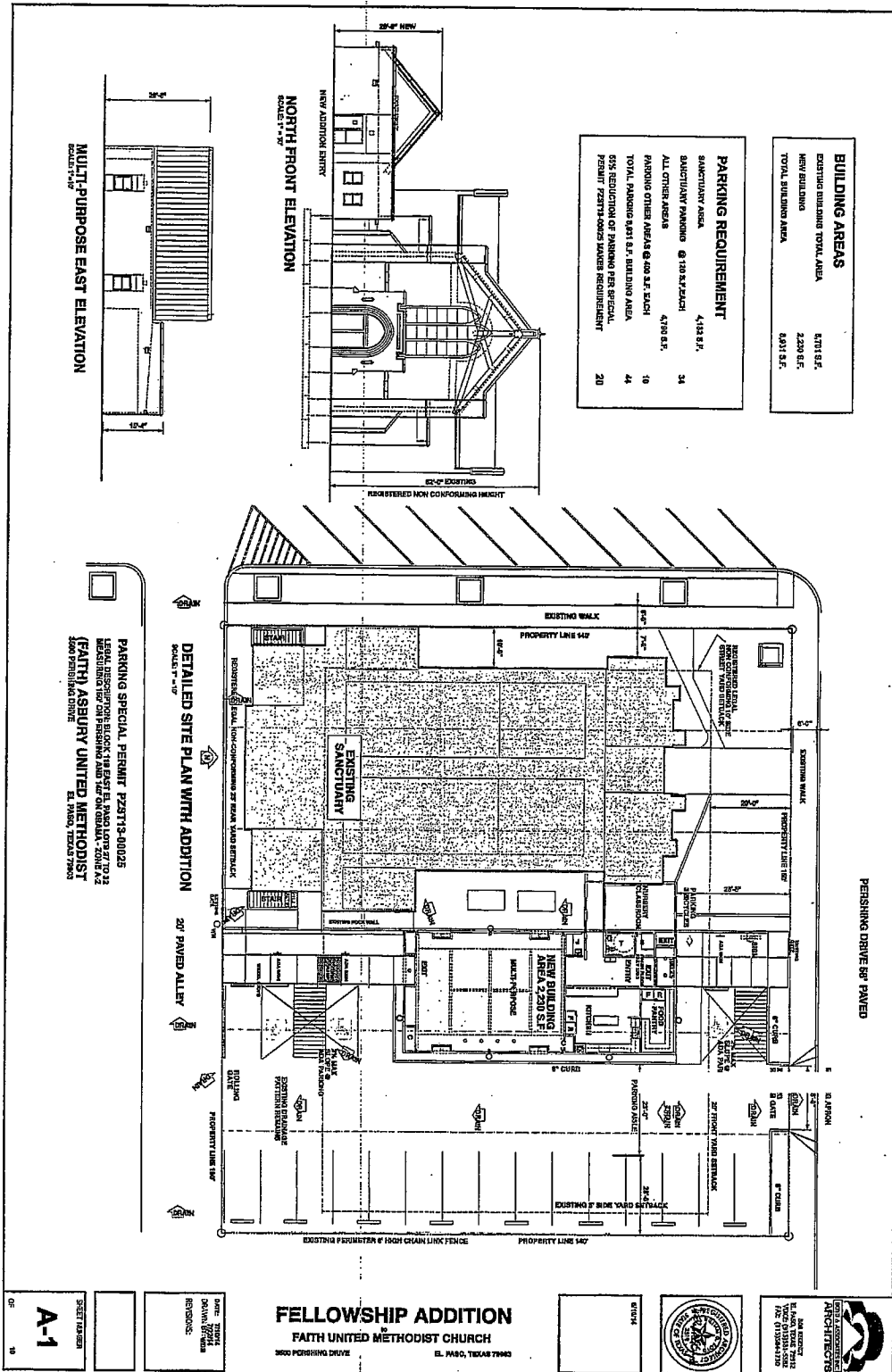
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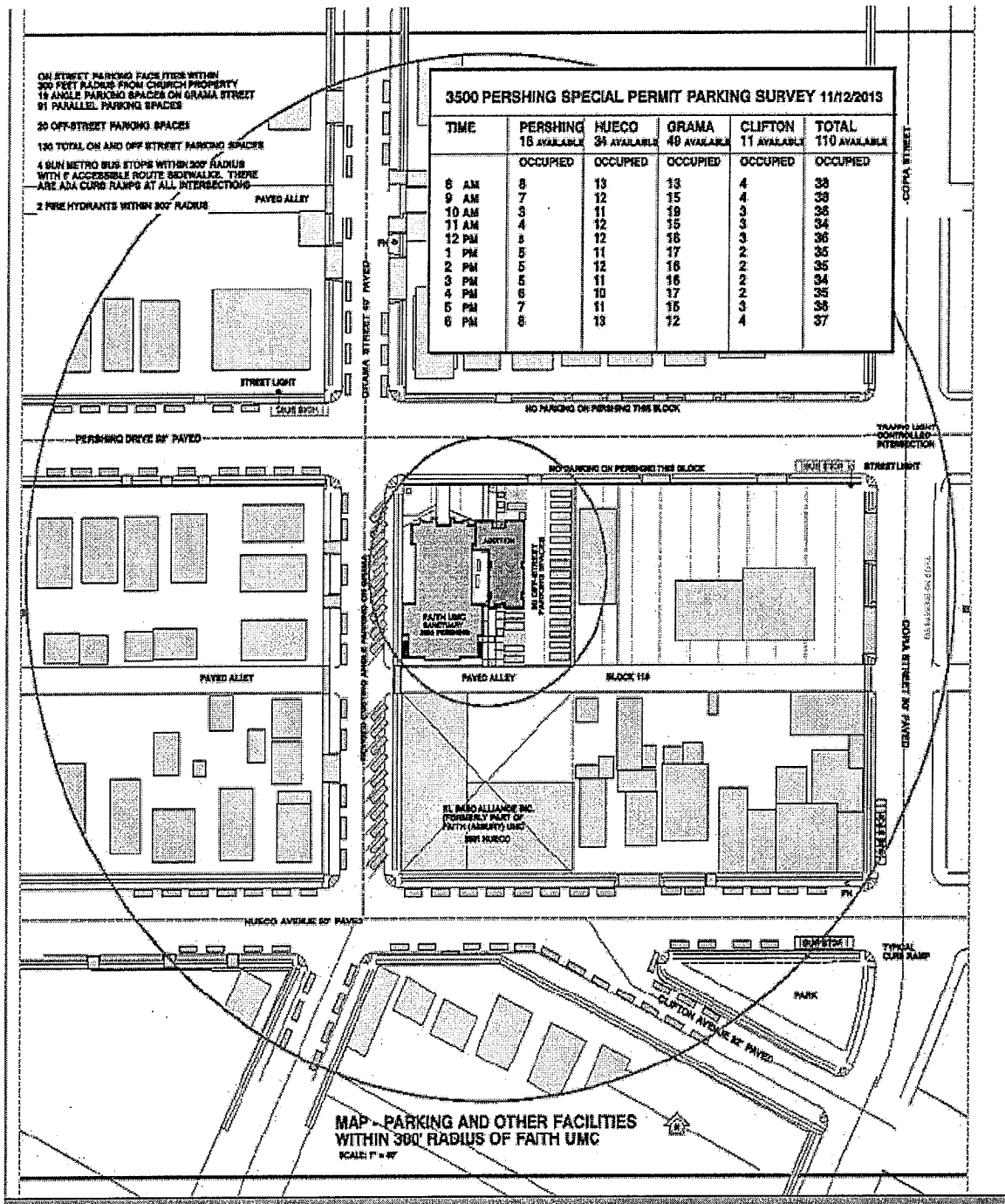
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: PARKING STUDY

