

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

DEPARTMENT: Planning and Inspections, Planning Division
AGENDA DATE: Introduction: December 12, 2017
Public Hearing: January 9, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1550, Morrison-vegaVX@elpasotexas.gov
Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

DISTRICT(S) AFFECTED: District 8

SUBJECT:
An Ordinance granting Special Permit No. PZST17-00029, to allow for Infill Development with 100% Parking Reduction and Reductions in Rear Yard Setback from 10 feet to 0 feet and Side Street Yard Setbacks from 10 feet to 0 feet on the property described as Lots 17 to 28, Block 14, Franklin Heights Addition, 1101 Texas Avenue, City of El Paso, El Paso County Texas, and Lots 29 to 32, Block 14, Franklin Heights Addition, 1125 Texas 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. Subject Property: 1101 Texas Ave and 1125 Texas Ave. Property Owner: Great River Commercial LLC. PZST17-00029 (District 8)

BACKGROUND / DISCUSSION:
On October 5, 2017, the CPC reviewed and recommended approval of the proposed rezoning.

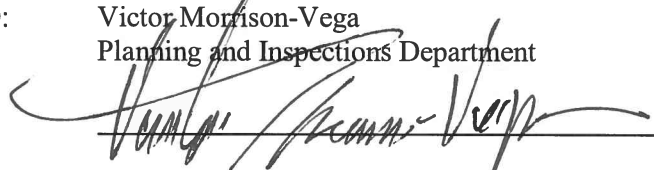
PRIOR COUNCIL ACTION:
There is no prior City Council action on this proposed amendment.

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: Victor Morrison-Vega
Planning and Inspections Department


APPROVED FOR AGENDA: _____

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00029, TO ALLOW FOR INFILL DEVELOPMENT WITH 100% PARKING REDUCTION AND REDUCTIONS IN REAR YARD SETBACK FROM 10 FEET TO 0 FEET AND SIDE STREET YARD SETBACKS FROM 10 FEET TO 0 FEET ON THE PROPERTY DESCRIBED AS LOTS 17 TO 28, BLOCK 14, FRANKLIN HEIGHTS ADDITION, 1101 TEXAS AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND LOTS 29 TO 32, BLOCK 14, FRANKLIN HEIGHTS ADDITION, 1125 TEXAS 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, Great River Commercial, LLC, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a 100% Parking Reduction and Reductions in Rear Yard Setback from 10 feet to 0 feet and Side Street Yard Setbacks from 10 feet to 0 feet; 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 Sections 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 C-4 (Commercial) Zone District:

Lots 17 to 28, Block 14, Franklin Heights Addition, 1101 Texas Avenue, City of El Paso, El Paso County, Texas, and Lots 29 to 32, Block 14, Franklin Heights Addition, 1125 Texas Avenue, *City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"*; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a 100% Parking Reduction and Reductions in Rear Yard Setback from 10 feet to 0 feet and Side Street Yard Setbacks from 10 feet to 0 feet; and,

3. That this Special Permit is issued subject to the development standards in the C-4 (Commercial) 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 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. PZST17-00029 shall automatically terminate, and 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.

ADOPTED this _____ day of _____, 2017.

THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:


Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega, Interim Director
Planning & Inspections Department

AGREEMENT

Great River Commercial, LLC, referred to in the above Ordinance, hereby agree 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 C-4 (Commercial) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 4th day of December, 2017.

Great River Commercial, LLC:

By: JW Rogers III Manager
(name/title)

[Signature]
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 4th day of December, 2017, by JW Rogers III, for Great River Commercial, LLC, as Owner.

My Commission Expires:

[Signature]
Notary Public, State of Texas

Notary's Printed or Typed Name:
Elena Hernandez

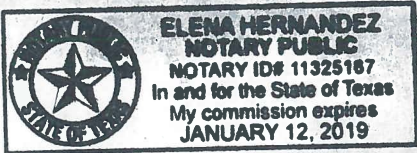


EXHIBIT "A"

All of Lots 17 through 32, Block 14,
Franklin Heights Addition,
City of El Paso, El Paso County, Texas
July 13, 2017

METES AND BOUNDS DESCRIPTION
1101-1125 Texas Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of Lots 17 through 32, Block 14, Franklin Heights Addition,
City of El Paso, El Paso County, Texas and being more particularly described by metes and
bounds as follows:

COMMENCING FOR REFERENCE at a city monument located 10 feet north from the
centerline intersection of Noble Street (70' R.O.W.) and Texas Avenue (72' R.O.W.);
THENCE, leaving said city monument from centerline of Noble Street, South 52°23'00" West, a
distance of 35.00 feet to a point; **THENCE**, North 37°37'00" West, a distance of 26.00 feet to a
set nail at the northerly right-of-way line of Texas Avenue and being the **POINT OF**
BEGINNING of the herein described parcel;

THENCE, along said northerly right-of-way line of Texas Avenue, South 52°23'00"
West, a distance of 400.00 feet to a set chiseled "v" for corner;

THENCE, leaving said northerly right-of-way line, North 37°37'00" West, a distance of
120.00 feet to a found fence post for corner;

THENCE, North 52°23'00" East, a distance of 400.00 feet to a set nail for corner;

THENCE, South 37°37'00" East, a distance of 120.00 feet to the **POINT OF**
BEGINNING of the herein described parcel and containing 48,000.00 square feet or 1.101 acres
of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive, Suite 503
El Paso, Texas 79936
(915) 633-6422
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MEMORANDUM

DATE: November 27, 2017

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

FROM: Victor Morrison-Vega, Interim Director - Planning & Inspections
Anne Antonini, Senior Planner

SUBJECT: PZST17-00029

The City Plan Commission unanimously recommended **approval** (5-0) of the proposed special permit at its October meeting.

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, that the special permit would have no negative effects on the natural environment, socio-economic conditions, and property values in the vicinity or the city as a whole.

As of November 27, 2017, Planning staff has not received any opposition to the special permit.

Property Owner: Great River Commercial, LLC.

Applicant: Live Arch Architecture Studio

Attachments: Staff Report



*City of El Paso—City Plan Commission Staff Report - **REVISED***

Case No: PZST17-00029 (Related to PZRZ17-00018)
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: October 5, 2017
Staff Planner: Anne Antonini, 915-212-1814 (antoniniam@elpasotexas.gov)

Location: Parcel 1: 1101 Texas Avenue
Parcel 2: 1125 Texas Avenue

Legal Description: Parcel 1: Lots 17 to 28, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas
Parcel 2: Lots 29 to 32, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas

Acreage: 1.1 Acres:
Parcel 1 – 0.83 Acres
Parcel 2 – 0.28 Acres

Rep District: 8
Existing Zoning: M-1 (Light Industrial)
Existing Use: Vacant Buildings
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development – 100% Parking Reduction and Reduce Rear Yard Setback from 10 feet to 0 Feet
Proposed Use: Outdoor event space, food truck park, and apartment complex

Property Owner(s): Great River Commercial, LLC.
Applicant(s): Jonathan W. Rogers III
Representative(s): Liev Arch Architecture Studio

SURROUNDING ZONING AND LAND USES:

North: M-1 (Light Industrial) / Industrial and railyards
South: C-4 (Commercial) / Heavy commercial, light industrial
East: C-4/sp (Commercial/special permit) / Church
West: M-1 (Light Industrial) / Heavy commercial, light industrial

PLAN EL PASO DESIGNATION: G-7 (Industrial and/or Railyards) Central Planning Area

NEAREST PARK: Magoffin (470 ft.)

