

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

DEPARTMENT: Planning & Inspections, Planning Division

AGENDA DATE: December 15, 2020

PUBLIC HEARING DATE: January 5, 2021

CONTACT PERSON NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: 3

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 granting Special Permit NO. PZST20-00009, to allow for a parking reduction on the property described as Lots 1 to 5, Block 8, Sambrano Addition, 6700 Sambrano Avenue, 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.

The proposed special permit 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: 6700 Sambrano Avenue
Applicants: City of El Paso
PZST20-00009

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit for a 56% parking reduction for the existing Seville Community Recreation Center located at 6700 Sambrano Avenue, from sixteen (16) required spaces to seven (7) spaces. City Plan Commission recommended 7-0 to approve the proposed special permit on November 19, 2020. As of November 19, 2020, the Planning Division has not received any communication in support or opposition to the special permit request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:

Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00009, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 1 TO 5, BLOCK 8, SAMBRANO ADDITION, 6700 SAMBRANO AVENUE, 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 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 56% parking reduction from sixteen (16) required spaces to seven (7) for Seville Community Recreation Center; 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 S-D/c/sp (Special Development/condition/special permit) District:

Lots 1 to 5, Block 8, Sambrano Addition, 6700 Sambrano Avenue, City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for 56% parking reduction from sixteen (16) required spaces to seven (7) for Seville Community Recreation Center 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 S-D/c/sp (Special Development/condition/special permit) 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 "A"** and is incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

20-1007-2667 | 1042352

6700 Sambrano

LBJ

PZST20-00009

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST20-00009, 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 _____, 2020.

THE CITY OF EL PASO

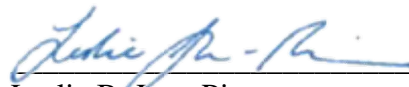
ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant Attorney

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

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 **S-D/c/sp (Special Development/condition/special permit) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2020.

City of El Paso

(Signature)

(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)

)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2020, by _____ for City of El Paso as Applicant.

(Seal)

Notary Public, State of Texas
Signature

Printed or Typed Name

My Commission Expires:

ORDINANCE NO. _____

20-1007-2667 | 1042352

16700 Sambrano

LBJ

EXHIBIT "A"

SAMBRANO AVE.

44' R.O.W.



Existing Seville Community Center Front Elevation

NTS



Existing Seville Community Center Side Elevation

NTS

PARKING INFORMATION

SEVILLE COMMUNITY CENTER

TOTAL SITE: 17,935.70 SQ. FT. ~ 0.4117 Ac.
TOTAL BUILDING: 7,480.00± SQ. FT.

PARKING	REQUIRED	PROVIDED
HANDICAP	1	1
BICYCLE	3	3

TYPICAL PARKING DIMENSIONS:

STALLS : 9 FT. BY 18 FT.
BICYCLE: 24" BY 75"

TOTAL SITE LANDSCAPING

TOTAL SITE REQUIRED: 1,568.00 sf.
TOTAL SITE EXISTING: 3,402.00 sf.
(INCLUDES OPEN SPACE AREA)

DECIDUOUS OR CANOPY TREES 2 - 2" CALIPER
SHRUBS 31 - 5 gal. (1'x1')
GROUNDCOVER 157 sf. Min.

ONE DECIDUOUS OR EVERGREEN TREE HAVING A MINIMUM TWO INCH CALIPER AND 10' AT THE TIME OF PLANTING.

SHADING SHALL BE REQUIRED FOR PARKING LOTS AND VEHICULAR USE AREAS THAT ARE LOCATED WITHIN THE PROJECT. WITH TEN PARKING SPACES OR MORE SHALL BE PROVIDED WITH AT LEAST ONE PARKING LOT TREE FOR EVERY TEN PARKING SPACES.

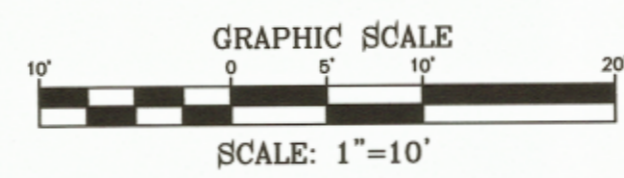
CANOPY TREES REQUIRED BY CITY CODE: 2
SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE 18.46.090 SECTION 1

TREES AS PER "RECOMMENDED TREES FOR EL PASO" WEST TEXAS URBAN FORESTRY COUNCIL.

