

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

AGENDA DATE: August 17, 2021
PUBLIC HEARING DATE: September 14, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Adriana Martinez, (915) 212-1611

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance approving a special permit for a 29% parking reduction for the property described as Parcel 1: Lot 1, Block 1, J.C. Machuca Addition, Parcel 2: All of Tract 1, a portion of Tract 2, and a portion of an abandoned El Paso Natural Gas Co. Right-of-Way, Sunland Commercial District, an addition to the City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit and detailed site plan meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 1019 and 1039 JC Machuca Rd.
Applicant: Housing Authority of the City of El Paso, PZST21-00009

BACKGROUND / DISCUSSION:

The applicant is requesting approval of a special permit and detailed site development plan to allow for a parking reduction for an existing multifamily development. The multifamily development consists of twenty-five (25) buildings that will include eight (8) one-bedroom units, ninety-four (94) two-bedroom units, and forty-two (42) three-bedroom units for a total of one hundred forty-four (144) units. City Plan Commission recommended 5-0 to approve the proposed special permit on July 15, 2021. As of August 9, 2021, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division
SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00009, TO ALLOW FOR A 29% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS PARCEL 1: LOT 1, BLOCK 1, J.C. MACHUCA ADDITION, PARCEL 2: ALL OF TRACT 1, A PORTION OF TRACT 2, AND A PORTION OF AN ABANDONED EL PASO NATURAL GAS CO. RIGHT-OF-WAY, SUNLAND COMMERCIAL DISTRICT, AN ADDITION TO THE 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, the Housing Authority of the City of El Paso, has applied for a Special Permit under Section 20.14.070 of the El Paso City Code to allow for a 29% Parking Reduction; 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 20.04.320 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-3 (Commercial) District: **PARCEL 1:** Lot 1, Block 1, J.C. Machuca Addition, **PARCEL 2:** All of Tract 1, a portion of Tract 2, and a portion of an abandoned El Paso Natural Gas Co. Right-of-Way, Sunland Commercial District, an addition to the City of El Paso, El Paso County, Texas; and being more particularly described by metes and bounds on the attached **Exhibit "A"**

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for 29% Parking Reduction 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 C-3 (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 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. PZST21-00009, 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.

ADOPTED this ___ day of _____, 2021.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Wendi N. Vineyard

Wendi N. Vineyard
Assistant Attorney

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

(agreement on following page)

AGREEMENT

HOUSING AUTHORITY OF THE CITY OF EL PASO, 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 **C-3 (Commercial) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 5 day of August, 2021.

HOUSING AUTHORITY OF THE CITY OF EL PASO

[Signature]
(Signature)

Gerald Cichon, CEO
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 5th day of August, 2021, by Gerald Cichon for HOUSING AUTHORITY OF THE CITY OF EL PASO as Applicant.

(Seal)

[Signature]
Notary Public, State of Texas
Signature

Angelica Garcia
Printed or Typed Name

My Commission Expires:
Sept. 21, 2021

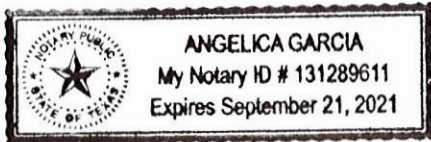


EXHIBIT A

MACHUCA

METES AND BOUNDS DESCRIPTION

PARCEL 1: Lot 1, Block 1, J.C. MACHUCA ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 43, Page 20, Real Property Records, El Paso County, Texas.

PARCEL 2: All of Tract 1, a portion of Tract 2, and a portion of an abandoned El Paso Natural Gas Co. Right-of-Way, SUNLAND COMMERCIAL DISTRICT, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 23, Page 51, Real Property Records, El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the centerline of J.C. Machuca Road, from which a city monument lying on same centerline intersection of J.C. Machuca Road bears N49°28'31"E, a distance of 436.71 feet; Thence, from this point of commencement and abandoning said centerline, S35°29'22"W, a distance of 101.01 feet to a point for a boundary corner of the parcel of land herein being described.

THENCE, N62°09'W, with the northerly boundary line of Tract 4A, T.F. Withe Survey No. 3, a distance of 36.49 feet to o boundary corner:

THENCE, N40°06'02"W, continuing with said boundary line, a distance of 406.18 feet ta a boundary corner lying on the southeasterly boundary line of Tract 4A, T.F. Withe Survey No. 3;

THENCE, N49°53'58"E, with said boundary line, a distance of 545.03 feet to a point for a earner;

THENCE, N49°53'58"E, continuing with said boundary line, a distance of 506.37 feet to o boundary earner lying on the southerly boundary line of Sunland Commercial District Unit 1;

THENCE, S40°06'02"E, with said boundary line, a distance of 433.83 feet to a point for a boundary corner lying on the southeasterly boundary line of the parcel herein being described;

THENCE, S49°12'05"W, with said boundary line, a distance of 506.40 feet to a point for a corner;

THENCE, S49°53'58"W, continuing with said boundary line, a distance of 531.34 feet back ta the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 10.5791 acres (460,826.28 s.f.) of land, more or less.

Less the area of J. C. Machuca Rd., a Public Right of Ways of 0.881 acres for an area of 9.691 net acres

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors
Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



05-21-2021

TABLE OF UNITS: 1 BEDROOM UNITS (8), 2 BEDROOM UNITS (94), 3 BEDROOM UNITS (42)

PARKING CALCULATION

8 (1 BEDROOM UNITS) X 1.5 = 12
94 (2 BEDROOM UNITS) X 2 = 188
42 (3 BEDROOM UNITS) X 2 = 84
TOTAL PARKING REQUIRED = 284
TOTAL PARKING PROVIDED = 201