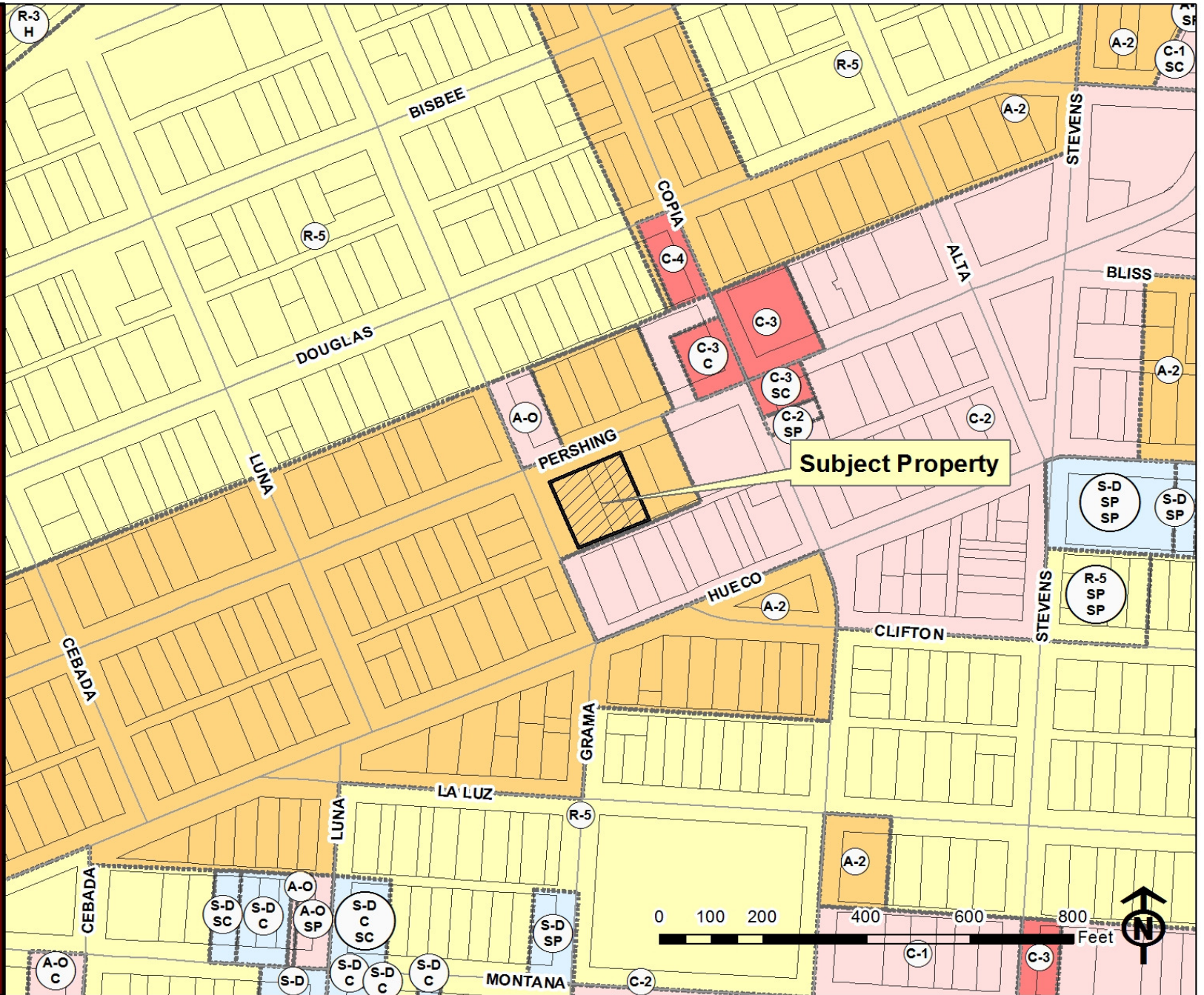




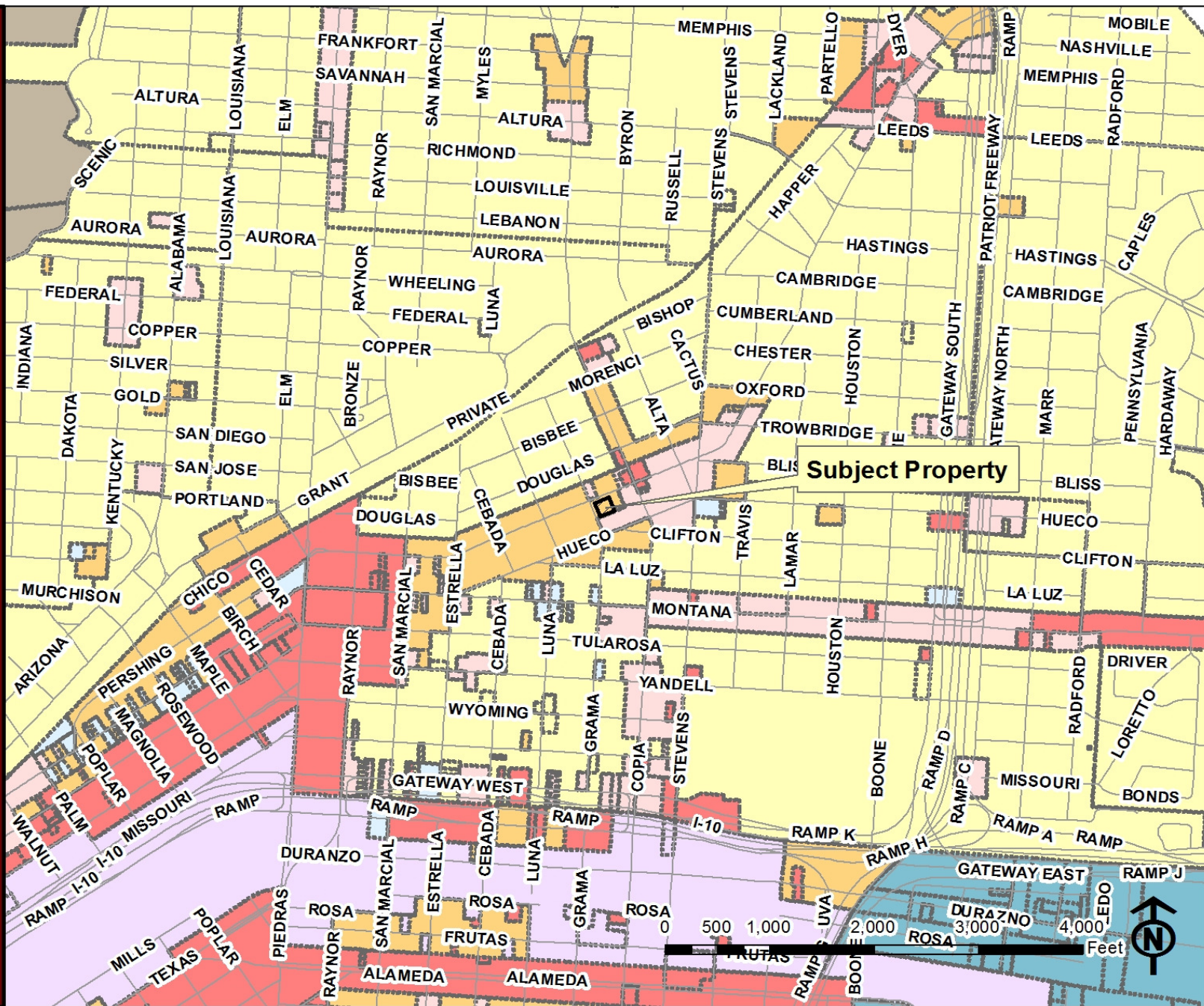
Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** No communication received from the public in support or opposition to the special permit application.