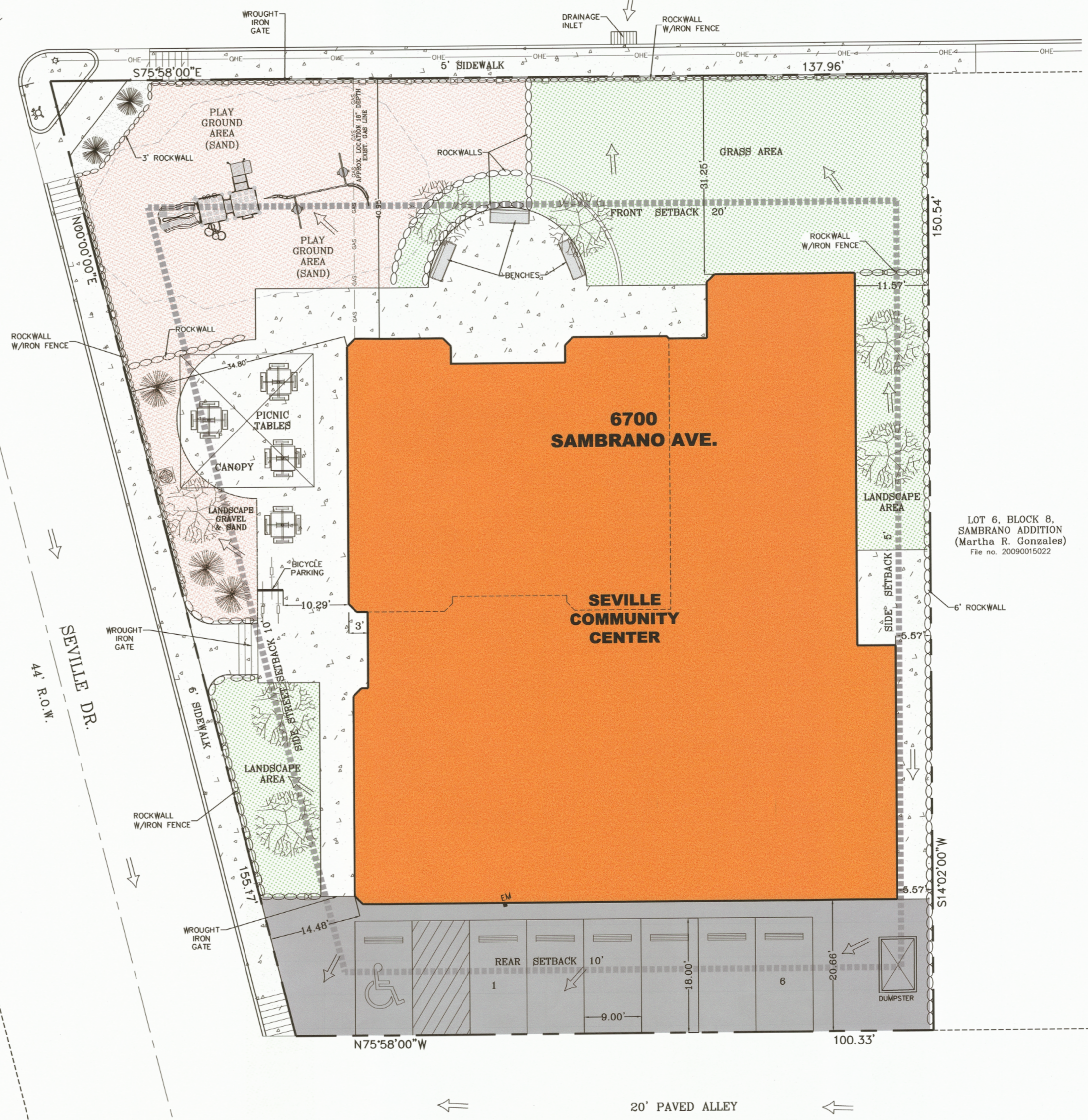
	BUILDING-EXISTING
	-GRASS AREA -LANDSCAPE AREA
	CONCRETE
	PARKING (ASPHALT)

SYMBOL LEGEND	
	LIGHT POST
	TRAFFIC SIGN
	ELECTRIC METER
	PIRE HYDRANT

	WROUGHT IRON FENCE
	OVER HEAD ELECTRIC
	TYPICAL ROCK WALL
	= DRAINAGE FLOW



S-D c SP SETBACKS	
FRONT YARD	20 ft.
REAR YARD	10 ft.
SIDE YARD BETWEEN STRUCTURES	10 ft.
SIDE ABUTTING STREET	10 ft.



LOCATION MAP SCALE: 1" = 600'



REFERENCES - BENCHMARKS

ENGINEER'S SEAL

SCALE

DATE: JUNE 2020

DESIGN BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

PROJECT NAME

CITY OF EL PASO

SEVILLE COMMUNITY CENTER

BEING ALL OF LOTS 1 THRU 5, BLOCK 8, SAMBRANO ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 0.4117± ACRES

218 N. Campbell Street, El Paso, TX. 79901

Telephone : (915) 212-0065

CAPITAL IMPROVEMENT - CITY OF EL PASO

SHEET TITLE

DETAILED SITE PLAN

SHEET

OF

DATE OF PREPARATION: JUNE 22, 2020

CONDE INC.

