



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00025
Application Type: Detailed Site Plan Review
CPC Hearing Date: January 9, 2014
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: East of Westwind and North of Belvidere
Legal Description: Lots 1 to 22 and 24 to 27, Block 1, City of El Paso, El Paso County, Texas
Acreage: 7.21 acres
Rep District: 1
Current Zoning: P-R I/c (Planned Residential 1/condition)
Existing Use: Vacant
C/SC/SP/ZBA/LNC Yes: Condition (See attachment 4)
Request: Detailed Site Plan Review (20.04.150) (Related to PZRZ13-00007 & PZCR13-00007)
Proposed Use: Single Family Residences
Property Owner: DVEP Land, LLC
Representative: Jorge Azcarate

SURROUNDING ZONING AND LAND USE

North: C-2 (Commercial) / Office Park
South: C-1 (Commercial) / Office and Retail
East: P-R I/sc (Planned Residential 1/Special contract) / Single Family Homes
West: A-2 (Apartment) / Apartments

Plan El Paso Designation: G4, Suburban (Walkable) (Northwest)

Nearest Park: Park Hills Park (5,336 ft.)

Nearest School: Polk Elementary (1,234 ft.)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Save the Valley

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

There has been no communication in support or opposition to this request.

APPLICATION HISTORY

The CPC unanimously approved rezoning the property from P-R I (Planned Residential 1) to P-R II (Planned Residential 2) and releasing a contract condition at the October 3, 2013 hearing. Both the rezoning and condition release are pending the February 4, 2014 City Council hearing.

APPLICATION DESCRIPTION

The detailed site plan proposes a development consisting of 60 individual lots ranging from 2,526 sq. ft. to 4,138 sq. ft. Seven common open space areas totaling 55,000 sq. ft. (1.26 acres) are provided within the development, to include the provision of a neighborhood swimming pool. Several pedestrian and alley access

easements are provided to increase neighborhood connectivity. Lastly, traffic calming intersection knockouts and midblock bulbouts are proposed for the streets. Access is proposed off of Westwind Drive.

The submission of a detailed site plan is necessitated as the applicant has proposed a reduction in dimensions than those permitted in the P-R II (Planned Residential 2) zoning district.

Dimension	Required	Proposed
Lot Area	4,000	≥2,526
Lot Width	40	≥32
Lot Depth	100	≥60
Cumulative	N/A	N/A
Front	10	≥5
Rear	20	15
Side	10	≥0
Side-Street	10	≥0
Units per Acre	14 max	8

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Note: Detailed Site Development Plan review is required because of a reduction in setback requirements, as required per Section 20.10.360 C., Planned Residential (PR-1 and PR-2).

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
 - 1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 - 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 - 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for

architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.

4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff have reviewed the detailed site development plan which meets requirements therefore are recommending approval.

20.10.360.C. Planned Residential (PR-1 and PR-2).

1. Open Space and Recreation Area. The amount and arrangement of open space and recreation area should be in accord with the comprehensive plan and the purposes of the design of the development, including preservation of natural landscape, active recreation, passive recreation, and improvement of view as may be appropriate to a particular case. Both private and common use open space are to be encouraged. Open space proposed for common or general public access shall be so designated on the detailed site plan and subdivision plat. Satisfactory provision shall be made for the maintenance of common open space in accordance with the procedure in Chapter 20.04

2. Preservation of the Environment. In all P-R developments, the elements of natural environment, including existing vegetation, arroyos, flood-prone areas, mountains, steep slopes and other features, shall be considered in planning and design and layout of buildings, location of streets and preservation of open spaces, in order to further the preservation of the natural environment.

3. Perimeter Treatment.

- a. The perimeter of the planned development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures; masonry walls; and landscaping or other treatment.
- b. A minimum setback of ten feet plus two additional feet of separation for each story above two shall be maintained between any structure and the outside boundary line of the planned residential development.

