

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

AGENDA DATE: October 12, 2021
PUBLIC HEARING DATE: November 9, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Luis Zamora, (915) 212-1552

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 approving a special permit for a parking lot for the property described as Lot 7 and 8 and South 2 Feet of Lot 9, Block 82, Campbell Addition, 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 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: 707 S. Ochoa St.
Applicant: Jaime Montoya, PZST21-00010

BACKGROUND / DISCUSSION:

The applicant is requesting approval of a special permit and a detailed site development plan to allow for the use of off-street parking serving another property. City Plan Commission recommended to approve (5-0) the proposed special permit on August 26, 2021. As of October 5, 2021, 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:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST21-00010, TO ALLOW FOR A PARKING LOT ON THE PROPERTY DESCRIBED AS LOTS 7 AND 8, AND SOUTH 2 FEET OF LOT 9, BLOCK 82, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.410 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the Centro de Salud Familiar La Fe, Inc., has applied for a Special Permit under Section 20.10.410 of the El Paso City Code to allow for a parking lot; 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:
LOTS 7 AND 8, AND SOUTH 2 FEET OF LOT 9, BLOCK 82, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, 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 a parking 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,
4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST21-00010, 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,

ORDINANCE NO. _____

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
Assistant Attorney



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

AGREEMENT

Centro de Salud Familiar La Fe, Inc., 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 7th day of September, 2021.

Centro de Salud Familiar La Fe, Inc.:

Robert Gonzales
(Signature)
Robert Gonzales, Chief Operating Officer
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument is acknowledged before me on this 7th day of September, 2021, by Robert Gonzales for Centro de Salud Familiar La Fe, Inc. as Applicant.

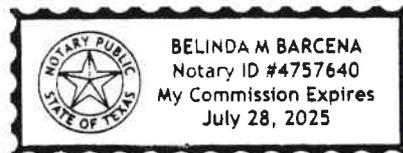
(Seal)

Belinda M. Barcena
Notary Public, State of Texas
Signature

Belinda M. Barcena
Printed or Typed Name

My Commission Expires:

07/28/2025



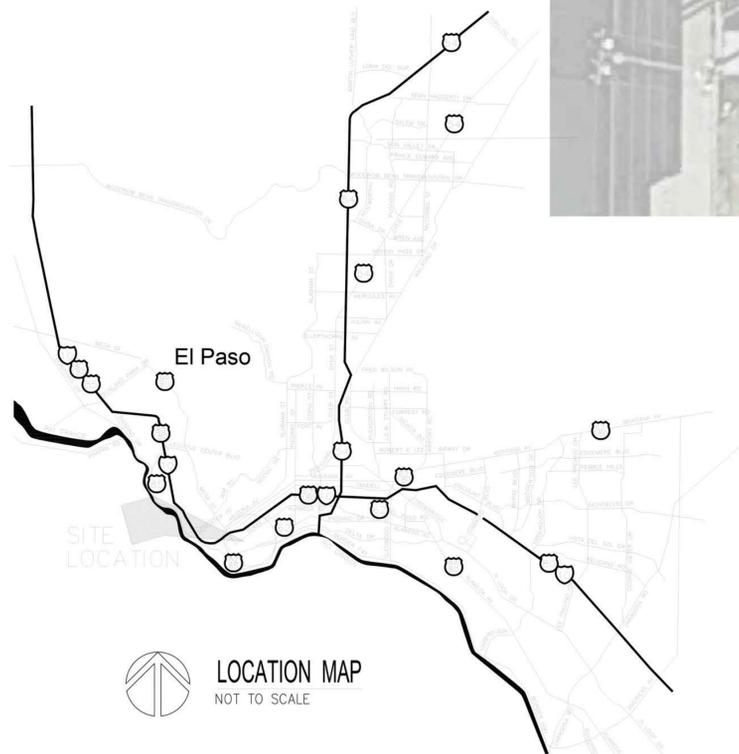
ORDINANCE NO. _____

ATTACHMENT "A"



DETAILED SITE DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

LEGEND:
- - - - - ACCESSIBLE ROUTE



PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
September 23, 2021
DATE
Kevin Smith
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

PARKING SPACES
OVERFLOW PARKING FOR ADJACENT PROPERTY LOCATED AT 714 E. FATHER RAHM AVE.
AMPLE ACCESSIBLE PARKING PROVIDED AT CLINIC.
COMMUNITY HEALTH CLINIC:
CENTRO DE SALUD FAMILIAR LA FE, INC.

LANDSCAPE
LOT SIZE: 54' X 120' = 6,480 S.F.
6,480 S.F. X 0.15 = 972 S.F.
REQUIRED: 972 S.F.
PROVIDED: 1,050 S.F.