ENGINEERING / PLANNING
GPS / SURVEYING / CAD

6000 SHERIDAN DR. STE 100
EL PASO, TEXAS 79905

PHONE: (915) 582-0283
FAX: (915) 582-0286 FROM 100791000

S:\GEO\DATA\CI\SEVILLE REC-CENTER.dwg, SP, 9/28/2020 1:36:43 PM, ccortez

6700 Sambrano Avenue

City Plan Commission — November 19, 2020



CASE NUMBER:	PZST20-00009
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	Conde, Inc.
LOCATION:	6700 Sambrano Avenue (District 3)
PROPERTY AREA:	0.41-acres
EXISTING ZONING:	S-D/c/sp (Special Development/condition/special permit)
REQUEST:	Special Permit to allow for 56% parking reduction
RELATED APPLICATIONS:	None
PUBLIC INPUT:	No support or opposition received

SUMMARY OF REQUEST: The applicant is requesting a 56% parking reduction from the 16 required spaces to 7 spaces for Seville Community Recreation Center located at 6700 Sambrano Avenue.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit request for a parking reduction as it meets all the requirements of El Paso City Code 20.14.070 – Parking Reductions, 20.04.320 - Special Permit, and 20.04.150 - Detailed Site Development Plan.

PZST20-00009



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. 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.



0 15 30 60 90 120 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit for a 56% parking reduction for the existing Seville Community Recreation Center located at 6700 Sambrano Avenue, from sixteen (16) required spaces to seven (7) spaces. In 2000, City Council approved Ordinance No. 14696, authorizing the use of 6705 Sambrano Avenue to serve as an off-site parking lot for the existing community recreation center on the subject property. This allowed for 6705 Sambrano to provide the nine (9) spaces needed to meet parking requirement on the subject property. However, 6705 Sambrano is now proposed to be converted to a futsal court, which will leave the community center without that parking lot to satisfy a portion of its parking requirements, necessitating the current special permit request.

The site plan shows the existing 7,480 sq. ft. community recreation center, playground, picnic area, and landscaping area. No changes are proposed. The existing building has a maximum height of 31.4 feet. The development requires sixteen (16) spaces and three bicycle spaces. The applicant is providing seven (7) vehicle spaces on the subject property, including one accessible parking space, as well as the three (3) required bicycles on the site, and is requesting a reduction for the remaining nine (9) spaces.

There are 159 on-street parking spaces within 300 feet of the subject property, located on Sambrano Avenue, Seville Drive, Gibraltar Drive, and Esteban Average usage is 24.9% between the hours of 8am-3pm, with the remaining 71.9% available. The Street and Maintenance Department reviewed and verified that they have no objections to the request of the parking reduction. Access to the subject property is from Seville Drive via the rear alley. It should also be noted that because the Seville Recreation Center serves its surrounding neighborhood, it is intended and anticipated that some of its users approach the facility by foot or bicycle. This reduces the demand for on-site parking.

CASE HISTORY: On October 17, 2000, City Council approved of the rezoning for the subject property from A-2 (Apartment) to S-D (Special Development) to allow for a community recreation center with the following condition that submittal of a detailed site development plan to be approved by City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy, see Attachment 7.

On November 14, 2000, City Council approved an ordinance granting special permit to satisfy parking requirements for 6700 Sambrano Avenue for allowing off-site parking on 6705 Sambrano Avenue, see Attachment 8.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.070.A) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure 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 Sambrano Subdivision was recorded in 1913.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	Yes. No expansion is proposed to the existing improvements on the subject property.
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.	Yes. The existing configuration of the building covers the majority of the parcel and would not allow for the accommodation of the required parking.
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. There are no vacant areas exist within three hundred feet of the property that can be reasonably developed to accommodate the off-street parking requirements.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (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 property meets all applicable density and dimensional standards for their zoning district and use.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The requests comply with the recommendations of <i>Plan El Paso</i> and the G-2 designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The parking study (Attachment 2) shows that there is enough existing on-street parking in the neighborhood area. This is a well-established, older part of town that does not require the extension of any services. Access to the parking lot is from Seville Drive, a local street, the ingress/egress will be to the alley.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. The proposed design of the development is compatible with surrounding properties. No construction is proposed to the subject property.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The development will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The existing uses and building configurations are similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed redevelopment is similar in intensity and scale to surrounding 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-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	Yes. The subject property is located on small, alley-loaded blocks. Within a 500-foot radius, there are low intensity community uses, along with a mix of residential and apartment districts.

