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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: October 20, 2009  
Public Hearing: November 10, 2009

**CONTACT PERSON/PHONE:** Tony De La Cruz, (915)541-4329, delacruzja@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. ZON09-00040, to allow for a 38.7% parking reduction on the property described as Lots 1 thru 6, the West 15 feet of Lot 7, Lots 17, 18 and 19, Block 1, Franklin Heights Addition, An Addition to the City of El Paso, El Paso County, Texas; Lots 7 thru 20, Block 214, Campbell Addition, An Addition to the City of El Paso, El Paso County, Texas; A portion of Ange Street closed by Ordinance No. 017061 lying between Block 1, Franklin Heights Addition and Block 214, Campbell Addition, City of El Paso, El Paso County, Texas; A portion of a 20 foot wide alley closed by Ordinance No. 017062 lying between Lots 11 thru 14, and Lots 7 thru 10, Block 214, Campbell Addition and a portion of a 18 foot wide alley between Lots 1 thru 3, and 17 thru 19, Block 1, Franklin Heights Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.14.070 (Parking Reduction) of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 900 Myrtle Avenue, 1000, 1008 & 1010 Myrtle Avenue, 915 & 917 Magoffin Avenue, 1001 Magoffin Avenue. Property Owner: Centro de Salud Familiar La Fe, Inc., ZON09-00040 (District 8).

**BACKGROUND / DISCUSSION:**

**PRIOR COUNCIL ACTION:**

On January 27, 2009 City Council approved SUB08-00135 for the vacation of Ange Street via Ordinance No. 017061, SUB08-00136 for the vacation of the Ange Street alleys via Ordinance No. 017062 and a rezoning request for the parcels via Ordinance No. 017060 on January 27, 2009.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (4-1)

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

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

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

**DEPARTMENT HEAD:** Victor Q. Torres \_\_\_\_\_  
Director, Development Services

\*\*\*\*\*  
**APPROVED FOR AGENDA:**

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

**Development Services Department**

Victor Q. Torres - Director

2 Civic Center Plaza - 5<sup>th</sup> Floor • El Paso, Texas 79901 • (915) 541-4622 • Fax  
(915) 541-4799

Mayor  
John F. Cook

City Council

District 1  
Ann Morgan Lilly

District 2  
Susannah M. Byrd

District 3  
Emma Acosta

District 4  
Melina Castro

District 5  
Rachel Quintana

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

City Manager  
Joyce A. Wilson

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON09-00040, TO ALLOW FOR A 38.7% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 1 THRU 6, THE WEST 15 FEET OF LOT 7, LOTS 17, 18 AND 19, BLOCK 1, FRANKLIN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS; LOTS 7 THRU 20, BLOCK 214, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS; A PORTION OF ANGE STREET CLOSED BY ORDINANCE NO. 017061 LYING BETWEEN BLOCK 1, FRANKLIN HEIGHTS ADDITION AND BLOCK 214, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS; A PORTION OF A 20 FOOT WIDE ALLEY CLOSED BY ORDINANCE NO. 017062 LYING BETWEEN LOTS 11 THRU 14, AND LOTS 7 THRU 10, BLOCK 214, CAMPBELL ADDITION AND A PORTION OF A 18 FOOT WIDE ALLEY BETWEEN LOTS 1 THRU 3, AND 17 THRU 19, BLOCK 1, FRANKLIN HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.070 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, Centro De Salud Familiar La Fe, has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a 38.7 % parking reduction; and,**

**WHEREAS, the requirements of Section 20.14.070 have been satisfied; and,**

**WHEREAS, a report was made by 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 20.14.070 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 RMU (Residential Mixed Use) and RMU/H (Residential Mixed Use/Historic) District:

*Lots 1 thru 6, the West 15 feet of Lot 7, Lots 17, 18 and 19, Block 1, Franklin Heights Addition, an Addition to the City of El Paso, El Paso County, Texas; Lots 7 thru 20, Block 214, Campbell Addition, An addition to the City of El Paso, El Paso County, Texas; A portion of Ange Street closed by Ordinance No. 017061 lying between Block 1, Franklin Heights Addition and Block 214, Campbell Addition, City of El Paso, El Paso County, Texas; A portion of a 20 foot wide alley closed by Ordinance No. 017062 lying between Lots 11 thru 14, and Lots 7 thru 10, Block 214, Campbell Addition and a portion of a 18 foot wide alley between Lots 1 thru 3, and 17 thru 19, Block 1, Franklin Heights Addition, City of El Paso, El Paso County, Texas; and as more particularly described by metes and bounds on the attached Exhibit "A," incorporated by reference;*

2. That the City Council hereby grants a Special Permit under Section 20.14.070 of the El Paso City Code so that 38.7% percent parking reduction, may be permitted on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the RMU (Residential Mixed Use) and RMU/H (Residential Mixed Use/Historic) 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 is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON09-00040** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant 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 to the City Plan Commission before building permits are issued.

**PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2009.**

*(Signatures continue on following page)*

**THE CITY OF EL PASO**

---

John F. Cook, Mayor

**ATTEST:**

---

Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

---

Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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Mathew McElroy, Deputy Director-Planning  
Development Services Department

## AGREEMENT

**Centro De Salud Familiar La Fe**, the Applicant 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 **RMU (Residential Mixed Use) and RMU/H (Residential Mixed Use/Historic) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name/Title)

## ACKNOWLEDGMENT

**THE STATE OF**                    )  
  )  
**COUNTY OF**                    )

This instrument is acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_ for **Centro De Salud Familiar La Fe**, as Applicant.

(Seal)

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

\_\_\_\_\_  
Printed or Typed Name

My Commission Expires:

\_\_\_\_\_

EXHIBIT A:

PROPERTY DESCRIPTION

BEING LOTS 1 THRU 6, THE WEST 15 FEET OF LOT 7, LOTS 17,18 AND 19, BLOCK 1, FRANKLIN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS ; LOTS 7 THRU 20, BLOCK 214, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS ; A PORTION OF ANGE STREET CLOSED BY CITY ORDINANCE NO. 017061 LYING BETWEEN BLOCK 1, FRANKLIN HEIGHTS ADDITION AND BLOCK 214, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS; A PORTION OF A 20 FOOT WIDE ALLEY CLOSED BY ORDINANCE NO. 017062 LYING BETWEEN LOTS 11 THRU 14, AND LOTS 7 THRU 10, BLOCK 214, CAMPBELL ADDITION AND A PORTION OF A 18 FOOT WIDE ALLEY BETWEEN LOTS 1 THRU 3, AND 17 THRU 19, BLOCK 1, FRANKLIN HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT** A CHESELED "X" SET AT THE INTERSECTION OF THE SOUTHEAST STREET RIGHT-OF-WAY LINE OF MYRTLE STREET AND ST. VRAIN STREET ;

**THENCE** NORTH  $53^{\circ}00'00''$  EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYRTLE STREET A DISTANCE OF 260.19 FEET TO A 5/8" REBAR WITH CAP FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF ANGE STREET (VACATED);

**THENCE** NORTH  $53^{\circ}49'06''$  EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYRTLE STREET A DISTANCE OF 70.01 FEET TO A PK NAIL AND SHINER FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF ANGE STREET (VACATED);

**THENCE** NORTH  $53^{\circ}00'00''$  EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYRTLE STREET A DISTANCE OF 165.00 FEET TO A 5/8" REBAR WITH CAP SET;

**THENCE** DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF MYRTLE STREET SOUTH  $37^{\circ}00'00''$  EAST A DISTANCE OF 120.00 FEET TO A 5/8" REBAR WITH CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 18 FOOT ALLEY;

**THENCE** SOUTH  $53^{\circ}00'00''$  WEST WITH SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 90.00 FEET TO A 5/8" REBAR WITH CAP SET;

**THENCE** DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH  $37^{\circ}00'00''$  EAST A DISTANCE OF 140.00 FEET TO A 5/8" REBAR WITH CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAGOFFIN STREET;

**THENCE** SOUTH  $53^{\circ}00'00''$  WEST WITH SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.00 FEET TO A CHESELED CROW'S FOOT FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF ANGE STREET (VACATED);

**THENCE** SOUTH  $52^{\circ}10'54''$  WEST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MAGOFFIN STREET A DISTANCE OF 70.01 FEET TO A 5/8" REBAR WITH CAP FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF ANGE STREET (VACATED);

**THENCE** SOUTH  $53^{\circ}00'00''$  WEST WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF MAGOFFIN STREET A DISTANCE OF 104.00 FEET TO A FOUND PUNCH MARK;

**THENCE** DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH  $37^{\circ}00'00''$  WEST A

EXHIBIT A CONT.:

DISTANCE OF 140.00 FEET TO A 5/8" REBAR WITH CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY;

THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 53°00'00" WEST A DISTANCE OF 156.19 FEET TO A CHISELED "X" SET ON THE EASTERLY RIGHT-OF-WAY LINE OF ST. VRAIN STREET,

THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE OF ST. VRAIN STREET NORTH 37°00'00" WEST A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.159 ACRES OR 94,063 SQUARE FEET.

  
STEVE DONALDSON RPLS 4004

KISTENMACHER ENGINEERING COMPANY, INC  
1420 GERONIMO DRIVE SUITE A2, EL PASO, TEXAS 79925 TELE: (915) 778-4476  
6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE: (214) 234-0011  
JULY 10, 2009



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





**MEMORANDUM**



**DATE:** October 15, 2009

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Tony De La Cruz, Planner

**SUBJECT:** **ZON09-00040**

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The City Plan Commission (CPC) on October 8, 2009 voted **4-1** to recommend **APPROVAL** of the special permit application to allow for a 38.7% parking reduction for the mixed use development project in agreement with the recommendation from the DCC and staff.