PARKING REDUCTION REQUESTED 29.23 %

HC SPACES REQUIRED = 11
HC SPACES PROVIDED = 13

BIKE RACKS:
REQUIRED NUMBER OF BIKES = 11
NUMBER OF BIKES RACKS PROVIDED 3X6 = 18

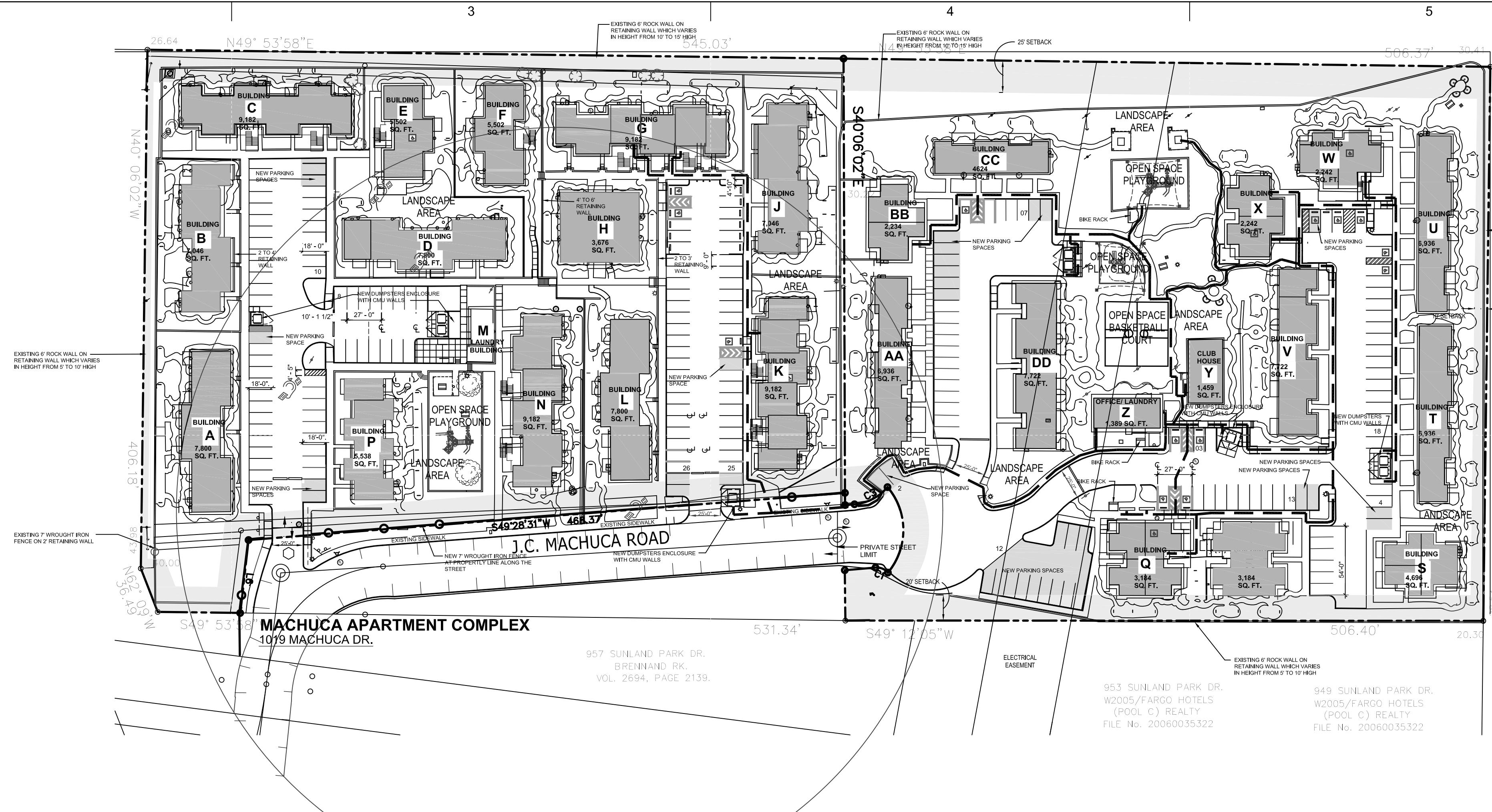
3 RACKS OF 6 BIKES PROVIDED

Landscape Calculation: 419,800 square feet land - 155,944 building footprint = 263,856

Landscape area required: 39,578 SF
Landscape Area Provided: 138,000 SF
Plants required for new development: 40 trees, 1800 shrubs...

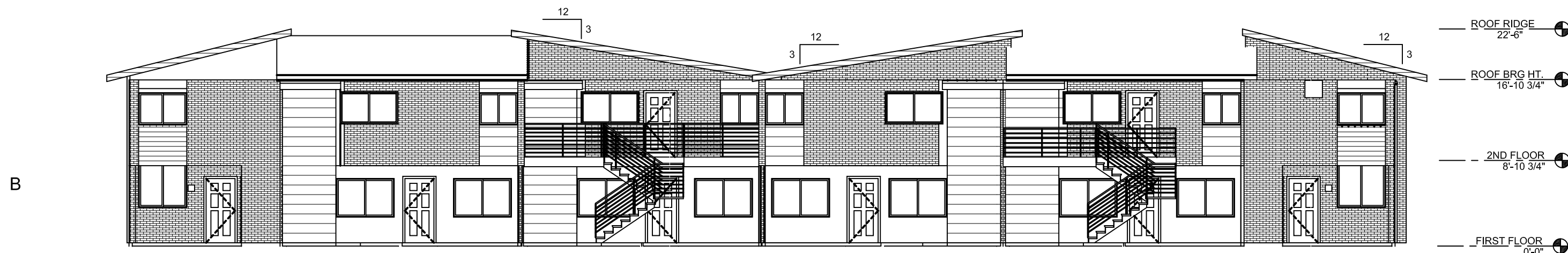
LEGAL DESCRIPTION INCLUDING METES AND BOUNDS DESCRIPTION

PARCEL 1: Lot 1, Block 1, J.C. MACHUCA ADDITION...
PARCEL 2: All of Tract 1, a portion of Tract 2...
Commencing at an existing city monument...
THENCE, N62°09'00"W, with the northerly boundary line of Tract 4A...
THENCE, N40°06'02"W, continuing with said boundary line...
THENCE, N49°53'58"E, with said boundary line, a distance of 545.04 feet to a point for a corner...



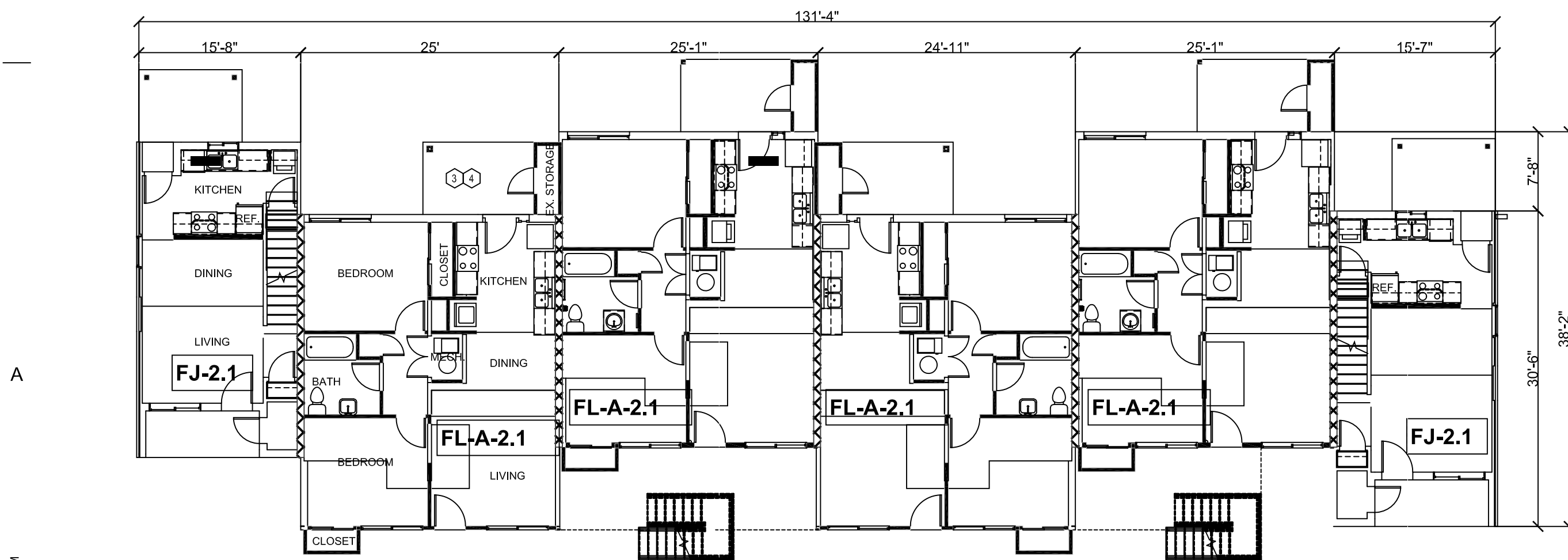
B2 ARCHITECTURAL SITE PLAN SHOWING AVAILABLE PARKING SPACES

1" = 60'-0"



B1 EXISTING BUILDING ELEVATION W/ NEW STAIRS ADDED

3/32" = 1'-0"



A1 NEW FLOOR PLANS FOR BUILDINGS C & G

3/32" = 1'-0"

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

DATE: 2-21-17
APPLICANT: Arnold Johnson
EXECUTIVE SECRETARY CITY PLAN COMMISSION

NEW CONCRETE SIDEWALKS, POCHÉ SLABS SEE A3/AC-102, REMOVE PORTION OF CONCRETE WALK...