NEAREST SCHOOL: Douglass Elementary (5,863 ft.)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300' of the subject property on September 21, 2017. Planning has not received any communication in support of or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting an infill development special permit 100% parking reduction, a reduction in the rear yard setback from 10' to 0' for proposed buildings, and street side yard setbacks from 10' to 0' along Noble Street and Octavia Street for existing buildings, all for improvements associated with outdoor event space, food truck park, and apartment complex on the subject property. The property is 1.11 acres in size and currently contains two vacant structures, one of which is 4 stories and 48,000 square feet, located 0' from the front, street side, and rear property lines on 1125 Texas Ave. The other is a one story, 2,900 square foot building located 3' from the front property line and 0' from the street side property line along Octavia Street at 1101 Texas Ave. Both structures were in existence prior enactment of the zoning ordinance and have been granted legal nonconforming status. The proposed site plan shows those buildings to remain, three additional buildings to be constructed, and the center of the site landscaped and improved to be used as an outdoor event space. Loading access is proposed via Octavia Street and Noble Street with no parking spaces to be provided onsite. A parking study was submitted with this application, and is included with this staff report as Attachment 6. A related Rezoning application (PZRZ17-00018) has been submitted to rezone the subject property from M-1 (Light Manufacturing) to C-4 (Commercial) in order to accommodate the proposed uses. There are no zoning conditions currently imposed on this property.

PLANNING DIVISION RECOMMENDATION:

The Planning Division recommends **APPROVAL with one condition** of this request for infill development to allow for a 100% parking reduction and reduction in rear yard setback from 10' to 0' and acceptance of the detailed site development plan. The recommendation is based on compatibility with the standards of 20.10.280 – Infill Development and the proposed C-4 (Commercial) Zoning District. Additionally, the proposed development is consistent with the Plan El Paso G-7, Industrial/Railyard land use designation, which states that when an industrial use with the G-7 Industrial/Railyard designation becomes obsolete, there can be potential for mixed use redevelopment of the site (p.1.31), such as what is proposed for the subject property. The proposed intensity and mix of uses proposed for the subject property will be compatible with its heavy commercial and light industrial neighbors, which include two major automotive repair businesses, an ambulance motor pool, a radio tower, and a technical college. Additionally, the subject property is immediately adjacent to the Mixed Use Residential District of the Downtown Plan Area, which ends on the centerline of Octavia Street bordering the subject property. The proposed use will serve as a compatible transition between the heavy commercial and light industrial uses of its neighborhood, and the downtown 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. The condition is as follows:

1. The applicant must obtain a letter from Sun Metro approving the parking reduction per El Paso City Code Section 20.14.070.C.3.d prior to the Special Permit request being heard by the El Paso City Council.

El Paso Future Land Use Map Designation

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

G-7 Industrial/Railyard: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use with the G-7 Industrial/Railyard designation becomes obsolete, there can be potential for mixed use redevelopment of the site.

The Planning Division recommendation is based on the compatibility with the G-7 Industrial/Railyard land use designation. The proposed intensity and mix of uses proposed for the subject property makes use of an obsolete heavy commercial site as described above. The uses proposed will be compatible with the heavy

commercial and light industrial neighbors of the subject property. Additionally, the site is immediately adjacent to the Mixed Use Residential District of the Downtown Plan Area, which ends on the centerline of Octavia Street bordering the subject property. The proposed use will serve as a compatible transition between the heavy commercial and light industrial uses of its neighborhood, and the downtown area.

The purpose of the C-4 (Commercial) District is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the district are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

The Planning Division recommendation is based on compliance with the purpose of the C-4 (Commercial) District and compatibility with surrounding properties. The proposed uses are all permitted or substantially similar to codified uses that are permitted within the C-4 (Commercial) Zoning District. Temporary use permits will be required for outdoor events, and the food truck court will be required to meet the standards of El Paso City Code. Properties to the immediate east and south of the subject property are currently zoned C-4 (Commercial), which is the district requested by the applicant. The subject property directly abuts the Downtown Plan Area to the west.

Plan El Paso Goals and Policies

Policy 1.9.5: Obsolete industrial sites and railyards pose technical challenges to redevelopment but are often ideally located within the City to offer new choices and opportunities for El Paso residents. The City should take affirmative steps to maximize this potential. These sites are generally in the G-7 “Industrial” growth sector on the Future Land Use Map (See Goal 4.11).

The special permit request, if approved, would allow for the redevelopment of an obsolete industrial site into a use that would potentially draw El Paso residents, businesses, and visitors. This is in keeping with this policy.

ANALYSIS

20.10.280 Infill Development

- A. Purpose. The purpose of these regulations is to encourage infill development by simplifying procedures for plan approval, provide a more flexible approach to design and development of infill development, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. Additionally, the regulations herein serve to supplement the city's tax base by addressing the issue of urban blight and providing relief mechanisms for developing historically underutilized and vacant parcels within the city's urban core which is in keeping with the city's adopted goals and policies.

This project meets the intent of the Infill Development Ordinance. It provides for the adaptive reuse of two vacant buildings. It introduces missing residential uses immediately adjacent to an area of downtown that is designated for residential mixed use but currently lacks it. The proposed development will provide open space that will be designed to accommodate various types of events, which can aid in creating a community environment.

B. Location Criteria. An infill development may be located on any parcel of land which meets at least one of the following criteria:

1. Any parcel of land designated within a historic district and developed in compliance with Section 20.20.080.
2. Any parcel of land within the downtown plan area.
3. Any parcel of land annexed prior to 1955.
4. Parcels of land within or that share a common property line to an existing subdivision platted for no less than twenty-five years.
5. Any brownfield or greyfield development.
6. Parcels of land within areas identified by the city's comprehensive plan as G-2 traditional neighborhood and G-7 industrial and/or railyards.
7. Redevelopment of sites previously or currently occupied by civic buildings, public spaces or educational facilities as defined in Section 20.10.145.

The subject property meet criteria 3, 4, and 6. It was annexed into the city of El Paso in 1873, subdivided in 1898, and is designated G-7, Industrial and/or Railyard in the Future Land Use Map of Plan El Paso.

C. Design. Applications for infill development shall be designed in a manner that is consistent and compatible to the massing and character of the surrounding properties and the general design policies and guidelines included in the adopted comprehensive plan. 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. Additionally, applications for infill development must meet all of the following mandatory design requirements and no less than three of the selective design guidelines:

1. Mandatory Design Requirements: Applications for infill development shall comply with all of the following requirements.
 - i. Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070(F)(5). On-site surface parking shall not be located in the front yard.

No on-site surface parking is proposed.

2. When on-street parking directly abutting the property is not present, the applicant may request the installation of on-street parking. The application fee may be subject to reimbursement.

Diagonal on-street parking is shown on the site plan, and the applicant is encouraged to discuss the possibility of its installation with the City and TXDOT.

- ii. Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.

The project is oriented towards Texas Avenue and appears to show its main entrance for its uses from Texas Avenue.