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:

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes. The existing community recreation center is a permitted use in the S-D zoning district with an approval of detailed site development plan and the development will not result in an increase in density.</p>
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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</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects anticipated. The uses and development configurations are already existing and are similar to other properties in the surrounding areas.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable and the development is compatible with the existing single-family and multi-family zoning and 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>The development is within an older, stable area of the city comprised of single-family, multi-family properties previously rezoned from A-2 throughout the years.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is provided from Seville Drive via the rear alley, which are designated a local street. It is adequate to serve the existing development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed special permit. 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 boundaries of the El Paso Central Business Association, Sunrise Civic Group, and Corbin's/Sambrano Association were notified prior to submittal of the Special Permit Application. Public notices were mailed to property owners within 300 feet on November 6, 2020. As of November 13, 2020, the Planning Division has not received any communication in support or opposition to the special permit request.

RELATED APPLICATIONS: None.

OTHER CONSIDERATIONS: Include any other relevant information that may be needed to inform the staff recommendation. If none, this section should be removed from the staff report.

CITY PLAN COMMISSION OPTIONS:

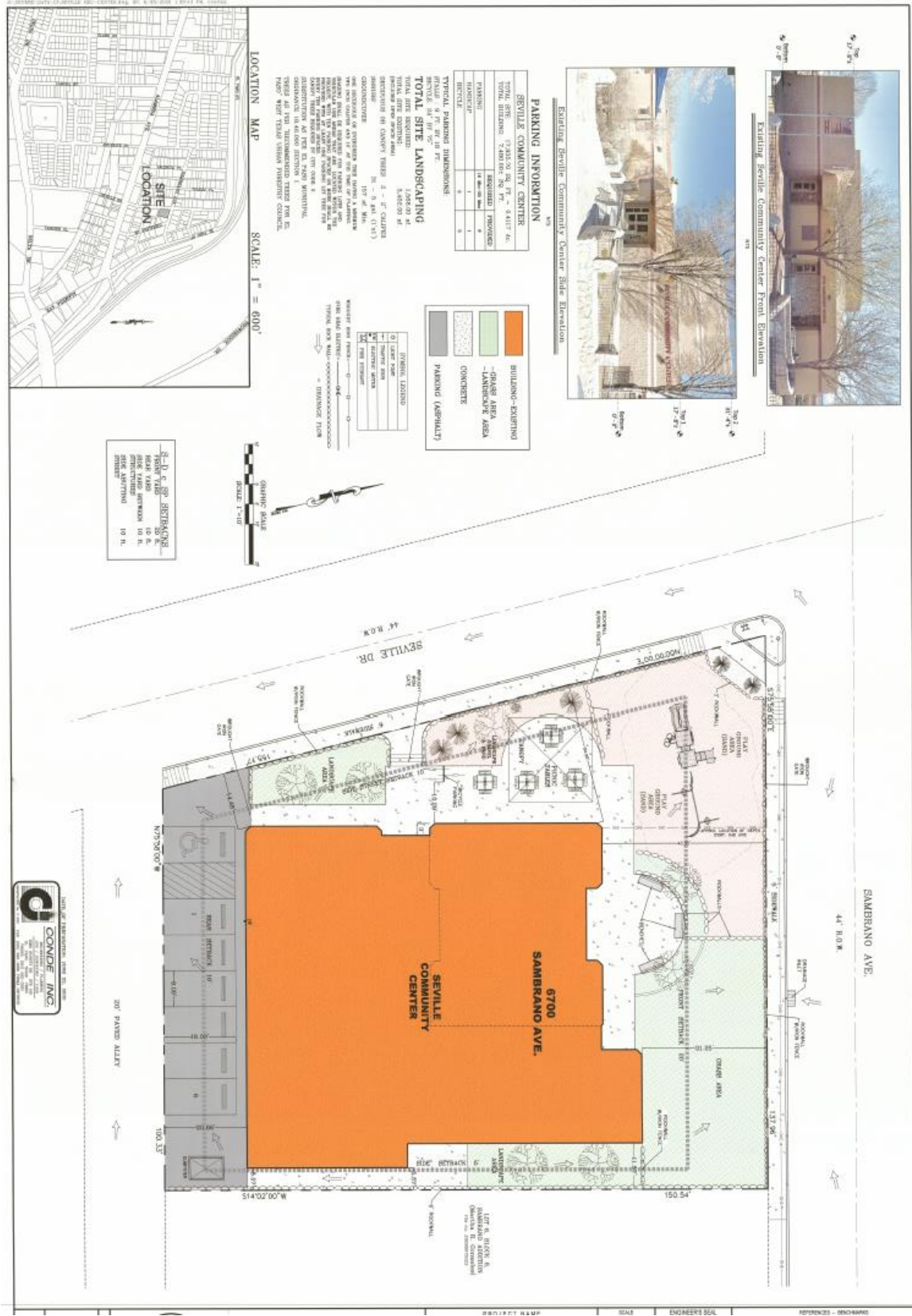
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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. **(Staff Recommendation)**
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. Parking Study
3. Future Land Use Map
4. Department Comments
5. Sun Metro Letter
6. Neighborhood Notification Boundary Map
7. Ordinance No. 014662
8. Ordinance No. 014698

ATTACHMENT 1



ATTACHMENT 2

Parking Study

Location: Seville Recreation Center, 6700 Sambrano Ave, El Paso, TX 79905
 Hours of Operation: 9:00 am - 2:00 pm
 Date of Study: Saturday, February 15, 2020
 Counts Conducted By: Javier Rodriguez and (City of El Paso, Parks and Recreation Dept.)

