



City of El Paso – City Plan Commission Staff Report

Case No: PZDS12-00016
Application Type: Detailed Site Plan Review
CPC Hearing Date: January 24, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 7200-7202 North Loop
Legal Description: A Portion of Lots 1, 2, and 6, Block 6, Stiles Gardens, City of El Paso, El Paso County, Texas
Acreage: 0.676 acres
Rep District: 3
Zoning: C-1/sc (Commercial/Special contract) & A-2 (Apartment)
Existing Use: Mobile homes / Apartments / Office
Request: Detailed Site Plan approval (Related to PZRZ12-00038 & PZCR12-00008)
Proposed Use: Mixed Use – Apartments / Office / Mobile Homes
Property Owner: Victor & Rosa Gonzalez
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE

North: A-2 (Apartments) / Vacant
South: C-2/c (Commercial/Contract) / Mobile Homes
East: C-4 (Commercial) / Single-Family Home
West: A-2 (Apartments) / Single Family Homes

Plan El Paso Designation: G7, Industrial and/or Railyards (Northeast)
Nearest Park: Stiles Park (2,958 ft.)
Nearest School: Ramona Elementary (2,738 ft.)

NEIGHBORHOOD ASSOCIATIONS

Stiles Garden Neighborhood Association

NEIGHBORHOOD INPUT

Notice of the public hearing not required on detailed site development plan per El Paso City Code.

CASE HISTORY

The subject property has conditions imposed by Ordinance No. 4810, dated March 28, 1972, requiring that the property owner improve the curb and driveway to City standards within 180 days of the contract execution. Current conditions on the ground do not show these improvements to have been completed.

APPLICATION DESCRIPTION

The request is to approve the detailed site plan to allow for a dental clinic, apartment unit, and a mobile home park. The detailed site plan proposes the conversion of the existing single family residence into an 830 sq. ft. dental clinic. The property further contains an existing 1,385 sq. ft. two-unit apartment building, as well as two mobile homes, 716 sq. ft. and 828 sq. ft., respectively. Access is proposed off North Loop Drive.

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.

Plan El Paso-Future Land Use Map Designation

All applications for Detailed Site Plans shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the S-D (Special Development) 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.

COMMENTS:

City Development Department – Planning Division - Transportation

Recommend approval.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

Coordination with TXDOT. *

* This requirement will be applied at the time of development.

El Paso Water Utilities

1. EPWU does not object to this request.

2. Water and sanitary sewer main extensions are required to provide service to the subject property.

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

4. The Developer shall refrain from constructing parking stalls, rock walls, signs, or any structure that will interfere with the access to the PSB easements.

Water:

5. There is an existing 24-inch diameter water transmission main along Montana Avenue fronting the subject property. This 24-inch diameter water main continues in a southeast direction along the 25-foot PSB easement located on the eastern side of the subdivision. There is an existing 48-inch diameter water transmission main that connect to the above described 24-inch diameter water main that continues south along the existing 25-foot PSB easement. No direct service connections are allowed to the described transmission mains as per the El Paso Water Utilities - Public Service Board Rules and Regulations.

6. There is an existing 12-inch diameter water main within an easement south of and parallel to Montana Avenue that dead-ends at the western right-of-way line of Sharon Drive.

7. A water main extension within a dedicated easement is required along the Montana Avenue and Joe Battle frontages from the existing 12-inch diameter water main. The Owner/Developer is responsible for all extension costs.

Sewer:

8. There is an existing 12-inch diameter sewer force main along Sharon Drive that extends from Montana Avenue to the intersection of Michael Drive and Sharon Drive. No service connections are allowed to this main.

9. There is an existing 18-inch diameter gravity sewer main along Michael Drive that dead-ends in the manhole located at the Michael Drive and Sharon Drive. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities - Public Service Board Rules and Regulations.

10. Also, There is an existing 8-inch diameter sewer main within an easement south of and parallel to Montana Avenue that dead-ends at the western right-of-way line of Sharon Drive.

11. A sanitary sewer main extension is required from the subject property to one of the above described sewer mains. A sewer main extension is also required along the Joe Battle Frontage. The Owner/Developer is responsible for all extension costs.

General:

12. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

13. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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

ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE PLAN

