

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: November 1, 2016
Public Hearing: November 29, 2016

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST16-00022, to allow for infill development with a reduction in the required parking on the property described as Lot 1, Block 1, Sherman Subdivision Replat A, 4531 Blanco 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. Property Owner: Housing Authority of the City of El Paso. PZST16-00022 (District 8)

BACKGROUND / DISCUSSION:

On September 22, 2016, the CPC reviewed and recommended approval of the special permit request.

PRIOR COUNCIL ACTION:

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

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0).

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST16-00022, TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN THE REQUIRED PARKING ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK 1, SHERMAN SUBDIVISION REPLAT A, 4531 BLANCO 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, Housing Authority of the City of El Paso, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for reduction in the required parking.

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 an **A-2 (Apartment)** Zone District:
*Lot 1, Block 1, Sherman Subdivision Replat A, 4531 Blanco Avenue,
City of El Paso, El Paso County, Texas; and,*
2. That the City Council hereby grants a Special Permit for reduction in the required parking; 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. PZST16-00022 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

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

ADOPTED this _____ day of _____, 2016.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

AGREEMENT

Housing Authority of the City of El Paso, 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 20 day of OCT, 2016.

Housing Authority of the City of El Paso:

By: [Signature]
(name/title)

Gerald Cichon, CEO
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 20 day of OCT,

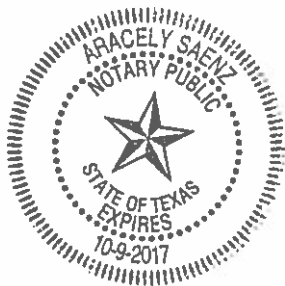
2016, by Housing Authority of the City of El Paso, as Owner.

My Commission Expires:

[Signature]
Notary Public, State of Texas

Notary's Printed or Typed Name:

ARACELY SAENZ



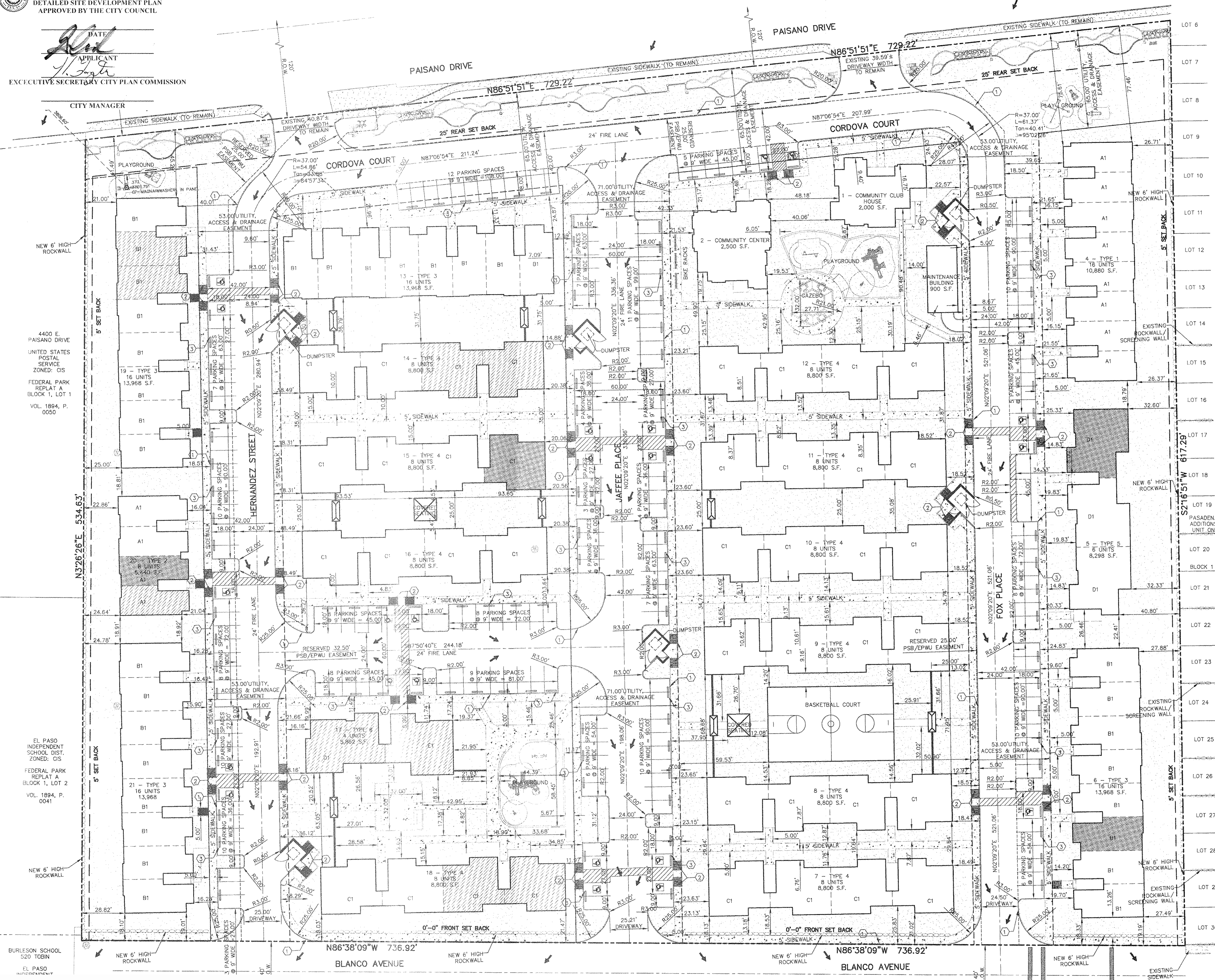
DATE: *07/07/2016*
 APPLICANT: *H. J. J. J.*
 EXECUTIVE SECRETARY CITY PLAN COMMISSION
 CITY MANAGER

4400 E. PASADENA DRIVE
 UNITED STATES POSTAL SERVICE
 ZONED: CIS
 FEDERAL PARK REPLAT A
 BLOCK 1, LOT 1
 VOL. 1894, P. 0050

EL PASO INDEPENDENT SCHOOL DIST.
 ZONED: CIS
 FEDERAL PARK REPLAT A
 BLOCK 1, LOT 2
 VOL. 1894, P. 0041

BURLESON SCHOOL
 520 TOBIN
 EL PASO INDEPENDENT

Exhibit A



LANDSCAPE ORDINANCE REQUIREMENTS

LANDSCAPEABLE AREA REQUIRED: 230,359.15' = 34,553 SQ.FT.
 TOTAL LANDSCAPE AREA PROPOSED IN LANDSCAPEABLE AREA: 150,500 SQ.FT.
 LANDSCAPE UNITS REQUIRED: 34,553 SQ.FT./1000' = 34.55 ~ 35 UNIT
 PARKING TREES: 206 SPACES/10 = 21 PARKING CANOPY TREES (CT) REQUIRED
 FRONTAGE TREES: 1486/30 = 49.53 ~ 50 FRONTAGE TREES (FT) REQUIRED
 STREET TREES: 430 FT. SPACING = 50 STREET TREES (ST) REQUIRED

	REQUIRED	PROPOSED
PROJECT TREES	35	51
FRONTAGE TREES	50	50
PARKING CANOPY TREES	21	21
STREET TREES	50	50
5 GALLON PLANTS	1,575	1,495
1 GALLON PLANTS	0	220

NOTE: A TOTAL 16 ADDITIONAL TREES HAVE BEEN PLACED WITHIN THE LANDSCAPE IN ORDER TO SUBSTITUTE EIGHTY REQUIRED SHRUBS (5 GALLON).

OPEN SPACE REQUIREMENTS

	REQUIRED (50%)	PROPOSED
OPEN SPACE FOR A-2	4.833 AC	4.862 AC

BUILDING UNITS

A1	24
B1	64
C1	80
D1	8
Misc	3
TOTAL	181 UNITS

PARKING LOT

	REGULAR	HANDICAP	TOTAL
PARKING LOT SPACES	183	22	205 UNITS

PROPERTY DESCRIPTION

PARCEL 1: Lots 1 through 27, Block 1; Lots 1 through 57, Block 4, and Lots 1 through 29, Block 7, FRENCH FARM ADDITION, according to an "unofficial map" of property of Wilton French in the F. New Survey No. 8 attached and filed in connection with an instrument recorded in Volume 776, Page 356, Real Property Records, El Paso County, Texas.

PARCEL 2: Tracts F-1 and F-2, MAP OF PASADENA, an addition to the City of El Paso, El Paso County, Texas, according to the plot thereof on file in Volume 3, Page 36, Real Property Records, El Paso County, Texas, containing approximately 9.6662 acres of land.

FLOOD ZONE:

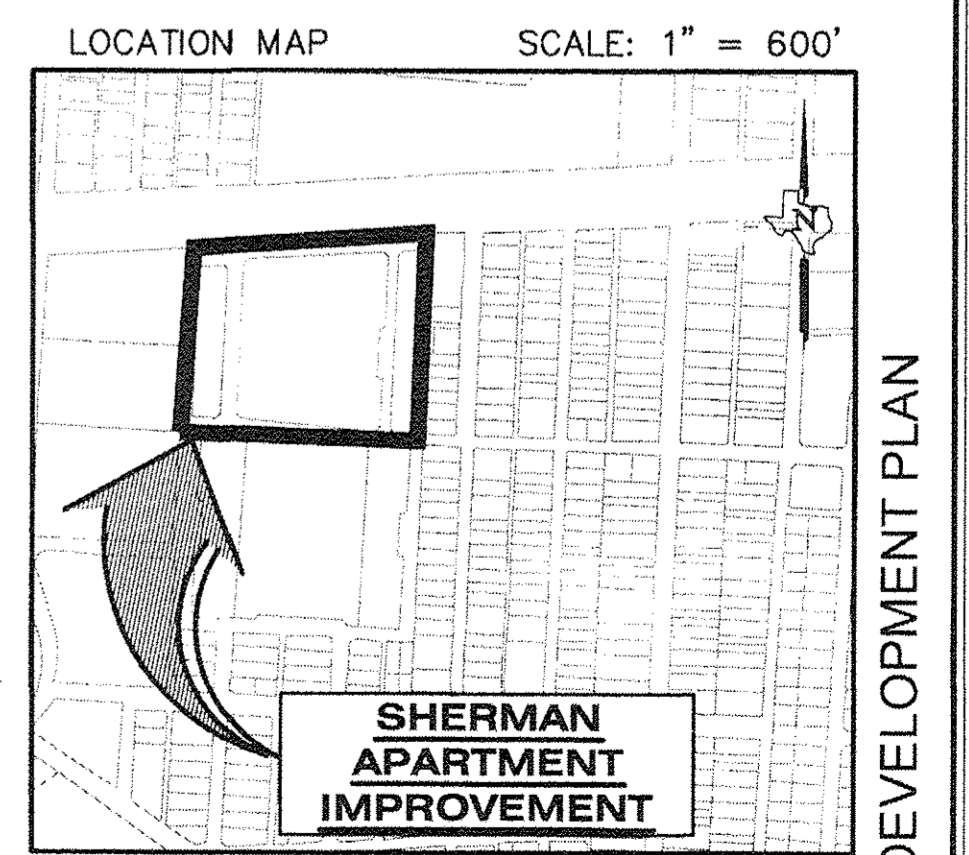
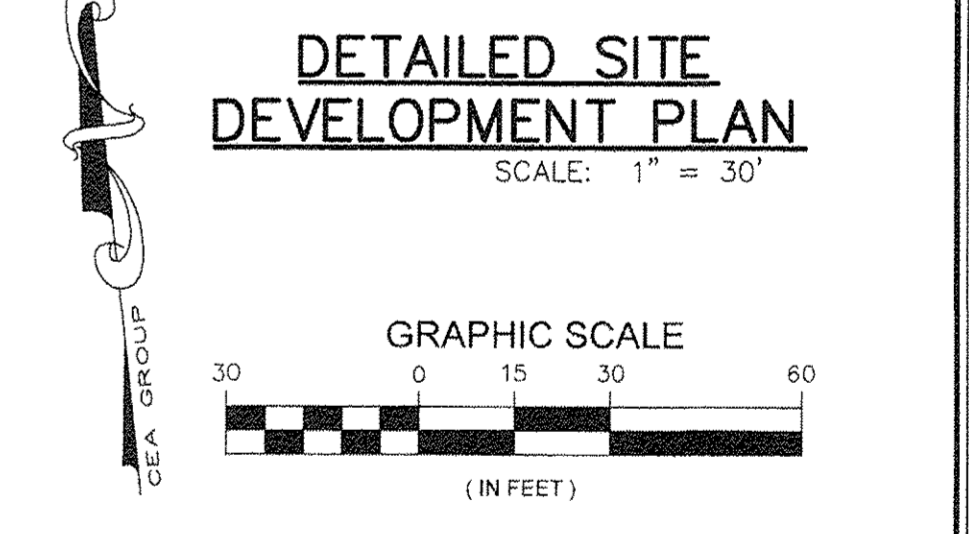
THE APARTMENT COMPLEX LIES WITHIN ZONE C, AS DESIGNATED IN PANEL 480214-0042 B, DATED OCTOBER 15, 1982 OF THE FLOOD INSURANCE RATE MAPS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE C INDICATES AREAS OF MINIMAL FLOODING.