The property owner is requesting a special permit and detailed site development plan approval to allow for a 38.7% parking reduction which would allow for a reduction of 63 parking spaces. The detailed site development plan provided shows two, three story apartment buildings with a retail component. Building A has a gross building area of 51,391 square feet, 32 one bedroom units, 20 two bedroom units and 1,700 square feet of retail space. Building B has a gross building area of 39,411 square feet, 25 one bedroom units and 14 two bedroom units. The combined project requires a total of 163 parking spaces. A letter from the Engineering Department Traffic Division has been submitted waiving the requirement for a parking impact study.

The CPC found that the special permit is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Central Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; 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.

There were two phone calls in opposition to this request. A member of the public present at the City Plan Commission meeting also opposed the request.

**Attachments:** Staff Report, Zoning Map, Aerial Map, Metes and Bounds Description, Detailed Site Plan, Engineering Department Traffic Division Letter.

Mayor  
John F. Cook

City Council

*District 1*  
Ann Morgan Lilly

*District 2*  
Susannah M. Byrd

*District 3*  
Emma Acosta

*District 4*  
Melina Castro

*District 5*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

**Development Services Department**

Victor Q. Torres - Director

2 Civic Center Plaza - 5<sup>th</sup> Floor • El Paso, Texas 79901 • (915) 541-4622 • Fax  
(915) 541-4799



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

**Case No:** ZON09-00040  
**Application Type** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date** October 8, 2009  
**Staff Planner** Tony De La Cruz, 915-541-4329, [delacruzja@elpasotexas.gov](mailto:delacruzja@elpasotexas.gov)

**Location** 900 Myrtle Avenue, 1000, 1008 & 1010 Myrtle Avenue, 915 & 917 Magoffin Avenue, 1001 Magoffin Avenue

**Legal Description** Lots 1 thru 6, the West 15 feet of Lot 7, Lots 17, 18 and 19, Block 1, Franklin Heights Addition, An Addition to the City of El Paso, El Paso County, Texas; Lots 7 thru 20, Block 214, Campbell Addition, An Addition to the City of El Paso, El Paso County, Texas; A portion of Ange Street closed by Ordinance No. 017061 lying between Block 1, Franklin Heights Addition and Block 214, Campbell Addition, City of El Paso, El Paso County, Texas; A portion of a 20 foot wide alley closed by Ordinance No. 017062 lying between Lots 11 thru 14, and Lots 7 thru 10, Block 214, Campbell Addition and a portion of a 18 foot wide alley between Lots 1 thru 3, and 17 thru 19, Block 1, Franklin Heights Addition, City of El Paso, El Paso County, Texas.

**Acreage** 2.159 acres  
**Rep District** 8  
**Existing Use** Warehouse  
**Existing Zoning** RMU (Residential Mixed Use) and RMU/H (Residential Mixed Use/Historic)  
**Request** Parking Reduction  
**Proposed Use** Multifamily/Retail

**Property Owner** Centro De Salud Familiar La Fe  
**Applicant** Centro De Salud Familiar La Fe  
**Representative** TVO Development Services, LLC

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

**North:** C-4 (Commercial)  
**South:** A-O/H/sc (Apartment-Office/Historic/special contract), S-D/H/c (Special Development/Historic/contract), A-3/H/sc/sp (Apartment/Historic/special contract/ special permit)  
**East:** C-4/H (Commercial/Historic), A-3/H/sc/sp (Apartment/Historic/special contract/ special permit)  
**West:** C-4/sp (Commercial/special permit), C-4/H (Commercial/Historic)

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Central Planning Area)

**NEAREST PARK:** 1,700 feet (Calendar Park)

**NEAREST SCHOOL:** 1,930 feet (Raymond Telles Acade Special Campus)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association  
Magoffin Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed special permit on September 16, 2009. Planning did receive two phone calls in opposition of this request and a member of the public was present at the City Plan Commission meeting also opposed to the request.

### **APPLICATION DESCRIPTION**

The property owner is requesting a special permit and detailed site development plan approval to allow for a 38.7% parking reduction which would allow for a reduction of 63 parking spaces. The detailed site development plan shows two, three story apartment buildings with a retail component. Building A has a gross building area of 51,391 square feet, 32 one bedroom units, 20 two bedroom units and 1,700 square feet of retail space. Building B has a gross building area of 39,411 square feet, 25 one bedroom units and 14 two bedroom units. The combined project requires a total of 163 parking spaces. A letter from the Engineering Department Traffic Division has been submitted waiving the requirement for a parking impact study.

