

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

DEPARTMENT: Development Services, Planning Division

AGENDA DATE: Introduction: December 2, 2008
Public Hearing: December 9, 2008

CONTACT PERSON/PHONE: Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting a special privilege to the El Paso Project, LLC permitting two (2) accessibility ramps with stairs, a wall, and a portion of the structure to encroach onto public rights-of-way adjacent to the property located at 300 South Florence Street. Subject Property: 300 South Florence Street. Applicant: The El Paso Project, LLC. SPL08-00024 (District 8).

BACKGROUND / DISCUSSION:

The applicants have requested a special privilege license to permit the construction of the handicap accessibility ramps, stairwells, a wall, and a portion of the existing structure. The applicants are repurposing an existing warehouse into a mixed-use development. The building was constructed in 1925.

PRIOR COUNCIL ACTION:

City Council approved a special permit to allow a 50% parking reduction on February 16, 2007 (ZON06-00162) and the rezoning of the property from M-1/sp (Light Manufacturing/special permit) to C-5/sp (Central Business District/special permit) on June 17, 2008 (ZON08-00018).

City Council will also hear a request to add a Historic overlay to the property (ZON08-00075).

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

The Development Coordinating Committee approved the special privilege application (SPL08-00024) on November 12, 2008.

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

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: Victor Q. Torres 

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

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ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL PRIVILEGE TO THE EL PASO PROJECT, LLC PERMITTING TWO (2) ACCESSIBILITY RAMPS WITH STAIRS, A WALL, AND A PORTION OF THE STRUCTURE TO ENCROACH ONTO PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROPERTY LOCATED AT 300 SOUTH FLORENCE STREET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign, on behalf of the City of El Paso, a Special Privilege upon the following terms to The El Paso Project, LLC. (hereinafter referred to as "Grantee"), for the property located at 300 South Florence Street:

1. This Special Privilege shall be in a form, which is attached hereto and incorporated as Exhibit "A;"

2. The Special Privilege is to permit the Grantee to encroach onto portions of public rights-of-way abutting the property located at Lots 11 through 14, Block 146, Campbell Addition, City and County of El Paso, Texas and more commonly known as 300 South Florence Street, with two (2) 18' by 5' accessibility ramps, a 16' by 2' wall, and a 100' by 1' portion of the structure as shown in Exhibit "B",

3. As consideration for this Special Privilege, Grantee, shall pay the City of El Paso the sum set forth in Section 3 of Exhibit "A," subject to the terms and conditions of this ordinance and Special Privilege; and

4. This Special Privilege shall be for a term of five (5) years with two renewal options for two additional five (5) year periods.

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy,
Deputy Director - Planning
Development Services Department

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THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

EXHIBIT "A"
SPECIAL PRIVILEGE

THIS SPECIAL PRIVILEGE, made and entered into this ____ day of _____, 2008, by and between the **CITY OF EL PASO**, hereinafter called "City," and **THE EL PASO PROJECT, LLC**, hereinafter called "Grantee," of property located at 300 South Florence Street.

WITNESSETH:

WHEREAS, Grantees are requesting the use of portions of City rights-of-way located at 300 South Florence Street in the City of El Paso, El Paso County, Texas.

WHEREAS, the Grantees have requested permission from the City to encroach onto public right-of-way with two (2) 18' by 5' accessibility ramps, a 16' by 2' wall, and a 100' by 1' portion of the building (hereinafter called "Structures");

WHEREAS, the City Council finds that the grant of a Special Privilege upon the terms and conditions hereinafter set forth is not inconsistent with and will not unreasonably impair the public use of the right-of-way.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties agree and covenant as follows:

1. DESCRIPTION. The City hereby grants a Special Privilege to Grantee to encroach onto portions of public rights-of-way abutting the property located at Lots 11 through 14, Block 146, Campbell Addition, City and County of El Paso, Texas and more commonly known as 300 South Florence Street, which is hereinafter referred to as "Premises."

