

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

AGENDA DATE: April 11, 2023
PUBLIC HEARING DATE: May 9, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Nina Rodriguez, (915) 212-1561

DISTRICT(S) AFFECTED: District 8

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An ordinance granting Special Permit No. PZST22-00013, to allow for infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction on the property described as Lot 14, Block 47, Magoffin, 708 South St. Vrain Street, 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 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: 708 South St. Vrain St.
Applicant: Norma Judith Arrunada, PZST22-00013

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit for infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction to allow for quadraplex use. City Plan Commission recommended 5-0 to approve the proposed special permit on February 23, 2023. As of March 20, 2023, 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

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

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

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

DEPARTMENT HEAD:

Kevin Smith for Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00013, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTIONS TO AVERAGE LOT WIDTH, FRONT AND SIDE YARD SETBACKS, AND A 75% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOT 14, BLOCK 47, MAGOFFIN, 708 SOUTH ST. VRAIN STREET, 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 IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the Norma Judith Arrunada, has applied for a Special Permit under Section 20.10.280 of the El Paso City Code to allow for infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a quadraplex; 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 an A-3 (Apartment) District:

Lot 14, Block 47, Magoffin, 708 South St. Vrain Street, 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 infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a quadraplex 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 A-3 (Apartment) 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. _____

PZST22-00013

HQ 23-438 | Tran # 487914 | Planning & Inspections Dept.
708 South St. Vrain St.

JG

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST22-00013, 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 _____ 2023.

THE CITY OF EL PASO

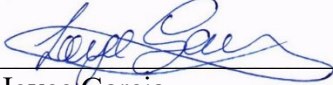
ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Joyce Garcia
Assistant Attorney

Kevin Smith for

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

Norma Judith Arrunada, 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 A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 27TH day of MARCH 2023.

Norma Judith Arrunada

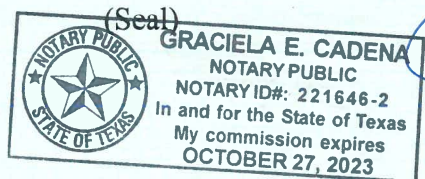
[Handwritten Signature]
(Signature)

Norma Judith Arrunada / Owner
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 27TH day of MARCH, 2023, by NORMA JUDITH ARRUNADA for Norma Judith Arrunada as Applicant.



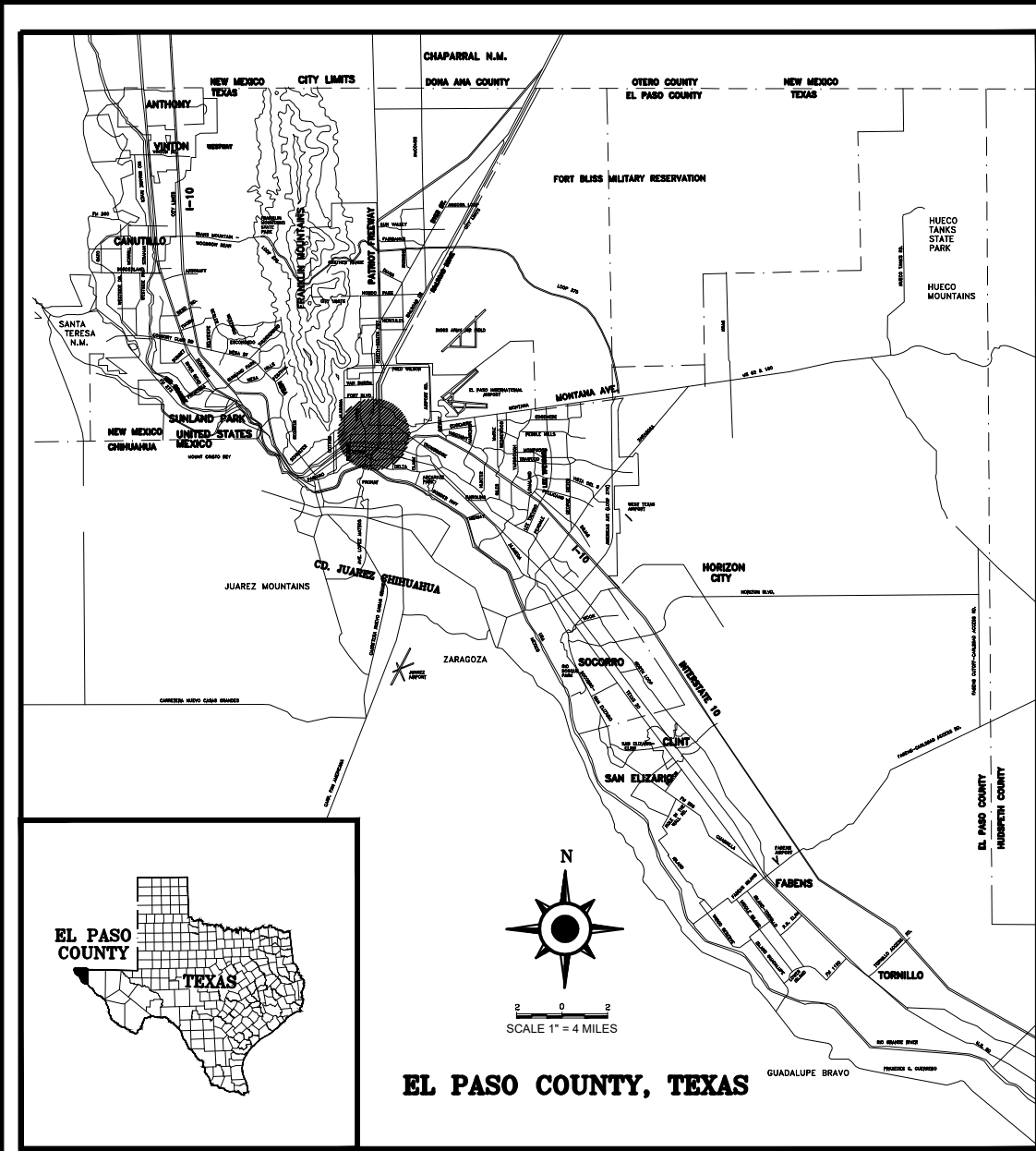
[Handwritten Signature]
Notary Public, State of Texas
Signature

GRACIELA E CADENA
Printed or Typed Name

My Commission Expires:

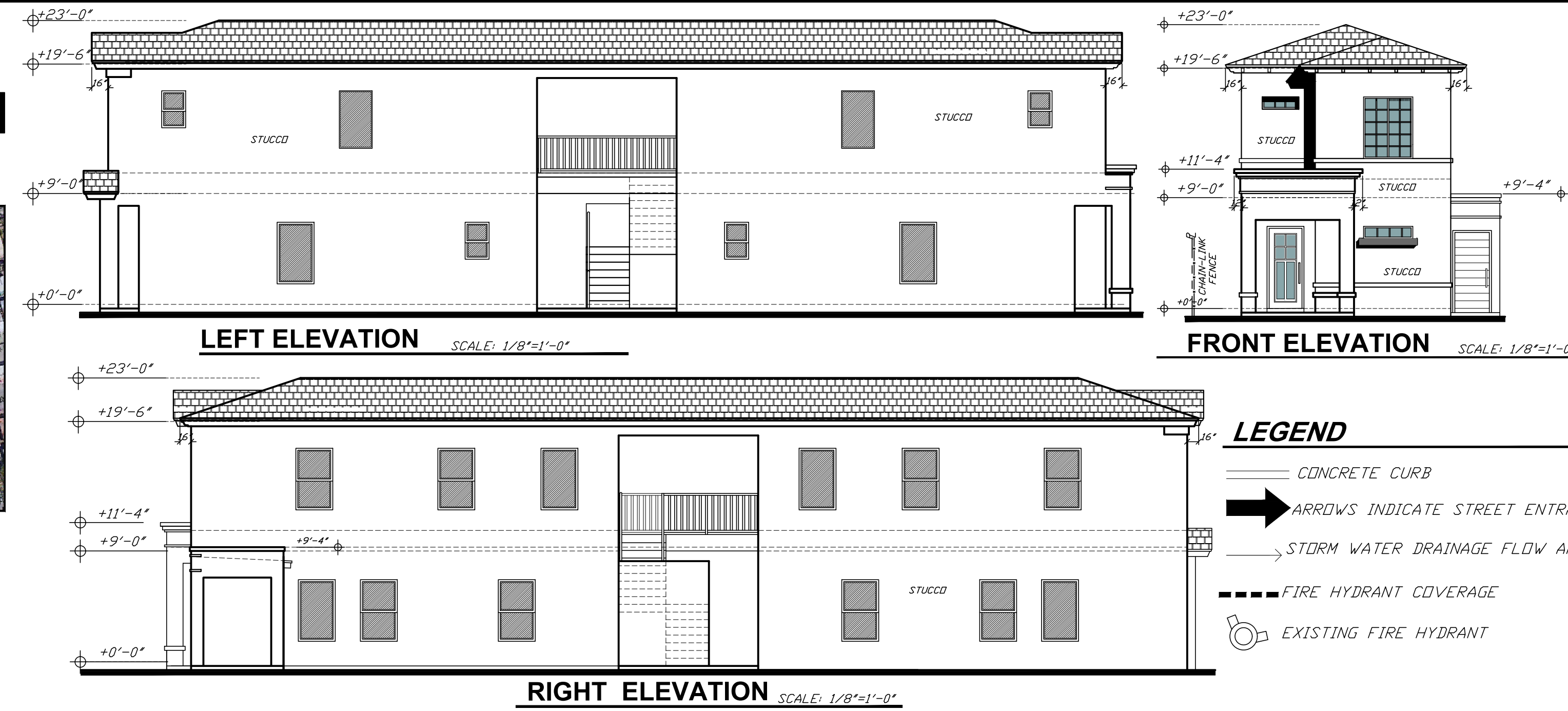
10-27-2023

(Exhibit "A" on the following page)

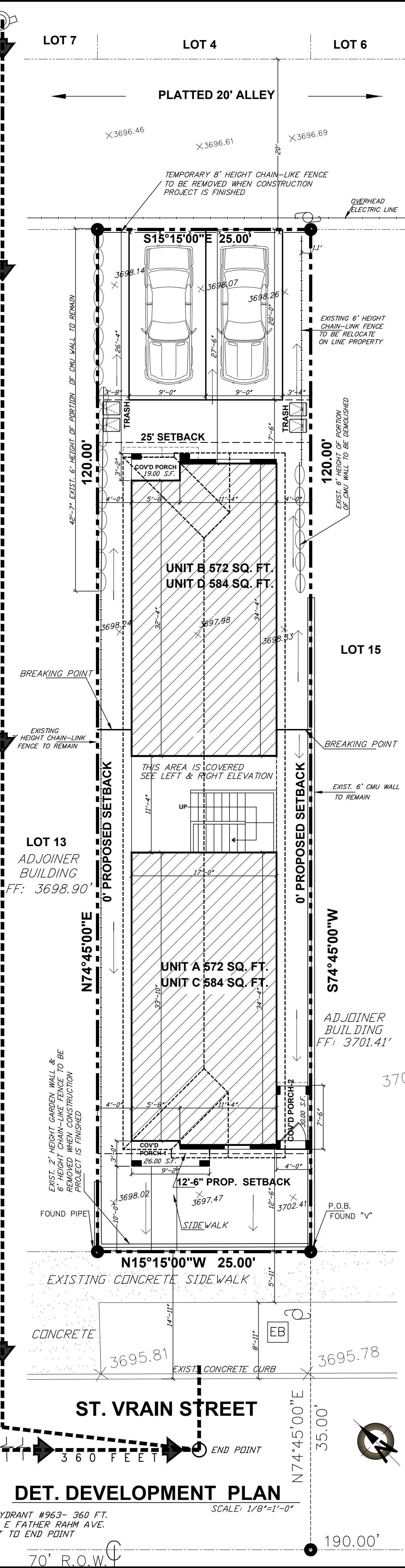


PROJECT LOCATION

LOCATION MAP
NOT TO SCALE



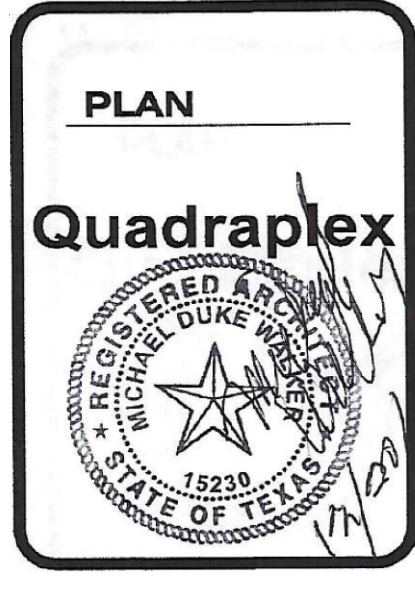
- LEGEND**
- CONCRETE CURB
 - ➔ ARROWS INDICATE STREET ENTRANCE
 - ➔ STORM WATER DRAINAGE FLOW ARROWS
 - - - FIRE HYDRANT COVERAGE
 - ⊕ EXISTING FIRE HYDRANT