DRAINAGE:

THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM-WATER RUNOFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN SUBDIVISION LIMITS (OSC, 19.19 D/GA AND DDM, 11.1). NO RUNOFF CAN FLOW INTO PASADENA DRIVE. STATE ROADS ARE NOT DESIGNED TO HANDLE OFFSITE RUNOFF.

LEGEND

- H.C. UNITS
- H.C. UNITS - HEARING IMPAIRED
- 6" CURB
- H.C. RAMP
- CONC. WHEEL STOP
- BICYCLE RACKS

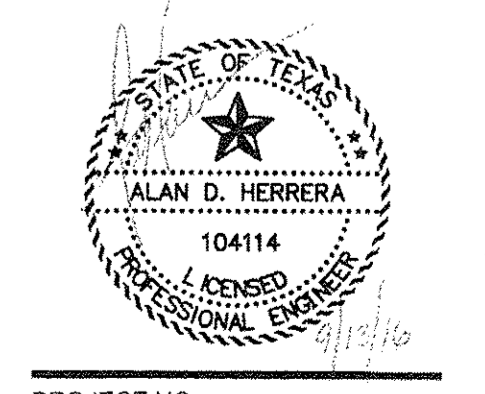


DRAWN BY: E.A./C.J./A.D.H.
 CHECKED BY: J.L.A.
 DATE: 07.07.2016
 ISSUED FOR PERMIT: 00.00.2016
 ISSUE FOR PRICING: 00.00.2016
 ISSUE FOR CONSTRUCTION: 00.00.2016
 REVISIONS:

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 Architecture Spaceplanning Interiors
 101 S. Jennings Ave., Suite 100, El Paso, Texas 79904
 Phone: 912.332.3487
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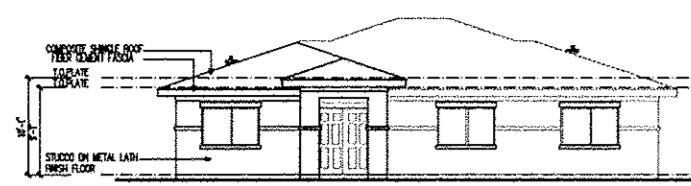
SHERMAN APARTMENTS
 HOUSING AUTHORITY OF THE CITY OF EL PASO
 El Paso, Texas



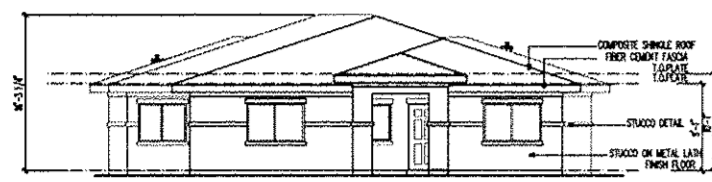
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 SHEET NO. D1.1
 JOB NO. 8015.001



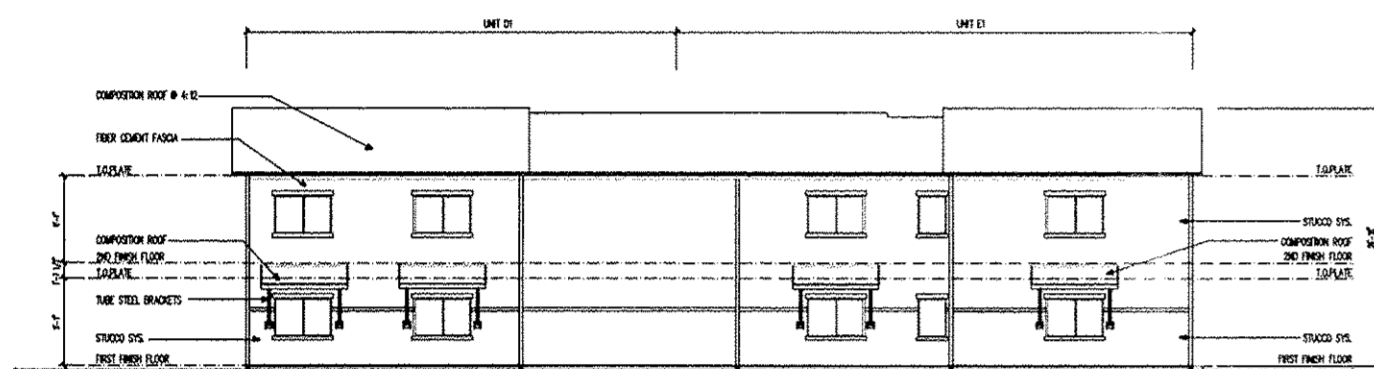
DETAILED SITE DEVELOPMENT PLAN



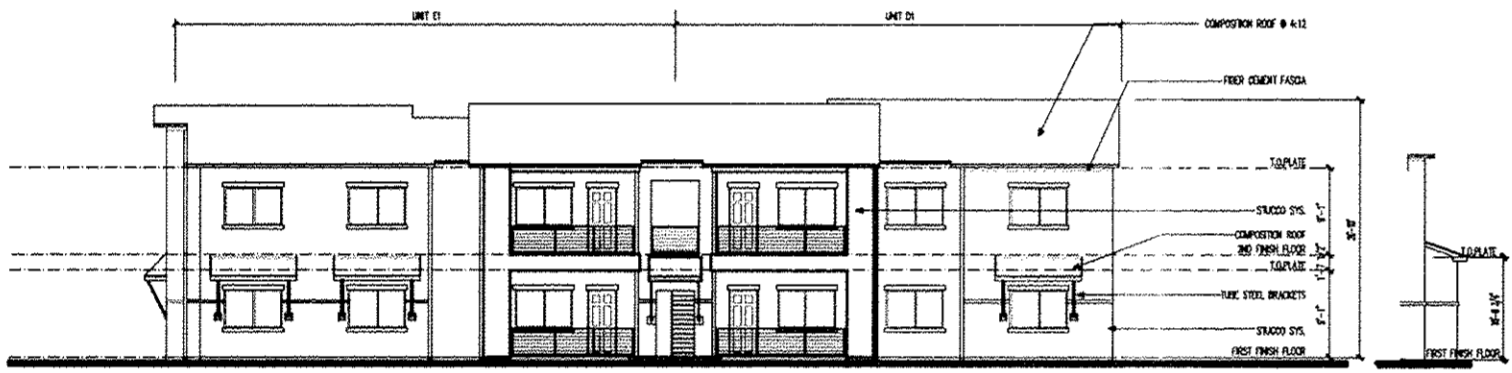
COMMUNITY CENTER REAR ELEVATION
SCALE 1/8"=1'-0"
STUCO 1/8"



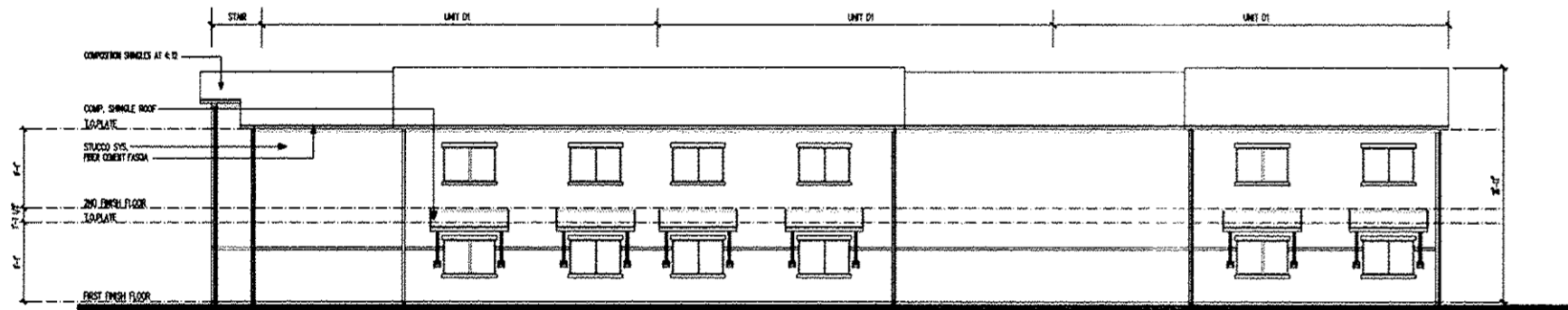
COMMUNITY CENTER FRONT ELEVATION
SCALE 1/8"=1'-0"
STUCO 1/8"



REAR ELEVATION BUILDING VI
SCALE 1/8"=1'-0"
STUCO 1/8"