1. For purposes of this section, main street shall be defined as the street of higher classification within the city's adopted thoroughfare plan. In cases where adjacent streets are of the same classification the zoning administrator shall determine the main street based on the orientation of adjacent buildings along the same block face.

The segment of Texas Avenue abutting the subject property is classified as a major arterial, while Octavia and Noble Streets are both classified as local streets. Therefore, Texas Avenue has a higher functional classification than Octavia or Noble Street and is considered the main street.

- iii. For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than fifteen percent.

The proposal does not abut residential development. However, all of its buildings that abut the front lot line are within 3' of that boundary, with two being located at 0'. This is consistent with other development on adjacent blocks of Texas Avenue, where most buildings are built to the front property line.

2. Selective Design Guidelines: Applications for infill development shall comply with no less than three of the following requirements.

The detailed site plan demonstrates compliance with the following three selective design guidelines:

- iii. The project shall propose a mix of land use categories as classified in Section 20.08.030 (e.g., residential and commercial).

The site plan identifies proposed restaurant, food truck court, outdoor event venue, commercial, and residential uses.

- iv. The project shall propose commercial activity within or directly abutting an adjacent street sidewalk. Examples of qualifying commercial activity include, but are not limited to, the placement of outdoor seating and tables or other sidewalk furniture, and stands for the sale of goods and services.

All existing and proposed buildings abutting Texas Avenue show restaurant or other commercial uses occurring at their ground or only floor.

- vii. The height of any proposed infill development shall be equal to at least half the width of the widest abutting street.

The top of the existing building at 1125 Texas is 46'8" and Texas Avenue is 70' wide. This translates to a ratio of 66.8%, and demonstrates compliance with this guideline.

- D. Setback Provisions. The side, front and rear setback requirements of the base zoning district for the property on which the infill development is proposed may be reduced up to one hundred percent by city council.

The applicant is requesting a reduction in the 10' minimum rear yard required for the C-4 (Commercial District) to 0' to accommodate proposed storage buildings.

DIMENSION	REQUIRED	PROPOSED
Side Street Yard Setbacks	10 ft.	0 ft.
Rear Yard Setback	10 ft.	0 ft.

E. Parking.

1. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) shall be automatically reduced by fifty percent for any use within a designated infill development where on-street parking is available, or, after coordination with the streets and maintenance department, is agreed to be installed at the applicant's own cost. If on-street parking is not available along the block face of the proposed development, proof of parking mitigation in the form of a parking reduction impact study indicating that a reduction in the off-street parking requirement will not create a safety hazard or other condition inconsistent with the objectives of Chapter 20.14, or shared parking agreement shall be required for any requests for parking reduction.

The applicant is requesting a 100% parking reduction. On-street parking is available on Texas Avenue and on Octavia and Noble Streets.

2. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) may be reduced up to one hundred percent for any use within a designated infill development upon submission of a parking reduction impact study indicating that a reduction in the off-street parking requirement greater than fifty percent will not create a safety hazard or other condition inconsistent with the objectives of Chapter 20.14.

The applicant is requesting a 100% parking reduction. The detailed site development plan shows a parking requirement of 238 parking stalls for the proposed uses. The parking study shows that there are 95 on-street parking stalls available within 300' of its borders. Planning and Inspections could support a recommendation of approval in this instance. Users of the site could foreseeably park further from the subject property and walk greater distances. Within ½ of a mile, there are 11 publically available parking garages and surface parking lots within that distance, containing 887 parking stalls. There are also 52 metered on-street parking spaces and 234 unmetered spaces within the same distance. Additionally, the subject property immediately abuts an area of downtown that is granted a 100% parking reduction by right. The eastern border for that area is the centerline of Octavia Street, which is the western border of the subject property. Therefore, the Planning Division can recommend approval of the parking reduction request.

3. Where on-street parking directly abutting the property is not available, the applicant may request the installation of on-street parking. The application fee may be subject to reimbursement.

The applicant is encouraged to coordinate with the City and TXDOT to discuss the possibility of converting the existing on-street parking along Texas Ave, Octavia Street, and Noble Street to diagonal parking stalls.

- F. Building Height. The maximum building height permitted in the base zoning district may be increased to meet a maximum building height-to- street width ratio of 1:1 for parcels abutting collector and arterial streets.

All existing and proposed building heights are compliant with the maximum height of 60' for the C-4 (Commercial) and M-1 (Light Industrial) Districts.

- G. Landscaping. All applications shall comply with Chapter 18.46. Some applications may be eligible for a reduction in the required landscaping in accordance with Chapter 18.46.090(A)(3).

The detailed site plan shows a requirement of 943 square feet of landscaping, and provides 940 feet of plantings, to include trees and shrubs, and 3,284 feet of turf.

- H. Density. The maximum number of dwelling units per gross acre permitted in the base zoning district may be increased up to fifty percent for an infill development, or as approved by city council.

Sixteen dwelling units are shown on the site plan at 1125 Texas Ave, which is 0.28 acres. The C-4 (Commercial) District standards require 500 square feet of lot area per dwelling unit for properties containing buildings with three or more floors. This could allow for up to 87 units.

- I. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.
- J. Use Regulations. Unless the ordinance designating the infill development overlay 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.
- K. Exclusions. The provision of this section shall not be utilized to legalize any existing development which does not conform to the dimensional standards of the underlying zoning district. Additionally, the following development shall be excluded from the provisions of this section:
 - 1. Any greenfield development.
 - 2. Additions to existing structures on lots restricted to single family residential use which do not increase the density.
 - 3. Structures that encroach into required setbacks built without permits.

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 storm water 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 has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan. The applicant will subsequently need to submit a building permit application for the proposed improvements.

COMMENTS

Planning and Inspections Department - Planning Division

No objections to the proposed rezoning.

Texas Department of Transportation

Have requestor submit plans to TxDOT for review and approval.

Planning and Inspections Department – Plan Review & Landscaping Division

1. Provide dimensions of proposed ramp along Noble, the installation of the ramp should still allow for proper ADA access along the sidewalk – *Ramps measure out to 5' on the revised plan.*
2. Show locations of proposed bike spaces. - *Shown on plan.*

Planning and Inspections Department – Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide directional ramps with truncated domes at street corners in compliance with ADA & TAS standards.
2. Bulb-outs shown obstruct Texas Street runoff from entering storm-water inlets. Provide curb openings & steel plates etc. to allow runoff to flow into inlets. No birdbath undrained street low points are allowed. – Bulbouts removed from final detailed site plan.
3. Off street diagonal parking requires Streets & Maintenance approval. 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 storm-water 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.

Fire Department

Recommend approval.

Police Department

No comments received.

Sun Metro

1. Alameda Brio will be providing outbound service along Texas. A Brio station is currently being constructed at the intersection of Texas and Ange approximately 250 feet SW of the subject property. Sun Metro will have Intermittent lane closures along Texas between Ange and Octavia for the duration of the Alameda Brio construction project.
2. Sun Metro routes 61 and 66 provide service along Texas, with stops approximately 66 feet south of the subject property, and an additional stop abutting the subject property at the corner of Texas and Noble.
3. Recommend close coordination with Sun Metro with regards to traffic control/lane closers along Texas and the possibility of a temporary bus stop relocation during the construction phase.