### **CASE HISTORY**

The City Plan Commission unanimously recommended approval of SUB08-00135 for the vacation of Ange Street and SUB08-00136 for the vacation of the Ange Street alleys on October 23, 2008. The vacation requests were approved by City Council via Ordinance No. 017061 and 017062 on January 27, 2009.

On November 20, 2008 the City Plan Commission recommended approval of a rezoning request for the parcels from C-4 (Commercial) to RMU (Residential Mixed Use), C-4/H (Commercial/Historic) to RMU/H (Residential Mixed Use/Historic), and A-3/H (Apartment/Historic) to (Residential Mixed Use/Historic). The request was approved by City Council on January 27, 2009 via ordinance #017060.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The Development Coordinating Committee provides the following comments:  
DCC recommends **APPROVAL** of the special permit and detailed site development plan.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan.

### **The Plan for El Paso –City-wide Land Use Goals**

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing type and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The application is in conformance with The Plan for El Paso and the 2025 Projected General Land Use Map which designates the property for mixed use land uses. The proposed parking reduction will not adversely affect the surrounding development.

### **Development Services Department - Building Permits and Inspections Division**

Zoning: no comments received.

Landscaping: no comments received.

### **Development Services Department – Planning Division**

Current Planning: Recommends **APPROVAL** of the special permit and detailed site development plan.

Land Development: No objections to proposed rezoning but, did provide the following comments;

- ☐ 1. No comments:
- ☒ 2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
- ☒ 3. Grading plan and permit shall be required.\*
- ☒ 4. Storm Water Pollution Prevention Plan and/or permit required.\*
- ☒ 5. Drainage plans must be approved by the Development Services Department, Engineering Section.\*
- ☐ 6. Coordination with TXDOT.
- ☐ 7. No water runoff allowed outside the proposed development boundaries, (On-site ponding required)
- ☒ 8. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone C, Panel **480214 0039 B**.

**\* This requirement will be applied at the time of development.**

**Engineering Department - Traffic Division**

No objections.

**Engineering Department - Street Division**

No objections.

**Fire Department**

No opposition at this time.

**El Paso Water Utilities**

EPWU does not object to this request.

**Sun Metro**

Sun Metro recommends approval of the parking reduction request and provided the following comment. That the property where the proposed use is to be located as sidewalks and the main entrance is within one thousand feet of a mass transit system route, as determined by the director of Sun Metro.

**CITY PLAN COMMISSION OPTIONS**

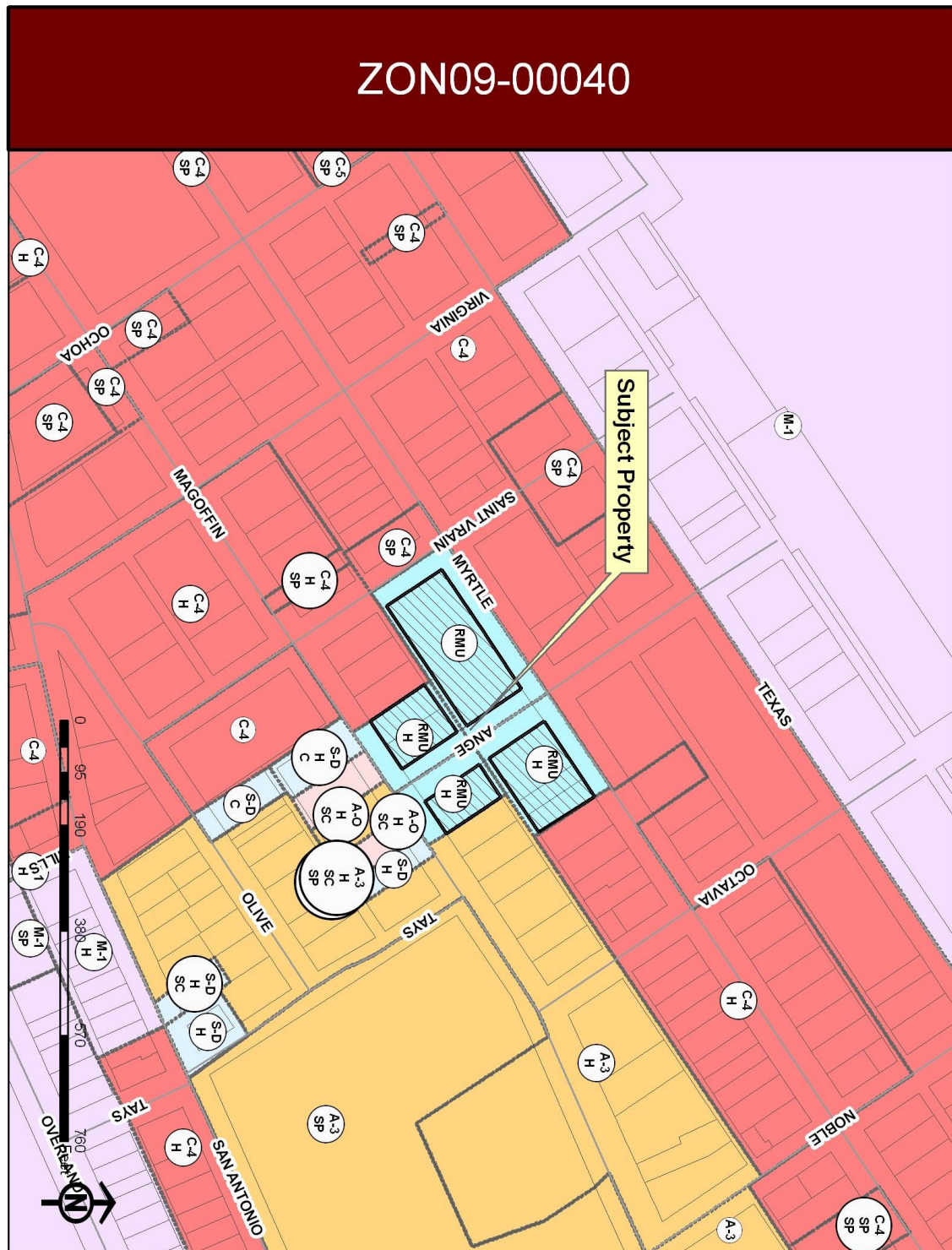
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