4. Review Standards for Establishment of P-R District.

- a. The city plan commission and the city council shall review the conformity of the proposed development or redevelopment with the comprehensive plan. The commission and the city council shall study the relationship between uses of high intensity permitted in the P-R district and uses of low intensity, existing or future, outside the proposed P-R district to ascertain compatibility, but shall not reduce the amount of such uses below the maximum established by this section unless such uses create immediate land use conflicts along project boundary lines.
- b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development shall not be required.
- c. Where the development is for single-family detached dwellings but does not meet the requirements set forth in Chapter 20.12 (Density and Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development shall be

submitted in accordance with Chapter 20.04. Additional reasonable conditions may be recommended by the city plan commission and approved by the city council in order to protect the public health, safety and welfare.

The detailed site development plan is required for this development, as the applicant is proposing a reduction in dimensional requirements required in the PR-2 zoning district.

Plan El Paso-Future Land Use Map Designation

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

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the P-R II (Planned Residential 2 District) is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department - Land Development

No Objection.

City Development Department – Building Permits & Inspections

No objections.

El Paso Fire Department

Approval with Conditions. As noted in the recent re-plat for this case there has been a condition that has been noted that shall be enforced. In the notes section item #11 As noted on the "re-plat "A" in the Notes section item #11, Lots 14-19, 22-23,25-27 and 31-32 Block 1 shall be fire sprinkled with hard wired alarm monitoring system.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 12-inch diameter water main along Westwind Drive fronting the subject property. This water main is located approximately 35 feet west of and parallel to the east Westwind Drive right-of-way line. On-site water main extensions are required from the existing 12-inch main on Westwind Drive. The Developer is responsible for all water main extension costs.

3. Previous water pressure readings from fire hydrant #5030 located on Westwind Drive approximately 405 feet south of Villa Hermosa have yielded a static pressure of 138 pounds per square inch, a residual pressure of 132 pounds per square inch and a discharge of 1174 gallons per minute.

4. Private water pressure regulating devices will be required within the proposed development. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main along Westwind Drive fronting the subject property. This sanitary sewer main is located approximately 55 feet east of and parallel to the west Westwind Drive right-of-way line. On-site sanitary sewer main extensions are required from the existing 8-inch main on Westwind Drive. The Developer is responsible for all sanitary sewer main extension costs.

General:

6. The EPWU requires an exclusive PBS easement to accommodate public water and sanitary sewer mains when the public water and sanitary sewer mains are not located within a public street. This condition applies to the proposed lots fronting the proposed of access easements.

7. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve 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 street 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 EPWU – 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