REVISIONS	BY

DETAILED SITE DEVELOPMENT PLAN

708 South St Vrain St.
El Paso Tx, 79901



PLAN
Quadrplex

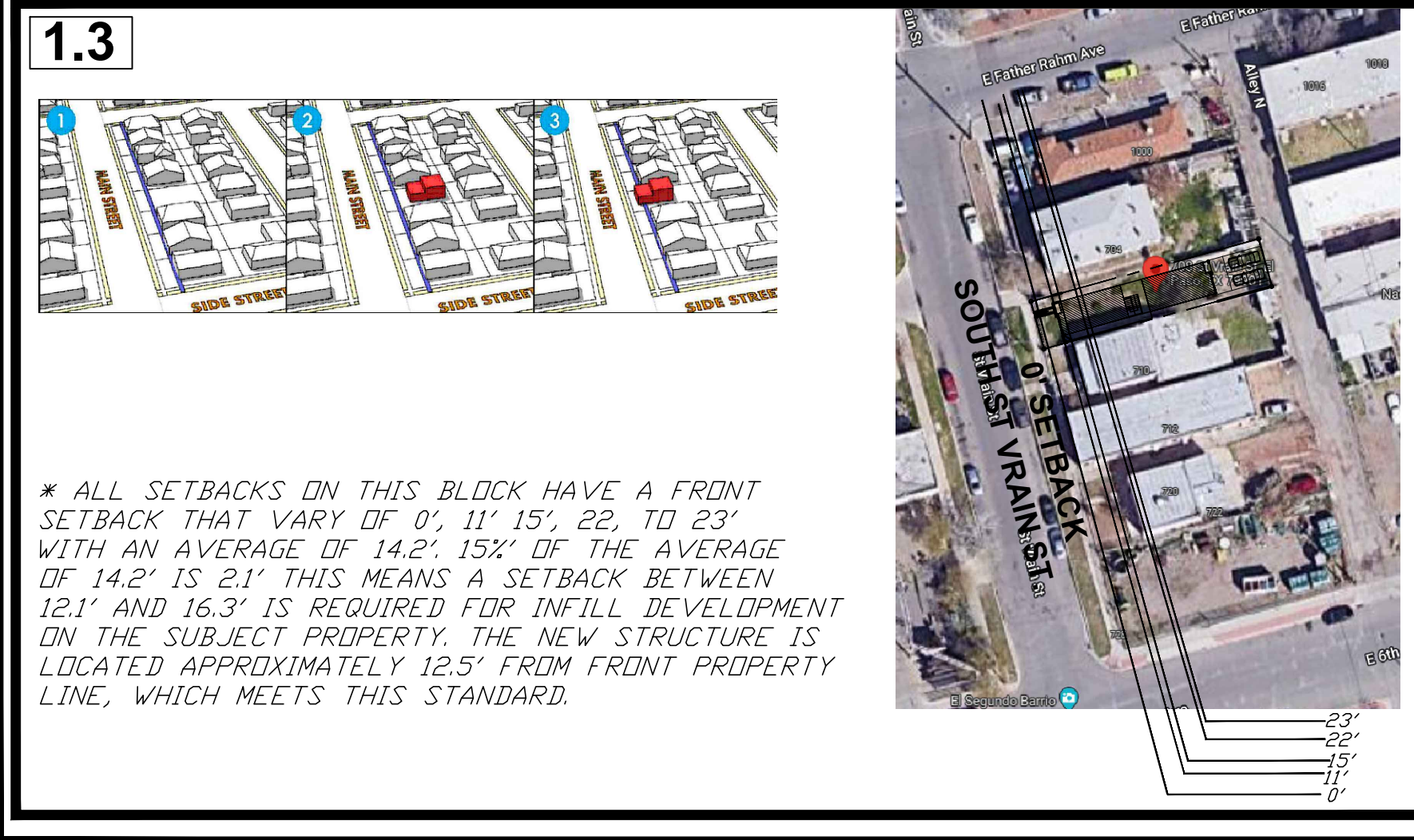
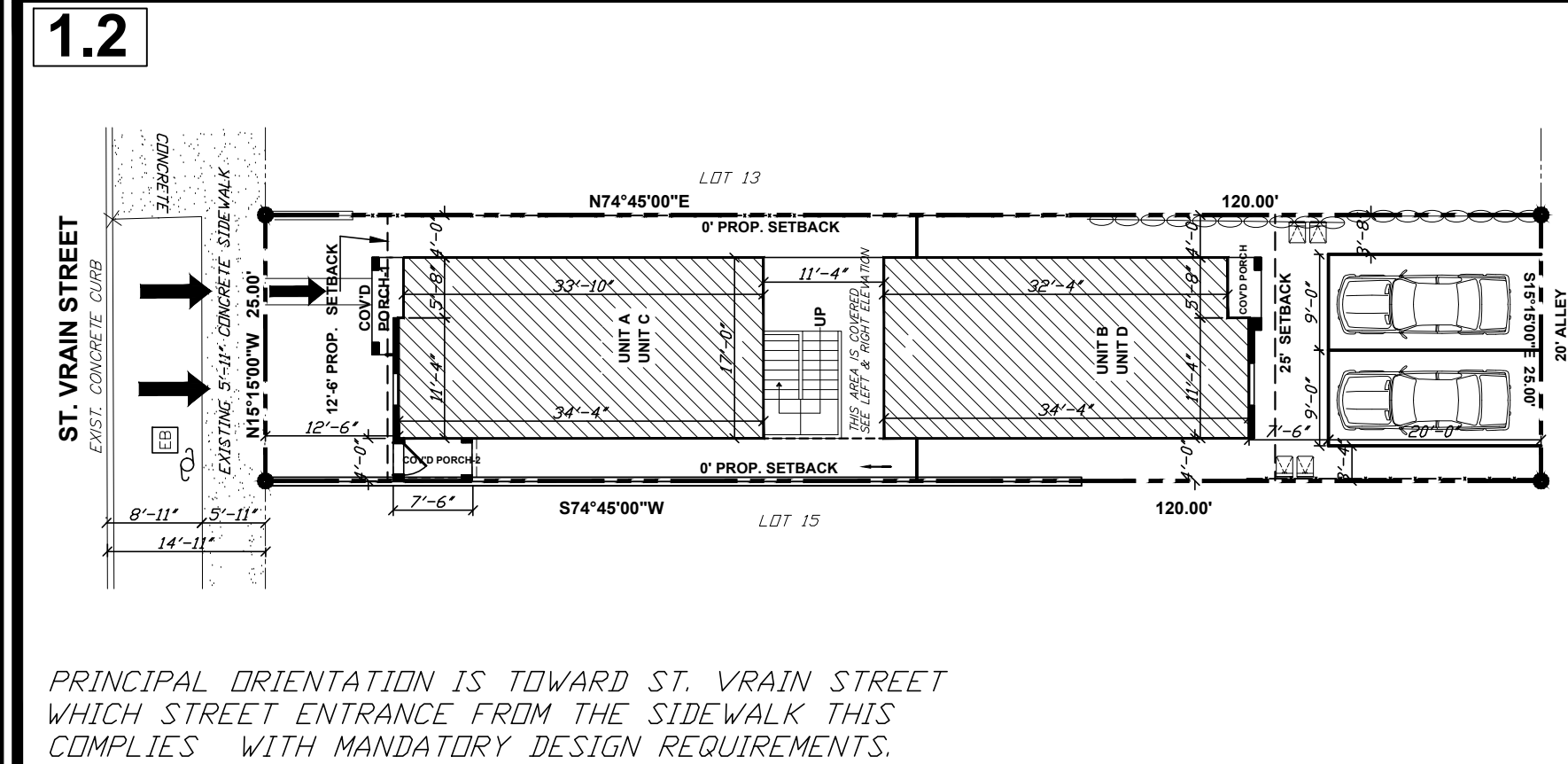
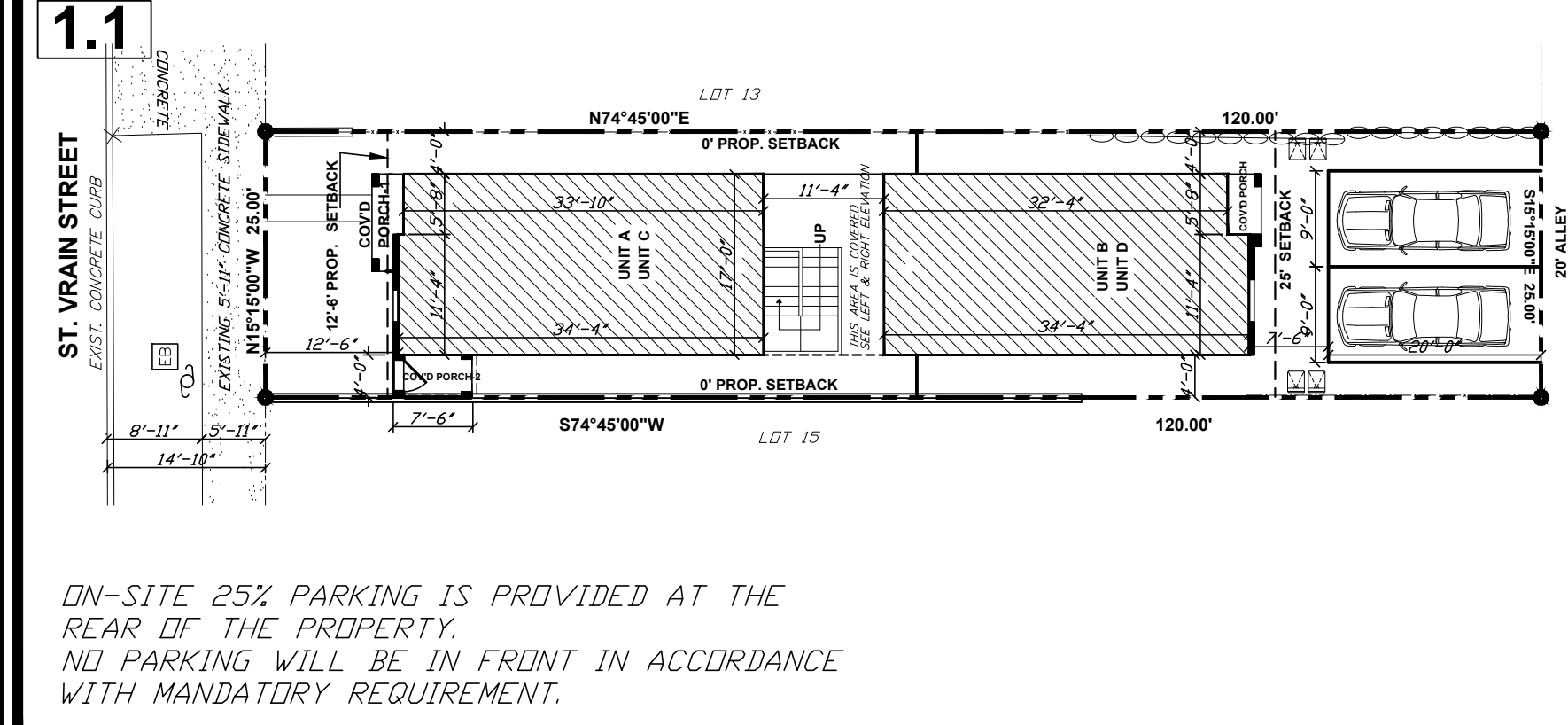
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DATE