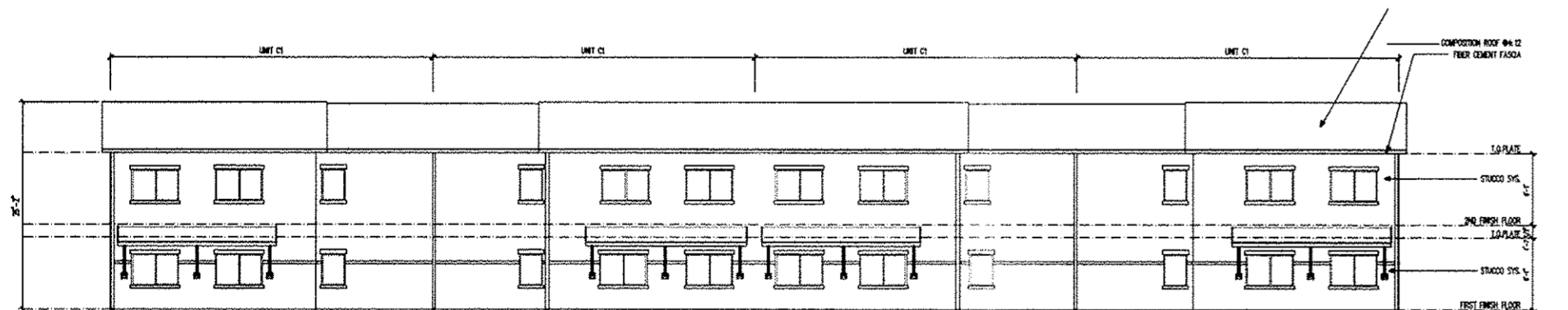
FRONT ELEVATION BUILDING VI
SCALE 1/8"=1'-0"
STUCO 1/8"



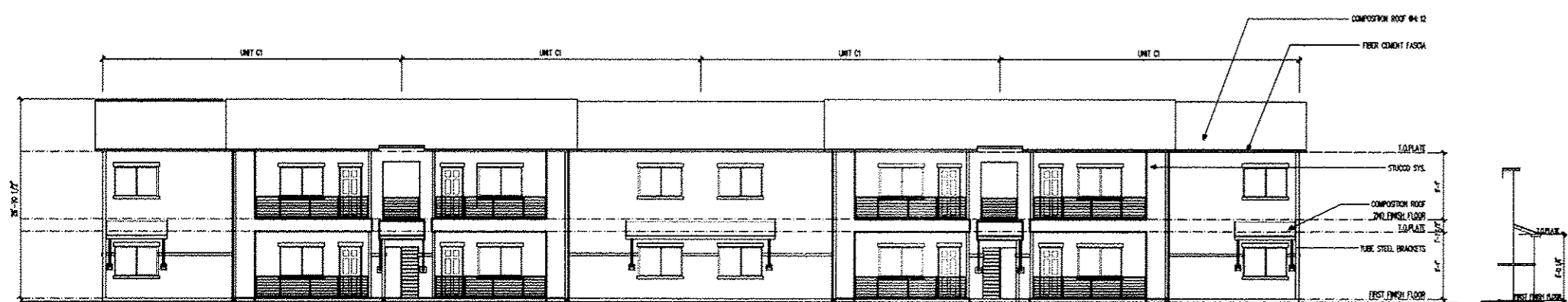
REAR ELEVATION BUILDING V
SCALE 1/8"=1'-0"
STUCO 1/8"



FRONT ELEVATION BUILDING V
SCALE 1/8"=1'-0"
STUCO 1/8"



REAR ELEVATION BUILDING TYPE IV
SCALE 1/8"=1'-0"
STUCO 1/8"



FRONT ELEVATION BUILDING TYPE IV
SCALE 1/8"=1'-0"
STUCO 1/8"

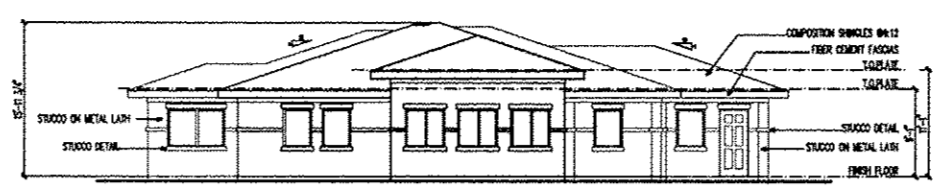


CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY THE CITY COUNCIL

DATE: 05/18/2016
APPLICANT: R.P.G. A

EXECUTIVE SECRETARY CITY PLAN COMMISSION

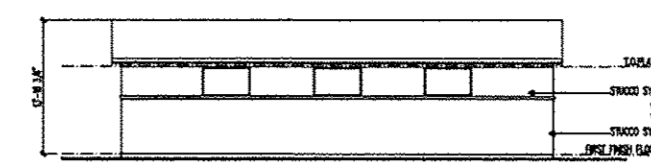
CITY MANAGER



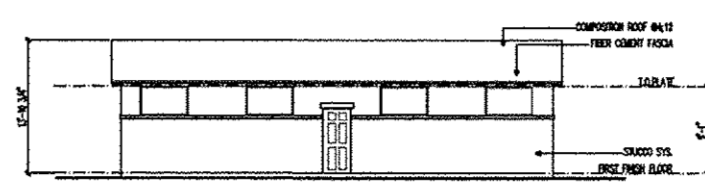
COMMUNITY CLUBHOUSE REAR ELEVATION
SCALE 1/8"=1'-0"
STUCO 1/8"



COMMUNITY CLUBHOUSE FRONT ELEVATION
SCALE 1/8"=1'-0"
STUCO 1/8"



MAINTENANCE BUILDING REAR ELEVATION
SCALE 1/8"=1'-0"
STUCO 1/8"



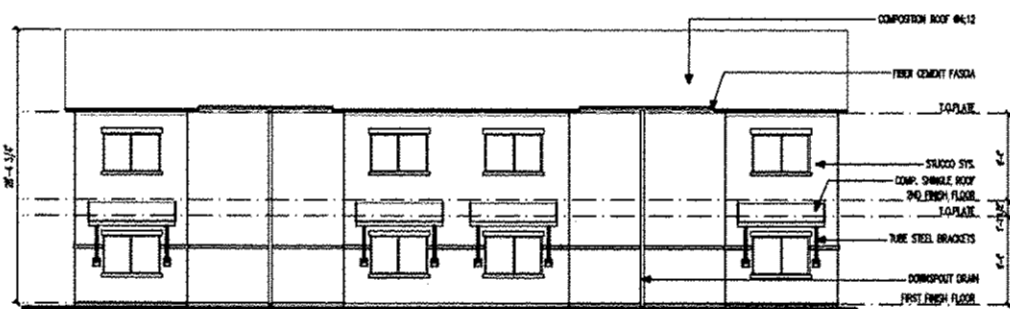
MAINTENANCE BUILDING FRONT ELEVATION
SCALE 1/8"=1'-0"
STUCO 1/8"



REAR ELEVATION BUILDING TYPE III
SCALE 1/8"=1'-0"
STUCO 1/8"



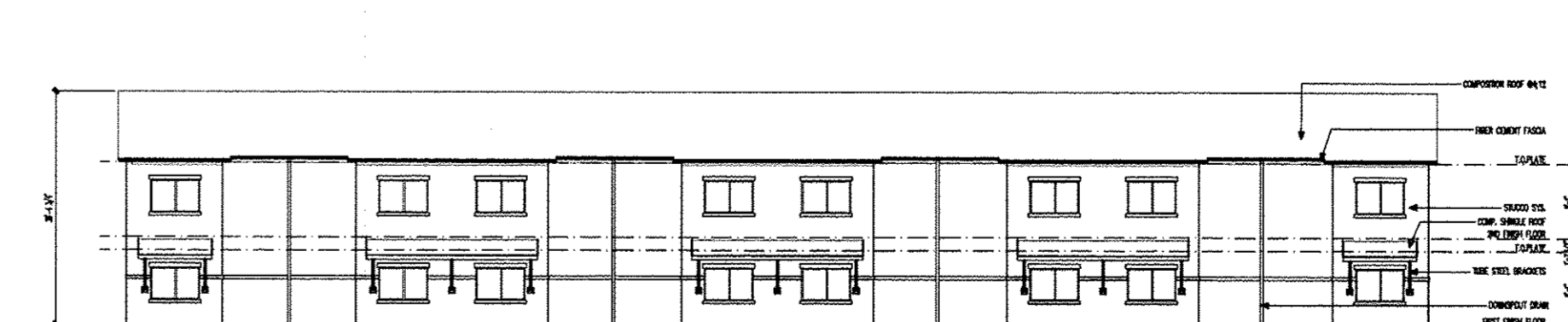
FRONT ELEVATION BUILDING TYPE III
SCALE 1/8"=1'-0"
STUCO 1/8"



REAR ELEVATION BUILDING TYPE II
SCALE 1/8"=1'-0"
STUCO 1/8"



FRONT ELEVATION BUILDING TYPE II
SCALE 1/8"=1'-0"
STUCO 1/8"



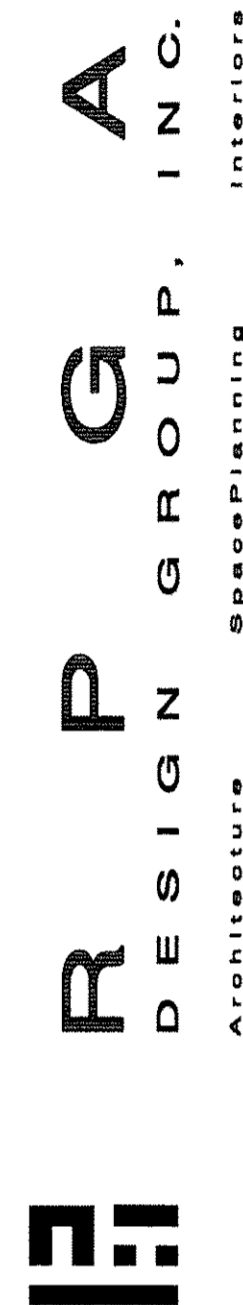
REAR ELEVATION BUILDING TYPE I
SCALE 1/8"=1'-0"
STUCO 1/8"



FRONT ELEVATION BUILDING TYPE I
SCALE 1/8"=1'-0"
STUCO 1/8"

DRAWN BY: M.C.P./S.P.
CHECKED BY: R.P.G.
DATE: 05.18.2016
ISSUED FOR PERMIT: XX.XX.XXXX
ISSUED FOR PRICING: XX.XX.XXXX
ISSUED FOR CONSTRUCTION: 08.12.2016
REVISIONS:

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BUILDING FRONT AND REAR ELEVATIONS

SHERMAN APARTMENTS
HOUSING AUTHORITY OF THE CITY OF EL PASO
Texas
El Paso

PROJECT NO.
151214-MF-1
SHEET NO.

MEMORANDUM

DATE: October 24, 2016
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Jeff Howell, Senior Planner
SUBJECT: PZST16-00022

The City Plan Commission (CPC), on September 22, 2016, voted 7-0 to recommend **approval** of the special permit to allow for infill development for a reduction in the required parking.