ACCESSIBLE ROUTE

ZONING C3

B4 PROJECT SITE PHOTO

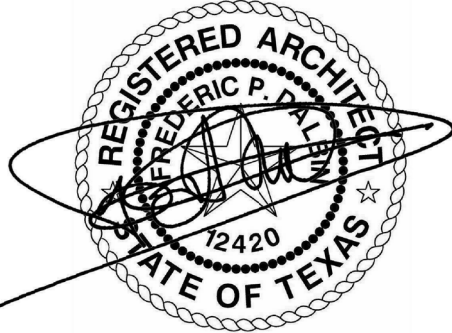
NTS

Multiple occupancy schedule tables for buildings A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



Planning - Architecture - Construction

THE USE OF THIS SEAL IS AUTHORIZED BY THE ARCHITECT WHOSE NAME APPEARS... THE SEAL IS NOT VALID UNLESS IT IS USED IN CONNECTION WITH A PROJECT...



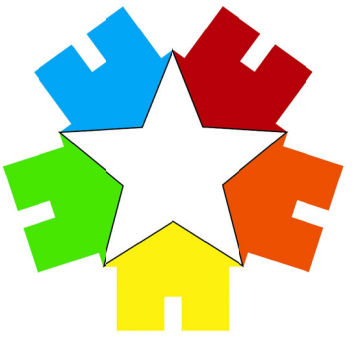
JUNE 8, 2021
CONSULTANTS

CONTRACT DOCUMENTS COORDINATION
THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE TAKEN TOGETHER AS A SINGLE CONSTRUCTION CONTRACT...

J.C. MACHUCA

1019 MACHUCA DR

OWNER



Housing Authority of the City of El Paso

ZONING C3

Table with columns: MARK, DATE, DESCRIPTION

Table with columns: MARK, DATE, DESCRIPTION for revision tracking

ARCHITECTURAL SITE PLAN

AS-101

1019 and 1039 JC Machuca Rd.

City Plan Commission — July 15, 2021 (REVISED)



CASE NUMBER: PZST21-00009
CASE MANAGER: Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER: Housing Authority of the City of El Paso
REPRESENTATIVE: Fred Dalbin, WDA
LOCATION: 1019 & 1039 JC Machuca Road (District 8)
PROPERTY AREA: 9.69 acres
EXISTING ZONING: C-3 (Commercial)
REQUEST: Special Permit for Parking Reduction
RELATED APPLICATIONS: N/A
PUBLIC INPUT: N/A

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a 29% reduction of the required parking for an existing multifamily development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Special Permit to allow for a 29% reduction of the required parking for an existing multifamily development, as the proposed development meets the requirements of El Paso City Code Sections 20.14.070 Parking Reductions, 20.04.320 Special Permit, and 20.04.150 Detailed Site Development Plan. Furthermore, the proposed development is in keeping with the policies of the G-4, Suburban (Walkable) Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST21-00009

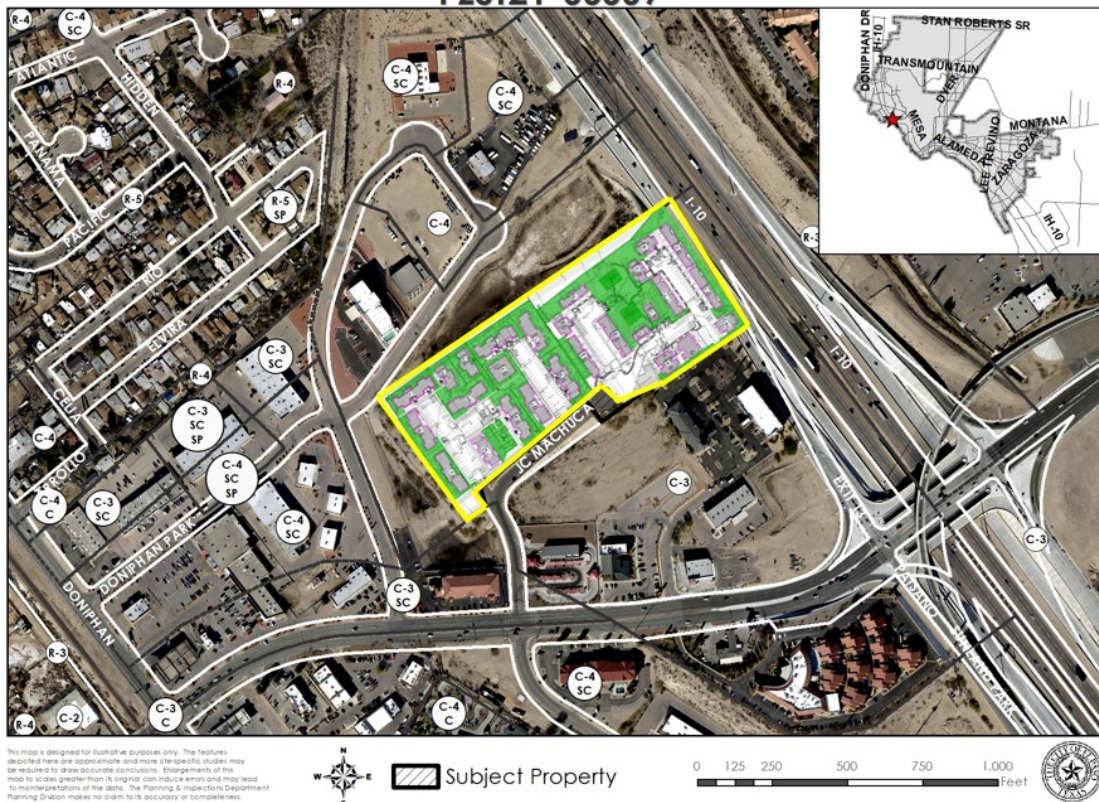


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting approval of a special permit to allow for a parking reduction for an existing multifamily development. The multifamily development consists of twenty-five (25) buildings that will include eight (8) one-bedroom units, ninety-four (94) two-bedroom units, and forty-two (42) three-bedroom units for a total of one hundred forty-four (144) units. Additionally, it includes amenities such as, laundry room facilities, club house, tables, grills, basketball courts, playgrounds, and restrooms. The applicant proposes to convert twenty-two (22) of the existing four (4) and five (5) bedroom apartments into forty-four (44) two bedroom apartments. As each apartment of two (2) or more bedrooms requires two (2) parking spaces, this would increase the number of required parking spaces needed to satisfy current parking requirements. The development requires a total of two hundred eighty-four (284) parking spaces and is providing two-hundred and one (201) parking spaces to include Accessible Parking Spaces (ADA) and eighteen (18) bicycle racks. The applicant is requesting approval of a special permit to allow for a 29%, eighty-three (83) stall, parking reduction.