El Paso Water Utilities

We have reviewed the zoning change request described above and provide the following comments:

EPWU does not object to this request.

EPWU-PSB Comments

1. There is an existing 8-inch diameter water main that extends along Octavia Street. This main is available for service.
2. There is an existing 4-inch diameter water main that extends along Noble Street. This main is available for service.
3. EPWater records indicate two (2) ¾-inch water meters serving the subject properties. The services addresses for these meters are 1101 Texas Avenue and 1125 Texas Avenue.
4. Previous water pressure from fire hydrant #2406 located at Octavia Street and southeast corner of Texas Avenue, has yielded a static pressure of 98 psi, a residual pressure of 90 psi, and a discharge of 750 gallons per minute.
5. The owner should, for his own protection and at his own expense, 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 above-described water pressure regulating device.

Sanitary Sewer

1. There is an existing 6-inch diameter sanitary sewer main that extends along the alley north of Texas Avenue between Noble Street and Octavia Street. This main is available for service.
2. There is an existing 10-inch diameter sanitary sewer main that extends along Noble Street. This main is available for service.

General

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.

Stormwater:

EPW-Stormwater Engineering reviewed the property described above and has no objections to the rezoning request. However, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

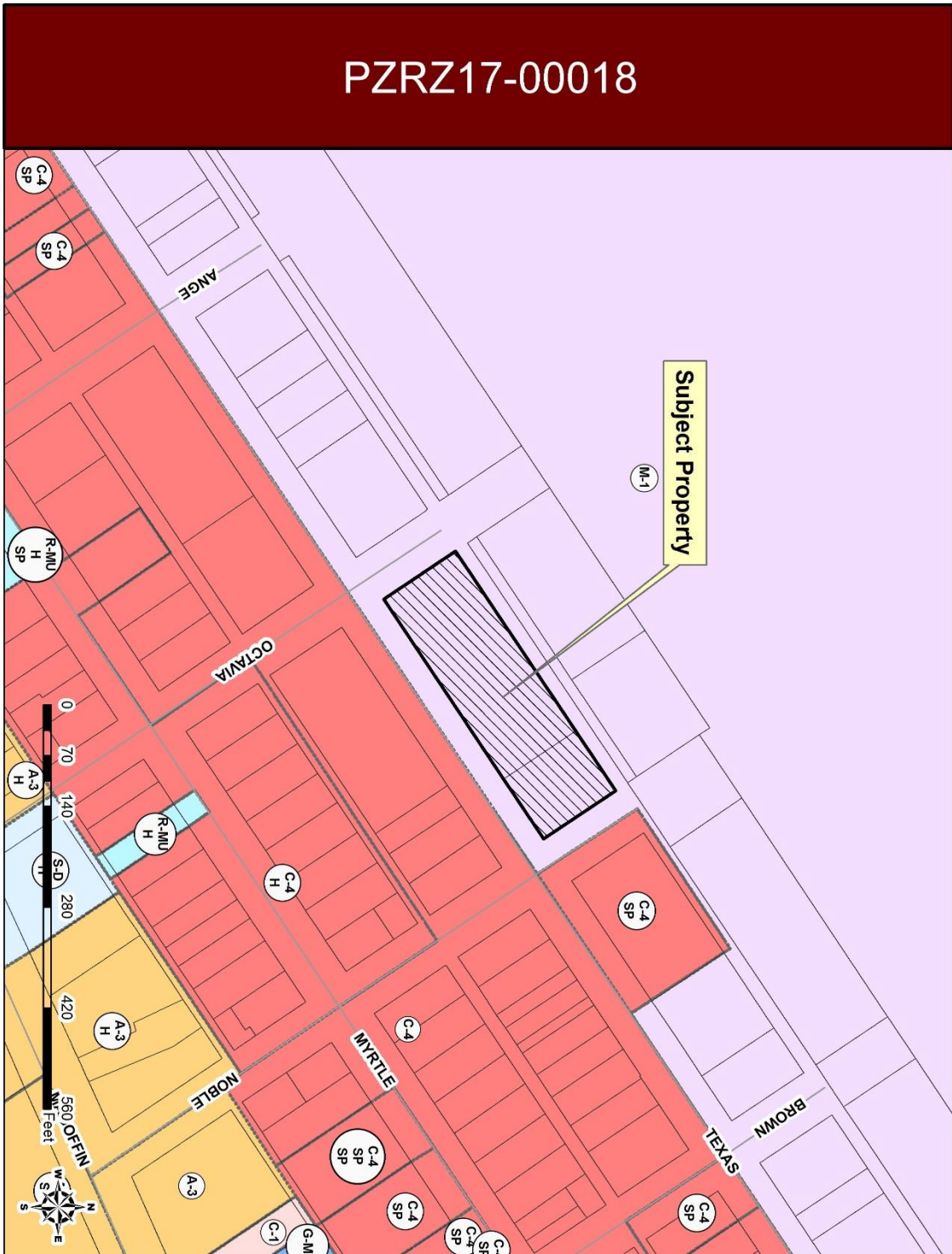
Streets and Maintenance

There is no mitigation required and we have no objections to the TIA's conclusions.

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Plan
5. Subdivision Plat
6. Parking Study