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

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

Property Owner: Housing Authority of the City of El Paso
Applicant: Housing Authority of the City of El Paso
Representative: Jorge Azcarate

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST16-00022
Application Type: Special Permit
CPC Hearing Date: September 22, 2016
Staff Planner: Jeff Howell, 915-212-1607, howelljb@elpasotexas.gov
Location: 4531 Blanco Avenue
Legal Description: **Parcel 1:** Lots 1 through 27, Block 1; Lots 1 through 57, Block 4, and Lots 1 through 29, Block 7, French Farm Addition, City of El Paso, El Paso County, Texas
Parcel 2: Tracts F-1 and F-2, Map of Pasadena, City of El Paso, El Paso County, Texas
Acreage: 9.67 acres
Rep District: 8
Existing Zoning: A-2 (Apartment)
Existing Use: Apartments
C/SC/SP/ZBA/LNC: Legal Non-Conforming for existing parking
Request: Infill Development – to allow for a reduction in required parking
Proposed Use: Apartments
Property Owner: Housing Authority of the City of El Paso
Representative: Jorge Azcarate

SURROUNDING ZONING AND LAND USE

North: SCZ (Smart Code Zone) / High School, Single-family dwellings

South: A-2 (Apartments) / Apartments

East: A-2 (Apartments) / Single-family dwellings

West: A-2 (Apartments) / School; C-1/sc/sp (Commercial/special contract, special permit) / Post Office

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

NEAREST PARK: Delta Park (472 feet)

NEAREST SCHOOL: Bursleson Elementary School (1,343 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 7, 2016. Planning has not received any communication in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site development plan approval to allow for infill development to permit a reduction in the required number of parking spaces. The proposed development consists of a redevelopment of the existing property for a 181 unit apartment complex, consisting of 21 buildings including a community center and maintenance building. All other density and dimension standards are being met. The proposed development requires 344 parking spaces and provides 205, as well as ADA and bicycle parking. The applicant is requesting a 41% parking reduction as permitted by infill development. Access to the subject property is proposed from Paisano Drive and Blanco Avenue.

Planning and Inspections Department – Planning Division Recommendation

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

Plan El Paso-Future Land Use Map Designation

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

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face 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.

The purpose of the A-2 (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. It also is to permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

Plan El Paso - Goals & Policies

This application addresses policy 2.2.2. “The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

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 meets two criteria, residing within a state enterprise zone and is part of an older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. French Farm Addition was platted prior to 1955 and Pasadena subdivision was platted in 1917 (Attachment #6).

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-2 (Apartment) zone district.

C. Setback Provisions. The 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.

All setbacks requirements are being met in the A-2 (Apartment) zone district for apartment use.

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 344 parking spaces, and provides 205, a 41% parking reduction.

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) (Central Planning Area) growth sector.

COMMENTS:

Planning and Inspections Department - Land Development

1. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department – Plan Review

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

Planning and Inspections Department - Landscaping

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

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 12-inch diameter water main extending along Blanco Avenue. This water main is available for service.
3. There is an existing 12-inch diameter water main extending along Hernandez Drive, the water main is located approximately 10 feet east from the center line of the right-of-way. This main is available for service.
4. EPWater records indicate (1) 3" service meter (Active) on the property with 4531 Blanco Avenue as the service address.
5. Previous water pressure from fire hydrant #0323 located at Blanco Avenue and SW corner of Fox Street, has yielded a static pressure of 100 psi, a residual pressure of 50 psi, and a discharge of 1,592 gallons per minute.
6. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along Blanco Avenue. This main is available for service.

General:

8. EPWater requires a new service application to provide additional services 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 Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water Utilities-Stormwater Division

We have reviewed the subdivision described above and we have no objections.

TXDOT

Please have requestor coordinate with TxDOT for review and approval of grading and drainage plan and access to Paisano Dr.

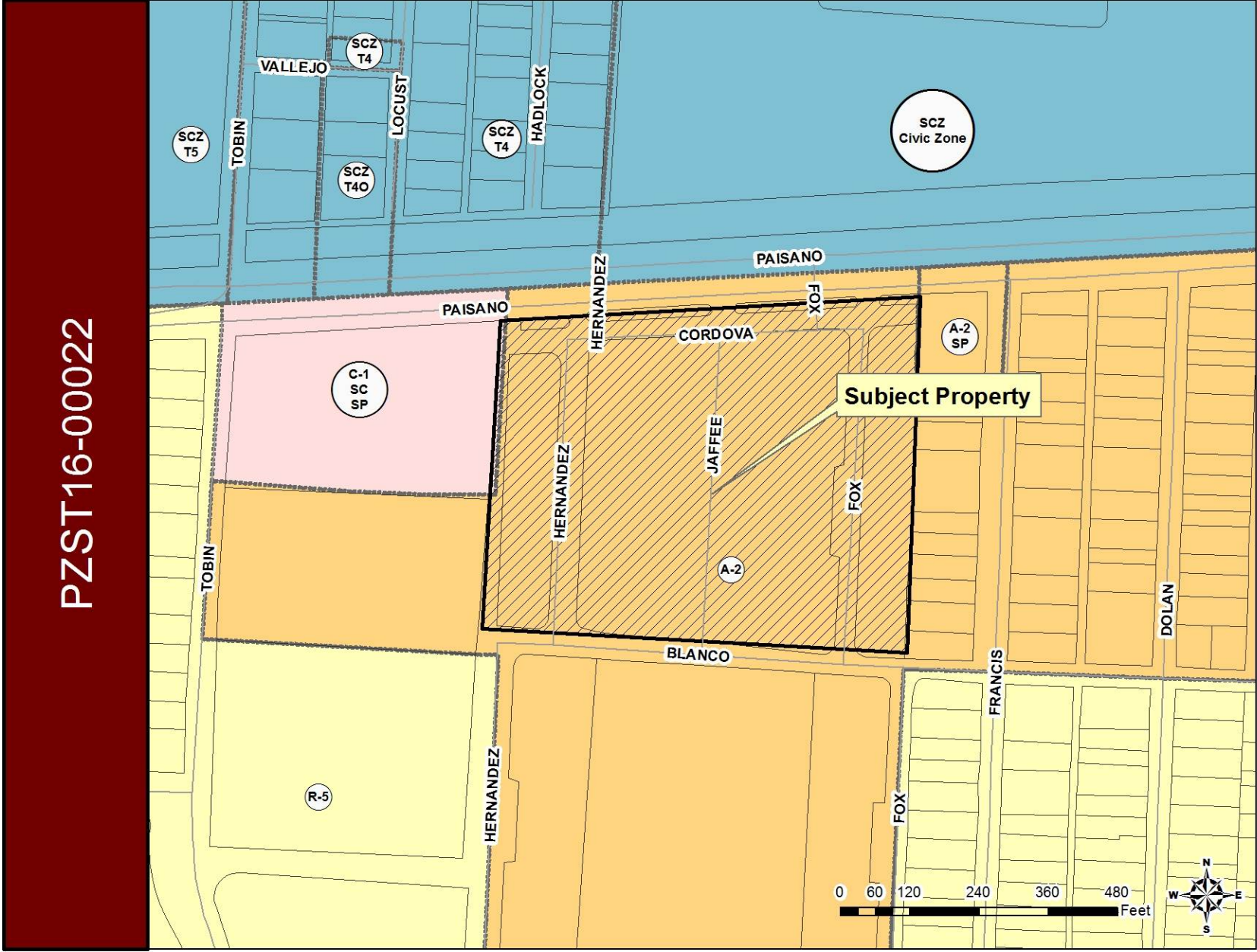
Sun Metro

Sun Metro does not oppose this request.

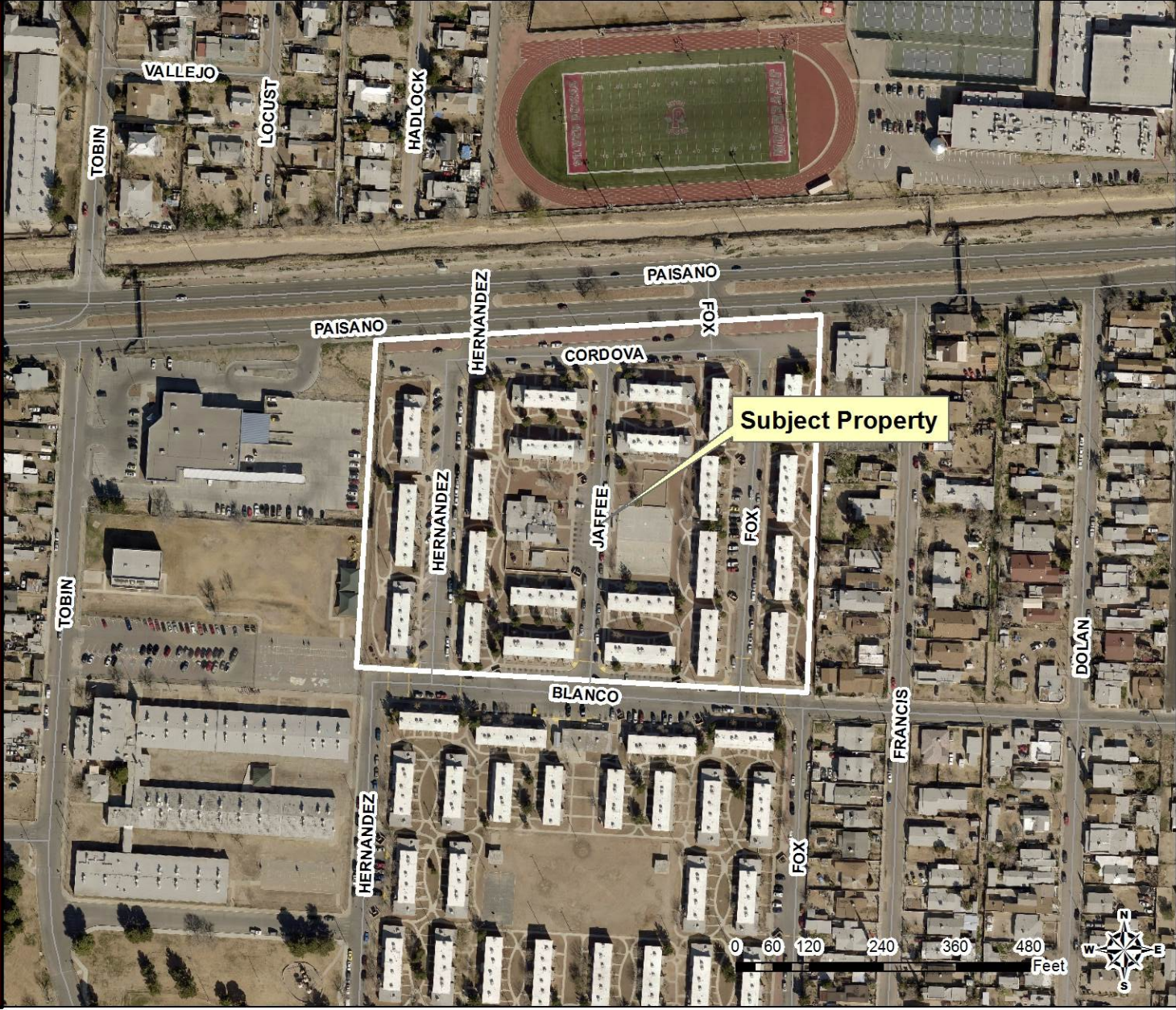
Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Subdivision Map