2. TERM. The term of this Special Privilege shall be for five (5) years from the date of execution of this agreement. The City shall have the sole option to renew this Special Privilege upon the request of the Grantee for two (2) additional five (5) year terms. If the Grantee wishes that the City renew this Special Privilege for an additional five (5) year term, Grantee shall submit a request in writing to the City no later than three (3) months prior to the expiration date of this Special Privilege.

This Special Privilege shall expire without notice at the end of such expiration period unless a request for renewal is submitted in writing to the City by the Grantee as herein required. Grantee understands, agrees, and accepts that the City may require that the terms, conditions, and provisions of this Special Privilege be modified as a condition for renewing the grant of the encroachment upon or through public rights-of-way as permitted by this Special Privilege.

3. CONSIDERATION. As consideration for this Special Privilege, Grantee shall pay to the City the fee of Five Hundred Sixty and No/100 Dollars (\$560.00) per year, for a total Two

Thousand Eight Hundred (\$2800.00); of which the first annual fee shall be due prior to execution of this Special Privilege by the El Paso City Council. The advance payment shall be in the form of a cashier's check payable to "The City of El Paso" and delivered to the Development Services Department – Planning Division for remittance to the Office of the City Comptroller. If the Special Privilege is disapproved by the El Paso City Council, the Office of the City Comptroller shall make full refund of the advance payment within fifteen (15) days of the denial action.

Grantee expressly accepts and agrees that the fee set forth herein is subject to any and all future amendments to Section 15.08.120 of the El Paso Municipal Code. Grantee expressly agrees to pay any additional amounts as consideration for this Special Privilege, which could result from a re-computation or assessment of fees pursuant to enactment of future amendments to 15.08.120. This Special Privilege is granted on the condition that Grantee shall pay for all costs associated with the accessibility ramps, wall, and the structure and as well as all costs for the restoration of the Premises.

4. USE OF PROPERTY. This Special Privilege is granted solely for the encroachment onto public right-of-way with two (2) 18' by 5' accessibility ramps, a 16' by 2' wall, and a 100' by 1' portion of the structure. As an express condition of this Special Privilege, and not as a mere covenant, Grantee agrees to restore the Premises to its original state upon removal of any of the encroachments stated herein. Grantee shall coordinate all design and construction plans with the Development Services Department Building Official or his designee. Grantee shall not commence construction under this Special Privilege until the Development Services Department - Building Permits and Inspections Division has approved all plans for the construction of the Structures as appropriate under the applicable City ordinances and the terms of this Special Privilege. This Special Privilege shall not be construed to waive any City permit requirements. Grantee shall be responsible for all maintenance.

Nothing contained herein shall grant or be construed to grant any real property interest to the Grantee, nor shall it give rise to any vested right in the Grantee, his assigns or successors in interest who shall not have a cause of action for damages upon revocation of this Special Privilege.

Nothing contained herein shall be construed to imply that the City is involved in the design, construction, maintenance or repair of the encroachments provided for herein.

5. IMPROPER USE. This Special Privilege shall not permit or be construed to permit any other private use of the City's right-of-way, which impairs its function as a right-of-way. Grantee shall not construct any additional improvements, or make any additions or

alterations on or over the City right-of-way, without the prior written consent of the El Paso City Council.

6. REPAIRS. Grantee shall keep the property, Structure, and Premises in good condition and repair and in a clean, orderly, and attractive condition during the term of this Special Privilege. Grantee shall be responsible for all maintenance of the Structure and Premises and shall repair any damage to the Premises regardless of the cause of such damage, at Grantee's sole expense.

7. INDEMNITY. As a condition of the Special Privilege, Grantee shall indemnify, defend and hold harmless the City, its officers, agents, servants and employees from any and all claims, losses, damages, causes of action, suits, and liability of every kind, including all expenses of litigation for injury or death of any person, or for damage to any property, arising out of or in connection with Grantee's use of the public right-of-way, regardless of whether such injuries, death, or damages are caused in whole or in part by the negligence of the City.

