



City of El Paso – City Plan Commission Staff Report

Revised

Case No: PZST15-00042
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: February 11, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 3805, 3809, and 3813 Moonlight Drive
Legal Description: Portion of Tracts 357 and 358, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
Acreage: 0.779 acres
Rep District: 2
Existing Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Infill / Cumulative Front & Rear Setback and Lot Width & Lot Area
Proposed Use: Two-Family Dwelling (Duplex)
Property Owner: Casa Diamantina, LLC
Representative: Daniel Alderete; Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Vacant
South: R-4 (Residential) / Single-Family Dwellings
East: R-4 (Residential) / Single-Family Dwellings
West: R-4 (Residential) / Single-Family Dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast Planning Area)

NEAREST PARK: Sunrise Park (1,570 feet)

NEAREST SCHOOL: Canyon Hills Middle (263 feet)

NEIGHBORHOOD ASSOCIATIONS

Sunrise Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 26, 2016. The Planning Division has received one call in support to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in lot width from the required 70 ft. to 63.0 ft. for lot 1, 63.50 ft. for lots 2 and 3 and 57.32 ft. for lot 4. The request also includes a cumulative set-back reduction from 45 ft. to 30 ft. and lot area reduction from 7,000 sq. ft. to 6,286.50 sq. ft. for lots 2 and 3. The development is walking distance to Sunrise Park at 1,750 ft. and Canyon Hills Middle School at only 263 ft. away. Both offer basketball courts, playgrounds, and a variety of amenities available to residents. The proposed use is a two-family dwelling (duplex) per lot. All other density and dimension standards are being met. The proposed development provides the four parking spaces required for the two-family dwellings (duplex) per lot. Access to the property is proposed from Moonlight Drive.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding residential development. Additionally, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Northeast Planning Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 R-4 (Residential) district is intended to provide low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

The property is in a state enterprise zone, and was platted in 1929 (Attachment 5), fulfilling the two-criterion requirement.

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

Two-family dwellings (duplex) are a permissible use in the R-4 (residential) zone district.

C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Lot Number	Lot Requirements (R-4)					
	Width		Depth		Area	
	Required	Provided	Required	Provided	Required	Provided
1	70.0'	63.0'	90.0'	101.50'	7,000	8,770.50
2	70.0'	63.50'	90.0'	99.0'	7,000	6,286.50
3	70.0'	63.50'	90.0'	99.0'	7,000	6,286.50
4	70.0'	57.32' Avg.	90.0'	218.0'	7,000	12,606.50

Lot Number	Setback Requirements (R-4)							
	Front		Rear		Side		Cumulative F&R	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
1	20'	44'	10'	10'	5'	5'	45'	54'
2	20'	20'	10'	10'	5'	5'	45'	30'
3	20'	20'	10'	10'	5'	5'	45'	30'
4	20'	44'	10'	10'	5'	5'	45'	54'

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

The proposed development provides the four parking spaces required of two-family dwellings (duplex) per lot.

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is consistent with the G-3 Post-War growth sector.

COMMENTS:

Planning and Inspections 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.

Planning and Inspections Department - Land Development

No objections to proposed runoff onto Moonlight Avenue.

Note: Include drainage within both easements and label them “24’ perpetual access and drainage easement”.

Planning and Inspections Department – Plan Review

No objections based on signed approval from Streets and Maintenance for reduction of minimum edge to edge spacing between driveways.

Planning and Inspections Department - Landscaping

Landscape is not required.

Texas Department of Transportation (TxDOT)

Not a state roadway.

El Paso Fire Department

No objections.

El Paso Water Utilities

No objections.

EPWU Stormwater Division

Note:

At the improvement stage, provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.