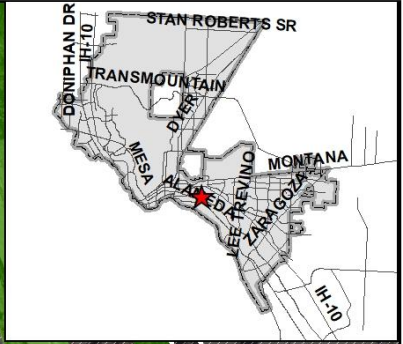
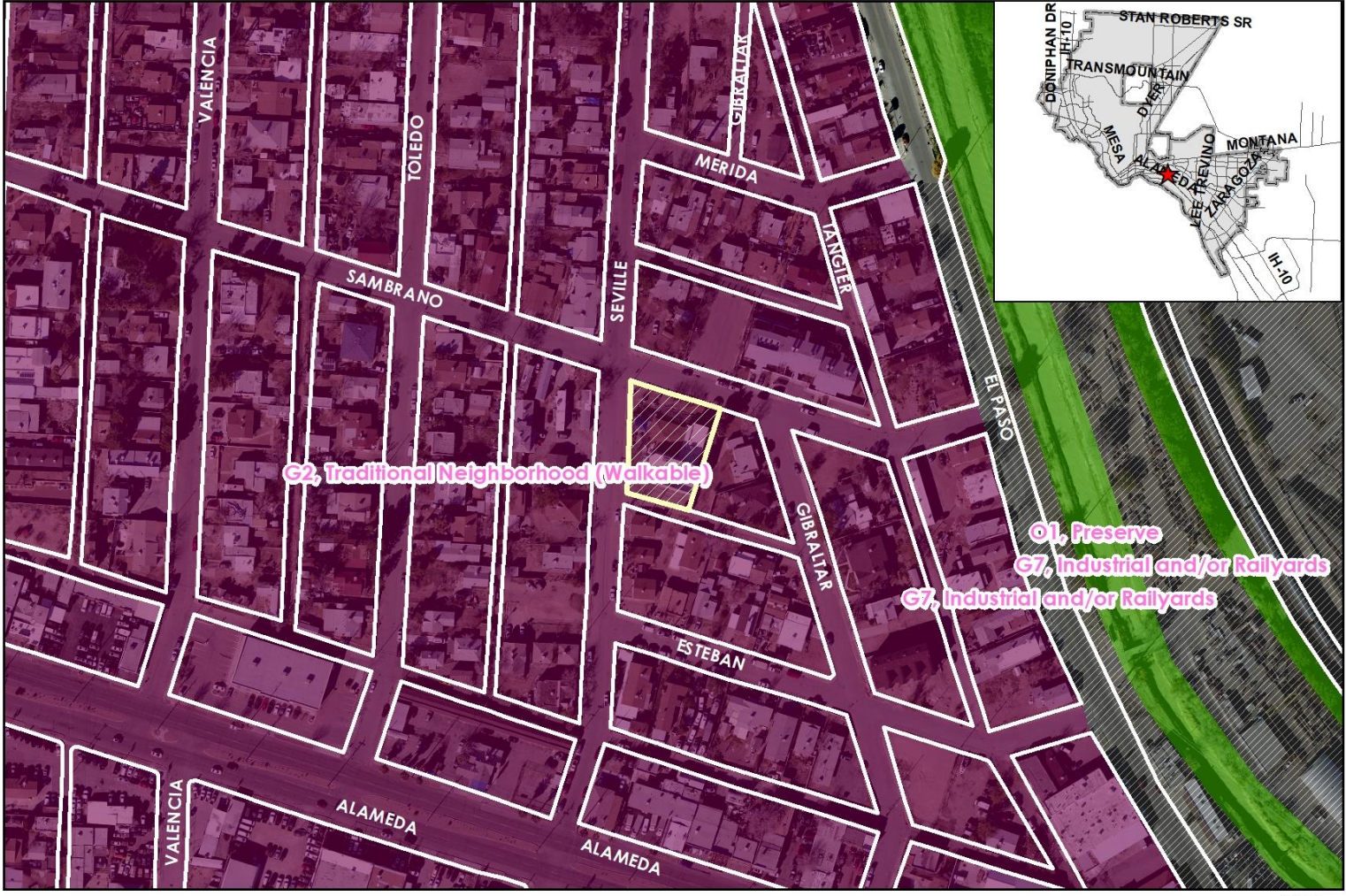
Street Name	Total On-Street Parking Spaces w/in 300 ft of Seville Recreation Center	8:00 AM		9:00 AM		10:00 AM		11:00 AM	
		Parking usage (Cars parked on street)	% occupied Parking Spaces	Parking usage (Cars parked on street) 9:00 am	% occupied Parking Spaces	Parking usage (Cars parked on street) 10:00 am	% occupied Parking Spaces	Parking usage (Cars parked on street) 11:00 am	% occupied Parking Spaces
Sambrano	41	12	29.3%	10	24.4%	9	22.0%	10	24.4%
Seville	53	14	26.4%	19	35.8%	20	37.7%	11	20.8%
Gibraltar	23	3	13.0%	2	8.7%	3	13.0%	2	8.7%
Esteban	19	10	52.6%	13	68.4%	14	73.7%	16	84.2%
Parking Lot on Sambrano	23	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTAL	159	39	24.5%	44	27.7%	46	28.9%	39	24.5%