PZST13-00025



PZST13-00025



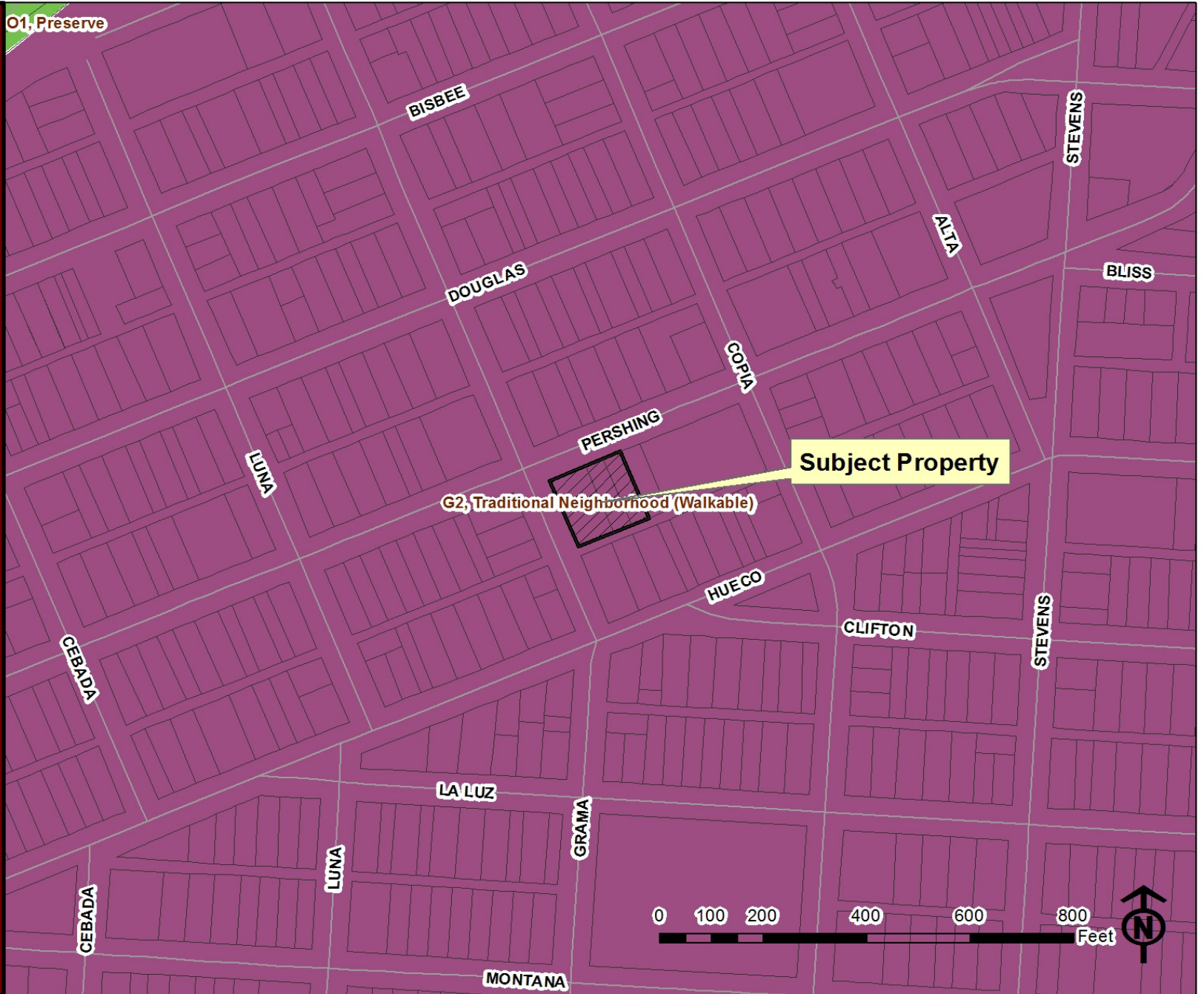
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