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

PZRZ17-00018



ATTACHMENT 3: FUTURE LAND USE MAP

PZRZ17-00018



ATTACHMENT 5: SUBDIVISION PLAT



ATTACHMENT 6: PARKING STUDY



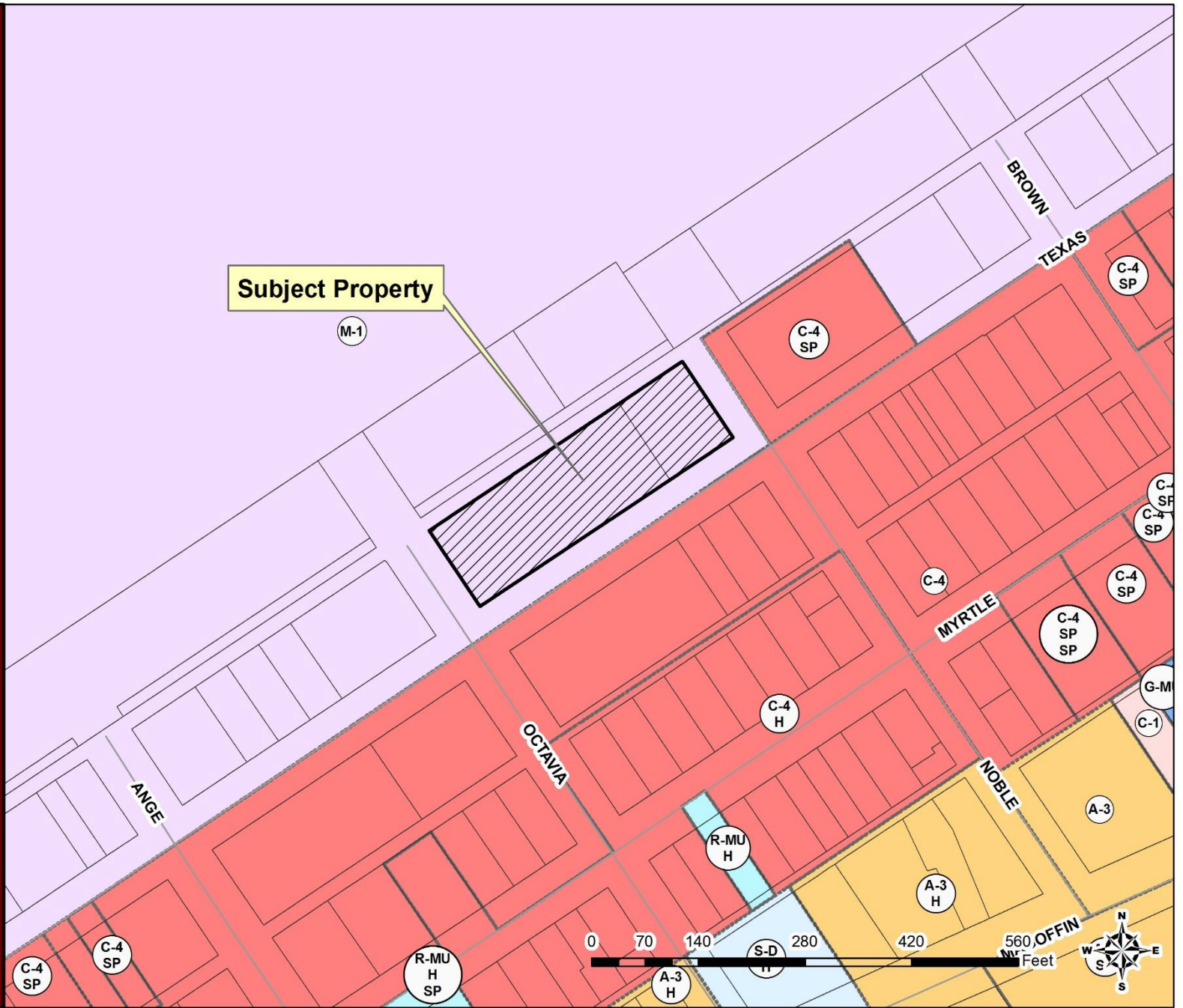
DATE STUDY WAS CONDUCTED: AUGUST 10, 2017

TIME	OVERALL STREET PARKING SPACES	OVERALL OCCUPIED PARKING SPACES	OVERALL AVAILABLE PARKING SPACES
8:30 AM	95	17	78
7:30 AM	95	20	75
8:30 AM	95	30	65
9:30 AM	95	34	61
10:30 AM	95	36	59
11:30 AM	95	36	59
12:30 AM	95	40	55
1:30 PM	95	36	59
2:30 PM	95	32	63
3:30 PM	95	35	60
4:30 PM	95	30	65
5:30 PM	95	30	65
6:30 PM	95	23	72

TEXAS AVENUE OUTDOOR EVENT SPACE PARKING STUDY

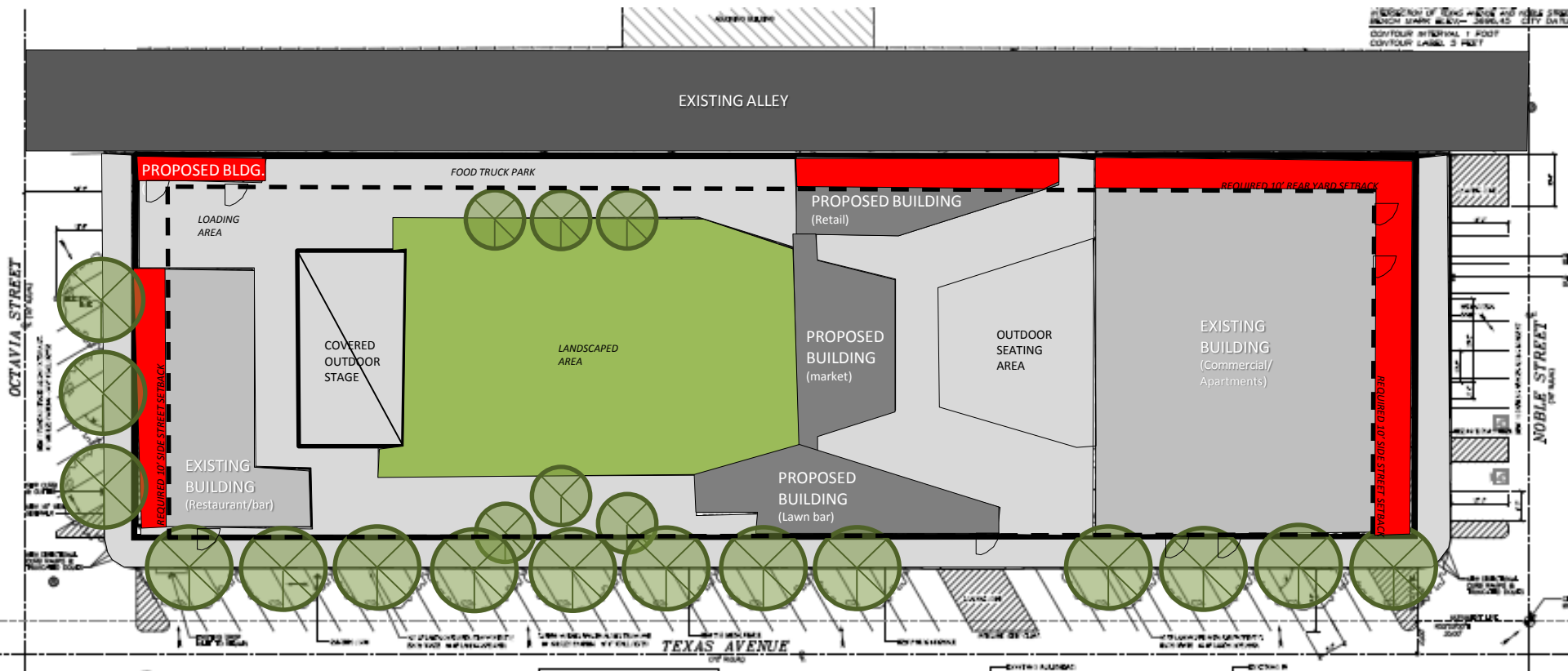
<p>CONDE INC. ENGINEERING / PLANNING SURVEYING / CIVIL 6000 WEST 25th ST. #100 DALLAS, TEXAS 75206 PHONE: (214) 342-0255 FAX: (915) 688-0898</p>	<p>ENGINEER'S SEAL</p>	<p>SCALE HORIZ: 1" = 60' VERT: --</p>	<p>PROJECT NAME</p> <p>TEXAS AVENUE OUTDOOR EVENT SPACE PARKING STUDY</p>	<p>BENCHMARK</p>									
	<p>DATE: AUG. 2017 DESIGN BY: J.A. INITIATED BY: G.G. CHECKED BY: J.A. JOB NO.: 217-15</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISION	BY								
DATE	REVISION	BY											

PZRZ17-00018



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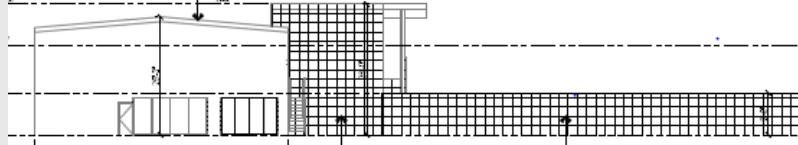
“Delivering Outstanding Services”