Street Name	Total On-Street Parking Spaces w/in 300 ft of Seville Recreation Center	12:00 PM		1:00 PM		2:00 PM		3:00 PM	
		Parking usage (Cars parked on street) 12:00 pm	% occupied Parking Spaces	Parking usage (Cars parked on street) 1:00 pm	% occupied Parking Spaces	Parking usage (Cars parked on street) 2:00 pm	% occupied Parking Spaces	Parking usage (Cars parked on street) 3:00 pm	% occupied Parking Spaces
Sambrano	41	8	19.5%	7	17.1%	7	17.1%	8	19.5%
Seville	53	10	18.9%	13	24.5%	16	30.2%	16	30.2%
Gibraltar	23	4	17.4%	3	13.0%	3	13.0%	4	17.4%
Esteban	19	12	63.2%	11	57.9%	13	68.4%	14	73.7%
Parking Lot on Sambrano	23	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTAL	159	34	21.4%	34	21.4%	39	24.5%	42	26.4%

	Total Spaces	Total Used Spaces	Total % Usage
Full Study Period Usage	1,272	317	24.9%

ATTACHMENT 3

PZST20-00009



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. 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



ATTACHMENT 4

Planning and Inspections Department – Planning Division

Recommend approval of the special permit and detailed site development plan.

Planning and Inspections Department – Plan Review

Recommended approval.

Planning and Inspections Department – Land Development

No objections to the special permit and detailed site development plan.

Street and Maintenance Department

- All construction shall be in compliance with ADA, DSC, State and local laws and regulations.
- No objections for parking reduction request

Note: Parking Study added up all the on-street parking per the hours observed. They stated total spaces at 1,272 but the total available on-street parking within 300ft is 159. Average usage is 24.9% between the hours of 8am-3pm.

Fire Department

Recommend approval.

Police Department

No comments received

Sun Metro

Recommend approval.

El Paso Water – Stormwater Engineering

No objections to the proposal.

El Paso Water

El Paso Water (EPWater) does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along the southside of Sambrano Ave., approximately 10-feet north of and parallel to the southern right-of-way line of Sambrano Ave. This water main is available for service.

There is an existing 6-inch diameter water main that extends along the east side of Seville Dr., approximately 12-feet west of and parallel to the eastern right-of-way line of Seville Dr. This water main is available for service.

EPWater records indicate that there is no water meter serving the subject property.

Previous water pressure from fire hydrant #8268 located at the southeast corner of Seville Dr. and Sambrano Ave. has yield a static pressure of 85 psi, a residual pressure of 70 psi and a discharge of 1,186 gallons per minute. 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.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the center line of Sambrano Ave.

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Seville Dr., approximately 12-feet east of and parallel to the western right-of-way line of Seville Dr. This sanitary sewer main is available for service.

General:

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner 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 5



Sun Metro

MAYOR
Dee Margo

TO: Daniel Garcia

FROM: Ellen Smyth, P.E., MPA

RE: Seville Rec Center – Futsal Court Project

DATE: September 10, 2020

CITY COUNCIL

District 1
Peter Svarzbein

District 2
Alexandra Anello

District 3
Cassandra Hernandez

District 4
Dr. Sam Morgan

District 5
Isabel Salcido

District 6
Claudia L. Rodriguez

District 7
Henry Rivera

District 8
Cissy Lizarraga

Mr. Garcia:

I have review the location of the proposed Seville Rec Center – Futsal Court Project. The main entrance of the Seville Rec Center property is located less than 1,000 feet away from Sun Metro bus routes, which run on Alameda Ave. If you need any additional information, please let me know.