### Attachments

1. Location Map
2. Aerial Map
3. Metes and Bounds Description
4. Detailed Site Plan
5. Engineering Department Traffic Division Letter

### ATTACHMENT 1: LOCATION MAP





ATTACHMENT 2: AERIAL MAP

ZON09-00040



## ATTACHMENT 3: METES AND BOUNDS DESCRIPTION

### PROPERTY DESCRIPTION

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ATTACHMENT 3: METES AND BOUNDS DESCRIPTION CONT.

DISTANCE OF 140.00 FEET TO A 5/8" REBAR WITH CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY;

THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 53°00'00" WEST A DISTANCE OF 156.19 FEET TO A CHISELED "X" SET ON THE EASTERLY RIGHT-OF-WAY LINE OF ST. VRAIN STREET,

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STEVE DONALDSON RPLS 4004

KISTENMACHER ENGINEERING COMPANY, INC  
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6336 GREENVILLE AVE., SUITE C, DALLAS, TEXAS 75206 TELE: (214) 234-0011  
JULY 10, 2009

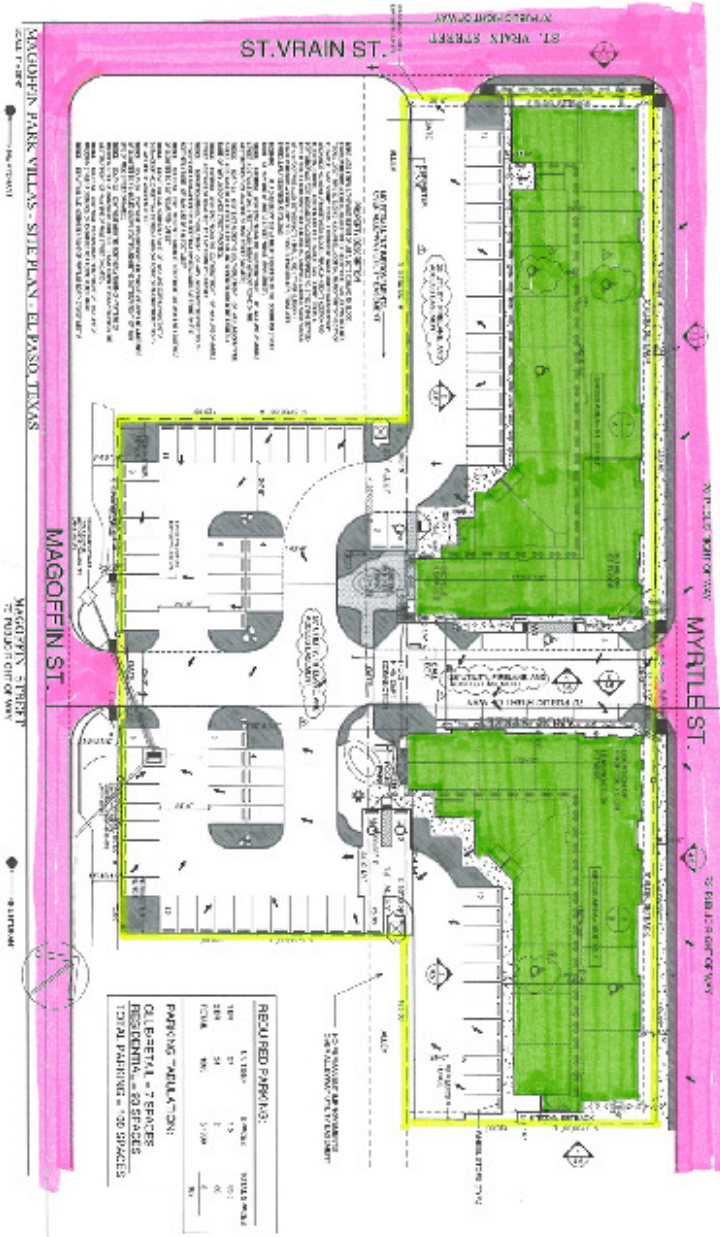
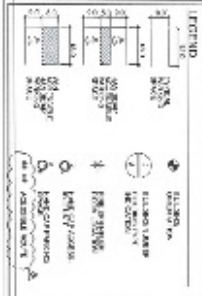