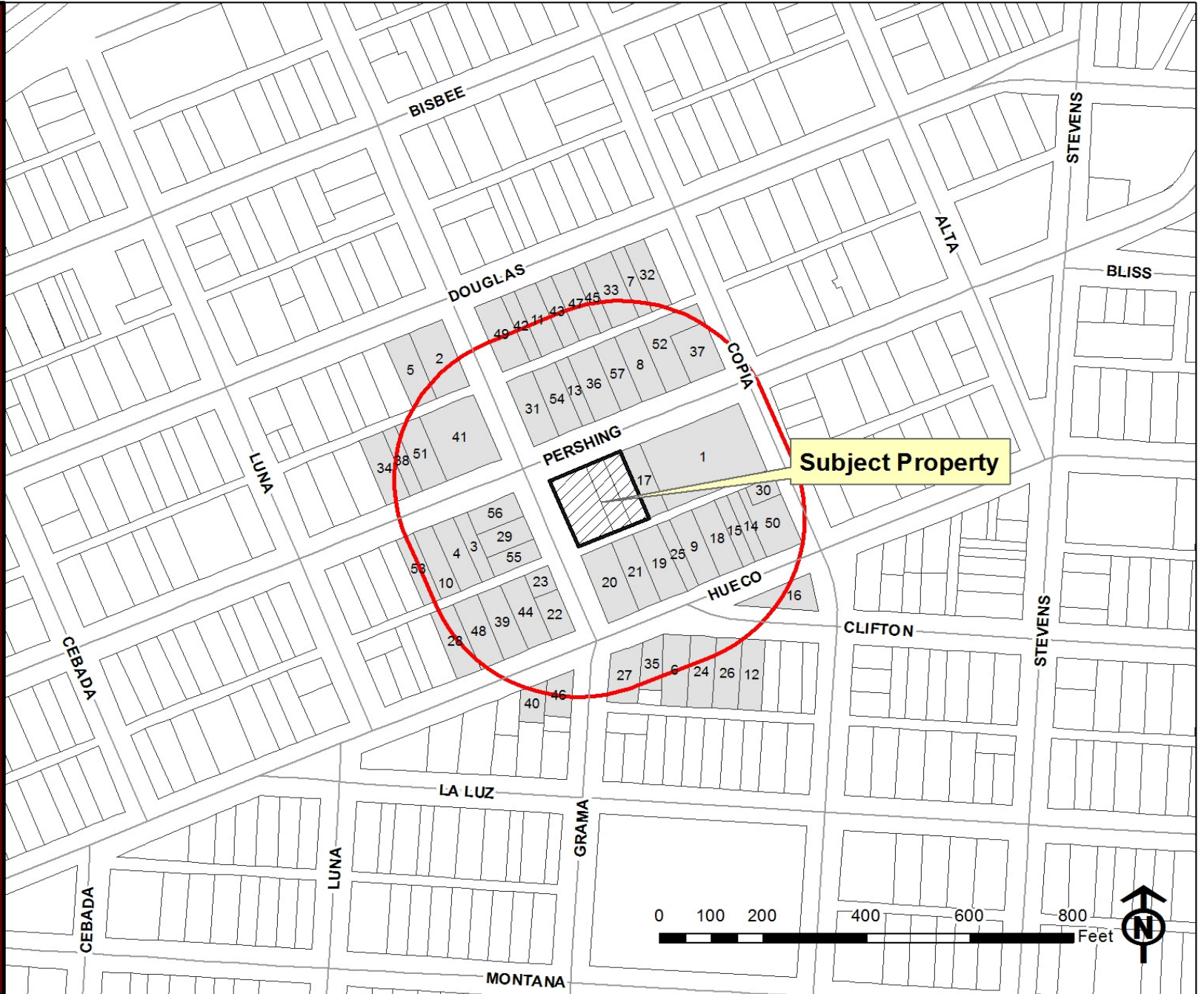
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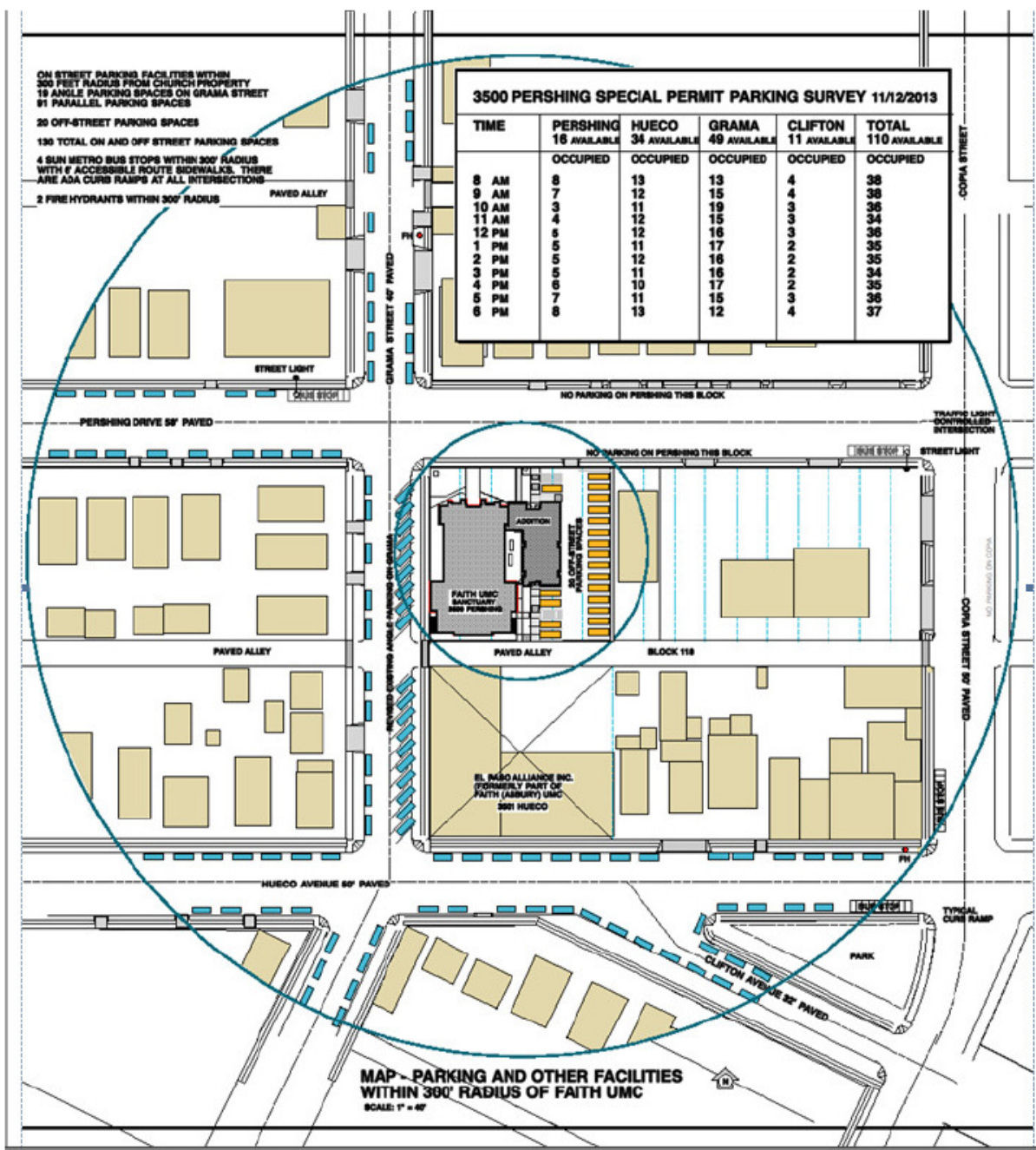