Sincerely,

By

Ellen Smyth, P.E., MPA
Sun Metro Director

CITY MANAGER
Tommy Gonzalez

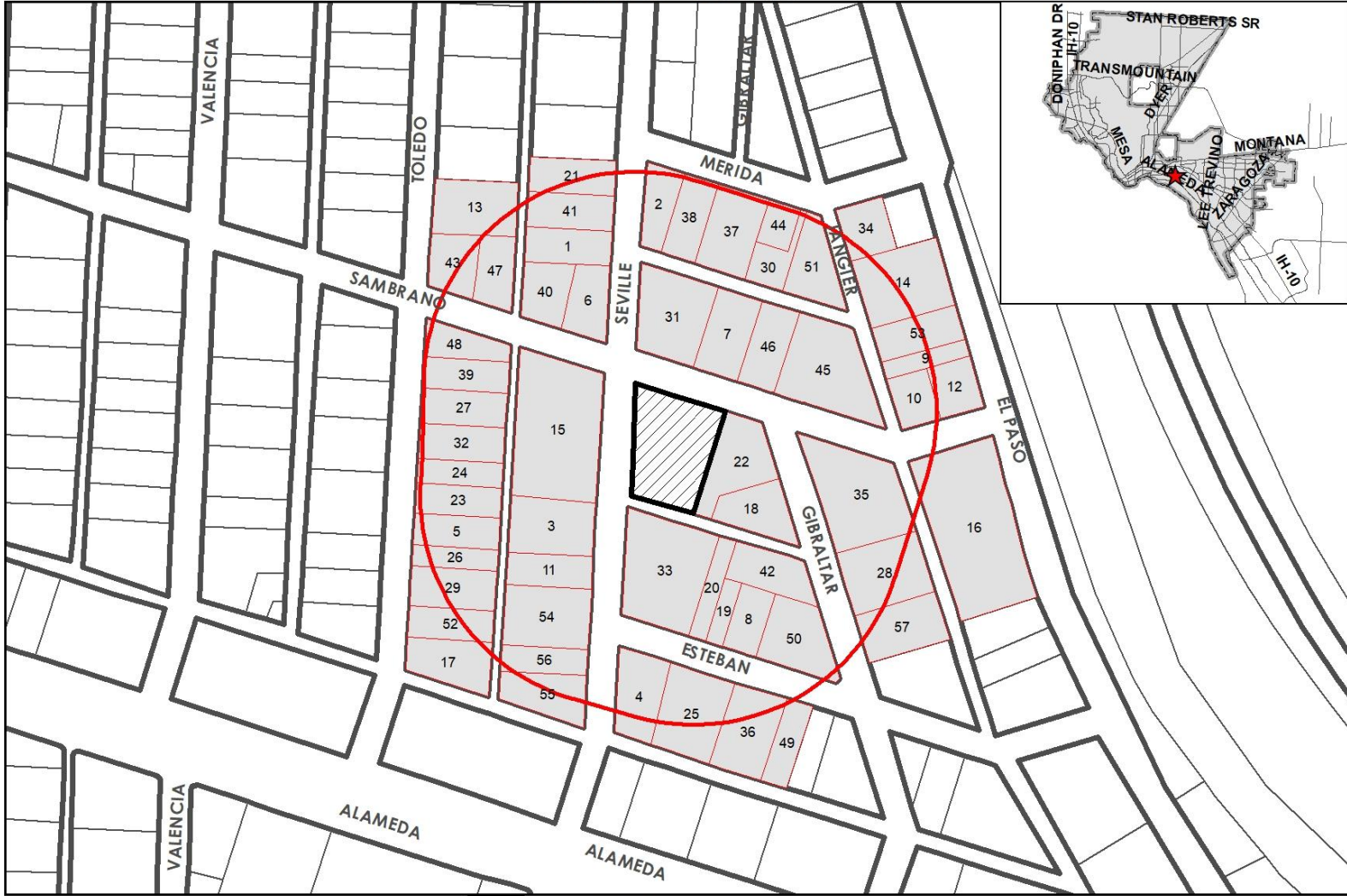
Ellen A. Smyth, Director
10151 Montana Ave. | El Paso, Texas 79925 | (915) 212-3333 | sunmetro.net



DELIVERING EXCEPTIONAL SERVICES

ATTACHMENT 6

PZST20-00009



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. 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