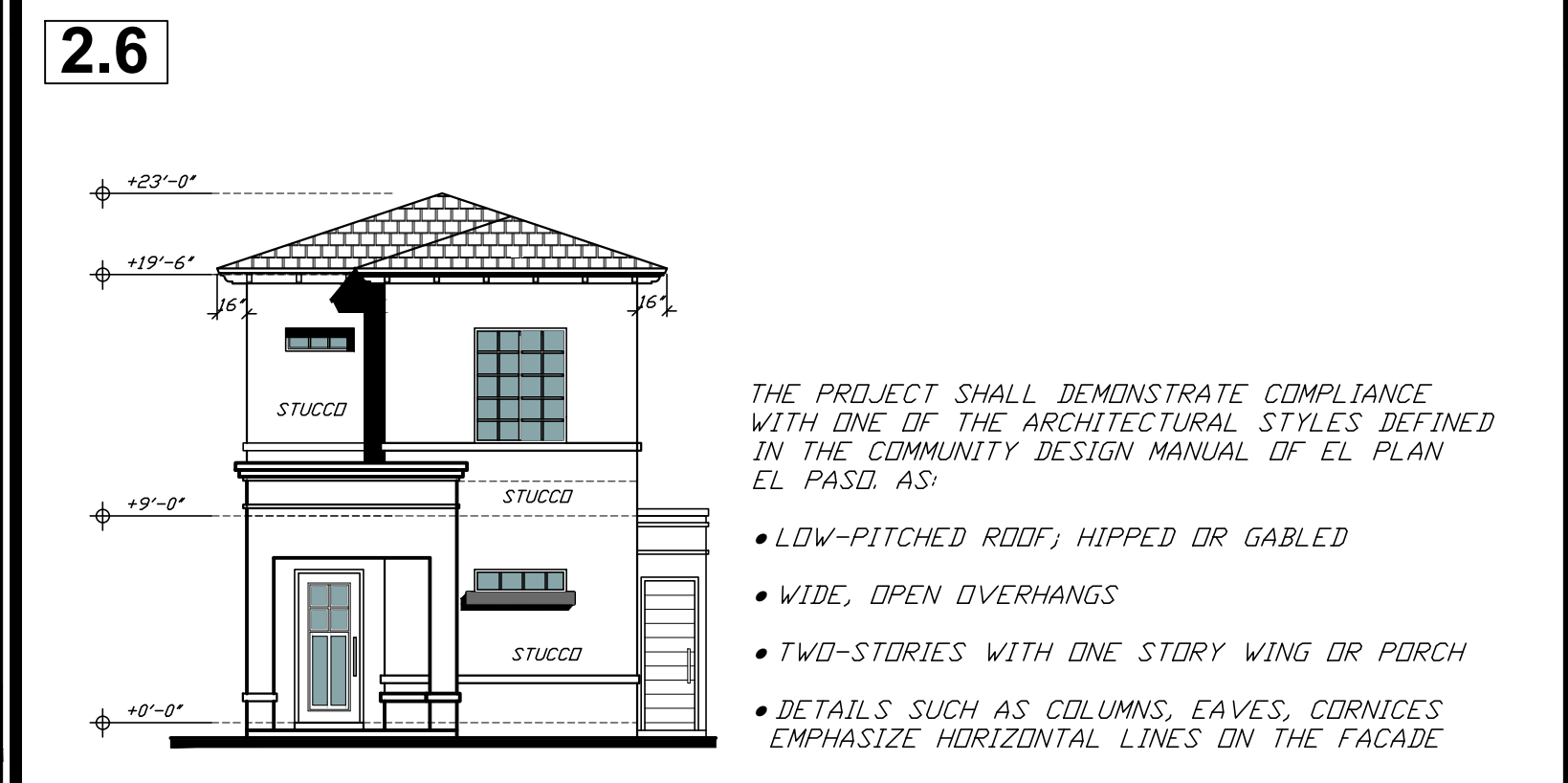
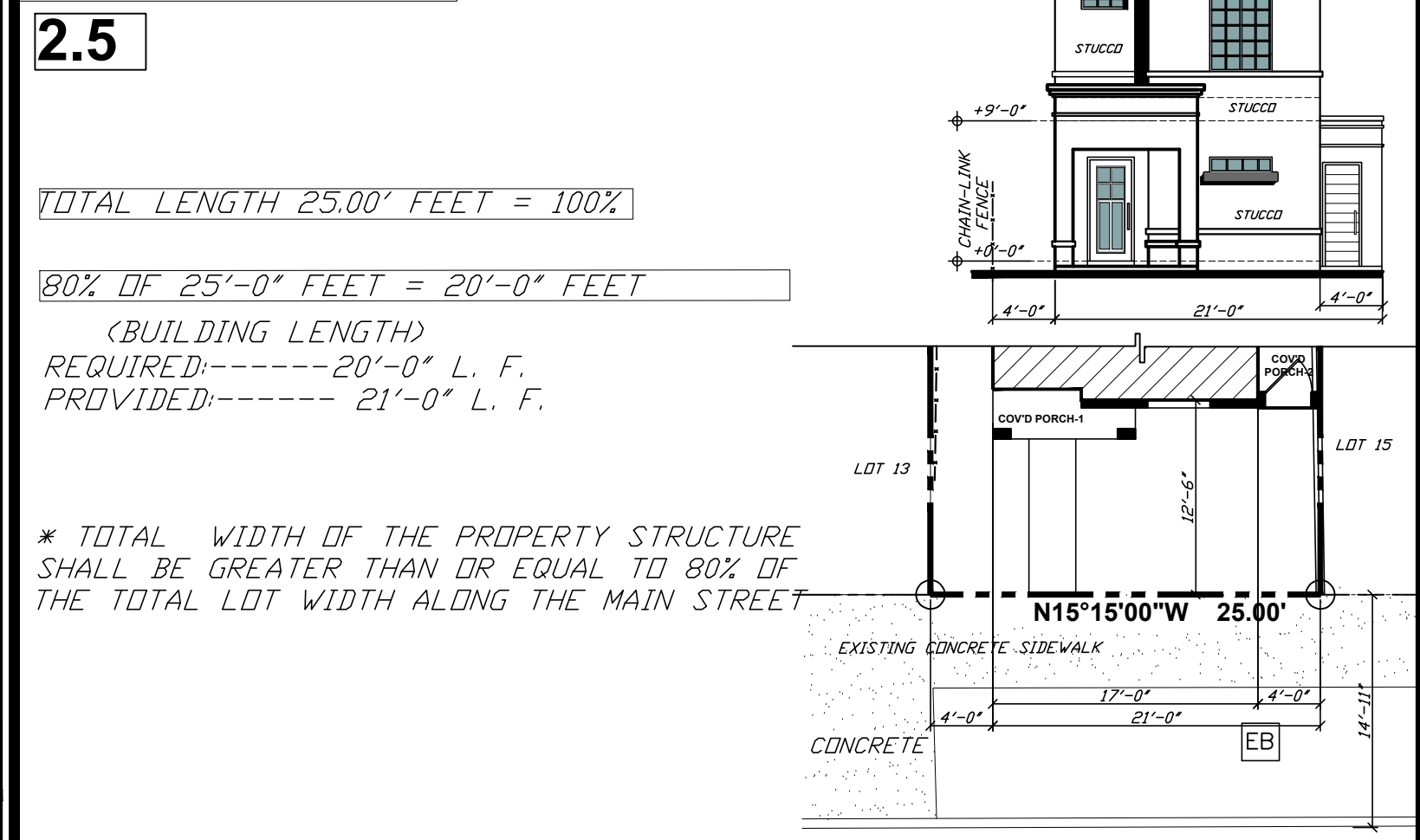
DETAILED SITE DEVELOPMENT PLAN