8. LIABILITY INSURANCE. Grantee shall provide public liability insurance for personal injuries and death growing out of any one accident or other cause in a minimum amount of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) per person, and Five Hundred Thousand and No/100 Dollars (\$500,000.00) for two (2) or more persons in any one accident, and, in addition, shall provide property damage liability insurance in a minimum sum of One Hundred Thousand and No/100 Dollars (\$100,000.00) for property damage growing out of any one accident or other cause. These amounts are not a limitation upon the Grantee's agreement to indemnify and hold the City harmless.

Grantee shall maintain said insurance with a solvent insurance company authorized to do business in Texas. The policy shall provide that the insurer will defend against all claims and lawsuits which arise and will pay any final judgment of a court of competent jurisdiction against the City, its officers, agents, servants or employees and Grantee, his officers, agents, servants or employees. All policies shall name the City of El Paso, its officers, agents, servants, and employees as additional insured to the full amount of the policy limits.

No special privilege license shall be granted by El Paso City Council until Grantee files a copy of the policy or certificate of liability insurance as herein set forth with the City Clerk, the City Attorney's Office, and the City Planning, Research & Development Department. Such policy or certificate shall provide that the insurance cannot be canceled or the amount of coverage changed without ten (10) days prior written notice to the City Clerk. Failure to keep the policy in full force and effect throughout the term of the Special Privilege shall be grounds for cancellation of this Special Privilege.

9. **CANCELLATION.** Should the City at any time or for any reason decide that the right-of-way onto which any of the encroachments are needed for public use, the City may upon thirty (30) days written notice, cancel this Special Privilege at no cost to the City and may take possession of the public right-of-way. All rights of the Grantee in the Premises shall then be terminated. Grantee may cancel this Special Privilege, for any reason, upon thirty (30) days prior written notice to the City, and all rights of the Grantee shall then be terminated.

In addition, if, for a period of six (6) months, Grantee ceases to use or occupy the property for the purposes herein contemplated, or if Grantee defaults in any of his obligations under this Special Privilege and fail to correct such defaults within thirty (30) days after written notice to do so; the City may cancel this Special Privilege and take possession. All rights of the Grantee on the City right-of-way shall then terminate.

Any waiver by the City of any breach of any of Grantee's obligations shall not be deemed a continuing waiver, and shall not prevent the City from exercising any remedy it may have for any succeeding breach of the same or another obligation of the Grantee.

Upon termination of this Special Privilege for whatever reason, all encroachments shall become the property of the City and shall, at the option of the City, be removed by the Grantee without cost to the City.

10. **LIENS AND ENCUMBRANCES.** Grantee shall defend and indemnify the City against any liability and loss of any type arising from any lien or encumbrance on the property that arises or is alleged to have arisen from Grantee's use of the Premises.

11. **ASSIGNMENT.** Grantee shall not assign this Special Privilege without prior written consent of the El Paso City Manager.

12. **MISCELLANEOUS.**

- a. **SIGNS:** This Special Privilege does not grant any permission to erect signage, but, rather, only authorizes an encroachment upon public right-of-way as described herein. Permission to erect signage must be obtained by Grantee pursuant to applicable City Code and ordinance provisions and subject to the restrictions and requirements contained therein.
- b. **RIGHT OF ENTRY AND INSPECTION:** The City's authorized representative shall have the right to enter upon the property at all reasonable times for the purpose of inspecting the same and determining compliance with the terms of this Special Privilege.
- c. **LAWS AND ORDINANCES:** Grantee shall comply with all statutes, laws, codes and ordinances applicable to Grantee's construction and

maintenance of the Structure, as well as Grantee's use of the Premises, except as specifically provided by the grant of this Special Privilege. This Special Privilege shall not grant permission for Grantee to erect the Structures without first having obtained any required building permits from the City Building Permits and Inspections Department. In addition, Grantee shall obtain any and all other required permits and inspections and shall pay the necessary permit fees.