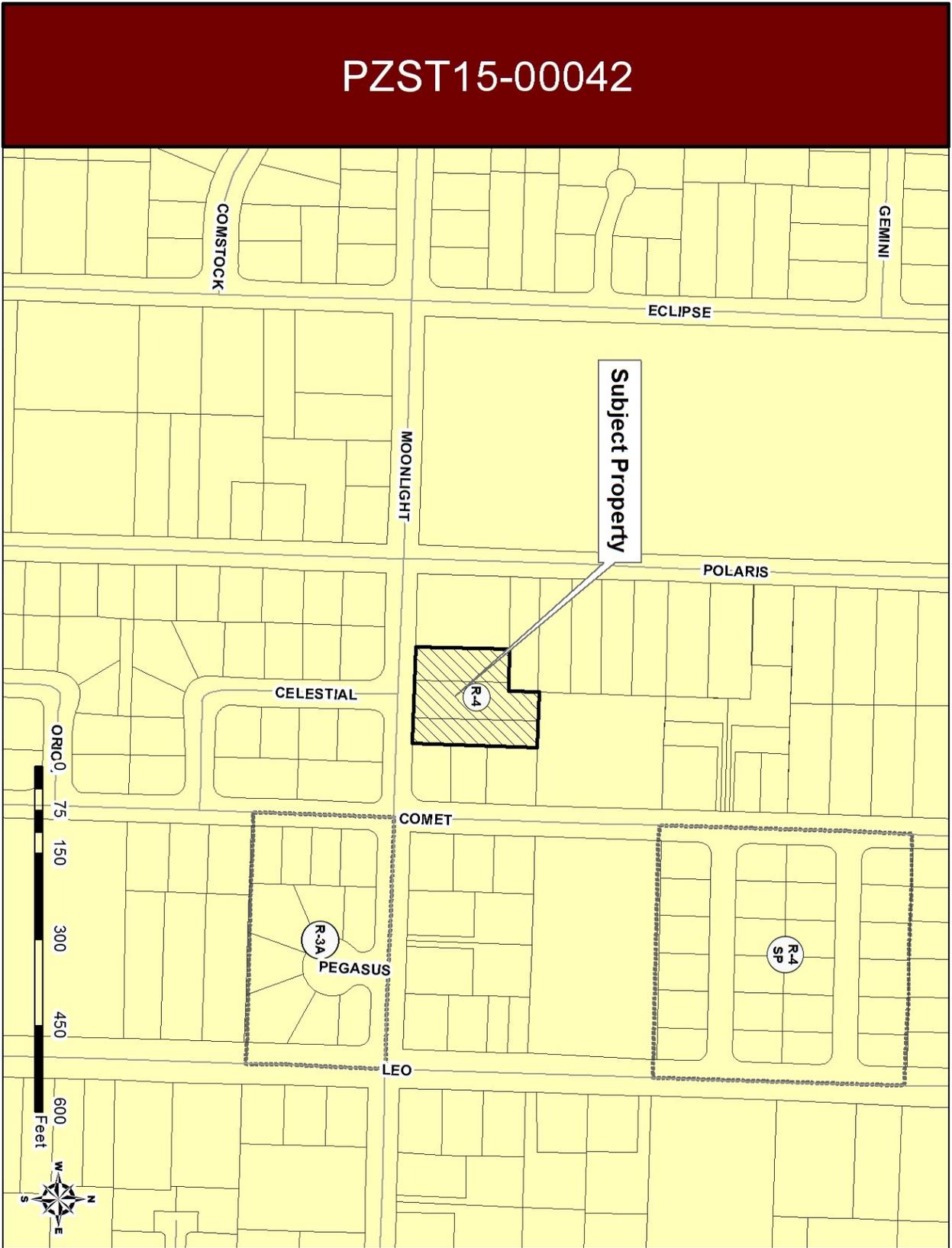
Sun Metro

Sun Metro has made contact with Mr. Dorado and has agreed to coordinate during the construction phase to insure safety and service to the adjacent bus stop is not affected.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Sunrise Acres Subdivision
6. Drive Way Waiver