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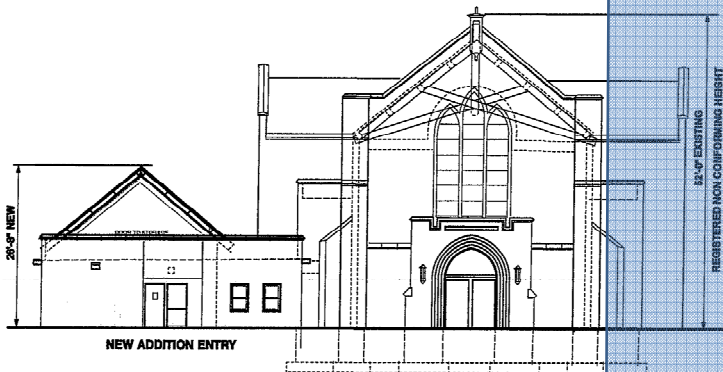


BUILDING AREAS

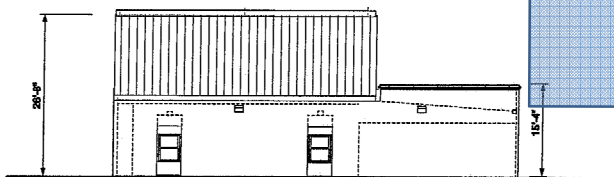
EXISTING BUILDING TOTAL AREA	6,701 S.F.
NEW BUILDING	2,230 S.F.
TOTAL BUILDING AREA	8,931 S.F.