- d. **SUCCESSORS AND ASSIGNS:** All of the terms, provisions, covenants and conditions of this Special Privilege shall inure to the benefit and be binding upon the parties, their successors and assigns. This Special Privilege is a restriction, condition and covenant running with the property known as 300 South Florence Street and a charge and servitude thereon, and shall bind the Grantee and his successors in title. Any further lease or conveyance of this property known as 300 South Florence Street shall contain this restriction, condition, and covenant and shall embody this Special Privilege by express reference.
- e. **NOTICES:** All notices provided for herein shall be sufficient if sent by certified or registered mail, return receipt requested, postage fully prepaid, addressed to the proper party at the following addresses:

City of El Paso
Attn: Joyce Wilson, City Manager
#2 Civic Center Plaza, 10th Floor
El Paso, Texas 79901-1196

with copy to: City of El Paso
Attn: City Clerk
#2 Civic Center Plaza, 2nd Floor
El Paso, Texas 79901-1196

and: The El Paso Project, LLC.
300 South Florence Street
El Paso, Texas 79901

or to such other address as the parties may designate to each other in writing from time to time.

- f. **ENTIRE AGREEMENT:** This document contains all of the agreements between the parties and may not be modified, except by an agreement in writing signed by both parties.

- g. SEVERABILITY: Every provision of this Special Privilege is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Special Privilege.
- h. LAW GOVERNING: The laws of the State of Texas shall govern the validity, performances, and enforcement of this Special Privilege and if legal action is necessary to enforce it, exclusive venue shall be in El Paso County, Texas.
- i. The Director of Development Services Department or that person's designee is the principal City official responsible for the administration of this Special Privilege and Grantee recognizes that questions regarding the interpretation or application of this ordinance shall be referred to the Director of Development Services Department or designee.

13. RESTRICTIONS AND RESERVATIONS. This Special Privilege is subject to all rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land. If, at any time during the initial term of this Special Privilege, or any extension thereof, any such rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land, preclude, interrupt or interfere with Grantee's use of the Premises, Grantee shall have the right to terminate this Special Privilege upon giving the City prior written notice of its intention to do so.

14. EFFECTIVE DATE. This Special Privilege shall not take effect unless Grantee files his written acceptance with the Development Services Department – Planning Division prior to its passage and approval by the El Paso City Council. If Grantee accepts the terms and conditions of this Special Privilege as a corporation, each of the persons accepting on behalf of such Grantee warrant to the City that the corporate Grantee is a duly authorized and existing corporation, that the corporate Grantee is qualified to do business in the State of Texas, that the corporate Grantee has full right and authority to accept the terms and conditions of this Special Privilege and that each and every person signing on behalf of the corporate Grantee is authorized to do so. Upon the City's request, the corporate Grantee will provide evidence satisfactory to the City confirming these representations.

(Signatures on following page)

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy,
Deputy Director - Planning
Development Services Department

ACCEPTANCE

The attached instrument, with all conditions thereof, is hereby accepted this

24 day of November, 2008.

GRANTEE: THE EL PASO PROJECT, LLC.

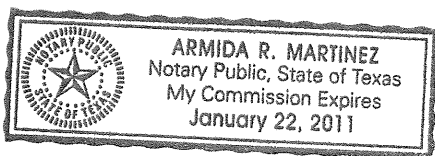
By: _____
T J Karam - Partner
Printed Name and Title

ACKNOWLEDGEMENT

THE STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this 24 day of
November, 2008, by THE EL PASO PROJECT, LLC. as Grantee.