1 SITE PLAN
1/16" = 1'-0"

TRUE NORTH

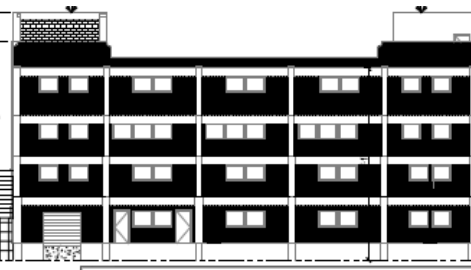
NEW ROOF = 17'-2" ABOVE
EXISTING FINAL HEIGHT
TPO



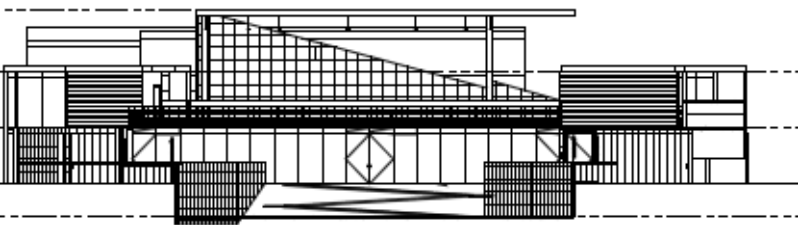
1. CITY COORDINATION & APPROVAL WILL BE REQUIRED FOR THE PROPOSED STREET MODIFICATIONS AT THE TIME OF LOT DEVELOPMENT.
2. CITY STREET & MAINTENANCE DEPARTMENT COORDINATION & APPROVAL WILL BE REQUIRED FOR THE PROPOSED STREET MODIFICATIONS AT THE TIME OF LOT DEVELOPMENT.

- Existing Elevation 53'-1"
- Top of Existing Building 48'-8"

ROOFTOP LIMITS TPO

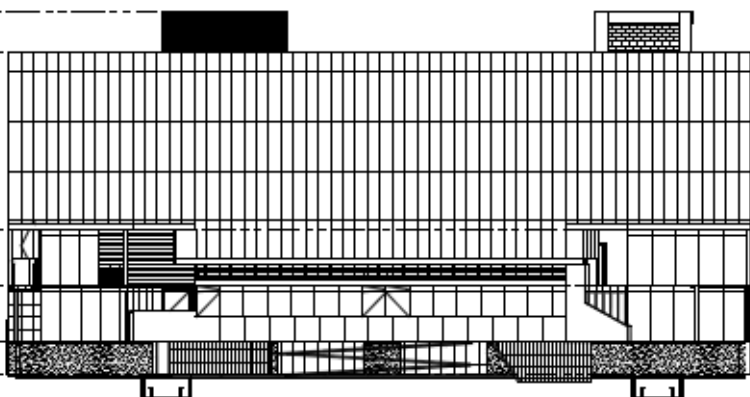


2 SOUTH ELEVATION
1/16" = 1'-0"



- Subtotal Construction 63'-4"
- Top of Existing Building 48'-8"

- Roof Deck 15'-0"
- Mezzanine 9'-0"
- Ground 0'-0"
- Subsoil Plaza -6'-3"

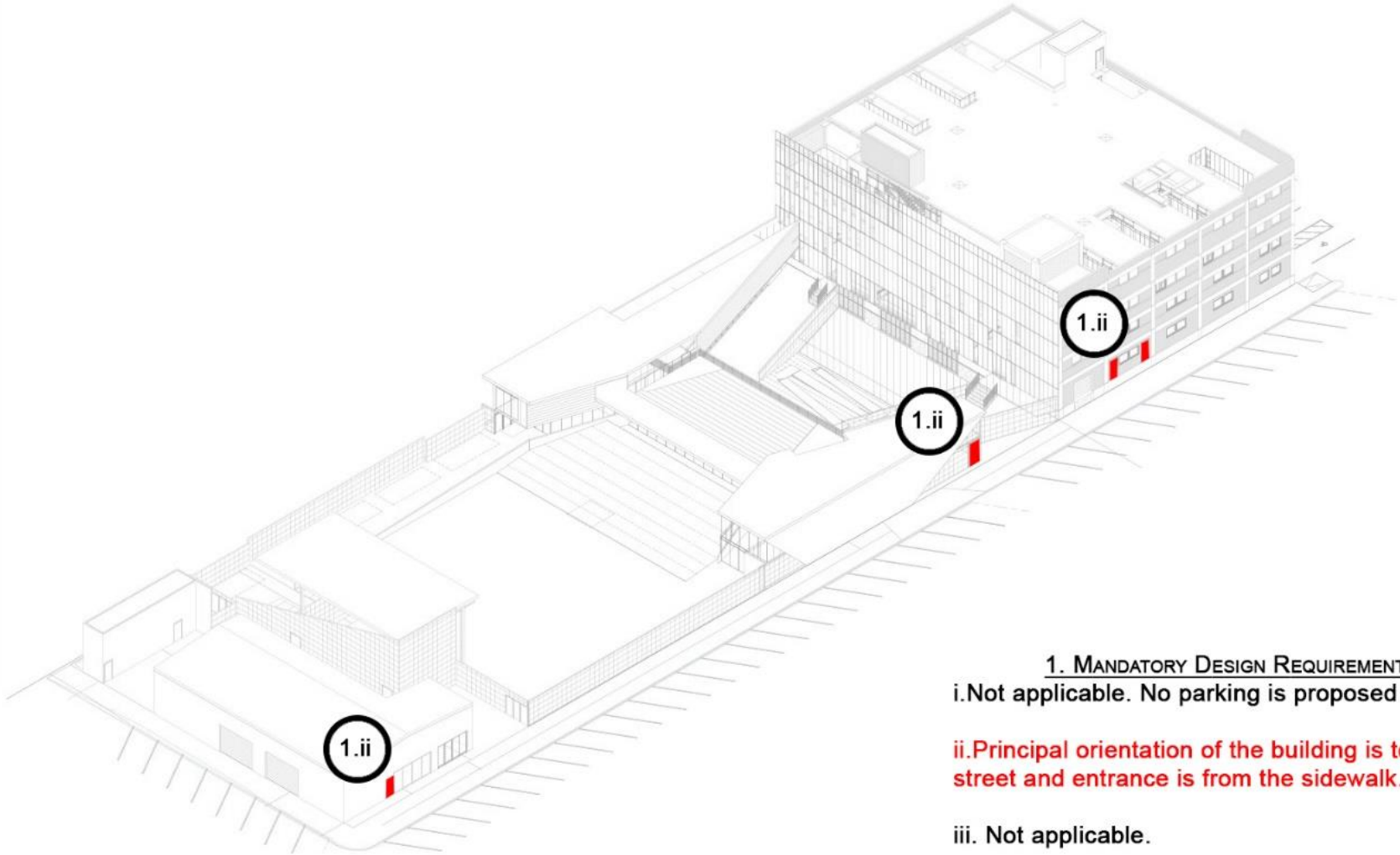


"Delivering Outstanding Services"