PARKING REQUIREMENT

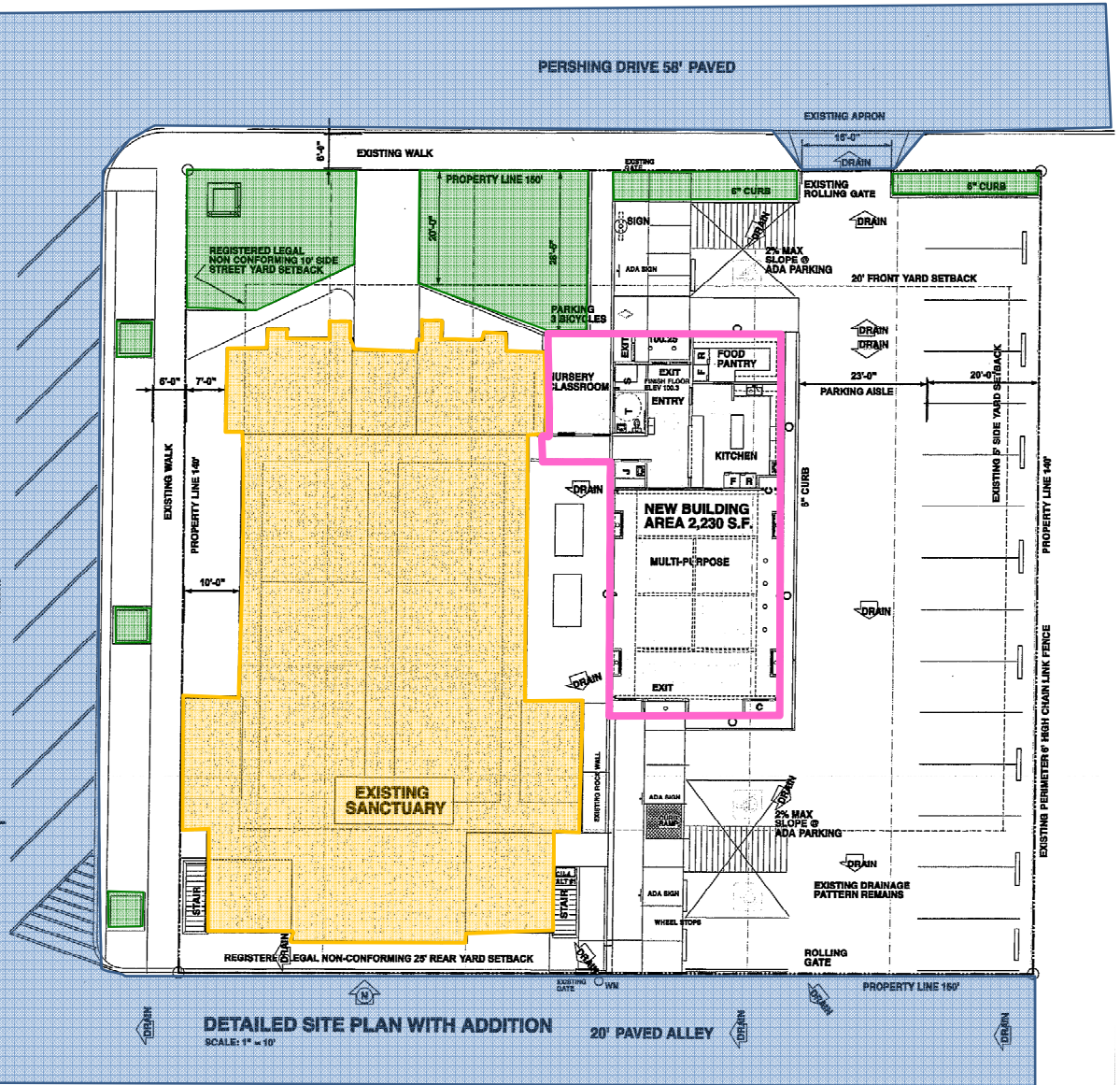
SANCTUARY AREA	4,132 S.F.	
SANCTUARY PARKING @ 120 S.F.EACH	34	
ALL OTHER AREAS	4,790 S.F.	
PARKING OTHER AREAS @ 400 S.F. EACH	10	
TOTAL PARKING 8,931 S.F. BUILDING AREA	44	
55% REDUCTION OF PARKING PER SPECIAL PERMIT PZST13-00025 MAKES REQUIREMENT	20	



NORTH FRONT ELEVATION
SCALE: 1" = 10'



MULTI-PURPOSE EAST ELEVATION
SCALE: 1" = 10'