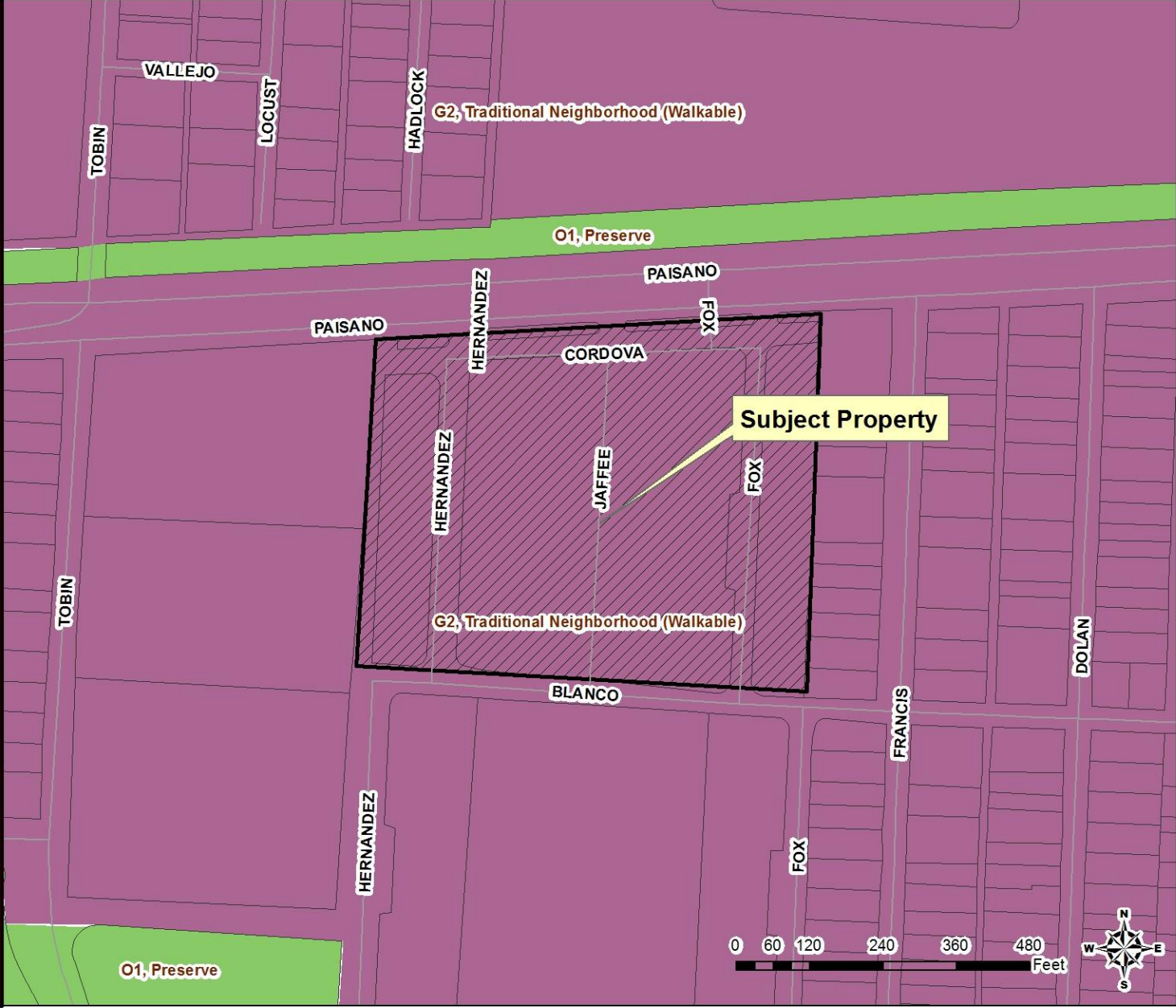
PZST16-00022



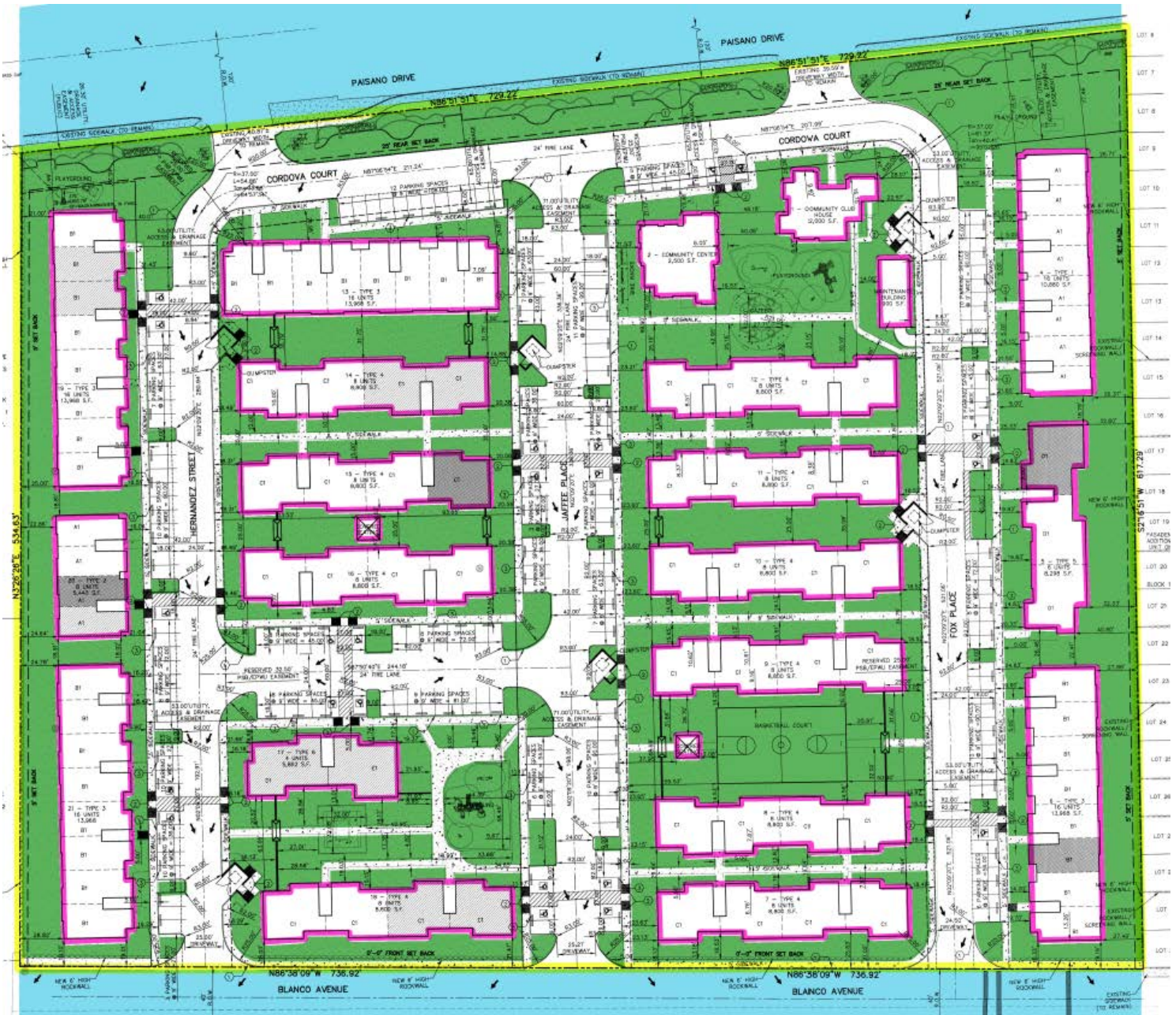
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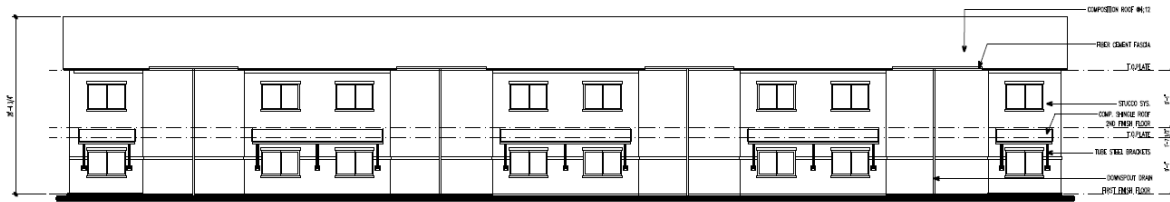
PZST16-00022



ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN

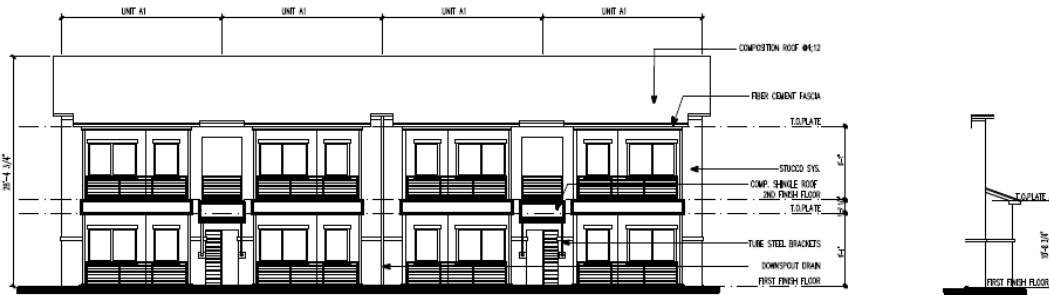


ATTACHMENT 5: ELEVATIONS



REAR ELEVATION BUILDING TYPE I

SCALE: 1/16"=1'-0" STUCCO: 100%



FRONT ELEVATION-BUILDING TYPE II

SCALE: 1/16"=1'-0" STUCCO: 100%



FRONT ELEVATION BUILDING TYPE III

SCALE: 1/16"=1'-0" STUCCO: 100%



FRONT ELEVATION BUILDING TYPE IV

SCALE: 1/16"=1'-0" STUCCO: 100%

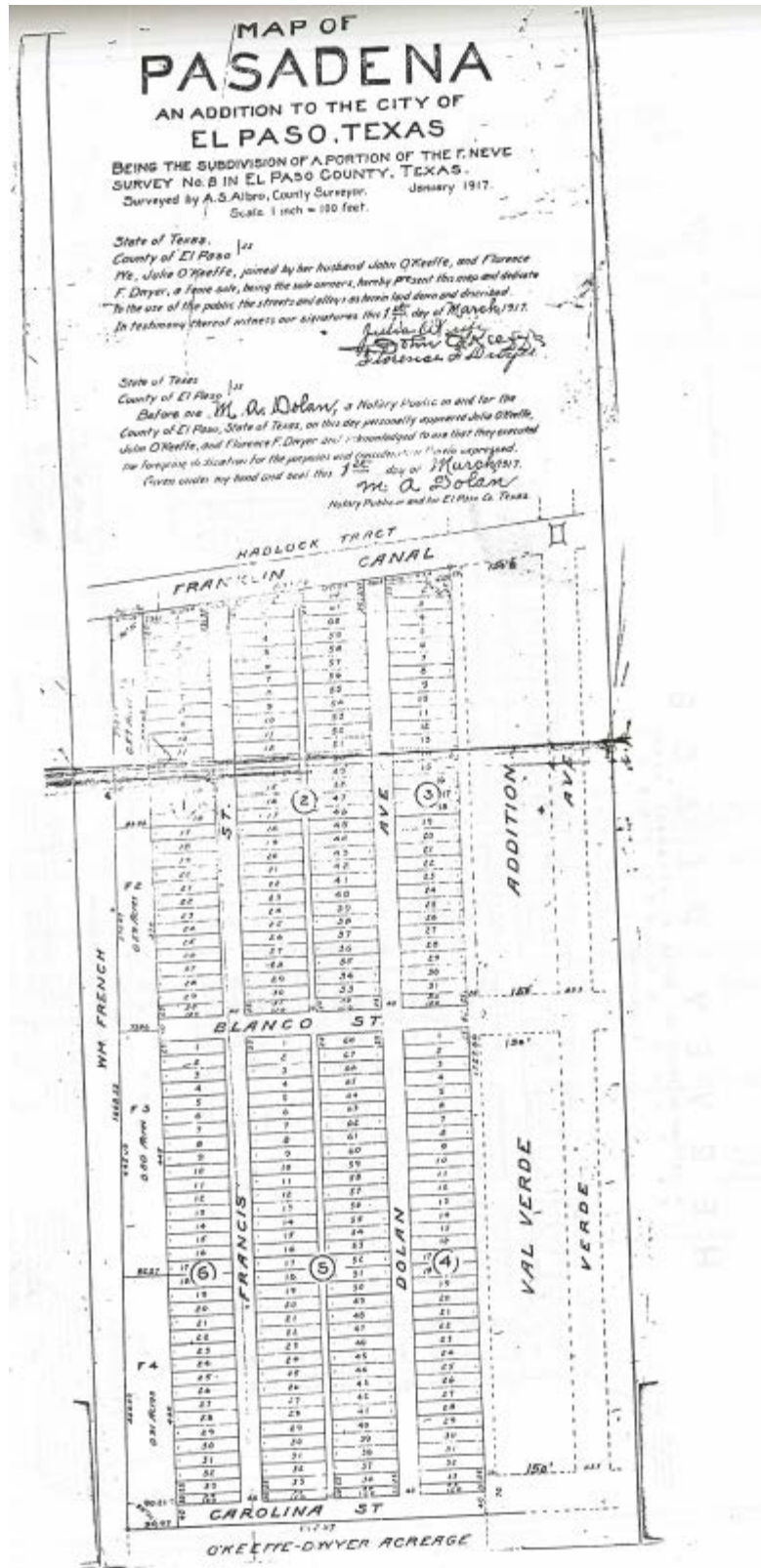


COMMUNITY CENTER FRONT ELEVATION

SCALE: 1/16"=1'-0"

STUCCO: 100%

ATTACHMENT 6: SUBDIVISION MAP





Recommendation/Public Input

- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (7-0)
- Public Input: No communication in support or opposition to the Special Permit request.

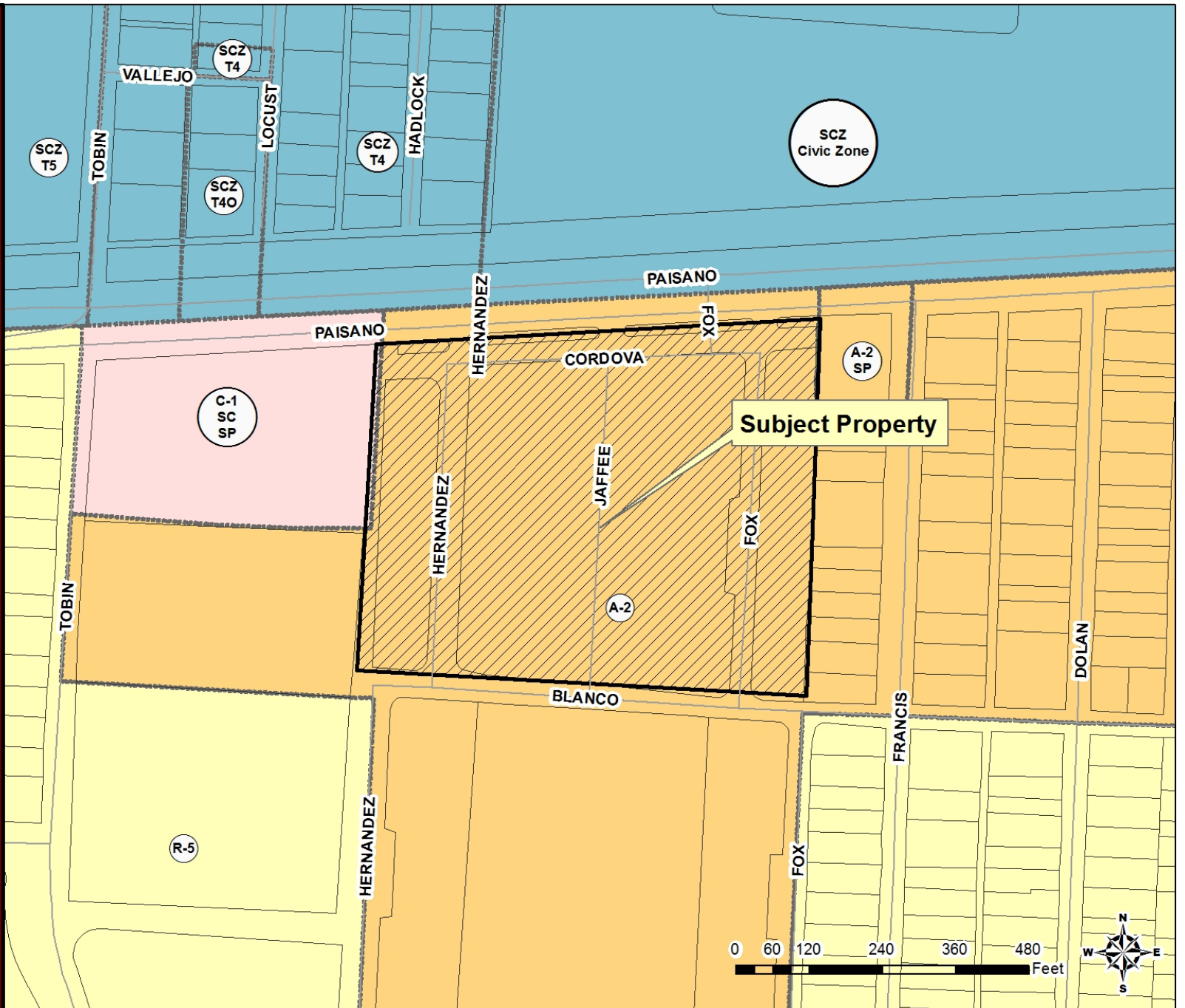
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

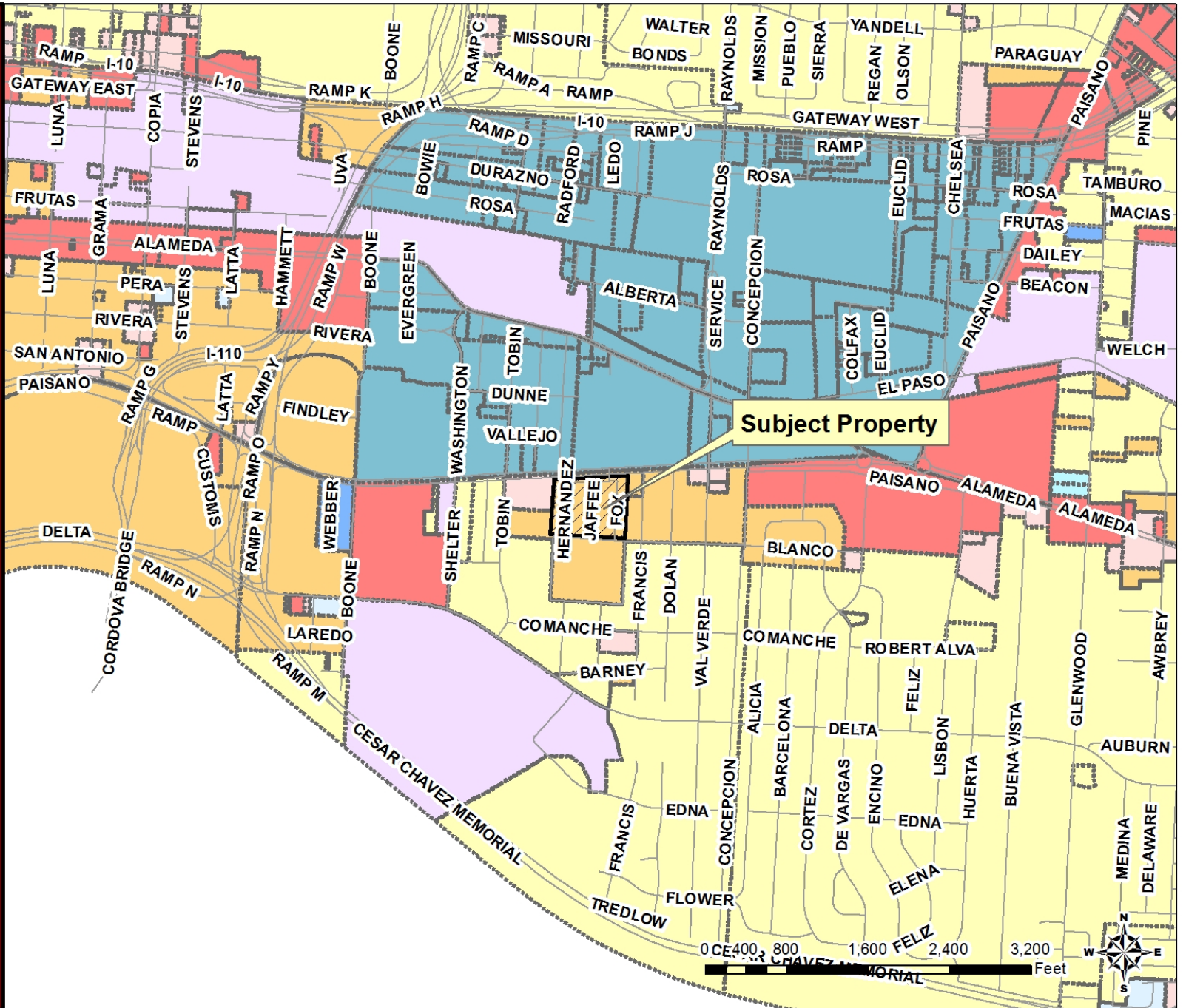
3.2 Improve the visual impression of the community