[illegible][illegible]

### LANDSCAPE CHINA AND REQUIREMENTS

1000



RECEIVED PARBORG:		
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100	1.5	001
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400	4	004
500	5	005
600	6	006
700	7	007
800	8	008
900	9	009
1000	10	010

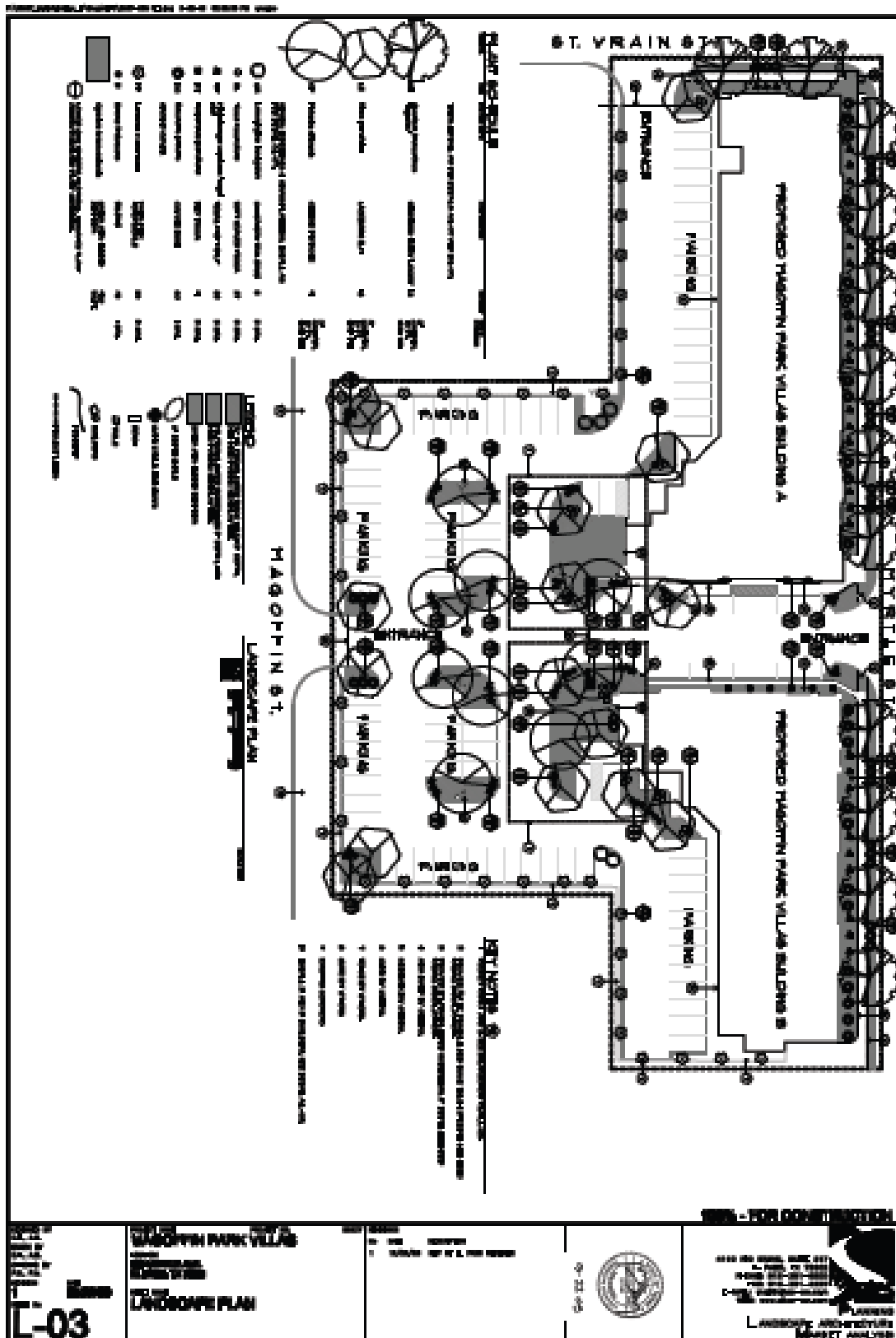
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PRESIDENTIAL="20 SPACES";
TOTALPARING="20 SPACES";