The applicant has conducted a parking study that shows a total of forty-four (44) parking spaces available within 300 feet from the subject property with an average of thirty-five (35) parking spaces available during 8:00 am thru 8:00 pm on daily basis to serve the existing development. The applicant has provided a letter from the Director of Sun Metro indicating that there are existing transit facilities within 1,000 feet of the subject property including one fixed route stop located adjacent to the subject property at JC Machuca Road. Primary access to the existing development is from JC Machuca Road.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.A) – Existing development. Up to a one hundred percent reduction for a use involving an existing structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:	
Criteria	Does the Request Comply?
1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years;	Yes. The subject property lies within the Sunland Commercial District Subdivision recorded in 1966 and J.C. Machuca Addition Subdivision recorded in 1972.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking;	Yes. The development has existed on the property since 1975. The proposed redevelopment project will not eliminate any off-street parking.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and	Yes. The subject property is occupied by the existing apartment buildings, amenity structures, and parking. It is not possible to accommodate additional parking on the subject property.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	Yes. The applicant has demonstrated that no other vacant properties exist within 300 feet of the property to accommodate the off-street parking requirements.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The proposed redevelopment complies with all other applicable zoning requirements. There is no proposal to increase the square footage for existing multifamily development.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The proposed development is in keeping with the policies of the G-4, Suburban (Walkable) Land Use Designation of <i>Plan El Paso</i> , the City's adopted Comprehensive Plan. The proposed redevelopment will reuse and rehabilitate existing multifamily buildings to supplement the limited housing stock.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. A Parking Study was conducted providing the amount of on-street parking spaces available within 300 feet. The affordable housing experience demonstrates that residents typically do not own automobiles and will continue to use public transportation. Additionally, the subject property fronts onto JC Machuca, a local road being served by public transit.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	No negative impact on adjacent property is anticipated from the redevelopment of the existing multifamily development.
5. The design of the proposed development mitigates substantial environmental problems.	N/A. There are no known environmental problems in the area that require mitigation.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development complies with the El Paso City Code Chapter 18.46 (Landscape).
7. The proposed development is compatible with adjacent structures and uses.	Yes. The subject property is located in Northwest Planning area, the proposed development is compatible with the surrounding commercial properties.
8. The proposed development is not materially detrimental to the property adjacent to the site.	N/A. No impact on adjacent property is anticipated as the proposal is for the redevelopment of an existing development.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4 - Suburban: This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban</p>	Yes. The G-4 Suburban (Walkable) designation is compatible with the C-3 (Commercial) zoning districts within its vicinity. The proposed redevelopment contributes additional housing to the area and integrates a neighborhood appropriate scale.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:	
retrofits to supplement the limited housing stock and add missing civic and commercial uses.	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-3 (Commercial) District: The purpose of this district is for establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes. The proposed zoning district is compatible with other zoning districts surrounding the property. Properties around the proposed development are zoned C-3 (Commercial) consisting of hotel/motel, carwash facility, and vacant land.</p>
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>N/A. The subject property is not located within any historic districts, other special designations, or study area plans.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested special permit.</p>	<p>No adverse effects are anticipated.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>There are no anticipated effects on the natural environment.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing commercial uses of the surrounding properties.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>N/A. The proposed redevelopment will allow for the continued use of an existing multifamily development.</p>

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to the proposed special permit request. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the Northwest Planning area. Notices were mailed to property owners within 300-feet on July 2, 2021. As of July 8, 2021, Planning has not received any communication in support of or opposition to the special permit request.

RELATED APPLICATIONS: N/A

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

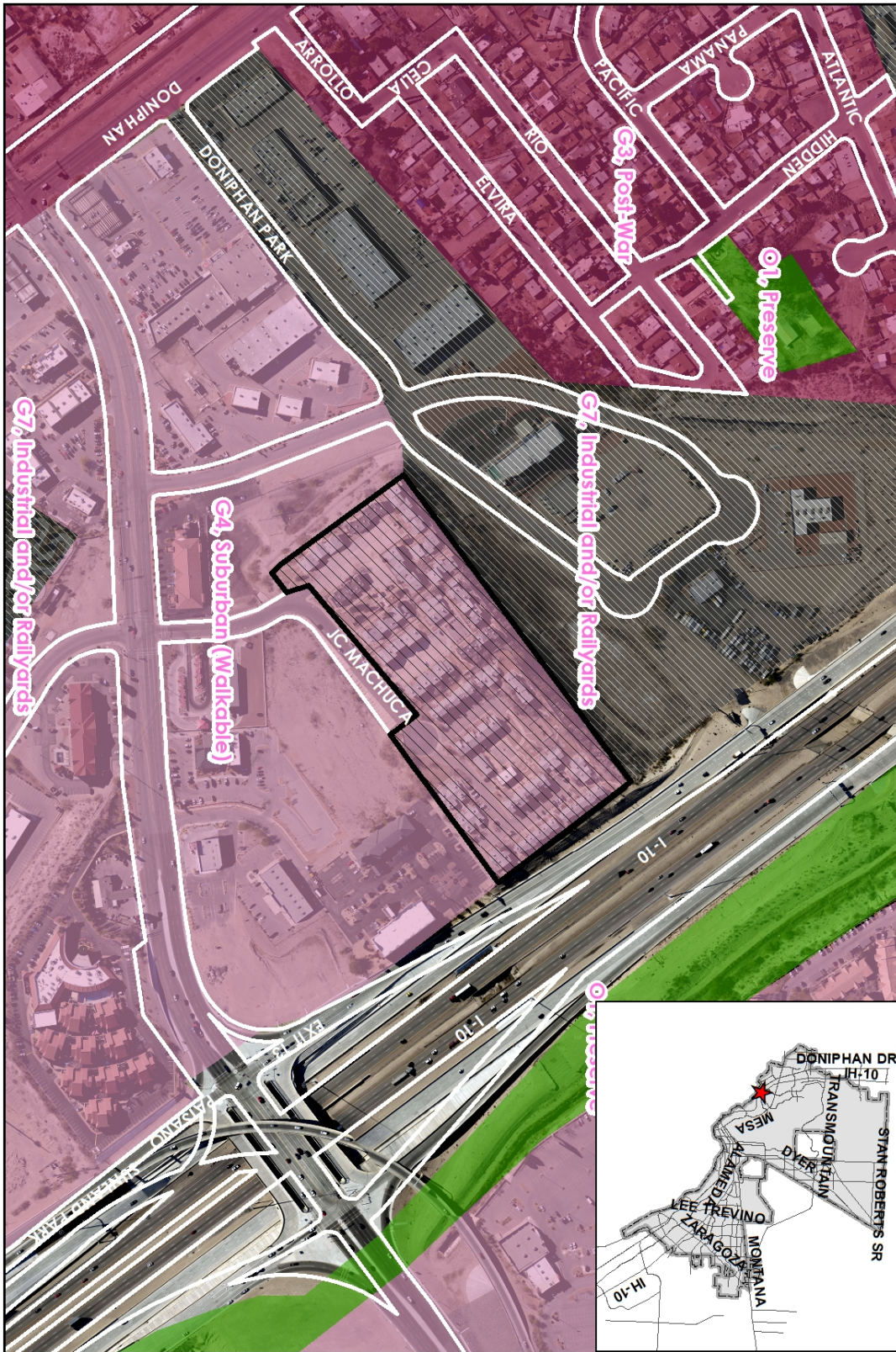
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Detailed Site Plan
2. Future Land Use Map
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Parking Study
6. Letter to the City Plan Commission

ATTACHMENT 2

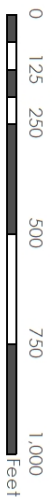
PZST21-00009



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this nature are not intended to constitute a professional engineering or architectural service. The information is provided for your information only and does not constitute a professional engineering or architectural service. Planning Division makes no claim to its accuracy or completeness.