PROJECT SCOPE
PROJECT SCOPE IS COMPRISED OF A PARKING LOT EXPANSION OF 18 SPACES AS SHOWN ON DRAWINGS TO ACCOMMODATE COMMUNITY HEALTH CLINIC LOCATED ACROSS THE STREET.

LEGAL DESCRIPTION
ZONING: A-3
82 CAMPBELL, LOTS 7, 8 & SOUTH 2FT OF 9 (6,480 S.F.)
CITY OF EL PASO, EL PASO COUNTY, TEXAS

**707
PROPOSED
PARKING LOT**
707 SOUTH OCHOA STREET
EL PASO, TEXAS 79901

DETAILED SITE DEVELOPMENT PLAN
20.xx.000 **SP1.0**

APRIL 2021 1 OF 1

REVISION
▲ REVISED ON 04.12.2021
▲ REVISED ON 06.30.2021

Kevin Smith
APRIL 12, 2021



Plan: B | Architecture

Contemporary Residential • Commercial Architecture
• EL PASO, TEXAS • 79930 • t: 915.519.5464 • e: plan.b.archs@outlook.com

707 Ochoa Street

City Plan Commission — August 26, 2021

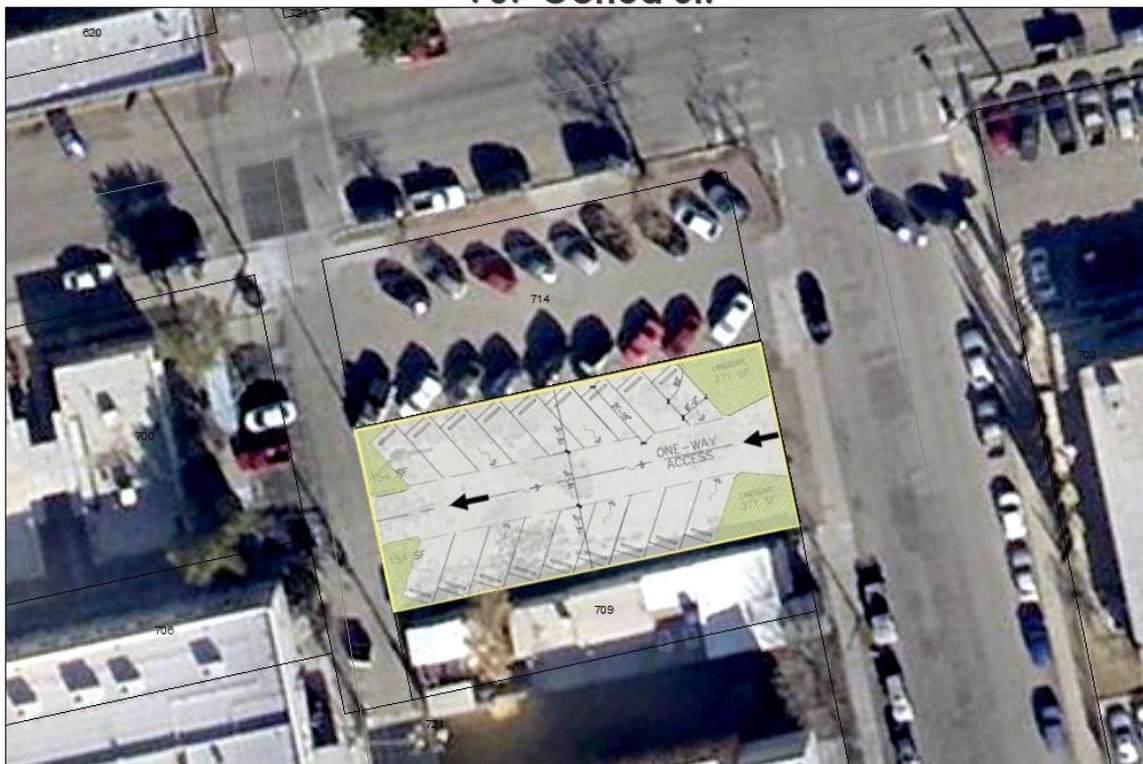


CASE NUMBER:	PZST21-00010
CASE MANAGER:	Emily Diaz-Melendez, (915)212-1612, DiazMelendezEM@elpasotexas.gov
PROPERTY OWNER:	Centro de Salud Familiar Le Fe, Inc.
REPRESENTATIVE:	Robert Gonzales
LOCATION:	707 Ochoa St. (District 8)
PROPERTY AREA:	0.15 acres
EXISTING ZONING:	A-3 (Apartment)
REQUEST:	Special Permit for off-street parking serving another property
RELATED APPLICATIONS:	None
PUBLIC INPUT:	No support or opposition received

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow the use of off-street parking serving another property in the A-3 (Apartment) District. The proposed parking lot would serve an existing medical office.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit request. The proposed development meets the requirements of off-street parking serving another property as per El Paso City Code Section 20.10.410 (Off-Street Parking Serving Another Property), Section 20.04.320 (Special Permit Approvals.), and Section 20.04.150 (Detailed Site Development Plan Approval Process - Procedure.).