PZST16-00022

2



PZST16-00022





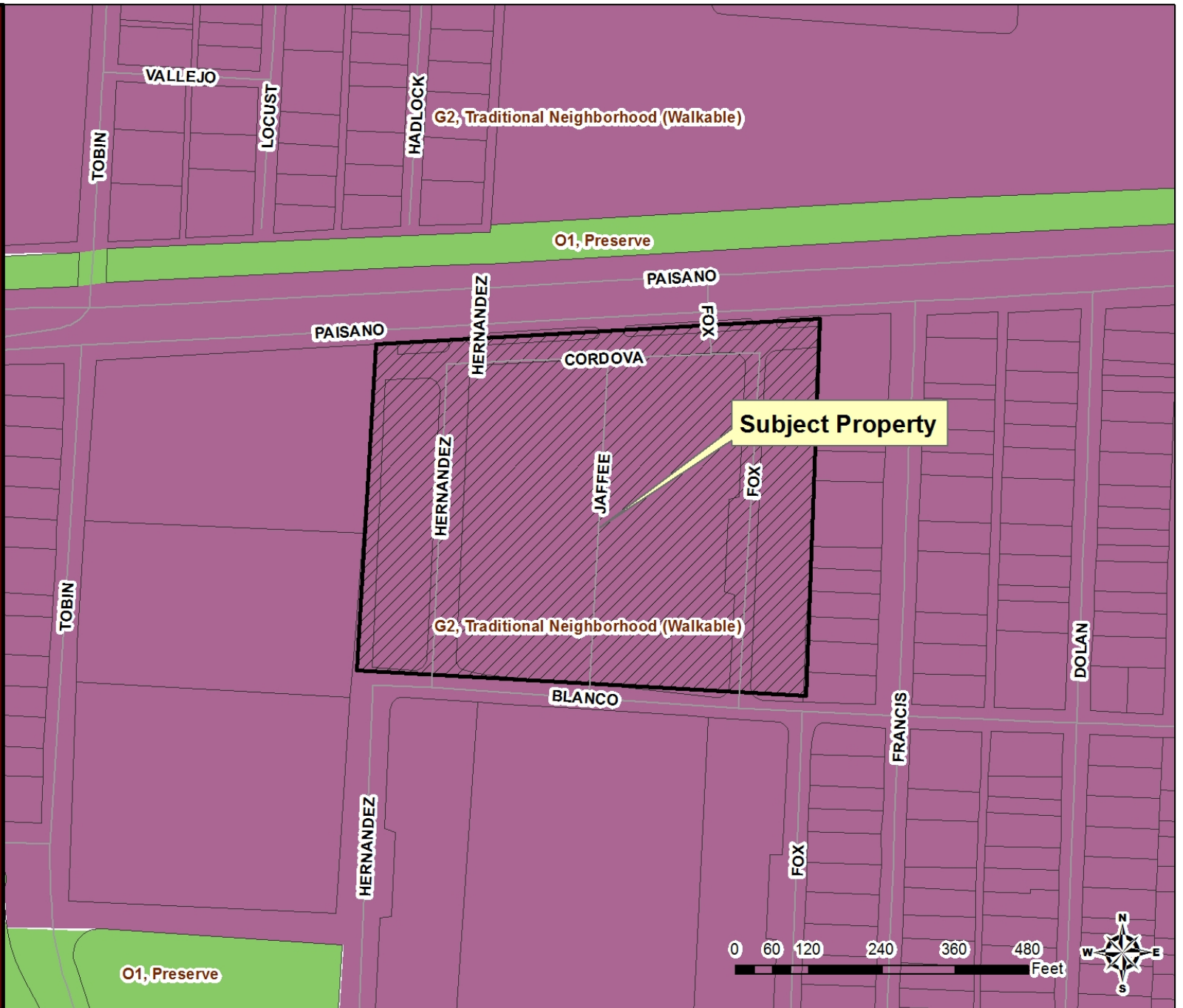
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5



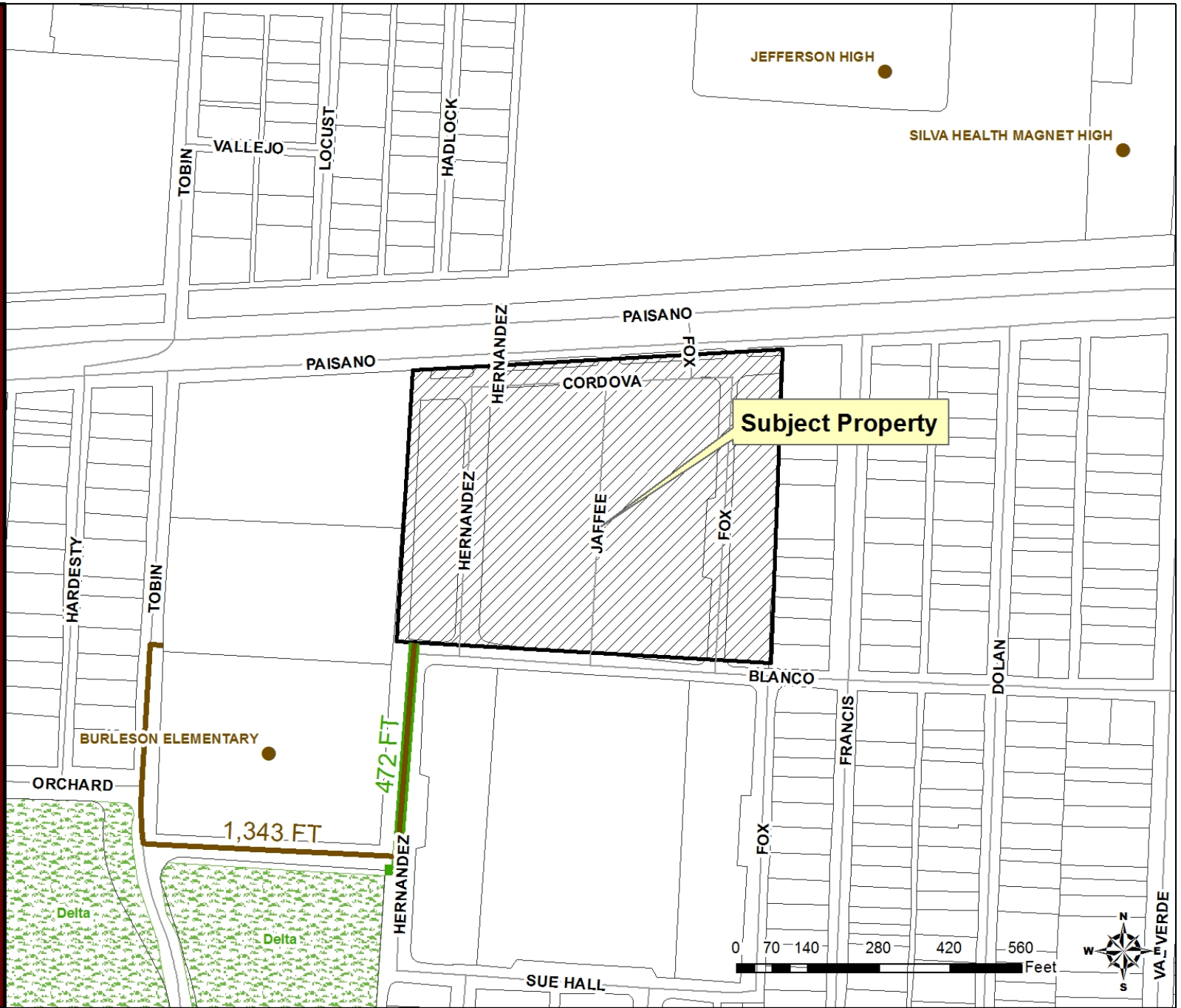
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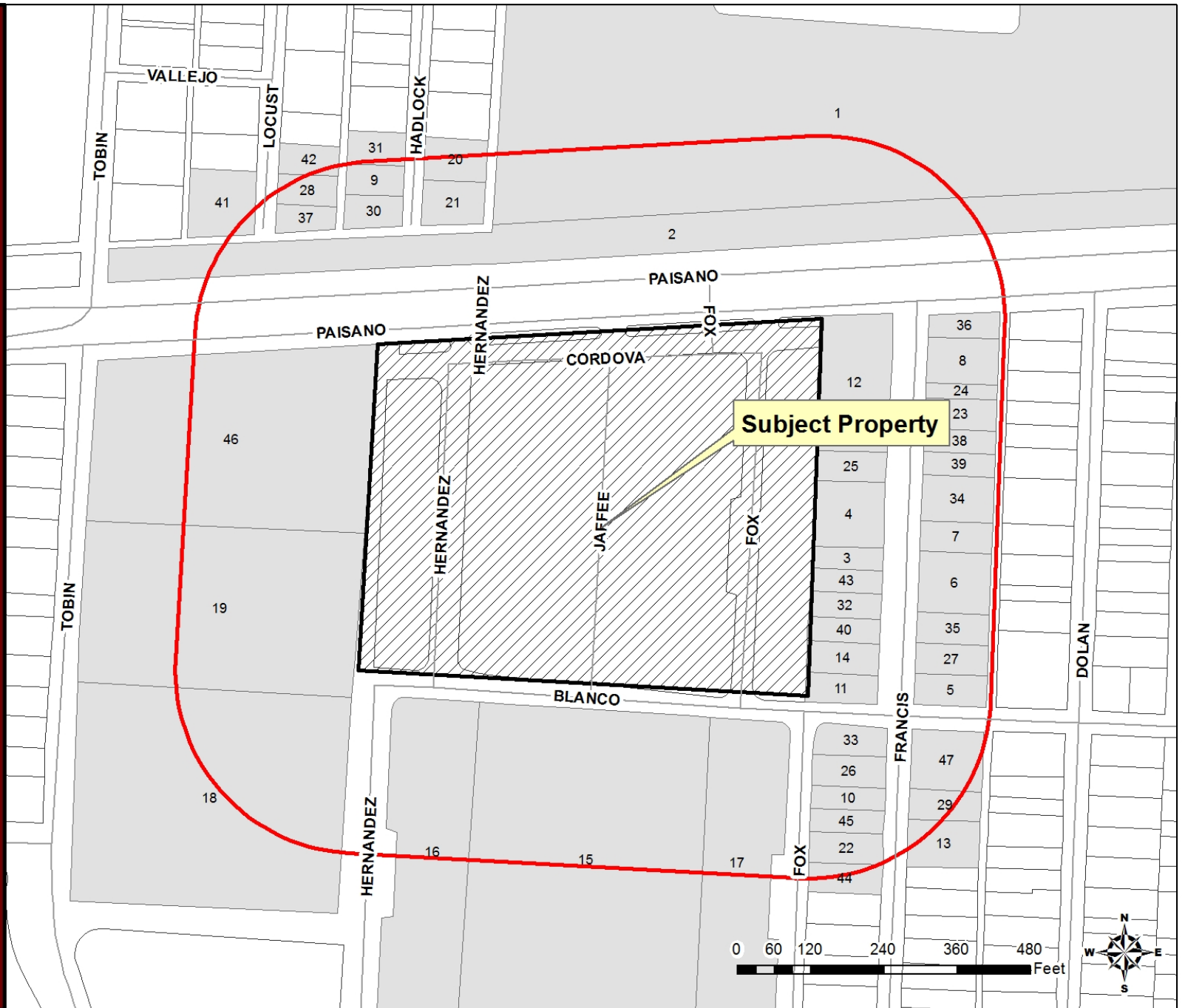
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7