SHEET
A-1
1 OF 1 SHEETS

1 MANDATORY DESIGN REQUIREMENTS



2 SELECTIVE DESIGN GUIDELINES:



2.10

FOR PROJECTS IN RESIDENTIAL DISTRICTS THE APPLICANT SHALL DEMONSTRATE THAT THE PARCEL HAS BEEN VACANT OR UNDERDEVELOPED FOR NO LESS THAN 15 YEARS. FOR PURPOSES OF THIS GUIDELINE ONLY, UNDERDEVELOPED SHALL BE DEFINED AS PARCELS WHICH DO NOT MEET THE MAXIMUM DENSITY PERMITTED IN THE BASE ZONING DISTRICT.

THE PROPERTY IS ZONED A-3 (APARTMENT) AND IS CURRENTLY VACANT. THE PROPERTY DEMONSTRATES TO BE UNDERDEVELOPED NOT HAVING REACHED ITS MAXIMUM DENSITY A PER ITS BASE ZONING DISTRICT.

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
3/27/2023

DATE
Judith Arumada
APPLICANT

Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

EL PASO MUNICIPAL CODE

PROPERTY IDENTIFICATION NUMBER M02899904705100

PROJECT ADDRESS

708 SOUTH ST VRAIN ST.
EL PASO, TEXAS

LEGAL DESCRIPTION

LOT 14, BLDCK 47, MAGDOFFIN'S ADDITION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

SCOPE OF WORK

NEW CONSTRUCTION - (QUADRAPLEX)

OCCUPANCY:

RESIDENTIAL

LOT AREA: (3000 SQ FT)

3,000.00 SQ. FT. (0.068 ACRES)

CONSTRUCTION TYPE: TYPE: V

AREAS BUILDING:

LIVING: 2312.00 SQ. FT.

UNIT A 572 SQ. FT.
COVD'N PORCH-1 26.00 SQ. FT.
COVD'N PORCH-2 30.00 SQ. FT.

-UNIT B 572 SQ. FT.
COVD'N PORCH 19.00 SQ. FT.

-UNIT C 584 SQ. FT.

-UNIT D 584 SQ. FT.

PARKING REQUIRED:

8 PARKING SPACES

UNIT A 1 BEDROOM= 2 PARKING

UNIT B 1 BEDROOM= 2 PARKING

UNIT C 1 BEDROOM= 2 PARKING

UNIT D 1 BEDROOM= 2 PARKING

TOTAL PARKING REQUIRED = 8 SPACES

PROPOSED = 2 SPACES

SPECIAL PERMIT 75% PARKING REDUCTION

EXISTING ZONING A-3

SETBACKS

	REQUIRED	PROPOSED
FRONT	20.00'	12'-6"
BACK	25.00'	25.00'
SIDE	15.00'	0.00'
SIDE STREET	20.00'	

LOT SIZE REDUCTION:

	REQUIRED	PROPOSED
WIDTH	40.00'	25.0'
DEPTH	60.00'	120.00'
AREA	2,400.00'	3,000.00'
BUILDING HEIGHT	35.00'	23.00'
PARKING	8	2

EXISTING FIRE HYDRANT #963-360 FT. FROM CORNER OF E. FATHER BRAUN AVE. & S. VIRGINIA ST TO END POINT

708 South St. Vrain Street

City Plan Commission — February 23, 2023

SPECIAL PERMIT



CASE NUMBER:	PZST22-00013
CASE MANAGER:	Nina Rodriguez, (915) 212-1561, RodriguezNA@elpasotexas.gov
PROPERTY OWNER:	Norma Judith Arrunada
REPRESENTATIVE:	Norma Judith Arrunada
LOCATION:	708 South St. Vrain Street (District 8)
PROPERTY AREA:	0.07 acres
EXISTING ZONING:	A-3 (Apartment)
REQUEST:	Special permit and Detailed Site Development Plan approval for infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a quadraplex in the A-3 (Apartment) zone district.
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of February 16, 2023