Subject Property



ATTACHMENT 3

Planning and Inspections Department - Planning Division

No objections to the Special Permit

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommended approval.

Planning and Inspections Department – Land Development

Approved special permit plan.

Fire Department

No comments received.

Police Department

PD has no concerns with minimizing parking requirements. However, at no point should parking be allowed to flow into the street. This only creates vulnerability for criminal activity, ie. criminal mischief and burglaries. The roadway there dark and is located out of sight and behind a few bars.

911 District

No objections to the Special Permit.

Streets and Maintenance Department

No comments received.

Sun Metro

Recommended approval.

El Paso Water Utilities

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Machuca Rd. approximately 10 feet north of and parallel to the southern right-of-way line of Machuca Rd. This water main is available for service.

Previous water pressure from fire hydrant #3457, located 905-feet north of the intersection of J C Machuca Rd. and Sunland Park Dr., has yielded a static pressure of 60 psi, a residual pressure of 50 psi, and a discharge of 650 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Machuca Rd. approximately 20 feet south of and parallel to the northern right-of-way line of Machuca Rd. This sewer main is available for service.

There is an existing 18-inch diameter sanitary sewer main that extends along a PSB easement east of J C Machuca Rd. approximately 5 feet south of and parallel to the northern boundary of this easement. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

General:

The domestic, fire line and yard meters require separate connections to the public main.

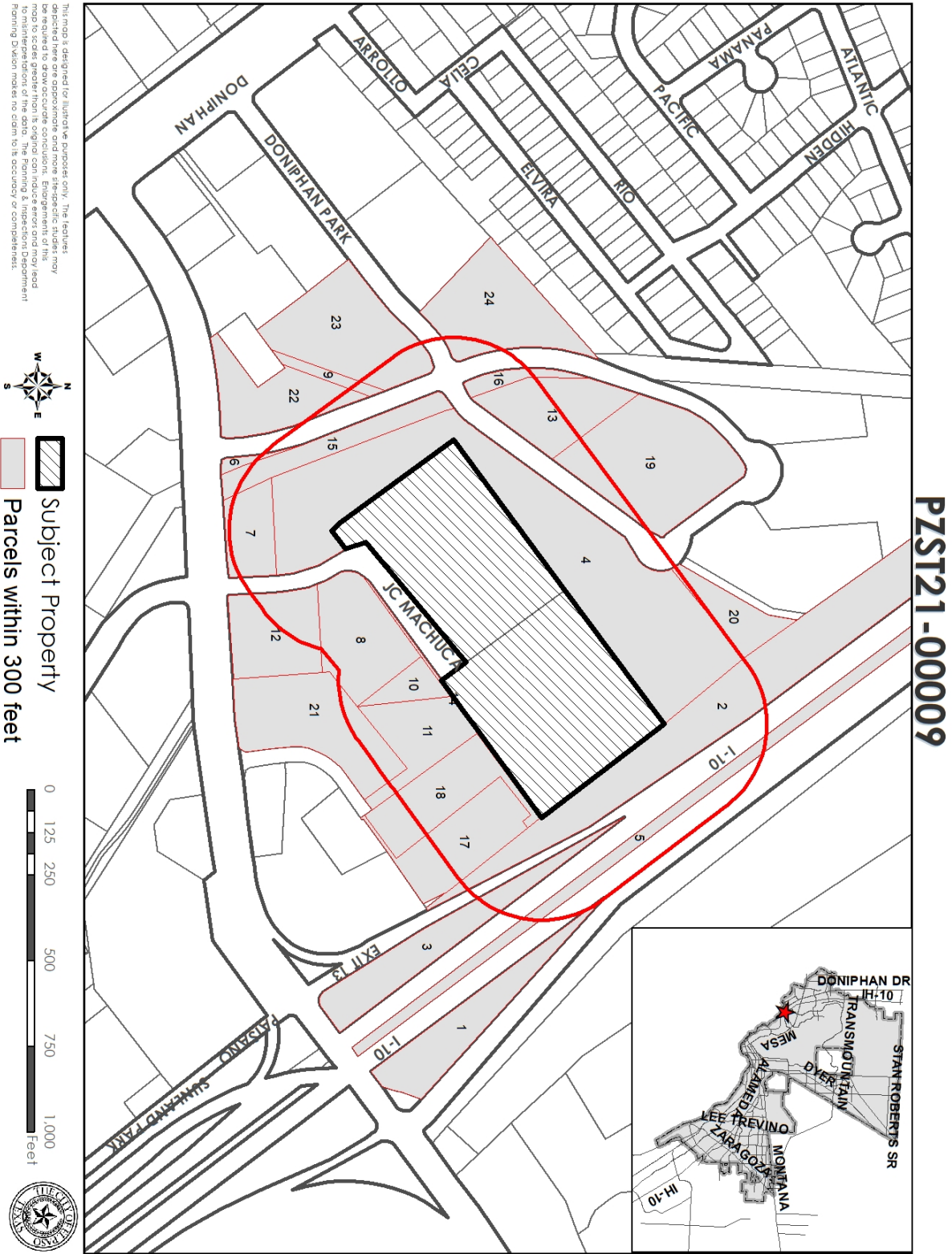
Service to be provided at the entrance of panhandle lot. The Owner is to provide the locations for the water services outside of the driveways. No vehicular traffic is allowed over the water meter boxes.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB easements/facilities and is responsible for the cost of setting appurtenant structures to final grade.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week. An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work.

New service applications are available at 1154 Hawkins, 3rd Floor. 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 – PSB 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.

ATTACHMENT 4



ATTACHMENT 5

Parking Study

TABLE OF UNITS		
UNITS	NUMBER OF UNITS	MINIMUM SIZE OF UNITS
1 BEDROOM UNITS	8	796 SQ. FT.
2 BEDROOM UNITS	34	917 SQ. FT.
3 BEDROOM UNITS	42	1117 SQ. FT.