PARKING SPECIAL PERMIT PZST13-00025

LEGAL DESCRIPTION: BLOCK 118 EAST EL PASO LOTS 27 TO 32
MEASURING 150' ON PERSHING AND 140' ON GRAMA - ZONE A-2

(FAITH) ASBURY UNITED METHODIST
3500 PERSHING DRIVE EL PASO, TEXAS 79903















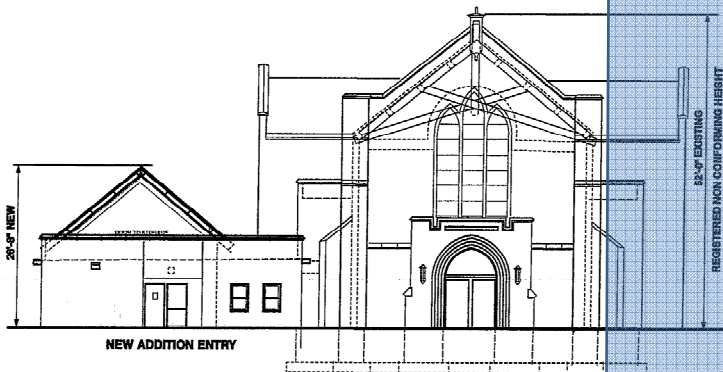


BUILDING AREAS

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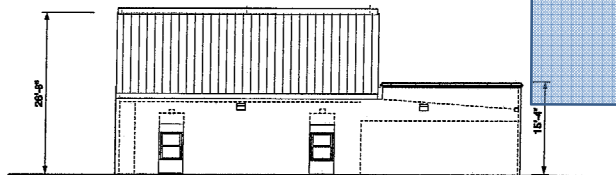
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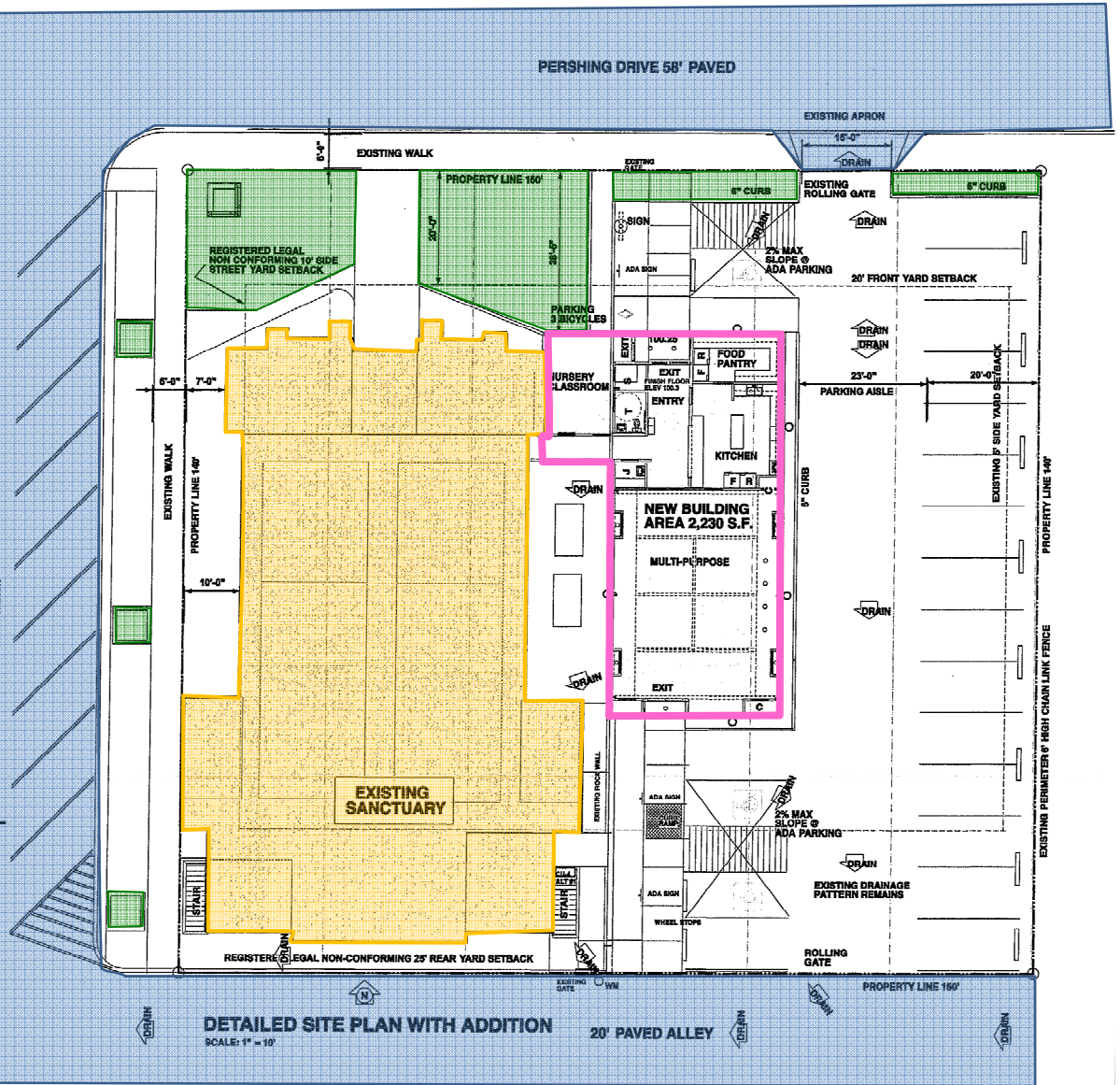


NEW ADDITION ENTRY

NORTH FRONT ELEVATION
SCALE: 1" = 10'