SUMMARY OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval for an infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for quadraplex use in the A-3 (Apartment) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan request for infill development. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.28 – Infill Development. The proposed development is consistent with both the G-2 Traditional Neighborhood Future Land Use Designation and with *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST22-00013



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific details may be required to draw accurate conclusions. Improvements of this map to a scale greater than its original cartographic source and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



0 15 30 60 90 120 Feet



Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval for an infill development with reductions to average lot width, front and side yard setbacks, and a 75% parking reduction for a proposed quadruplex use in the A-3 (Apartment) district. The subject property is vacant. The detailed site development plan shows a 2,312 square-foot, two-story quadruplex reaching a maximum height of twenty-three feet (23'). The applicant is requesting the following reductions: from the required average lot width of forty feet (40') to twenty-five feet (25'), from the required front yard setback of twenty feet (20') to twelve and a half feet (12.5'), and from the required side yard setbacks of fifteen feet (15') to zero feet (0'). The applicant is also requesting 75% parking reduction from eight (8) parking spaces to (2) parking spaces. A parking study was submitted as required (see Attachment 3), which shows sixty-two (62) on-street parking spaces within 300 feet of the subject property. The highest count shows forty-two (42) spaces occupied and forty-two (42) vacant spaces. Aside from the requested reductions, the detailed site development plan demonstrates compliance with all other applicable standards. Vehicular access to the subject property is proposed from Father Rahm Avenue and Sixth Avenue via the rear alley, while providing pedestrian access from the front sidewalk along St. Vrain Street.

Density/Dimensional Standard	Required	Proposed
A-3 (Apartment) zone district – Other Permitted Uses (Quadruplex)		
Lot area	2,400 sq. ft.	No change
Lot width (average)	40 ft.	25 ft.
Lot depth	60 ft.	No change
Front yard setback	20 ft.	12.5 ft.
Rear yard setback	25 ft.	No change
Side yard setback	15 ft.	0 ft.

Note: Bold indicates requested reductions

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
Criteria	Does the Request Comply?
Location Criteria: An infill development may be located on any parcel of land which meets at least one of the location criteria.	Yes. The subject property is part of the Magoffin Subdivision, which was platted in 1898 according to El Paso County records. This satisfies Mandatory Requirement 20.10.28.B.3 of the El Paso City Code.
Mandatory Design Requirement 1.1: 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.F5.	Yes. Parking is proposed at the rear of the subject property with access from the existing alley in accordance with Section 20.10.280.i of the El Paso City Code.
Mandatory Design Requirement 1.2: Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	Yes. The proposed development is oriented towards St. Vrain Street (main street), with pedestrian access from the same street.
Mandatory Design Requirement 1.3: For proposals abutting existing residential development the front setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	Yes. The subject property is located in an A-3 (Apartment) district, abutting other existing residential developments with an average setback of 14.2 feet for all lots within the same block. The proposed 12.5-foot front setback is within the deviation of 15% of the average setback requirement.
Selective Design Requirement 2.5: The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.	Yes. The total width of the proposed building is 21 feet, which is greater than 80% of the lot width of 25 feet.

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
Selective Design Requirement 2.6: The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.	Yes. The proposed development demonstrates compliance with the craftsman and prairie architectural styles as defined in the Community Design Manual of Plan El Paso.
Selective Design Requirement 2.10: For projects in residential districts, the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.	Yes. A single-family dwelling was present on the subject property in 2008 and was between 2009 and 2010 according to GIS aerial imagery. The property has since remained vacant. While the subject property did have a single-family dwelling within the last fifteen years, the property has been underdeveloped as it has never reached its maximum density as per its base A-3 (Apartment) zoning district.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 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. Aside from the reductions requested, the detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request is in accordance with the recommendations of Plan El Paso and the G-2, Traditional Neighborhood (Walkable) land use designation. The proposed development will increase housing stock of the area.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts St. Vrain Street, a local street as classified on the City of El Paso's Major Thoroughfare Plan (MTP). Vehicular access to the subject property is proposed from the rear alley. The applicant is requesting reduction from the minimum requirement of eight (8) parking spaces to two (2) parking spaces. A parking study was conducted for this application, which found that there is sufficient on-street parking available to serve the proposed use.
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. There are no anticipated adverse or negative impacts on adjacent properties from the proposed quadruplex 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 landscaping requirements of the El Paso municipal code.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development is compatible with other existing uses and building configurations in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in use and intensity to adjacent properties. No impact on adjacent properties is anticipated.

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 (Walkable): 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>	<p>Yes. The proposed quadraplex development is compatible with the goals of the G-2, Traditional Neighborhood (Walkable) future land use designation. The proposed development respects the intent of a walkable neighborhood by orienting the façade of the proposed building toward St. Vrain Street (main street), providing pedestrian access from the sidewalk and restricting vehicular access to the rear from the alley abutting the subject property. The proposed development will increase housing stock of the area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-3 (Apartment) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low-density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed development of quadraplex use is permitted by right in the A-3 (Apartment) district and is compatible with surrounding properties.</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>The proposed development is within the Segundo Barrio Historic District. This federal designation does not impact the request nor requires further review and/or approval.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>There are no anticipated adverse impacts.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve green field or 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 proposed development is compatible with the existing apartment zoning and uses of the surrounding property.</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 proposed development will keep the existing zoning district. Due to property located in one of the oldest areas of the City, the existing lot dimensions and parking requirements do not match with requirements of the A-3 (Apartment) zoning district, requiring reductions.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts St. Vrain Street, a local street as designated in the City of El Paso’s Major Thoroughfare Plan (MTP). Vehicular access to the subject property is proposed from Father Rahm Avenue and Sixth Avenue via the rear alley, while providing pedestrian access from the front sidewalk along St. Vrain Street. A parking study was conducted for this application, which found that there is sufficient on-street parking available to serve the proposed use. There is also a bus stop approximately 0.10 miles away located at the intersection of South St. Vrain St. and East Seventh Ave. The existing infrastructure and services are adequate to serve the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property lies within the boundaries of the El Paso Central Business Association, Southside Neighborhood Association, and Sunrise Civic Group all of which were notified of the special permit application. Property owners within 300 feet of the subject property were notified of the rezone request on January 27, 2023 by the City of El Paso Planning and Inspections Department. As of February 16, 2023, the Planning Division has not received communication in support or opposition to the request.

RELATED APPLICATIONS: None.