El Paso MUNICODE	
1101 New Building Uses	
Occasional Uses - Outdoor Event Space	
	1111 Texas
11.06	Outdoor Concert Venue (Paved Area)
	Outdoor Concert Venue (Lawn Area)
()	Food Trucks (2 person per truck)**
()	Food Truck Park
	Subtotal - Outdoor Event A-2 Occupancy
	Subtotal - Outdoor Event A-5 Occupancy
	Subtotal Outdoor Event Occupancy-Ground Level
Occasional Uses-Roof Deck	
	1111 Texas
	Outdoor Concert Venue (Roof Deck Area)
	Subtotal - Outdoor Event A-5 Occupancy
Daily Uses - Retail	
	1111 Texas
	Restaurant (tea house/water distillery)
14.35	Restaurant (market with bar counters to eat)
11.28	Nightclub, bar, cocktail lounge (Lawn Bar)
	Outdoor Seating (Sunken Plaza + Market Overhang)
	Subtotal - 1111 Texas Retail

Daily Uses - Lowbrow	
	1101 Texas
11.28	Nightclub, bar, cocktail lounge (Low Brow Palace-L1)
	Nightclub, bar, cocktail lounge (Mezzanine)
11.28	Restaurant Bar (Low Brow Green Room)
	Outdoor Seating (Low Brow)
	Subtotal- Lowbrow Outdoor Occupancy
	Subtotal - 1101Indoor and Outdoor Occupancy
1125 Existing Warehouse Uses	
Daily Uses	
	L1 Loose Seating / Tables and Chairs
	Art Gallery (Mezzanine)
	L1 Micro Vendors
	2.07 Food Storage (Cold + Dry)
	2.08 General Warehouse
	5.05 B1 Retail Vendors
	5.15 (Commercial Kitchen) (L1)
	Subtotal-Warehouse Market Occupancy
	13.02 Apartment (5 or more units)
	SUBTOTAL-Warehouse
	TOTAL

“Delivering Outstanding Services”

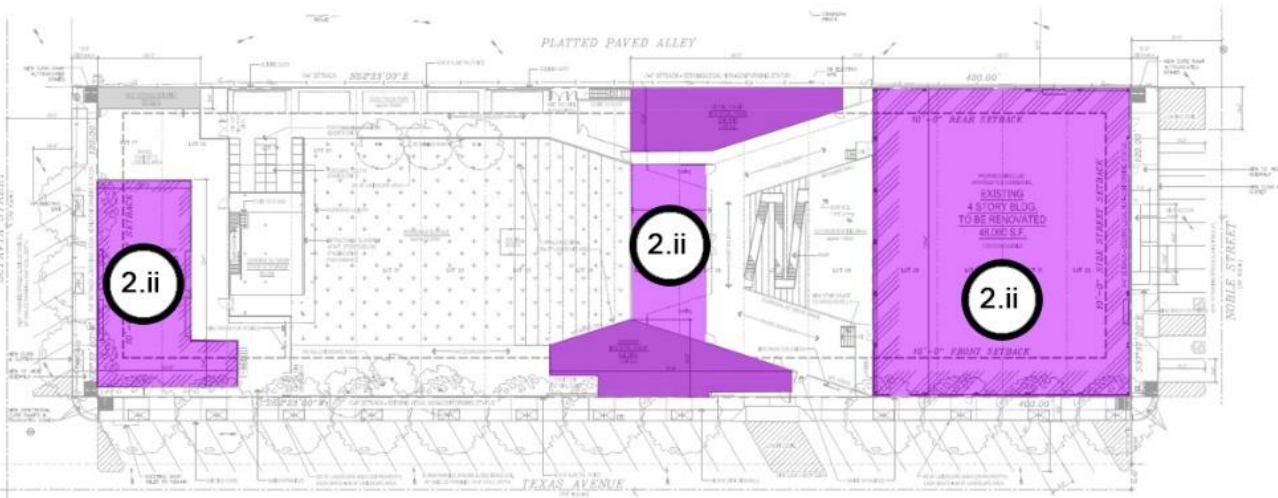


1. MANDATORY DESIGN REQUIREMENTS

i. Not applicable. No parking is proposed on site.

ii. Principal orientation of the building is to the street and entrance is from the sidewalk.

iii. Not applicable.



2. SELECTIVE DESIGN REQUIREMENTS

ii. Percentage of gross floor area divided by the site shall be no less than 80%.

Lot Area = 48,000 s.f.

Buildings = 55,680 s.f (1.16 F.A.R)

iii. Mix of uses, including residential and commercial (8 are proposed)

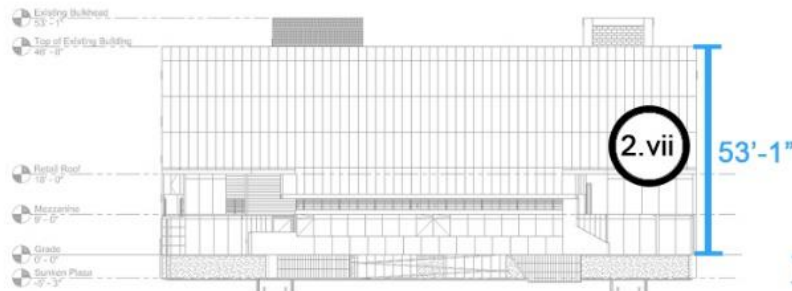
vii. The height of any proposed infill development shall be equal to at least 1/2 of the street width.

Building height = 53'-1"

Street width = 72' ROW

2.iii

1101 New Building Uses	
Occasional Uses - Outdoor Event Space	
11.06	1111 Texas Outdoor Concert Venue (Paved Area) Outdoor Concert Venue (Lawn Area) Food Trucks (2 person per truck)** Food Truck Park
	Subtotal - Outdoor Event A-2 Occupancy Subtotal - Outdoor Event A-5 Occupancy
	Subtotal Outdoor Event Occupancy-Ground Level
Occasional Uses-Roof Deck	
	1111 Texas Outdoor Concert Venue (Roof Deck Area)
	Subtotal - Outdoor Event A-5 Occupancy
Daily Uses - Retail	
	1111 Texas Restaurant (sea house/water distillery)
14.35	Restaurant (market with bar counters to eat)
11.28	Nightclub, bar, cocktail lounge (Lawn Bar)
	Outdoor Seating (Sunken Plaza + Market Overhang)
	Subtotal - 1111 Texas Retail
Daily Uses - Lowbrow	
	1101 Texas Nightclub, bar, cocktail lounge (Low Brow Palace-L1) Nightclub, bar, cocktail lounge (Mezzanine)
11.28	Restaurant Bar (Low Brow Green Room)
	Outdoor Seating (Low Brow)
	Subtotal- Lowbrow Outdoor Occupancy
	Subtotal - 1101 Indoor and Outdoor Occupancy
1125 Existing Warehouse Uses	
Daily Uses	
	L1 Loose Seating / Tables and Chairs Art Gallery (Mezzanine) L1 Micro Vendors
2.07	Food Storage (Cold + Dry)
2.08	General Warehouse
5.05	R1 Retail Vendors
5.15	(Commercial Kitchen) (L1)
	Subtotal-Warehouse Market Occupancy
13.02	Apartment (5 or more units)
	SUBTOTAL-Warehouse