707 Ochoa St.



This map is designed for illustrative purposes only. The graphics depicted here are approximate and more precise field studies may be required to determine actual conditions. Any information on this map is based on the most current information available and may not reflect the most current information. The Planning & Inspection Department Planning Division makes no claim to the accuracy or completeness.



0 12.5 25 50 75 100 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for the use of off-street parking serving another property. The proposed parking lot is to serve an existing medical office located at 714 E. Father Rahm. The lot consists of eighteen (18) parking spaces within two (2) rows of parking stalls, meeting the minimum requirements for sixty (60) degree angle parking as per El Paso City Code Section 20.14.040(F) (Table– Parking Space Dimensions). The applicant is providing 1,050 square feet of landscaped area. The required amount of landscaping is 972 square feet per Section 18.46.080 (Required Landscapable Areas.). The existing lot is vacant and there is an existing parking lot abutting it to the north. Access to the proposed development is from Ochoa Street.

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.	The proposed development complies with El Paso City Code Sections 20.14.040(F) and 20.10.410. The proposed use of off-street parking serving another property is permissible in the A-3 (Apartment) district with City Council approval of a special permit. The arrangement of parking spaces allows for adequate maneuvering and ingress/egress. Its location adequately serves the site generating the use and is in character with the neighborhood.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	The proposed development will provide additional parking spaces to an existing medical office that is currently integrated within a residential area. This will allow the medical office to continue its land use pattern under the G-2 Future Land Use designation, as described below.
3. Adequately served by and will not impose an undue burden upon public improvements.	The current conditions of Ochoa St. are adequate to serve the proposed development. The proposed development should not pose an undue burden on existing public improvements. There is currently an 11' parkway abutting the subject property and a roadway that allows for on-street parking and a two-lane, two-way roadway.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	The proposed development meets the requirements of El Paso City Code Section 20.14.040.C (Vehicular Parking - Design and construction.) and should not have a negative impact on adjacent developments.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. The proposed development is in an established area and is not anticipated to create environmental concerns.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development exceeds the minimum landscaping requirements.
7. The proposed development is compatible with adjacent structures and uses.	There is an existing parking lot abutting the proposed development to the north. The lot size is in character with the surrounding area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	The proposed development does not cause materially detrimental effects to the adjacent area.

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:

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>	<p>Yes. The proposed use is compatible with the G-2 Future Land Use Designation. It is serving a medical office that is integrated within the existing residential 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 the district 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>There is an existing parking lot abutting the proposed development to the north. The lot size is in character with the surrounding area.</p>
<p>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<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>No. The proposed development is not within a Historic District, special designation, or study area.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No. Approval of this special permit request is not anticipated to result in adverse impacts to surrounding properties or the community.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>No. There are no anticipated negative effects on the natural environment.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The surrounding area is stable and not in transition. There have not been any recent rezonings or special permits in the area.</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>There are no social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There were no adverse comments provided by reviewing departments.

PUBLIC COMMENT: The proposed development is located within the Southside Neighborhood Association and the El Paso Central Business Association. Notice was sent on August 16, 2021 to all property owners within 300 feet of the subject property. As of August 20, 2021, there has been no 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 (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. Detailed Site Plan
2. Future Land Use Map
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 2



PZST21-00010

ATTACHMENT 3

Planning and Inspections Department – Plan Review

1. Recommend approval.
2. Lighting shall comply with Chapter 18.18 (Dark Sky Ordinance).

Texas Department of Transportation

No comments received

Planning and Inspections Department – Landscaping Division

Recommend approval.

Planning and Inspections Department – Land Development

1. No objections to proposed special permit.
2. The code encourages the use of stormwater management practices such as rainwater harvesting within landscaped areas to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5, and not to mention water conservation savings.

Fire Department

Recommend approval.

Police Department

No comments received

Sun Metro

No objections

El Paso Water

We have reviewed the subdivision and provide the following comments:

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

Water:

There is an existing 6-inch diameter water main that extends along the Alley, west of Ochoa St. and south of Father Rahm Ave., approximately 6.5-feet west of and parallel to the eastern right-of-way line of the alley. This main is available for service.

EPWater records indicate one active 3/4-inch water meter serving the subject property. The service address for these meters is 707 S. Ochoa St.

Previous water pressure readings conducted on fire hydrant number 956 located at the northeast corner of the intersection of Father Rahm Ave. and Florence St. have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 84 psi, discharge of 1,126 gallons per minute (gpm). 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 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 that extends along the Alley, west of Ochoa St.

and south of Father Rahm Ave., approximately 8-feet west of and parallel to the eastern right-of-way line of the alley. This main is available for service.

General:

EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County Water Improvement District

Proposed development is not within the boundaries of EPCWID1.

ATTACHMENT 4