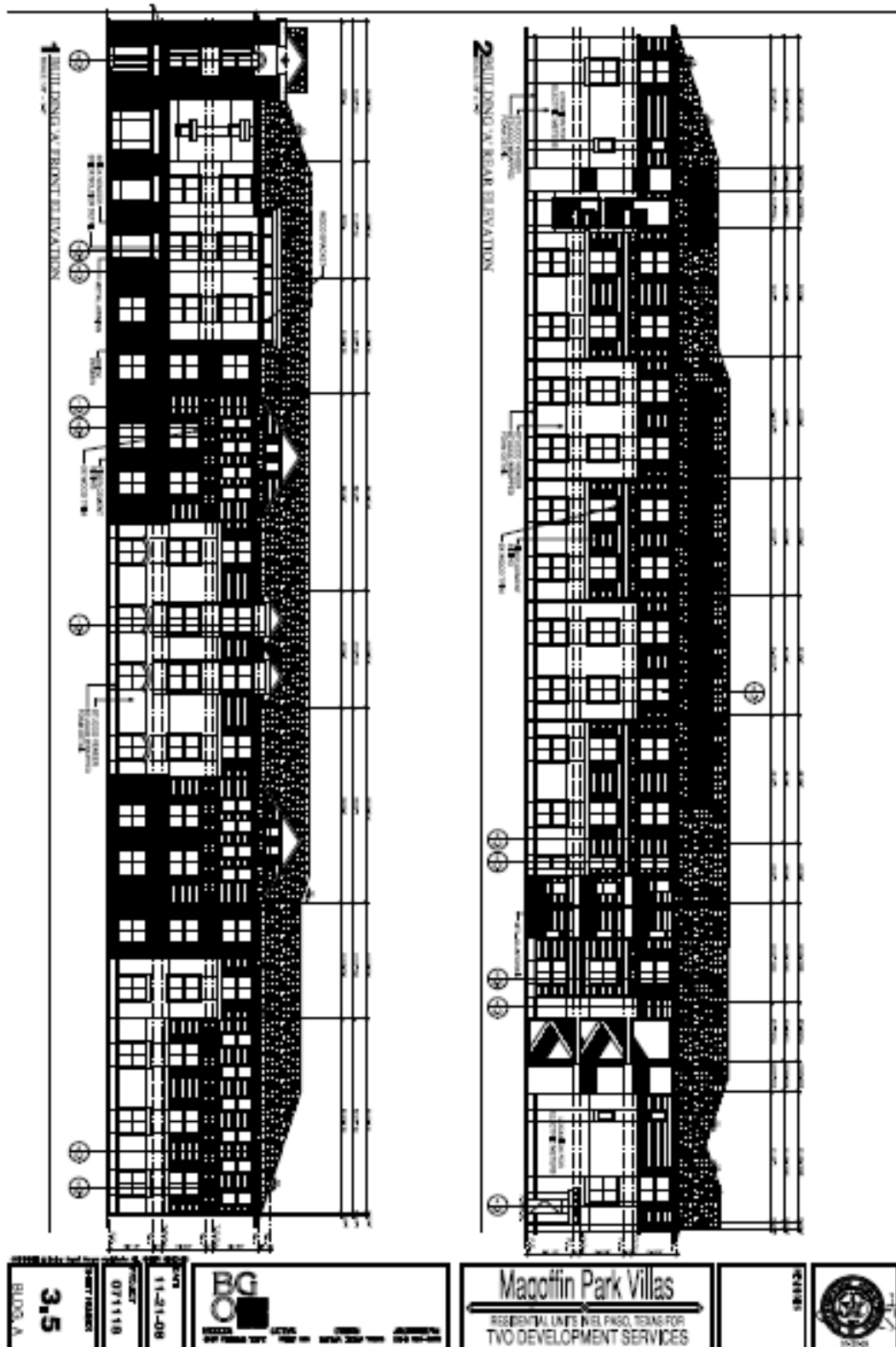
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<p>DATE: 11-21-06</p> <p>TIME: 07:148</p> <p>PROJECT: 11-21-06</p> <p>DATE: 11-21-06</p>	<p>DEVELOPER: DALLAS COUNTY, TEXAS</p> <p>PROJECT: 11-21-06</p> <p>DATE: 11-21-06</p> <p>TIME: 07:148</p>	<p><b>Magoffin Park Villas</b></p> <p>RESIDENTIAL UNITS IN EL PASO, TEXAS FOR TWO DEVELOPMENT SERVICES</p>	<p>DATE: 11-21-06</p> <p>TIME: 07:148</p> <p>PROJECT: 11-21-06</p> <p>DATE: 11-21-06</p>	<p>DATE: 11-21-06</p> <p>TIME: 07:148</p> <p>PROJECT: 11-21-06</p> <p>DATE: 11-21-06</p>
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ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN CONT.