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 (CPC) 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. Zoning Map
2. Detailed Site Development Plan
3. Parking study
4. Department Comments
5. Neighborhood Notification Boundary Map

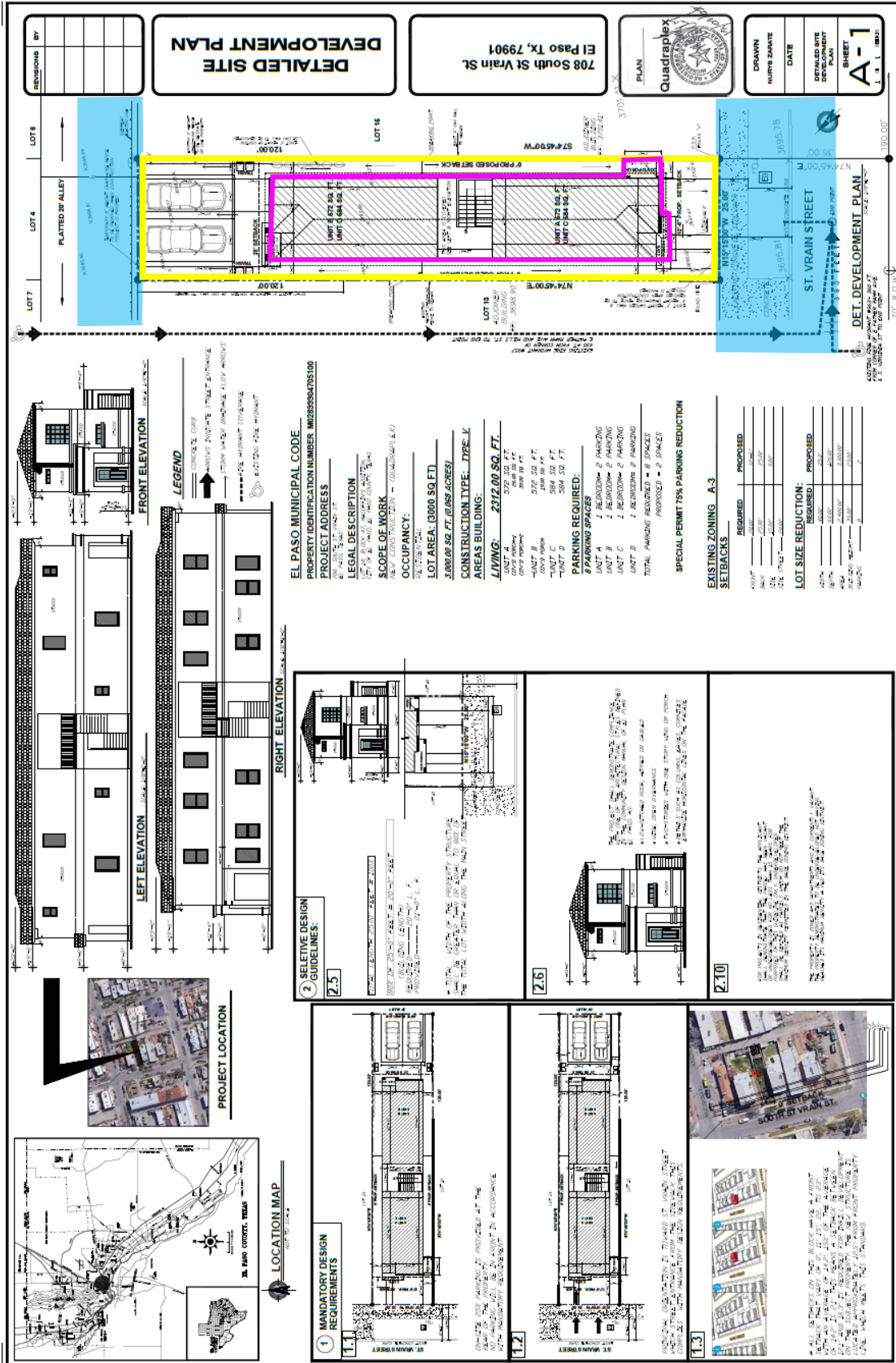
ATTACHMENT 1

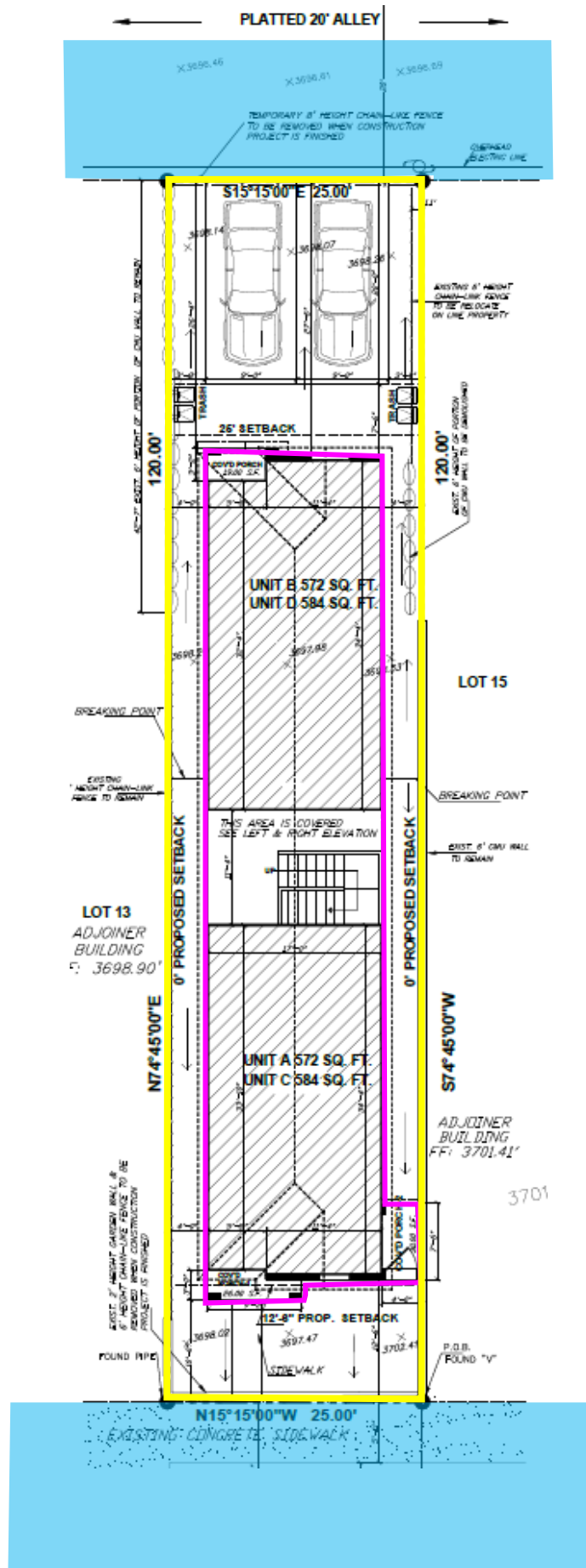
PZST22-00013

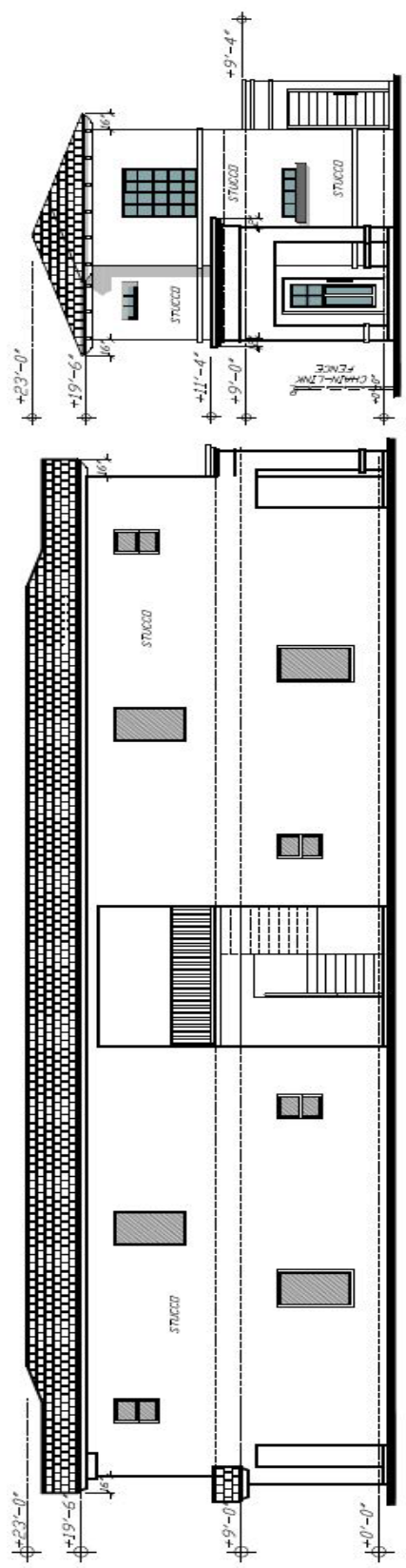


This map is intended for informational purposes only. The facts depicted have not been examined or verified, and users may be required to draw accurate conclusions. Enhancements of the map made in scales greater than its original scale introduce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2







FRONT ELEVATION SCALE: 1/8"=1'-0"

LEFT ELEVATION SCALE: 1/8"=1'-0"

RIGHT ELEVATION SCALE: 1/8"=1'-0"

LEGEND

- CONCRETE CURB
- ➡ ARROWS INDICATE STREET ENTRANCE
- ➡ STORM WATER DRAINAGE FLOW ARROW
- FIRE HYDRANT COVERAGE
- 🔍 EXISTING FIRE HYDRANT

ATTACHMENT 3

REVISIONS BY:

PARKING STUDY

708 South St Vrain St.
El Paso Tx, 79901

PLAN:
Quadrangle

DRAWN: MURYS ZARATE
DATE:
PARKING STUDY
P-1
J. H. K. 2022

Proposed Quadrangle

TIMEDAY	ONE DAY A WEEK							DECEMBER 6 / 2022													
	OVERALL (STREET PARKING)							OVERALL (OCCUPIED)							OVERALL (AVAILABLE)						
	MON	TUE	WED	THUR	FRI	SAT	SUN	MON	TUE	WED	THUR	FRI	SAT	SUN	MON	TUE	WED	THUR	FRI	SAT	SUN
8:00 AM - 4:00 PM	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62
4:00 PM - 8:00 PM	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62
8:00 PM - 4:00 AM	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62
24 HOUR	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62
AVERAGE	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62
AVERAGE AVAILABLE	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62

ONE DAY A WEEK

TIME / DAY	MON	TUE	WED	THUR	FRI	SAT	SUN
8:00 AM - 4:00 PM	62	62	62	62	62	62	62
4:00 PM - 8:00 PM	62	62	62	62	62	62	62
8:00 PM - 4:00 AM	62	62	62	62	62	62	62
24 HOUR	62	62	62	62	62	62	62
AVERAGE	62	62	62	62	62	62	62

JULY 18 TO JULY 22

TIME / DAY	OVERALL (OCCUPIED)							OVERALL (AVAILABLE)						
	MON	TUE	WED	THUR	FRI	SAT	SUN	MON	TUE	WED	THUR	FRI	SAT	SUN
8:00 AM - 4:00 PM	62	62	62	62	62	62	62	62	62	62	62	62	62	62
4:00 PM - 8:00 PM	62	62	62	62	62	62	62	62	62	62	62	62	62	62
8:00 PM - 4:00 AM	62	62	62	62	62	62	62	62	62	62	62	62	62	62
24 HOUR	62	62	62	62	62	62	62	62	62	62	62	62	62	62
AVERAGE	62	62	62	62	62	62	62	62	62	62	62	62	62	62

PARKING BUILDING: 2312.00 SQ. FT.

LIVING: 2312.00 SQ. FT.

LEGAL DESCRIPTION: 177' x 66' x 174' x 66' x 174' x 66' (0.662 ACRES)

SCOPE OF WORK: NEW CONSTRUCTION - (0.662 ACRES)

OCCUPANCY: 62 (7.2%) / DAY

LOT AREA: 6000 SQ. FT.

2,000.00 SQ. FT. (0.062 ACRES)

EXISTING ZONING: A-3

SPECIAL PERMIT 75% PARKING REDUCTION

PROJECT ADDRESS: 708 South St Vrain St.

LEGAL DESCRIPTION: 177' x 66' x 174' x 66' x 174' x 66' (0.662 ACRES)

SCOPE OF WORK: NEW CONSTRUCTION - (0.662 ACRES)