ATTACHMENT 1: LOCATION MAP

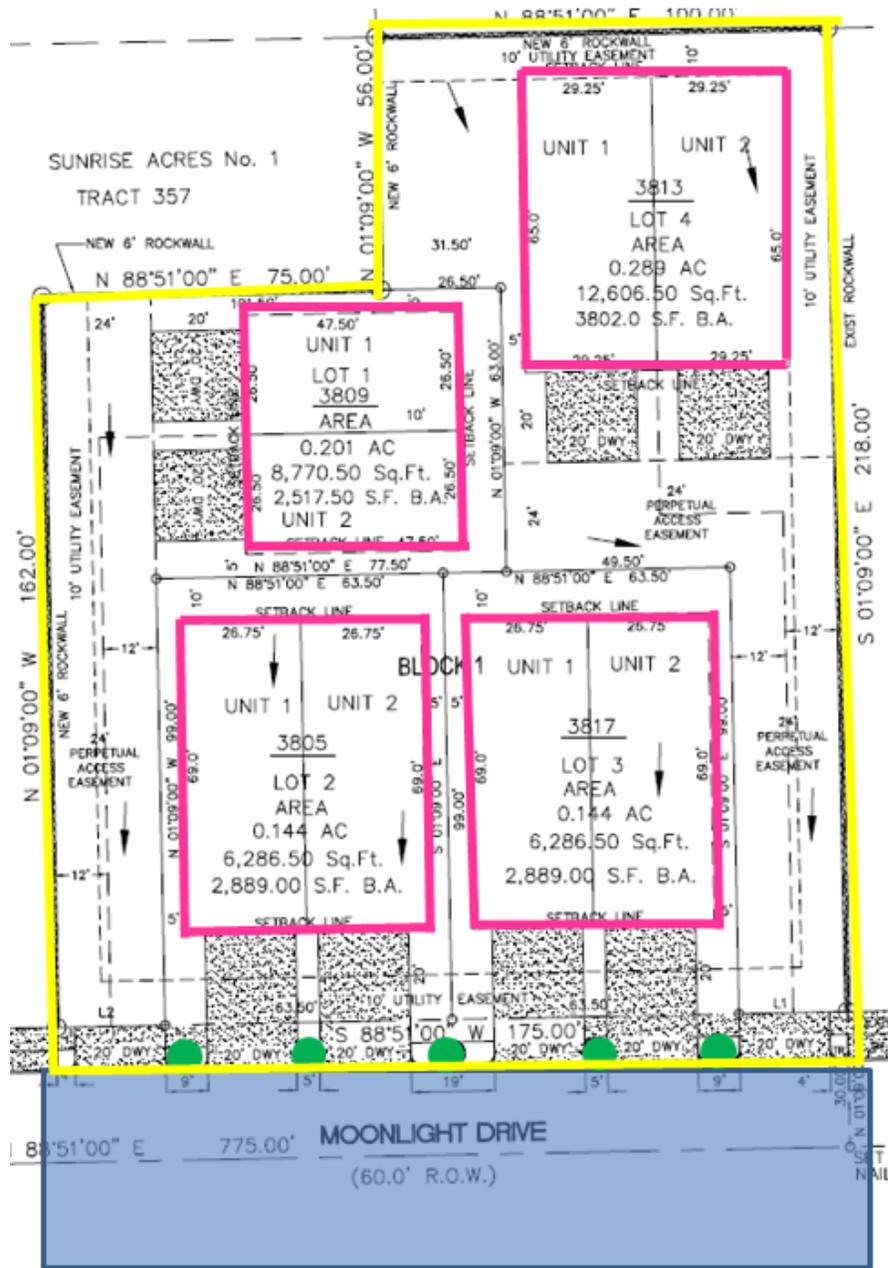


ATTACHMENT 2: AERIAL MAP

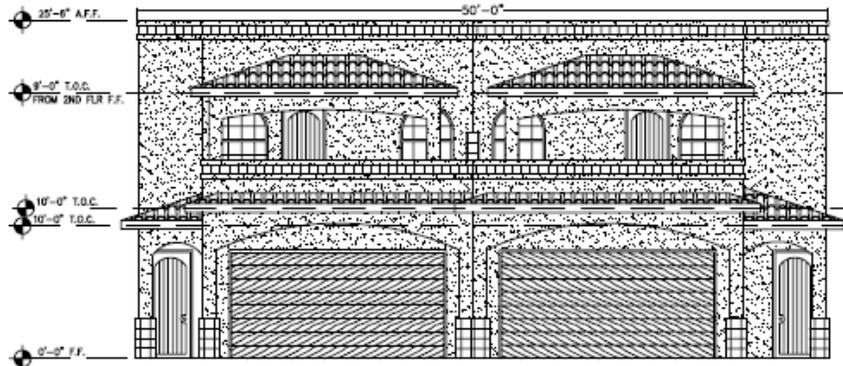
PZST15-00042



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