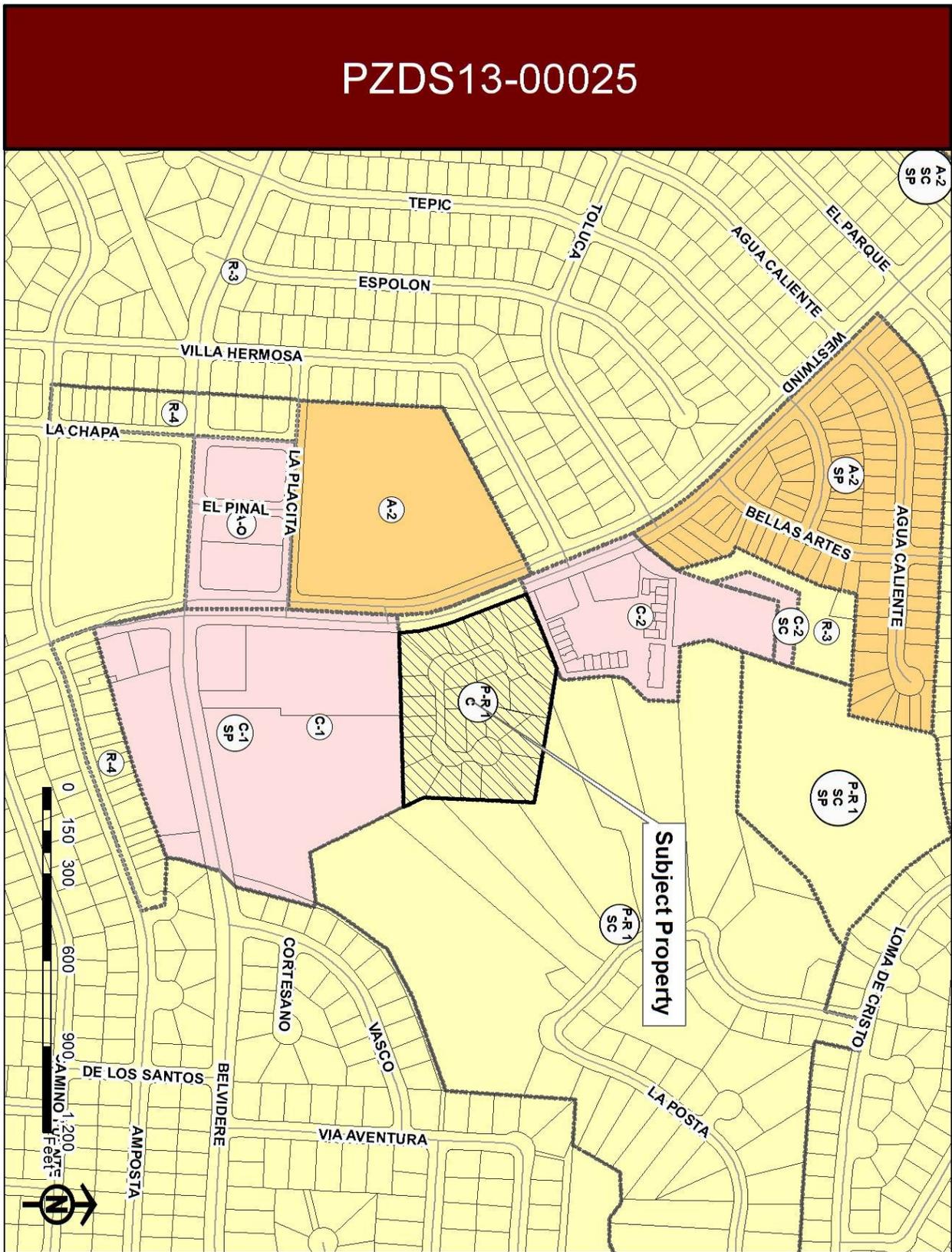
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance 16586, dated March 20, 2007

ATTACHMENT 1: ZONING MAP

PZDS13-00025



ATTACHMENT 2: AERIAL MAP

PZDS13-00025



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ORDINANCE NO. 016586

AN ORDINANCE CHANGING THE ZONING OF LOT 41, BLOCK 100, CHAPARRAL PARK UNIT 22 REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-2/C (COMMERCIAL/CONDITION) TO P-R I/C (PLANNED RESIDENTIAL I/CONDITION), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

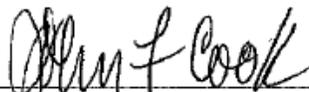
That the zoning of *Lot 41, Block 100, Chaparral Park Unit 22 Replat A, City of El Paso, El Paso County, Texas*, be changed from **C-2/c (Commercial/condition)** to **P-R I/c (Planned Residential I/condition)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

The maximum number of units shall not exceed twenty-six.

PASSED AND APPROVED this 20th day of March, 2007.

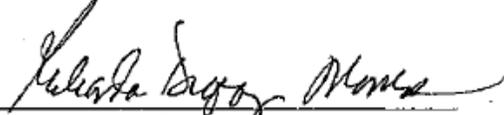
THE CITY OF EL PASO



John F. Cook
Mayor

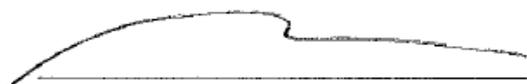
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ATTEST:



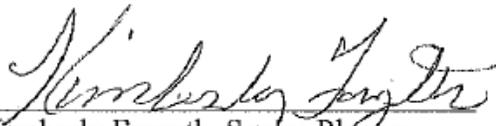
Richarda Duffy Monsen
City Clerk

APPROVED AS TO FORM:



Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



Kimberly Forsyth, Senior Planner
Development Services Department