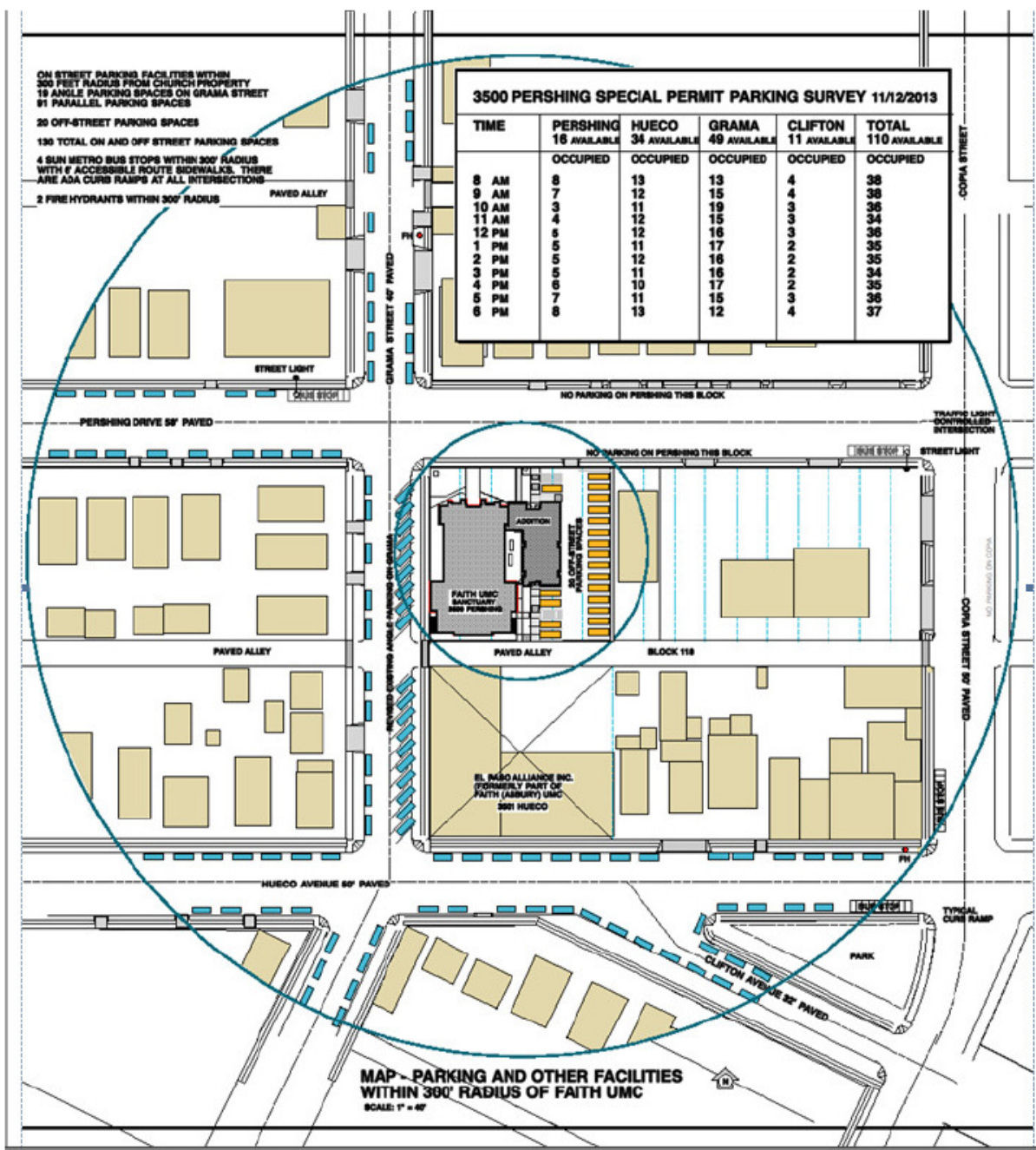


MULTI-PURPOSE EAST ELEVATION
SCALE: 1" = 10'

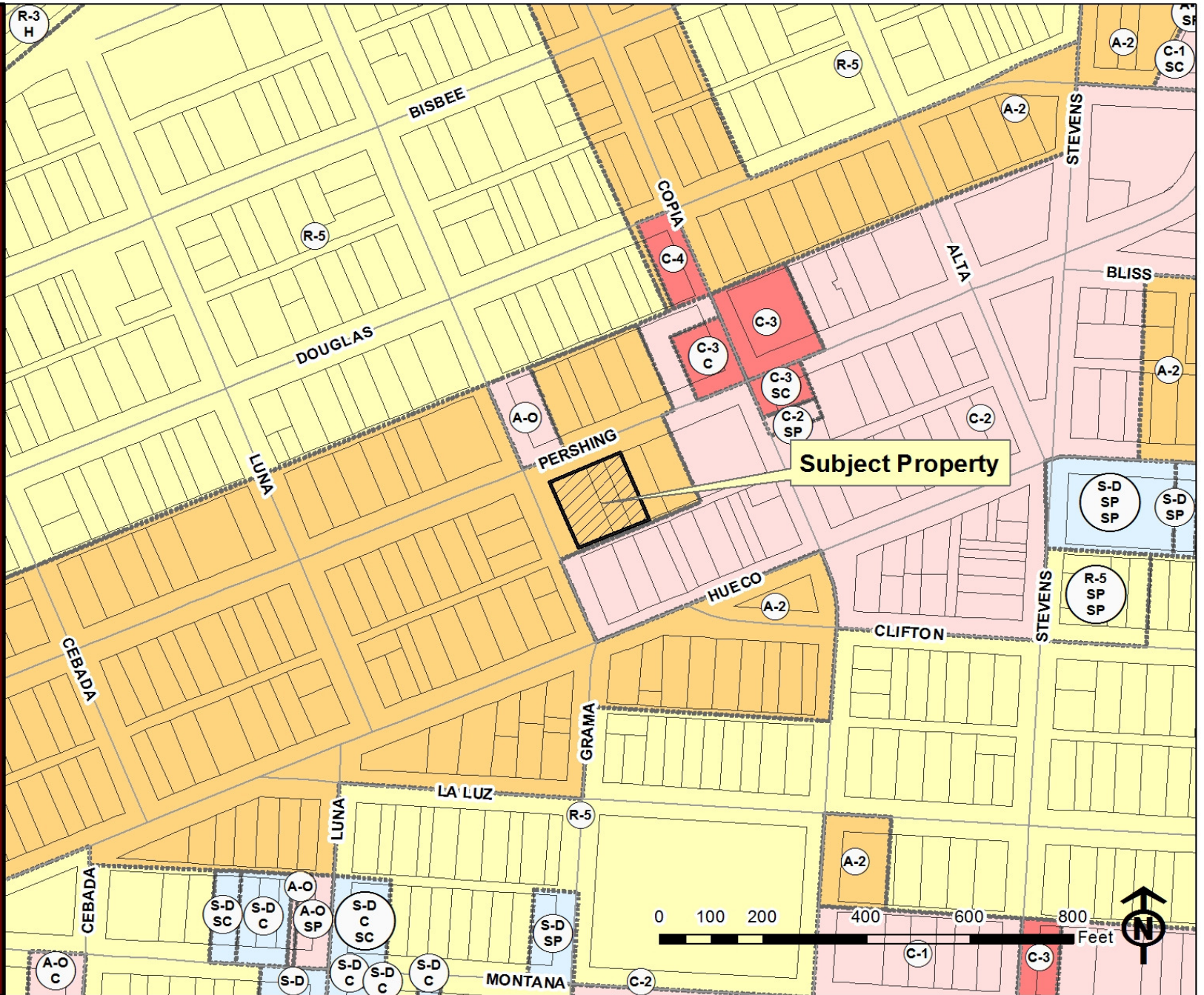


PARKING SPECIAL PERMIT PZST13-00025

LEGAL DESCRIPTION: BLOCK 118 EAST EL PASO LOTS 27 TO 32
MEASURING 150' ON PERSHING AND 140' ON GRAMA - ZONE A-2
(FAITH) ASBURY UNITED METHODIST
3500 PERSHING DRIVE EL PASO, TEXAS 79903



PZST13-00025



PZST13-00025