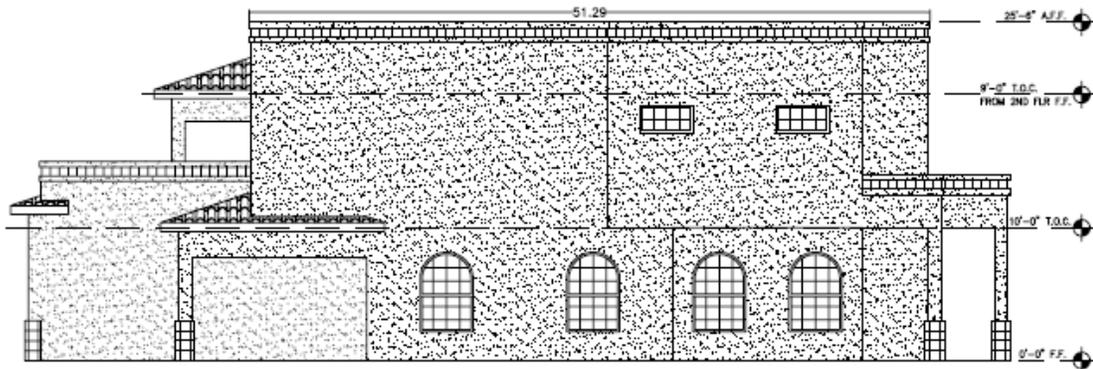


ATTACHMENT 4: ELEVATIONS



FRONT ELEVATION

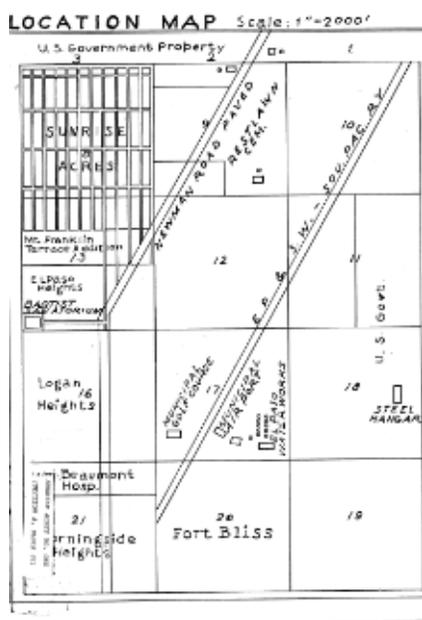
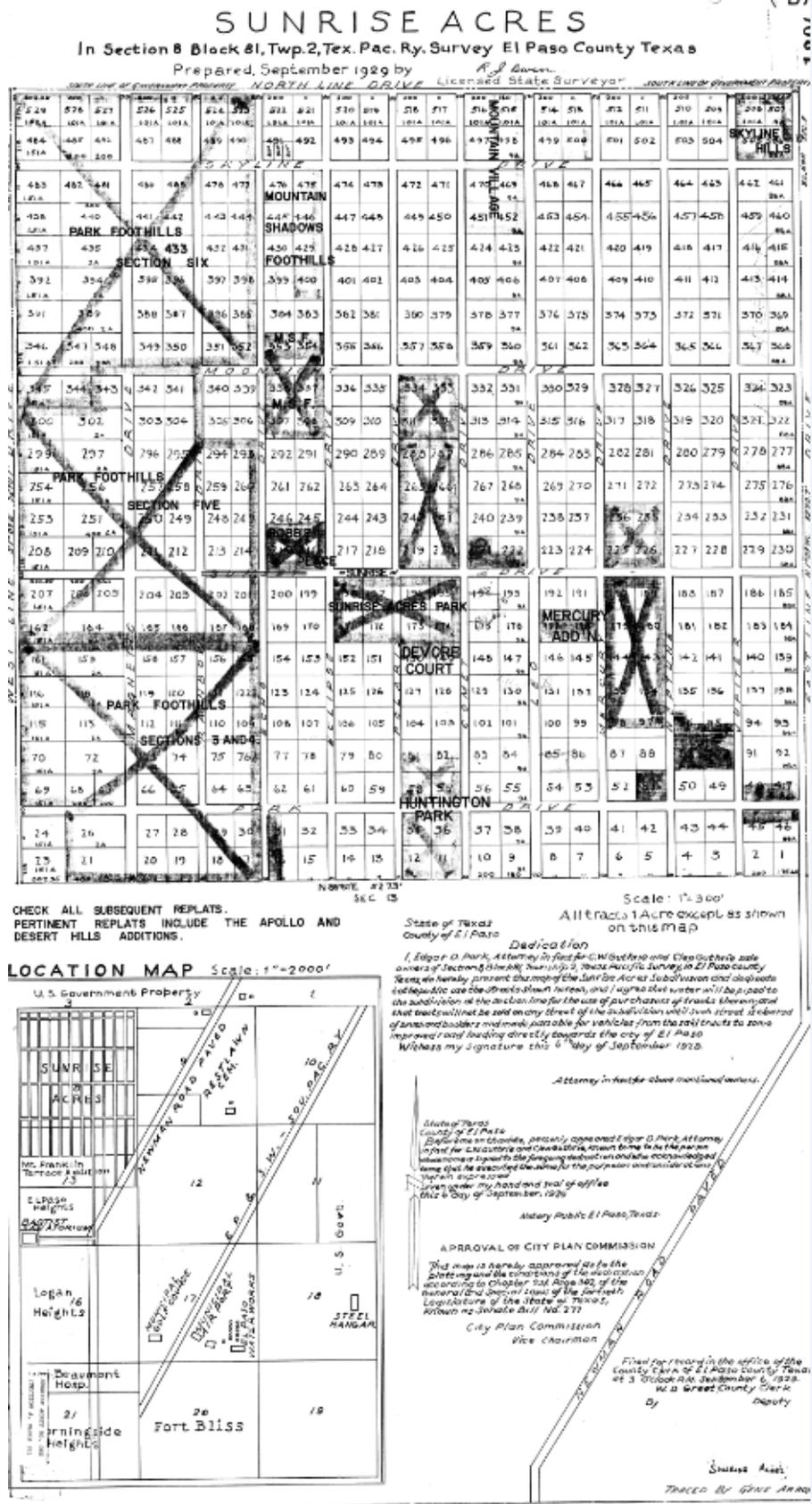
SCALE: NTS