PARKING CALCULATION

8 (1 BEDROOM UNITS) X 1.5 = 12
 94 (2 BEDROOM UNITS) X 2 = 188
 42 (3 BEDROOM UNITS) X 2 = 84
TOTAL PARKING REQUIRED = 284
TOTAL PARKING PROVIDED = 201

PARKING REDUCTION REQUESTED
 29.23 %

HC SPACES REQUIRED = 11
HC SPACES PROVIDED = 13

BIKE RACKS:
REQUIRED NUMBER OF BIKES = 11
NUMBER OF BIKES RACKS PROVIDED 3X6 = 18

3 RACKS OF 6 BIKES PROVIDED

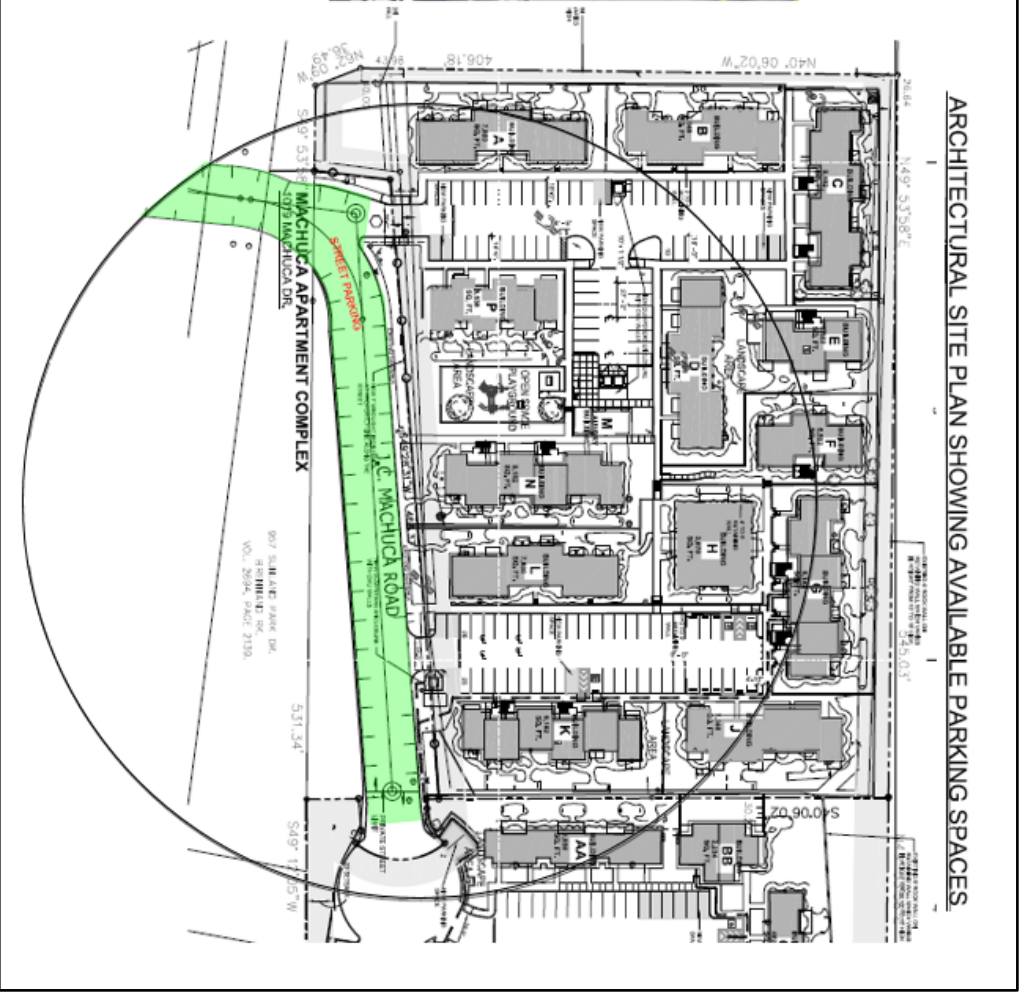


NO.	TYPE OF UNIT	NO. OF UNITS	MINIMUM SIZE OF UNITS	MINIMUM SQUARE FEET	TOTAL SQUARE FEET
1	1 BEDROOM UNITS	8	796 SQ. FT.	6368	6368
2	2 BEDROOM UNITS	34	917 SQ. FT.	31178	37546
3	3 BEDROOM UNITS	42	1117 SQ. FT.	46914	84460
TOTAL		84		58260	84460

Parking Study



44 Spaces Available



ATTACHMENT 6



July 12, 2021

City of El Paso
City Plan Commission
300 N. Campbell
El Paso, TX 79901

RE: Machuca Apartments
1019 Machuca Drive
Special Permit PZST21-00009

We are writing to urge the CPC to support the parking reduction for the Machuca Apartments Renovation Project. Machuca Apartments were constructed for the Housing Authority of the City of El Paso (HACEP) in two phases in 1971 and 1976 with a total of one-hundred-sixty-three (163) on-site parking spaces for one-hundred-twenty-two (122) units.

Due to change in family structure in the last decades, the 1970's four (4) and five (5) bedrooms units are impossible to rent and are proposed to be rehabilitated within their footprints into two (2) bedroom units. These twenty-two (22) additional units represent a total of forty-four (44) spaces for new parking requirement above the Legal Non-Confirming existing conditions. New site design provided for an additional thirty-eight (38) parking spaces. This represents six (6) parking spaces deficit from existing conditions.

This request for 29.23% parking reduction or eighty-three (83) spaces represents calculations as if this development was new with a requirement of two-hundred-eighty-four (284) spaces. With site renovation work, the project has two-hundred-one (201) spaces. There are approximately forty-three (43) available off-site parking spaces on Machuca Drive.

The resident primarily use on-site and off-site parking (Machuca Dr.) during off-peak hours. This property is located behind a commercial development, on top of a hill with Machuca Dr. being a cul-de-sac. There is no through traffic.

The population is comprised of low-income families typical of HACEP public housing properties. A large portion of residents recently relocated to prepare for construction activities would be coming back to this location as per HUD requirements. Most residents do not own a car and use public transportation to go to and from work or school. There is a Sun Metro bus stop on the property along Machuca and EPISD is picking up and dropping students to and from school for over forty (40) years.

For these reasons we feel that this parking reduction request will not increase any on-street parking demand and will be for the benefit of the city and the residents of the Machuca Apartment renovation project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frederic Dalbin', is written over a horizontal line.

Frederic Dalbin
Principal Architect

CC: File

2112 murchison drive . el paso . texas . 79930 . p: 915.533.3777 . www.wrightdalbin.com



