

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

DEPARTMENT: Department of Transportation

AGENDA DATE: November 12, 2013

CONTACT PERSON NAME AND PHONE NUMBER: Keith Bennett, CNU-A (915)621-6882,
bennettkd@elpasotexas.gov

DISTRICT(S) AFFECTED: District 2

SUBJECT:

The Director of the Department of Transportation is hereby authorized and directed to designate Thirteen (13) offset angle parking spaces on the north side of McConnell Avenue and Nine (9) offset angle parking spaces on the south side of Sheppard Avenue, between Dyer Street and the alley to the east thereof. Said right-of-way shall be used for public parking and cannot be used to satisfy the off-street parking required by City Ordinance for the adjacent property

BACKGROUND/DISCUSSION:

The applicant requested, and received, an infill development special permit to allow for a 50-percent parking reduction. To offset the on-site parking reduction, they requested permission to construct offset angled parking spaces on Sheppard and McConnell. The Department of Transportation recommends approval of this request.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

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

DEPARTMENT HEAD:



Ted Marquez, Director
Department of Transportation

Information copy to Jane Shang, Deputy City Manager

RESOLUTION

WHEREAS, the City Council of the City of El Paso finds that it would be in the best interest of the public to authorize offset angle parking adjacent to the address of 5600 Dyer Street; and

WHEREAS, the City Council of the City of El Paso further finds, in accordance with Sections 12.44.040 and 12.44.050 of the El Paso City Code, that said right-of-way is not upon a Federal-aid or State Highway; that passing traffic will not be required to drive upon the left side of the street or upon any streetcar tracks; that said street does not carry more than 4,000 vehicles average per day, nor more than 500 vehicles per hour for any consecutive three day hours of an average; and that adequate provision has been made for the free and unobstructed passage of pedestrian traffic thereof; and that said parking is not within the Central Traffic District nor the Five Points Traffic District

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

THAT the Director of the Department of Transportation is hereby authorized and directed to designate Thirteen (13) offset angle parking spaces on the north side of McConnell Avenue and Nine (9) offset angle parking spaces on the south side of Sheppard Avenue, between Dyer Street and the alley to the east thereof. Said right-of-way shall be used for public parking and cannot be used to satisfy the off-street parking required by City Ordinance for the adjacent property.

ADOPTED this _____ day of _____, 2013.

THE CITY OF EL PASO

ATTEST:

Oscar Leaser,
Mayor

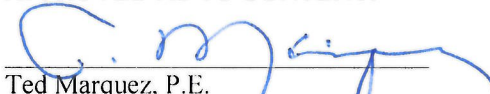
Richarda Duffy Momsen,
City Clerk

APPROVED AS TO FORM:

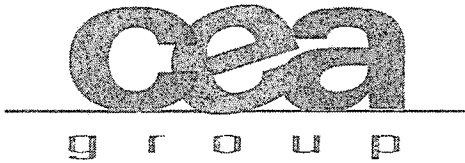


Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



Ted Marquez, P.E.
Director, Department of Transportation



Castner Center @ Transmountain
4712 Woodrow Bean. Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

September 24, 2012

City of El Paso-Department of Transportation
7968 San Paulo Dr.
El Paso, TX 79907

Attention: Keith Bennett CNU-A
Traffic Control Planner

Reference: 5600 Dyer-Angle Parking Request

Dear Mr. Bennett:

On behalf of the owner for the property located between McConnell and Sheppard, off of Dyer (5600 Dyer), we request the City of El Paso for permission to construct angle parking along Sheppard and McConnell. The angle parking will provide approximately 22 parking spaces for the general public use. The angle parking is not fulfilling the parking requirements for parking reduction.