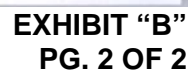


Armida R. Martinez
Notary Public, State of Texas

ARMIDA R. MARTINEZ
Notary's Printed or Typed Name:

1-22-2011
My Commission Expires:

CITY CLERK DEPT.
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**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: November 24, 2008

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

FROM: Mirian Spencer, Planner

SUBJECT: An Ordinance granting a special privilege to the El Paso Project, LLC permitting two (2) accessibility ramps with stairs, a wall, and a portion of the structure to encroach onto public rights-of-way adjacent to the property located at 300 South Florence Street.

GENERAL INFORMATION:

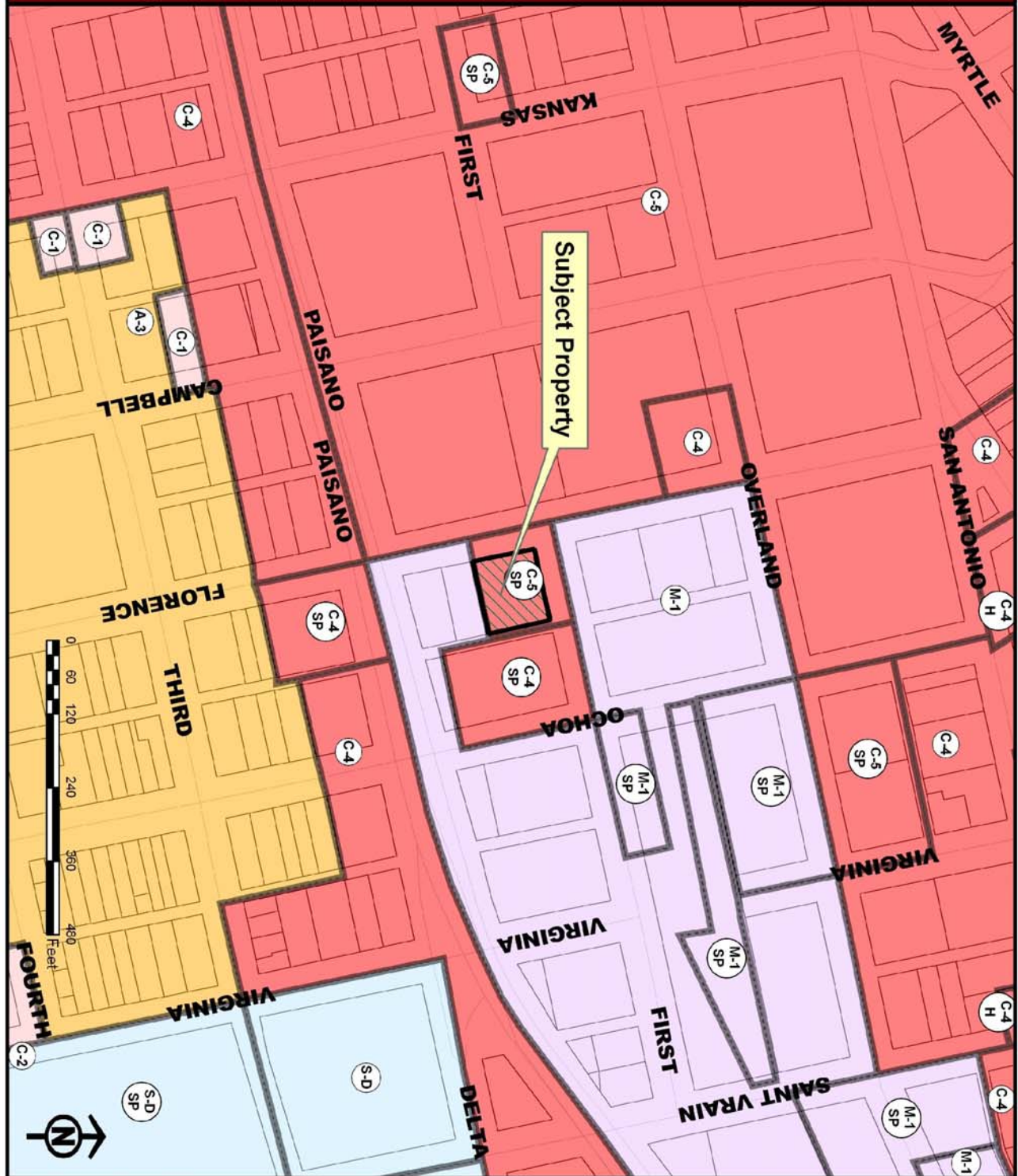
The Development Coordinating Committee granted SPL08-00024, which permits the construction of two accessibility ramps with stairs, the existence of an 8', wall and a 102' portion of the structure that are encroaching into public right-of-way. The structure was built in 1925 and the applicants have requested to apply an H (Historic) overlay to the property to preserve the historic character of both the structure and Downtown El Paso. The applicants are repurposing a warehouse into a mixed-use development to include residential uses.