4 WEST ELEVATION
1/16" = 1'-0"

Texas Ave.
72' ROW



PROPOSED TEXAS
OUTDOOR EVENT SPACE
PROJECT BOUNDARY

DATE STUDY WAS CONDUCTED: AUGUST 16,

TIME	OVERALL STREET PARKING SPACES	OVERALL OCCUPIED PARKING SPACES	OVERALL AVAIL. PARKING SPACES
8:30 AM	95	17	78
7:30 AM	95	20	75
6:30 AM	95	30	65
9:30 AM	95	34	61
10:00 AM	95	38	57
11:00 AM	95	38	57
12:00 PM	95	40	55
1:30 PM	95	36	59
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3:30 PM	95	35	60
4:30 PM	95	30	65
5:30 PM	95	30	65
6:30 PM	95	23	72

PZRZ17-00018



DOWNTOWN DISTRICT 100% PARKING REDUCTION BY RIGHT

Subject Property

5863 FT





208

209

205

1031

1017

1015

1013

1001

1000

1100

1107

1126

1132

1122

169

1127

1123

1119

1131

1130

1200

1204

1208

1214

1212

1211

1221

TEXAS

OCTAVIA

MYRTLE

ENTERING ALLEY

INDUSTRIAL BUILDING

INDUSTRIAL YARD

INDUSTRIAL YARD

INDUSTRIAL YARD

INDUSTRIAL YARD

INDUSTRIAL YARD

INDUSTRIAL YARD

INDUSTRIAL YARD

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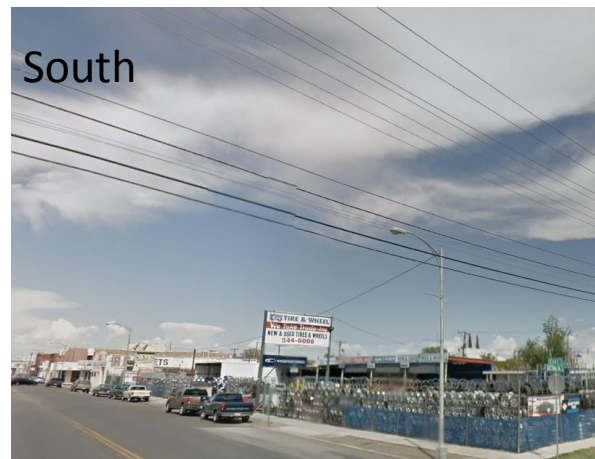
INDUSTRIAL BUILDING

INDUSTRIAL BUILDING

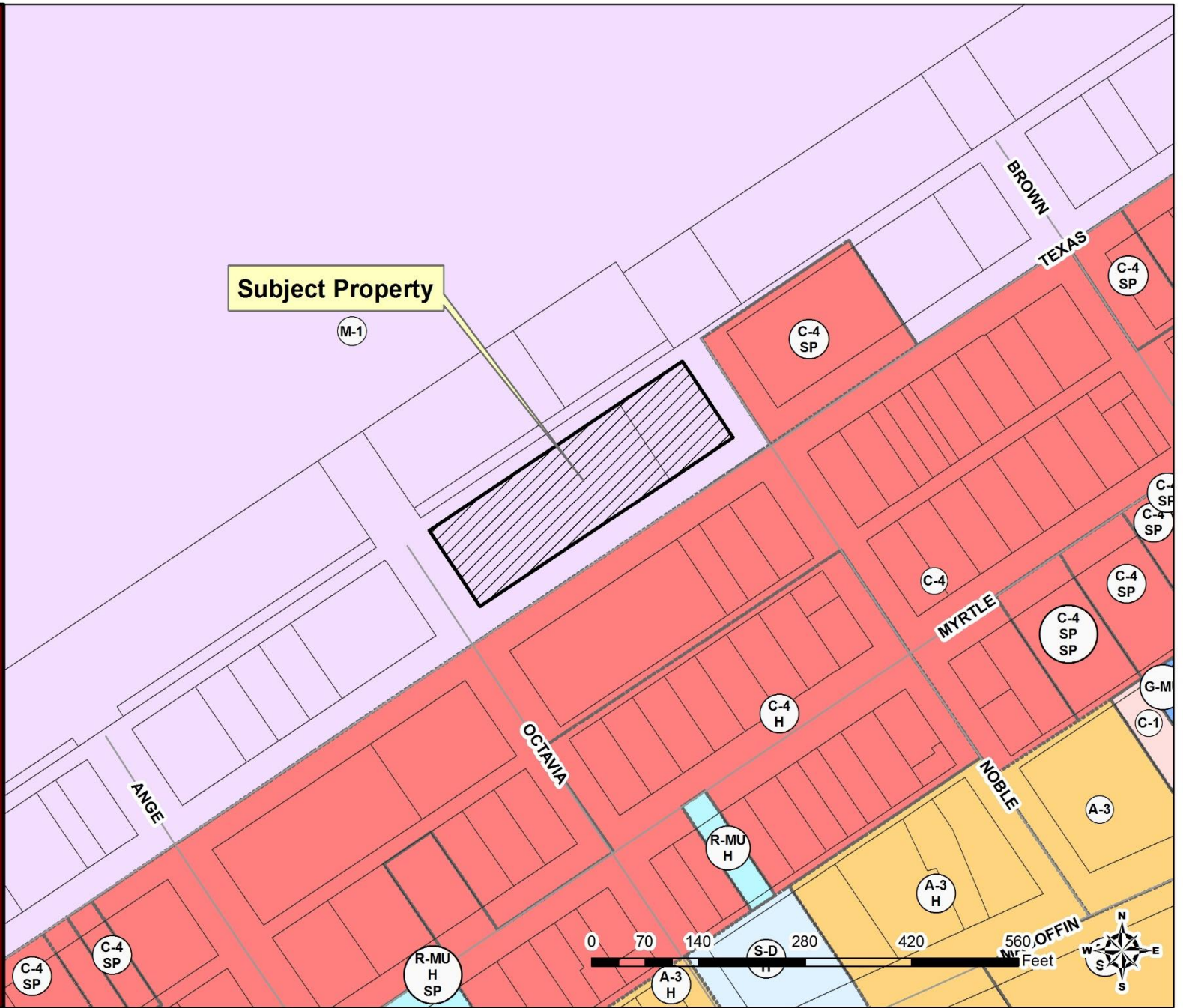
REZONING REZONIFICACION
LOCATION OF PROPOSED SITIO DE PROPOSITA
REZONING PUBLIC PARA REZONIFICACION
HEBANCOS AND SCHEDULED AUDIENCIAS PUBLICAS
FOR ADDITIONAL ESTAN PROGRAMADOS
INFORMATION PLEASE PARA MAS INFORMACION
CALL 915-212-1668 LLAMAN AL 915-212-1668







PZRZ17-00018



PZRZ17-00018



Subject Property

ANGE

OCTAVIA

MYRTLE

NOBLE

TEXAS

BROWN

560 OFFIN
Feet





Recommendation

- Approval of the rezoning and special permit requests with a condition that:
 - 1. The applicant obtains a letter from Sun Metro approving the parking reduction per El Paso City Code Section 20.14.070.C.3.d prior to the cases' hearing with the El Paso City Council