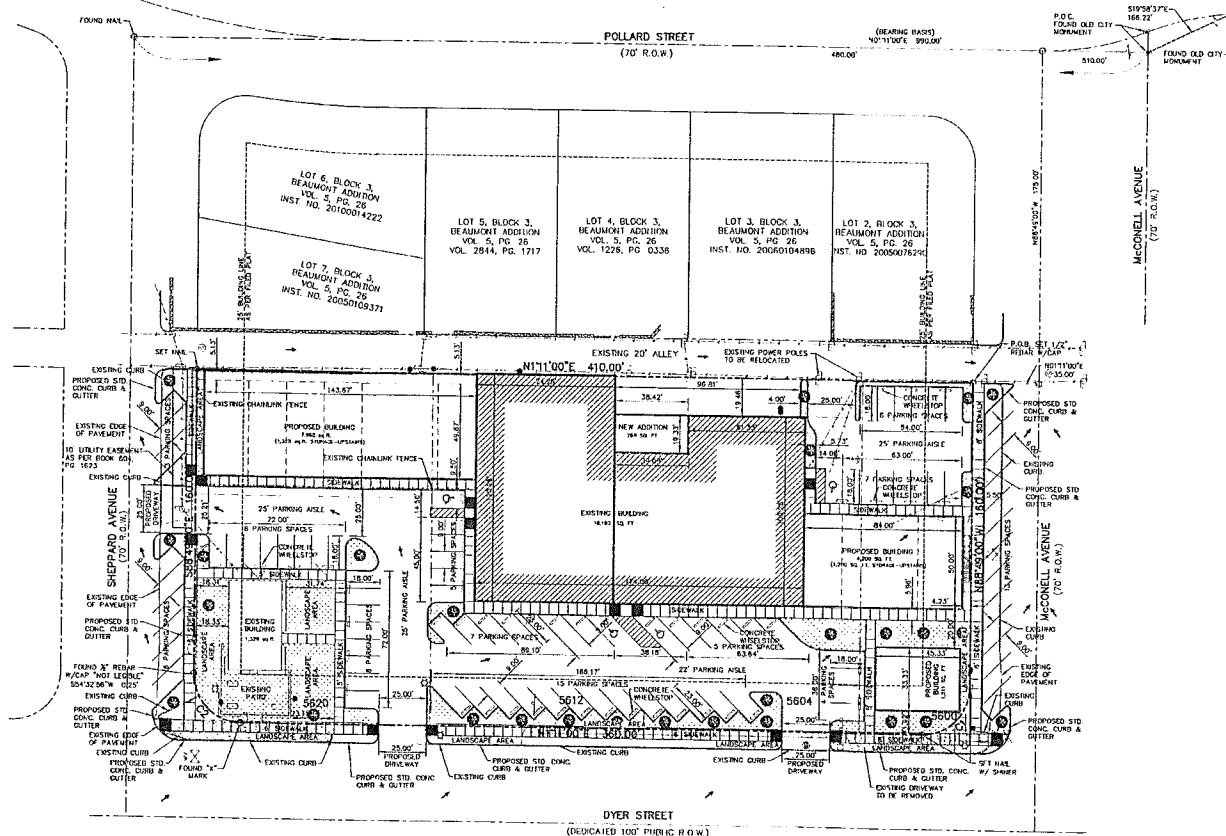
If you have any questions, please do not hesitate to contact me at 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

A handwritten signature in black ink, appearing to read 'JLA', is written over the printed name.

Jorge L. Azcarate, P.E.
Project Manager

I-3025-0041z.kb.24september12
JLA/jla



PARKING REQUIREMENTS

RETAIL AREA	= 30,616 sq. ft.
RESTAURANT AREA	= 3,320 sq. ft.
STORAGE AREA	= 7,528 sq. ft.
MINIMUM PARKING FOR RETAIL 30 sq. ft.	= 102
MINIMUM PARKING FOR RESTAURANT 120 sq. ft.	= 28
MINIMUM PARKING FOR STORAGE 600 sq. ft.	= 1
TOTAL PARKING REQUIRED	= 131
REQUEST 50% PARKING REDUCTION	= 66
TOTAL PARKING PROVIDED	= 67

INFILL REQUEST

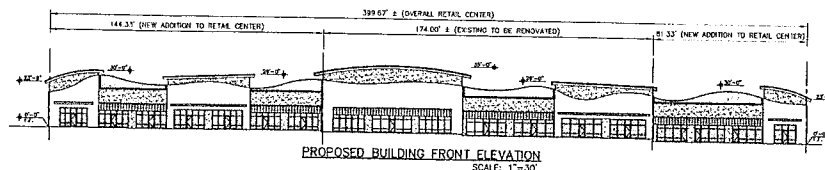
FRONT SETBACKS	= 10 ft.
REAR SET SETBACKS	= 0
SIDE SETBACKS	= 0
PARKING REQUIREMENTS	= 50% REDUCTION

INFILL LANDSCAPING REQUIREMENTS

TOTAL NEW BUILDING AREA	= 17,292 sq. ft.
15% LANDSCAPED AREA	= 2,594 sq. ft.
TOTAL LANDSCAPED PROVIDED	= 3,687 sq. ft.