OCCUPANCY: 62 (7.2%) / DAY

LOT AREA: 6000 SQ. FT.

2,000.00 SQ. FT. (0.062 ACRES)

EXISTING ZONING: A-3

NOTE:
IN THIS AREA THERE ARE NO LOTS AVAILABLE TO USE FOR PARKING. THE ONLY EMPTY LOT IS NEITHER FOR SELL OR RENT.

PROPERTY IDENTIFICATION NUMBER: M02899904705100

ATTACHMENT 4

Planning and Inspections Department – Plan Review & Landscaping Division

Staff recommends APPROVAL of the special permit and detailed site development plan request for infill development. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.28 – Infill Development. The proposed development is consistent with both the G-2 Traditional Neighborhood Future Land Use Designation and with Plan El Paso, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Land Development

No objections to proposed rezoning.

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
2. Show roof gutter runoff discharge locations.

Comments will be addressed at permitting stage.

Fire Department

Recommend approval with condition.

1. The site plan still does not show the hose reach distance. Please demonstrate that fire hose of 150 feet reaches the most remote area of the farthest building from fire access.
2. The alley declared cannot be used for fire access when determining hose reach.
3. For Plan Review show that hose reach of 150' is reached to the most remote part of the farthest building from fire access.

Comments have been addressed.

Police Department/911 District

No comments received.

Environmental Services

No comments received.

Streets and Maintenance Department

No TIA required, no objections.

Sun Metro

Vehicle entrance to 708 South St. Vrain Street is situated within 1,000 feet of a mass transit route.

El Paso Water

EPWater does not object to this request.

EPWU-PSB Comments

There is an existing 4-inch diameter water main extending along an alley east of Saint Vrain St. and north of Sixth Ave. This main is located approximately 5-feet west of the eastern right-of-way line. This water main is available for service.

Previous water pressure readings from fire hydrant # 00957 located at the northeast corner of the intersection of Father Rahm Ave. and Hills St. have yielded a static pressure of 100 pounds per square inch, a residual pressure of 90 pounds per square inch, and a discharge flow of 1061 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.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along the alley east of Saint Vrain St. and north of Sixth Ave. This main is located approximately 10-feet west of the eastern right-of-way line. This water main is available for service.

General:

EPWater requires a new service application to provide service 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 – 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.

Stormwater:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District 1

No comments received.

ATTACHMENT 5