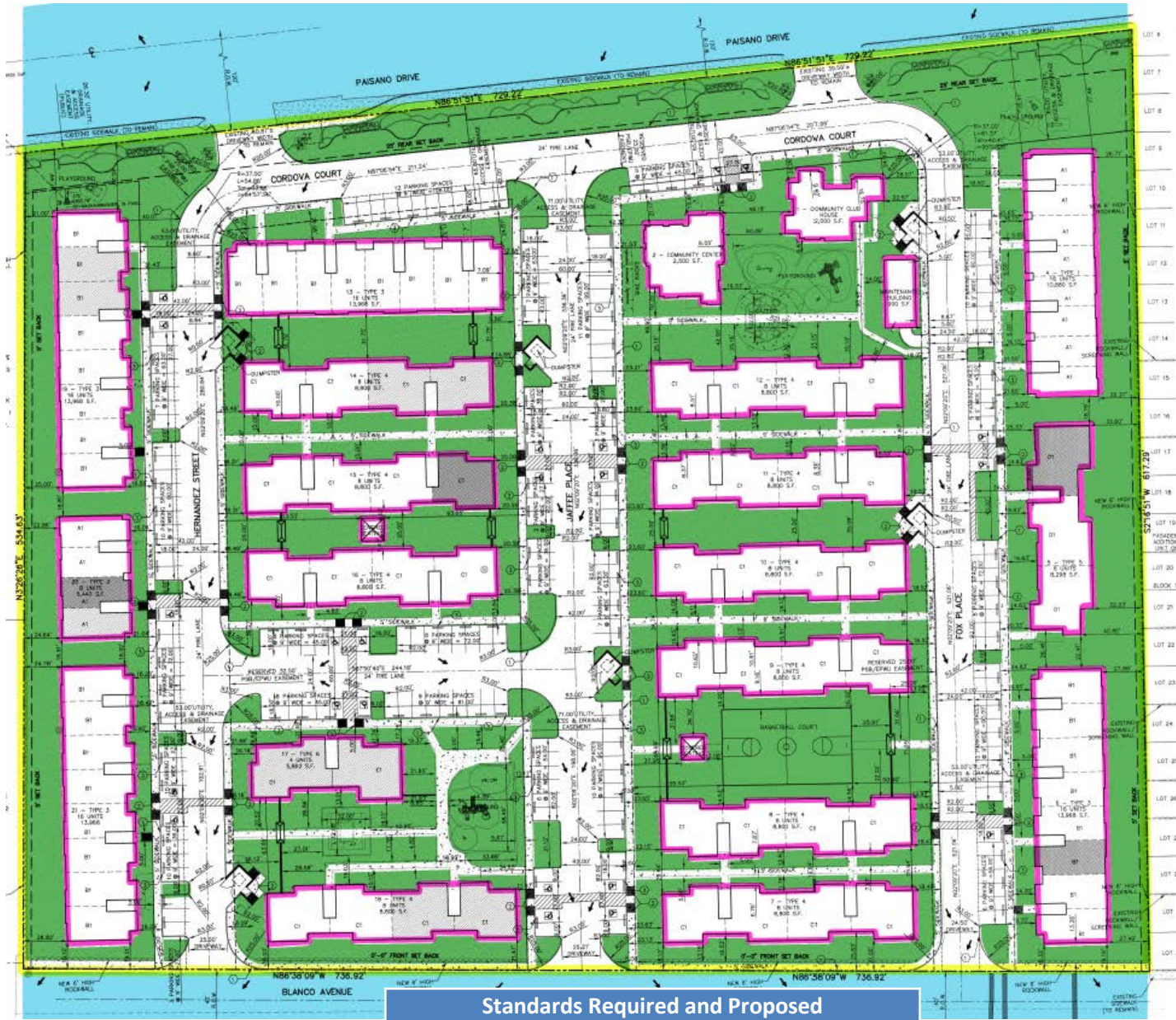
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Detailed Site Development Plan



Standards Required and Proposed		
Standard	Required	Proposed
Parking Required	344	205



Elevations



COMMUNITY CENTER FRONT ELEVATION

SCALE 1/16"=1'-0"

STUCCO: 100%



FRONT ELEVATION BUILDING TYPE I

SCALE 1/16"=1'-0"

STUCCO: 100%



FRONT ELEVATION-BUILDING TYPE II

SCALE 1/16"=1'-0"

STUCCO: 100%



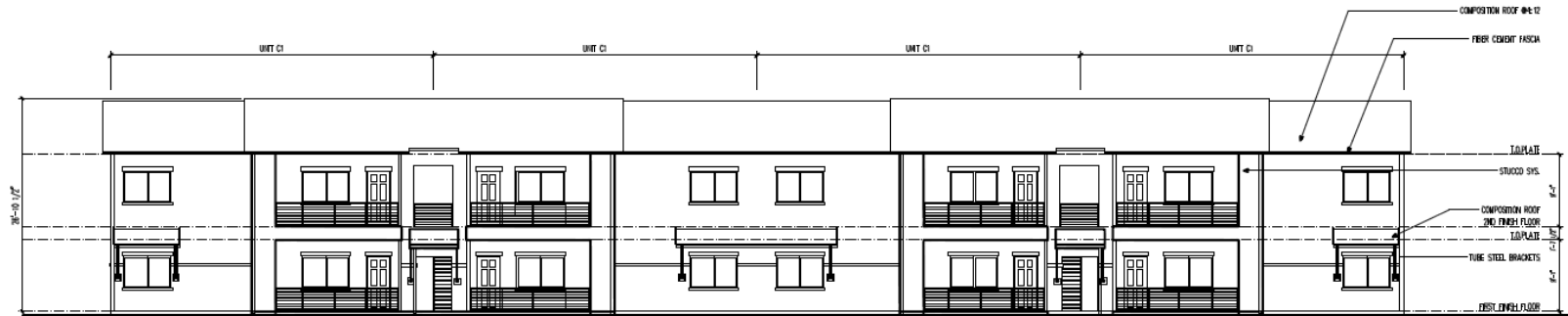
Elevations



FRONT ELEVATION BUILDING TYPE III

SCALE 1/16"=1'-0"

STUCCO-100%



FRONT ELEVATION BUILDING TYPE IV

SCALE 1/16"=1'-0"

STUCCO-100%



FRONT ELEVATION BUILDING-V

SCALE 1/16"=1'-0"

STUCCO-100%



Subject Property



North

13

"Delivering Outstanding Services"



South



East

15

"Delivering Outstanding Services"



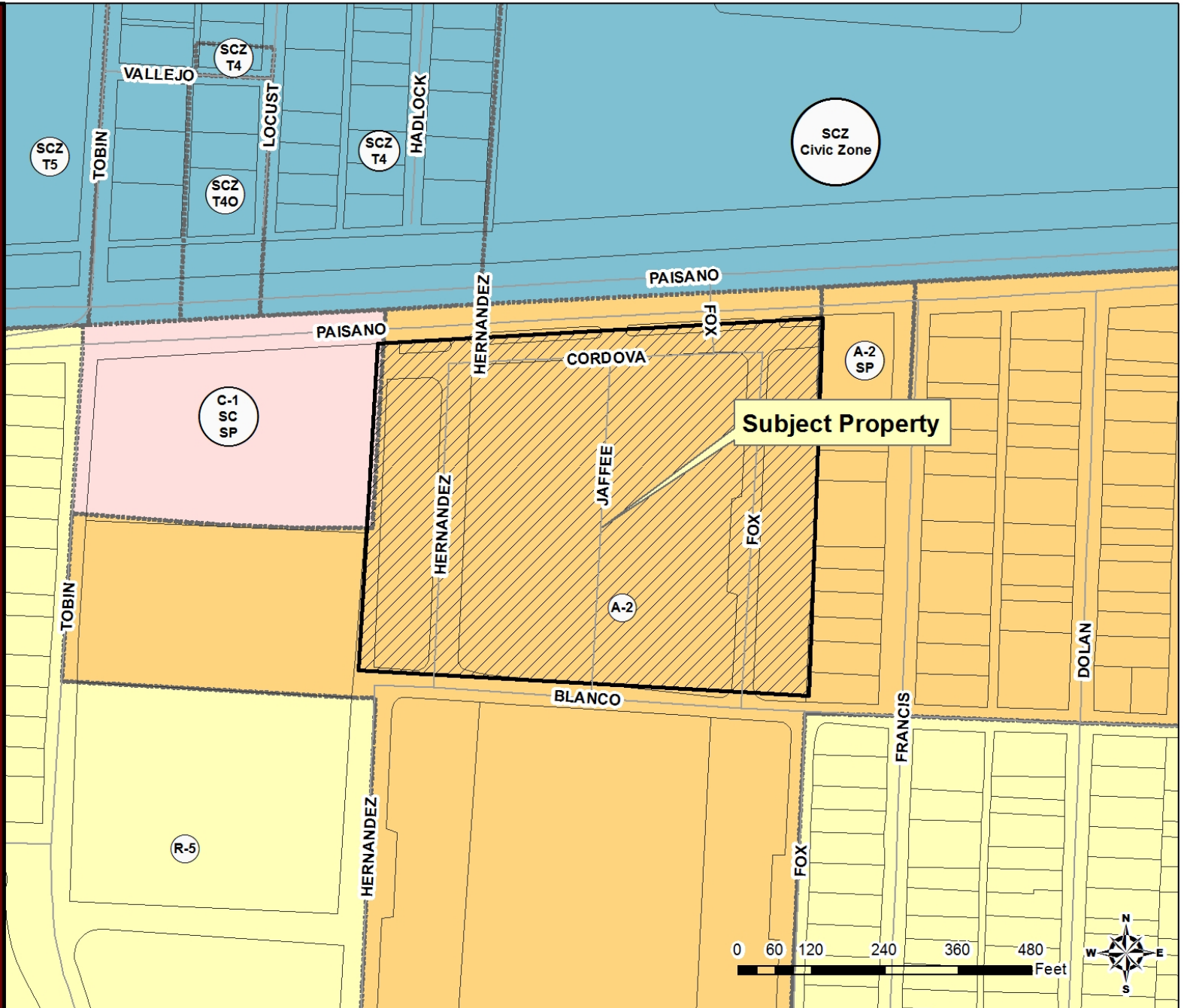
West

16

"Delivering Outstanding Services"

PZST16-00022

17





Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

- Policy 2.2.2 “The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

PZST16-00022

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