LOCATION MAP

SCALE: 1" = 600'



PROPOSED BUILDING FRONT ELEVATION

SCALE: 1" = 30'

LEGEND

- EXISTING STREET CENTERLINE
- EXISTING CURB
- PROPOSED CONCRETE CURB & GUTTER
- BUILDING SETBACK LINE
- ADDRESS DIVISION LINE
- EXISTING POWER LINE
- EXISTING POWER POLE
- EXISTING RETAINING WALL
- EXISTING DRAINAGE FLOW
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- CONCEPTUAL TREE LOCATION
- PROPOSED LANDSCAPE AREA (3,687 sq. ft.)

SCALE: 1" = 30'

LEGAL DESCRIPTION
LOT 1, BLOCK 3, BEAUMONT ADDITION,
AN ADDITION TO THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 1.74 ACRES ±

DETAILED SITE DEVELOPMENT PLAN

5600 DYER STREET

cea

engineers • architects • planners
TEXAS REGISTERED ENGINEERING FIRM #54

4712 Wisconsin Street, Ste. F El Paso, TX 79904
Office 915.546.0275 Fax 915.546.0275 www.ceainc.com



SHEPPARD

9 Offset Angled Parking Spaces

5600 Dyer

11 Offset Angled Parking Spaces

DYER

MCCONNELL

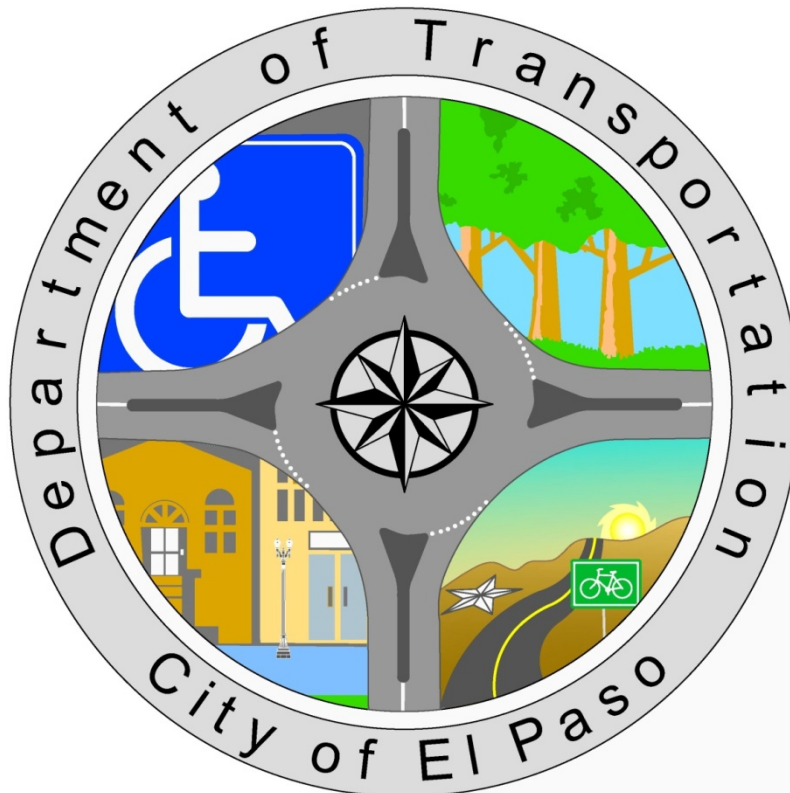




Agenda Item # 3K

City Council Meeting

November 12, 2013





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Mayor

Richarda Duffy Momsen,
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



Ted Marquez, P.E.
Director, Department of Transportation



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If you have any questions, please do not hesitate to contact me at 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group


Jorge L. Azcarate, P.E.
Project Manager

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JLA\jla