Parcels within 300 feet



ATTACHMENT 7

ORDINANCE NO. 014662

AN ORDINANCE CHANGING THE ZONING OF LOTS 1 THROUGH 5, BLOCK 8, SAMBRANO ADDITION, EL PASO, EL PASO COUNTY, TEXAS (6700 SAMBRANO AVENUE) FROM A-2 (APARTMENT) TO S-D (SPECIAL DEVELOPMENT) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of *Lots 1 through 5, Block 8, SAMBRANO ADDITION, El Paso, El Paso County, Texas*, be changed from A-2 (Apartment) to S-D (Special Development), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from A-2 (Apartment) to S-D (Special Development), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy. The detailed site development plan submitted with the application for rezoning (ZC-00054) shall satisfy the requirement for a detailed site development plan for the proposed community center. Any change in use or substantial change to the proposed design shall necessitate resubmittal of a detailed site development plan under the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above condition in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

(Signatures on following page)

CJC:pmc#73215/ZON/PLA\Y6

014662

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9/11/00

ORDINANCE NO. _____

Zoning Case No. ZC-00054

PASSED AND APPROVED this 17th day of October, 2000.

THE CITY OF EL PASO

[Signature]
Carlos M. Ramirez, P.E.
Mayor ~~PRO-TEM~~ **FRESI ORTEGA, JR.**

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
Carolyn J. Culum
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Patricia D. Adauto, Interim Director
Dept. of Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 17th day of October, 2000,
by ~~CARLOS M. RAMIREZ, P.E.~~ as Mayor of THE CITY OF EL PASO.

[Signature]
My Commission Expires:



[Signature]
Notary Public, State of Texas
Notary's Printed or Typed Name:
Rosie G Aguilar

CJC:pmc/73215/ZON/PLA\Y6

ORDINANCE NO. 014662

Zoning Case No. ZC-00054

ATTACHMENT 8

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ORDINANCE NO. 014698

AN ORDINANCE GRANTING SPECIAL PERMIT NO. SU-00011 TO SATISFY PARKING REQUIREMENTS FOR PARCEL I, DESCRIBED AS LOTS 1 THROUGH 5, BLOCK 8, SAMBRANO ADDITION, EL PASO, EL PASO COUNTY, TEXAS (6700 SAMBRANO AVENUE), BY ALLOWING OFF-SITE PARKING ON PARCEL II, DESCRIBED AS LOTS 13 THROUGH 15, BLOCK 9, SAMBRANO ADDITION, EL PASO, EL PASO COUNTY, TEXAS (6700 BLOCK OF SAMBRANO AVENUE), PURSUANT TO SECTION 20.52.060E, AND THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, The City of El Paso has applied for a Special Permit under Section 20.52.060E of the El Paso Municipal Code to allow the off-street parking requirements of Section 20.52.060E to be satisfied off-site;

WHEREAS, the requirements of Section 20.52.060E have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

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;

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

1. That Parcel I, which is described as *Lots 1 through 5, Block 8, SAMBRANO ADDITION, El Paso, El Paso County, Texas*, and which is municipally known and numbered as 6700 Sambrano Avenue, is in an S-D (Special Development) District which requires an additional twenty-five (25) parking spaces under Section 20.52.060E of the El Paso Municipal Code;

2. That the City Council hereby grants a Special Permit under Section 20.52.060E of the El Paso Municipal Code so that the parking requirements described in Paragraph 1 of this Ordinance may be satisfied off-site as described in Paragraph 3 of this Ordinance;

3. That Parcel II, which is described as *Lots 13 through 15, Block 9, SAMBRANO ADDITION, El Paso, El Paso County, Texas*, and which is municipally known and numbered as

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ORDINANCE NO. _____

Special Permit #SU-00011

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the 6700 Block of Sambrano Avenue, is located on a separate site from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.52.060E so that the property described in Paragraph 3 of this Ordinance may be used as off-street parking in order to satisfy the parking requirements described in Paragraph 1 of this Ordinance;

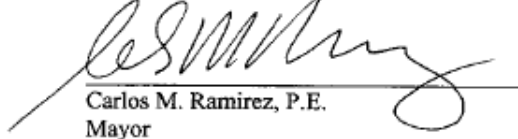
5. That this Special Permit is issued subject to the development standards in the S-D (Special Development) District regulations and is subject to the approved Site Development Plan signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. SU-00011**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

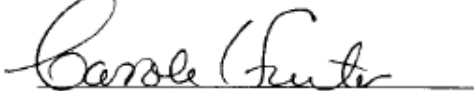
7. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 11th day of November, 2000.

THE CITY OF EL PASO


Carlos M. Ramirez, P.E.
Mayor

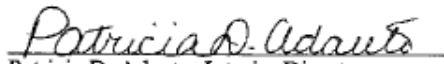
ATTEST:


Carole Hunter
City Clerk

APPROVED AS TO FORM:


Carolyn J. Celum
Assistant City Attorney
CJC:pmc/#72595/ZON/PLA/Y7

APPROVED AS TO CONTENT:


Patricia D. Adauto, Interim Director
Dept. of Planning, Research & Development
2 9/14/00

ORDINANCE NO. 004308

Special Permit #SU-00011

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