1019 & 1039 JC Machuca Road Special Permit

PZST21-00009

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZST21-00009



Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



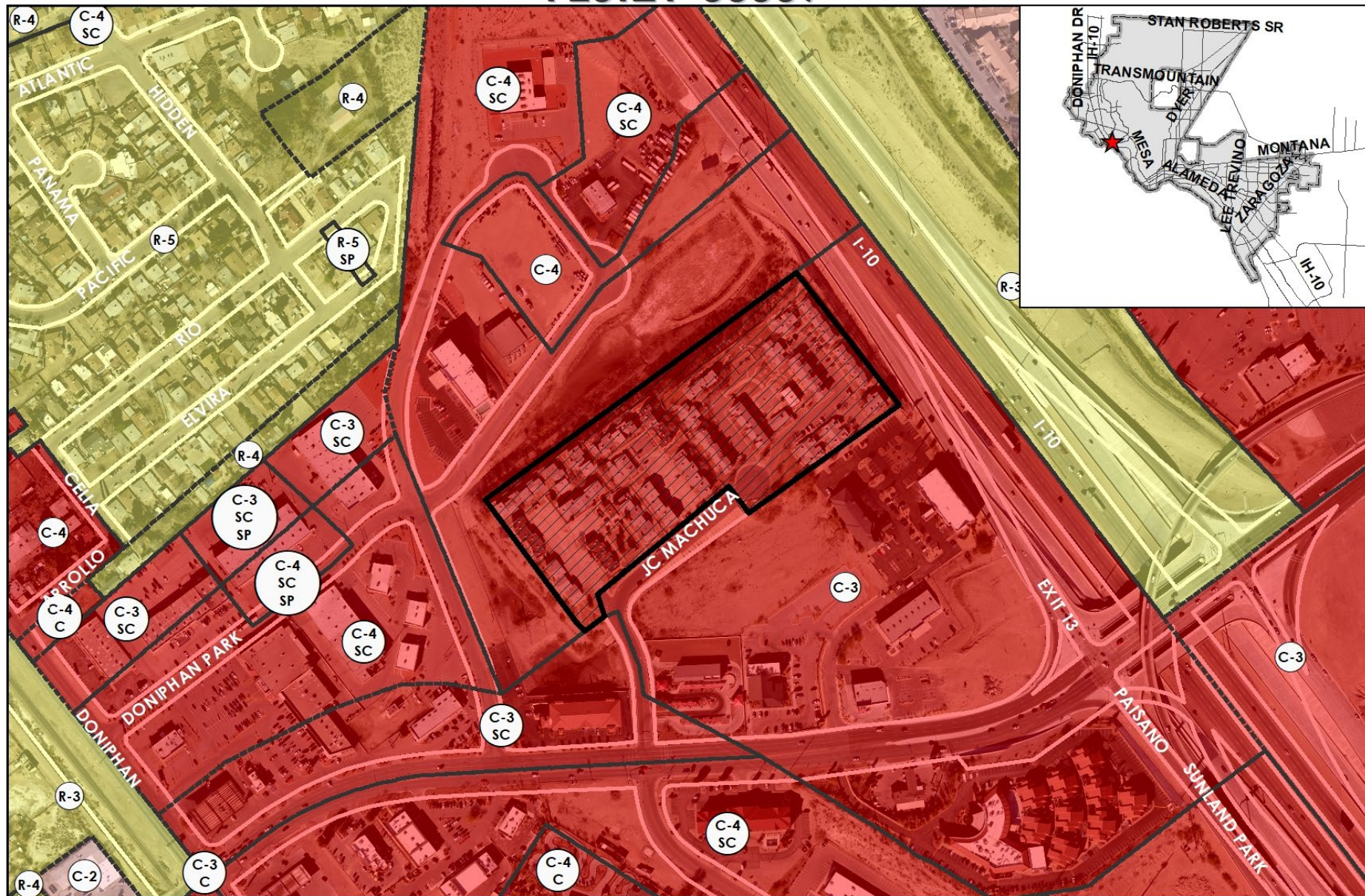
 Subject Property



PZST21-00009



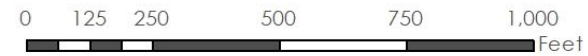
Existing Zoning



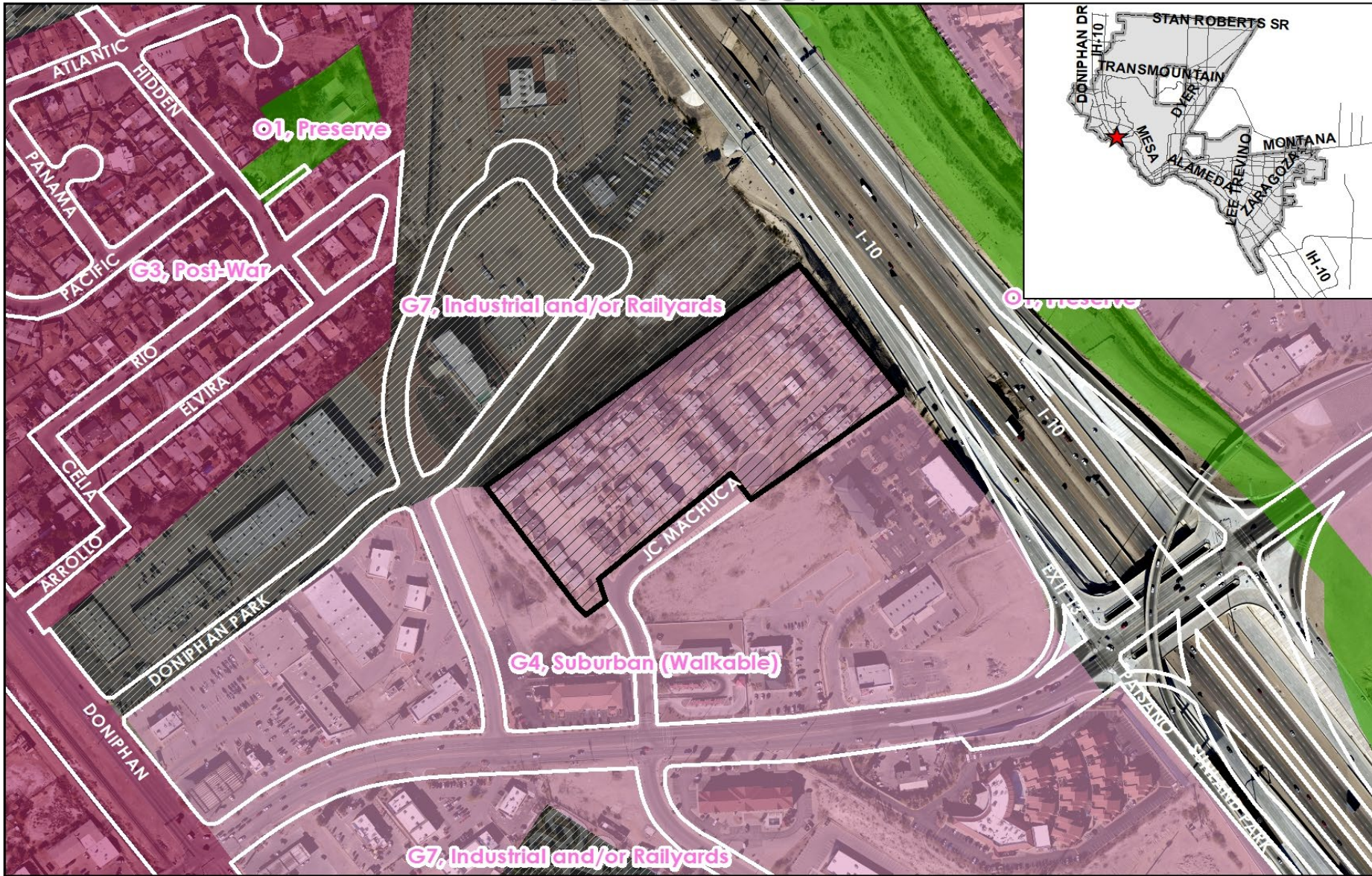
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 Subject Property