SIDE ELEVATION

SCALE: NTS

ATTACHMENT 5: PLAT OF SUNRISE ACRES SUBDIVISION



ATTACHMENT 6: DRIVEWAY WAIVER



Streets and Maintenance

Mayor
Oscar Leeser

City Council

District 1
Peter Svarzbein

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

January 27, 2016

Dorado Engineering Inc.
Attn: Mr. Fermin Dorado, P.E.
2712 E. Yandell Street
El Paso, Texas 79903

RE: REQUEST TO WAIVE MINIMUM EDGE TO EDGE DRIVEWAY SPACING FOR
PROPOSED INFILL DEVELOPMENT AT MOONLIGHT (DIAMANTINA SUBDIVISION)

Dear Mr. Dorado,

The City of El Paso has received your email requesting a waiver for the minimum edge to edge spacing between driveways.

Below is the criteria.

Type I and Type II Two-Way Driveway Standards						
Driveway	Type of Development	Curb				Minimum Edge to Edge Spacing Between Drives (ft)
		Width (ft)		Radius(ft)		
		Min.	Max.	Min.	Max.	
Type I	Single-Family-60' lots	10	20	5	5	10
	Less than 60' lots, Duplex and Townhouse	15	25	10	10	20
	Multi-Resident Apartments	25	30*	10	10	20
Type II	Office, Commercial and Parking Lots	25	35	10	15	20
	Industrial	24	45	10	15	20
	Banks, Service Stations, and convenience Stores with Gas Pumps	25	35**	10	15	1/3 x Frontage

Based on our analysis as well as Section 13.12.210 of the City Code, the minimum edge to edge spacing between driveways of twenty (20.00) feet will be waived for the proposed development because the proposed spacing will not impact traffic flow in this residential area.

Please let us know if you require additional information.

Sincerely,


Ted Marquez, P.E.
Streets and Maintenance Director

Ted Marquez, P.E., Director
MSC | 7968 San Paulo | El Paso, Texas 79907 | (915) 212-7015
"Delivering Outstanding Services"