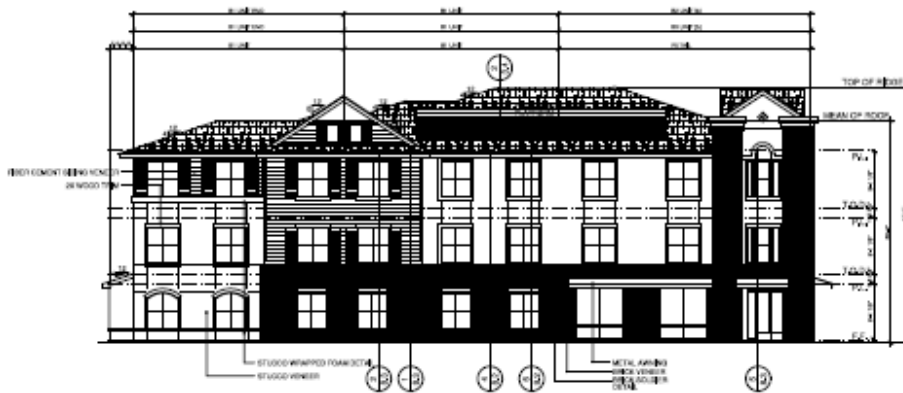
# ATTACHMENT 4: ELEVATIONS.



# ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN CONT.



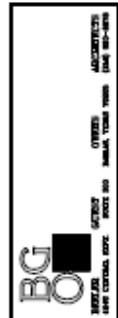
**2** BUILDING 'A' RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



**1** BUILDING 'A' LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



REVISIONS




DATE
11-21-08

PROJECT
071118

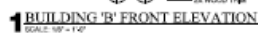
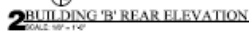
SHEET NUMBER
3.6
BLDG. A

**Magoffin Park Villas**  
RESIDENTIAL UNITS IN EL PASO, TEXAS FOR  
TWO DEVELOPMENT SERVICES

**BG**  **BG**

**BECK JO** **SAATCHI** **ADVERTISING**  
4400 CORTLAND, NYC POST BOX MARIANA, TEXAS 79050  
(214) 363-4870

**4.5**  
BLDG. B



ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN CONT.



2 BUILDING 'B' RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

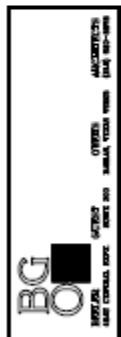


1 BUILDING 'B' LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



REVISIONS

Magoffin Park Villas  
RESIDENTIAL UNITS IN EL PASO, TEXAS FOR  
TWO DEVELOPMENT SERVICES



DATE  
11-21-08  
PROJECT  
071118  
SHEET NUMBER  
4.6  
BLDG. B

## ATTACHMENT 5: TRAFFIC DIVISION LETTER

*Dedicated to Outstanding Customer Service for a Better Community*

**SERVICE SOLUTIONS SUCCESS**

### **ENGINEERING DEPARTMENT TRAFFIC DIVISION**

August 11, 2009

Mr. Omar Villa  
TVO Development Services  
221 N. Kansas, 13<sup>th</sup> floor  
El Paso, Texas 79901

Dear Mr. Villa,

The Engineering -Traffic Division has reviewed your request for a special permit to allow a parking reduction for Magoffin Park Villas, and we hereby waive the requirement for submittal of a parking impact study.

The City of El Paso has a project design for proposed street improvements to Magoffin Avenue and Myrtle Avenue. Magoffin and Myrtle are both designated as minor arterials in the central area of El Paso. Magoffin Avenue is a one-way street going east with three driving lanes and some angled parking. Myrtle Avenue is a one-way street going west with three driving lanes and parallel parking on both sides of the street.

The design includes the construction of curb extensions and ADA ramps on Myrtle, and restriping of the parking stalls on Myrtle between Cotton and Kansas Streets (11 blocks) for angled parking to replace the existing parallel parking spaces, thereby increasing the public parking provided on the street by approximately 110 spaces.

The design also includes restriping of parking stalls on Magoffin between Cotton and Kansas (9 blocks), which will result in an increase of approximately 50 spaces.

Please feel free to contact me should you need any additional information.

Sincerely,

  
Ted Marquez, P.E.  
Assistant City Engineer



Mayor  
Julie F. Cook

City Council

District 1  
Ann Morgan Lilly

District 2  
Suzanne M. Byrd

District 3  
Emma Acosta

District 4  
Melina Castro

District 5  
Rachel Quintana

District 6  
Eddie Higuera Jr.

District 7  
Steve Ortega

District 8  
Beto O'Rourke

City Manager  
Jayce A. Wilson