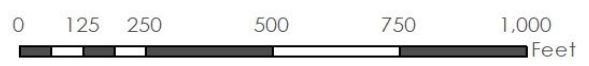
Future Land Use



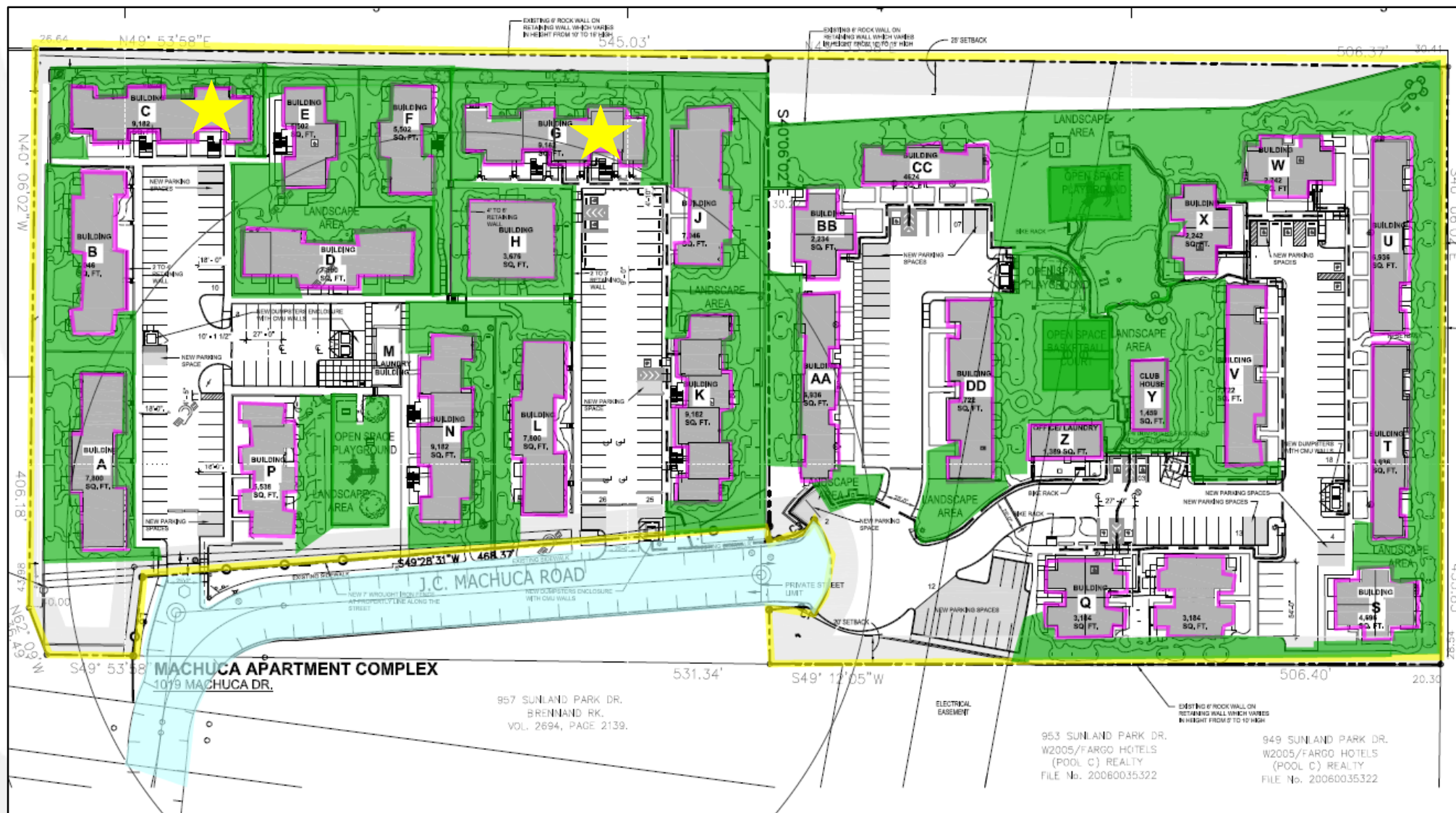
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 Subject Property



Detail Site Development Plan



Parking Study

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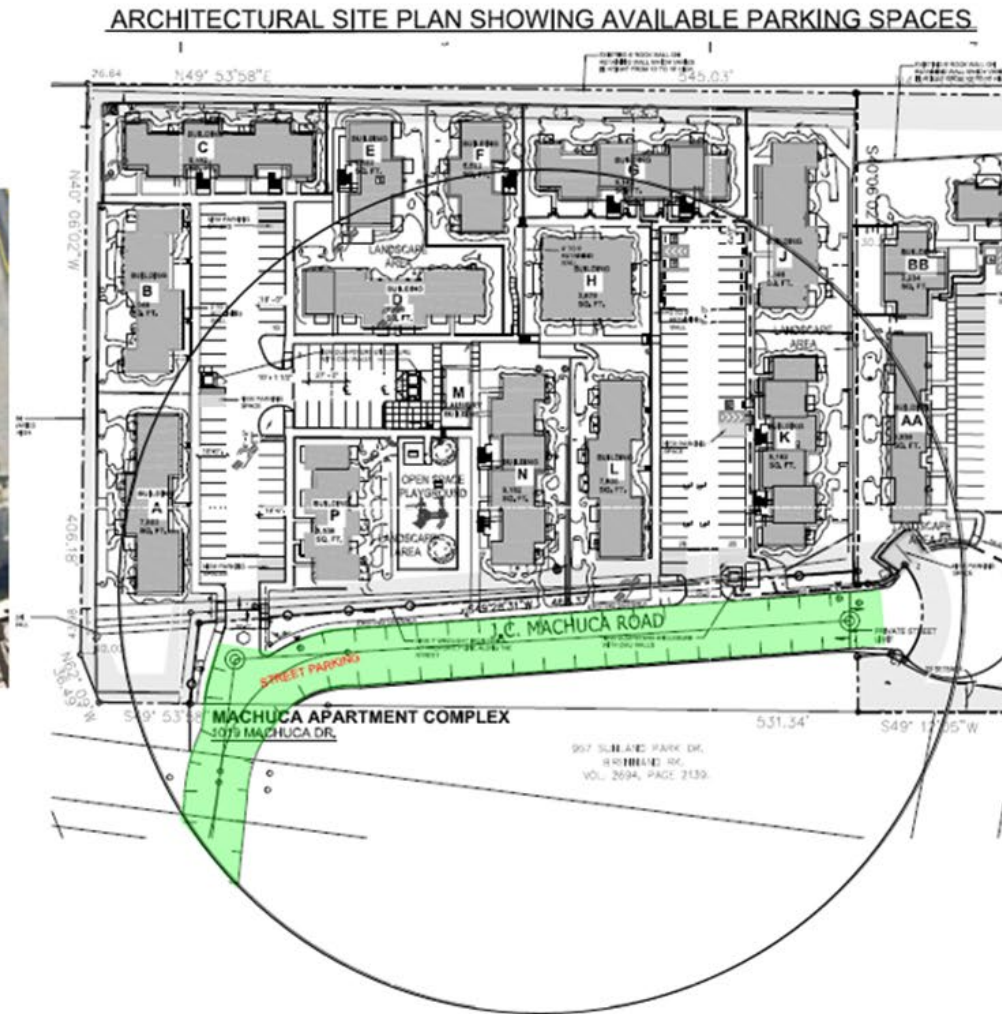
NO. OF UNITS	APPROXIMATE NO. OF PARKING SPACES	APPROXIMATE NO. OF BIKE RACKS	APPROXIMATE NO. OF HC SPACES
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
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94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

Parking Study

Parking Study



44 Spaces Available



Parking Study

Subject Property



Surrounding Development



N



W

E

S



Public Input

- Notices were mailed to property owners within 300-feet on July 2, 2021.
- As of July 8, 2021, Planning has not received any communication in support of or opposition to the special permit request.





Recommendation

Staff recommends APPROVAL of the Special Permit to allow for a 29% parking reduction for additional units within an existing multi-family development.



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People