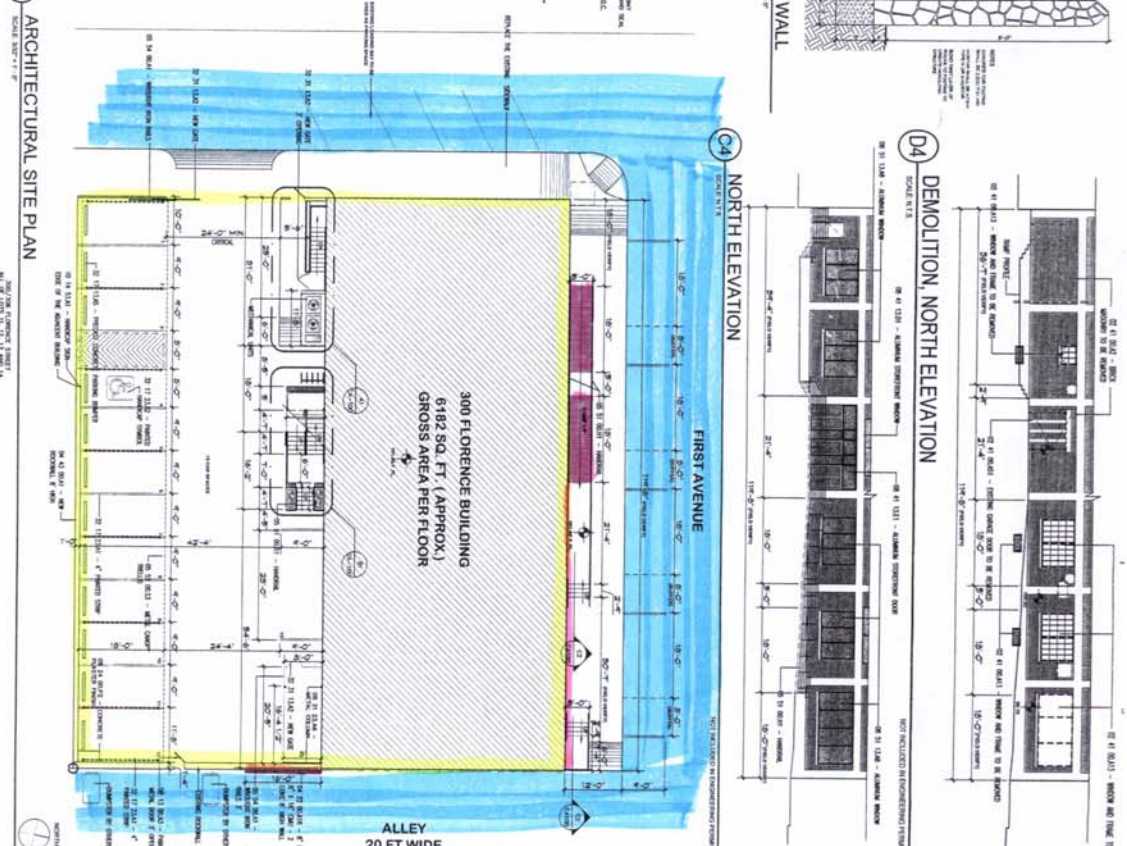
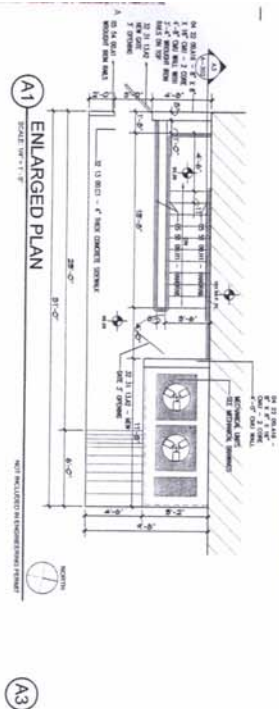
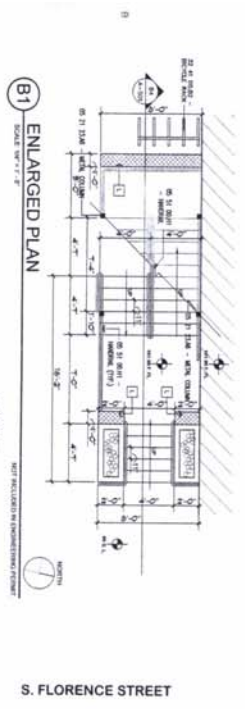
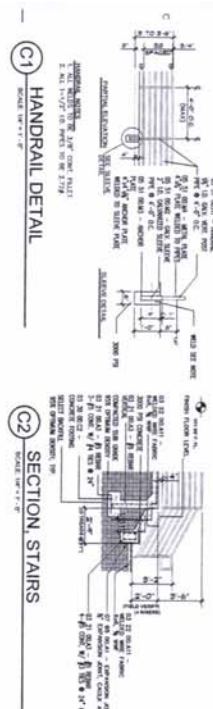
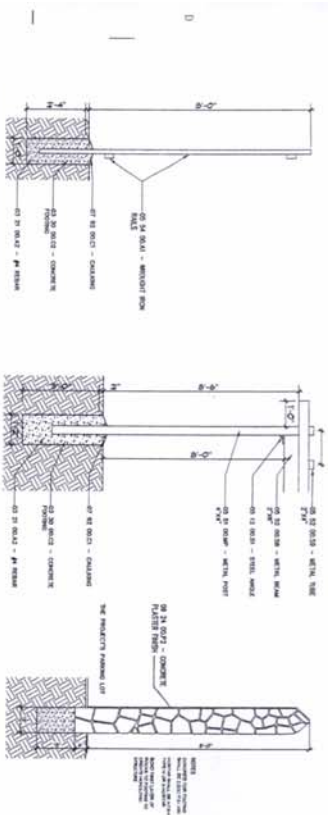
The applicants are requesting a five-year term with two renewal options for two additional five year periods. The applicants will be required to pay a sum of \$560.00 per year for a total of \$2,800.00. The applicants will also be required to maintain liability insurance with the City of El Paso listed as co-insured for the duration of the special privilege license term.

There was **NO OPPOSITION** to this request.

Enclosures: Location Map, Site Plan, Survey

SPL08-00024





NOTE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS AND THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF HOUSTON.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON.

VERIFY ELEVATIONS (LEVELS) WITH THE CIVIL DRAWINGS.

FIELD VERIFY ALL DIMENSIONS

WRIGHT & DUBOIS

ARCHITECTS

1000 FLORENCE ST. SUITE 100
HOUSTON, TX 77001

CONTACT INFORMATION

PHONE: 713.555.1234
FAX: 713.555.1235
EMAIL: info@wrightanddubois.com
WEBSITE: www.wrightanddubois.com

THE FLORENCE PROJECT

300 FLORENCE ST. SUITE 100
HOUSTON, TX 77001

ARCHITECTURAL SITE PLAN

C-1.00

