



City of El Paso – City Plan Commission Staff Report
REVISED

Case No: PZST15-00045
Application Type: Special Permit
CPC Hearing Date: February 11, 2016
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 9522 North Loop Drive
Legal Description: Lot 1, Block 1, North Loop Apartments, City of El Paso, El Paso County, Texas
Acreage: 8.2341
Rep District: 6
Existing Zoning: S-D (Special Development)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development / Density Bonus / Parking Reduction
Proposed Use: Apartments
Property Owner: North Loop Apartments, LLC
Representative: Exigo Architects – Jesus Ortega

SURROUNDING ZONING AND LAND USE

North: C-2/c (Commercial/condition) & A-M/sc (Apartment-Mobile Home/special contract) / Funeral Home & Mobile Homes
South: C-2 (Commercial) / Financial Institution
East: C-2 (Commercial) / Vacant
West: C-4/sc (Commercial/special contract) & A-M (Apartment-Mobile Home) / Vacant & Mobile Homes

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)
NEAREST PARK: Feather Lake Park (375 feet)
NEAREST SCHOOL: Del Valle High School (3,456 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic 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 not received any communications in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval for infill development to allow the construction of a 216 unit apartment complex to include a clubhouse facility. A reduction in rear setback from the required 10' to 5' is requested. At 8.23 acres the property is permitted an apartment density of 164 units. With a 50% density bonus, 246 units are achievable. However, the applicant only requests a 31.5% density bonus. Four hundred and thirty-four parking spaces are required, and 389 are provided, a 10% parking reduction request. All ADA and bicycle parking requirements are being met. Access to the property is proposed from North Loop 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 commercial and apartment zoning. Additionally, the proposed development is compliant with the G-3 Post-War land use

designation in the Plan El Paso Mission Valley 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 S-D (Special Development) District is intended to permit mixed use projects in certain older areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area.

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. The City Plan Commission recently approved a plat for the property on a major combination basis in October 2015. Yet, as the property had not been subdivided for 30 years or more, the City Council approved a waiver of this provision on December 8, 2015.

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.

Apartments are a permissible use in the S-D (Special Development) 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.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Rear Setback	10'	5'

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 requires 434 parking spaces and provides 389, a 10% parking reduction request.

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 special permit. Label and illustrate private pond locations.

Planning and Inspections Department – Plan Review

No objections to requested special permit

Planning and Inspections Department - Landscaping

No objections to requested special permit

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit options. Recommends coordinating with Sun Metro regarding possible future services. Rt. 66 has a Bordeaux\North Loop (134) Bus Stop approximately 1156 F Head northwest on N Loop Drive toward Bordeaux Drive

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

1. EPWU does not object to this request.
2. North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

Water:

1. There is an existing 12-inch diameter water main extending along the north side of North Loop that is available for service, the water main is located approximately 58-feet north from the center line of the right-of-way. This main is available for service.
2. Previous water pressure from fire hydrant #5216 located approximately 650-ft east of Bordeaux Drive has yield a static pressure of 108 (psi), a residual pressure of 90 (psi), and a discharge of 919 gallons per minute.
3. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main extending along a 32-ft PSB easement located parallel to North Loop that is available for service, the sewer main is located approximately 12-ft south from the northern subject property line. This main is available for service.

General:

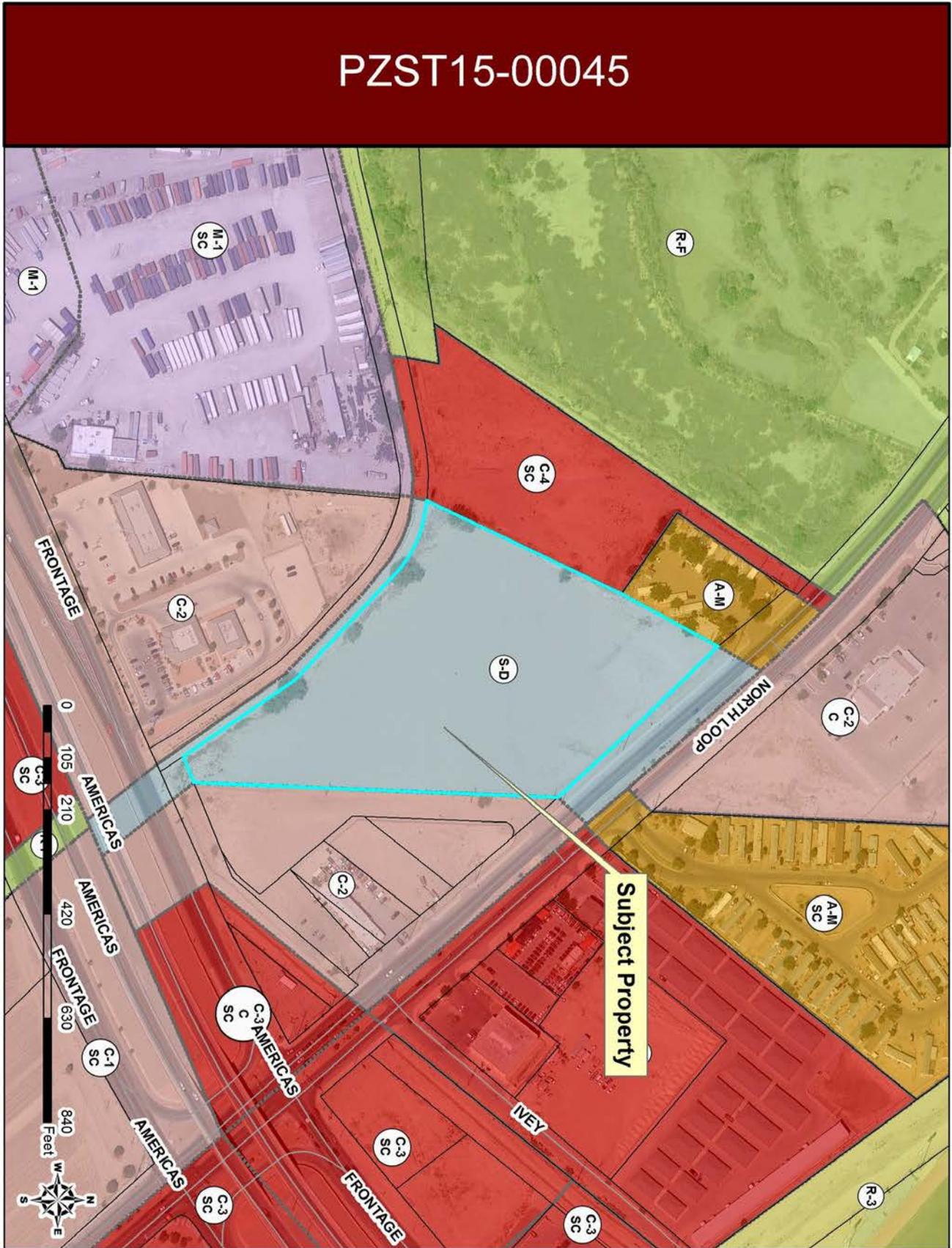
EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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 EPWU – 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.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP

PZST15-00045



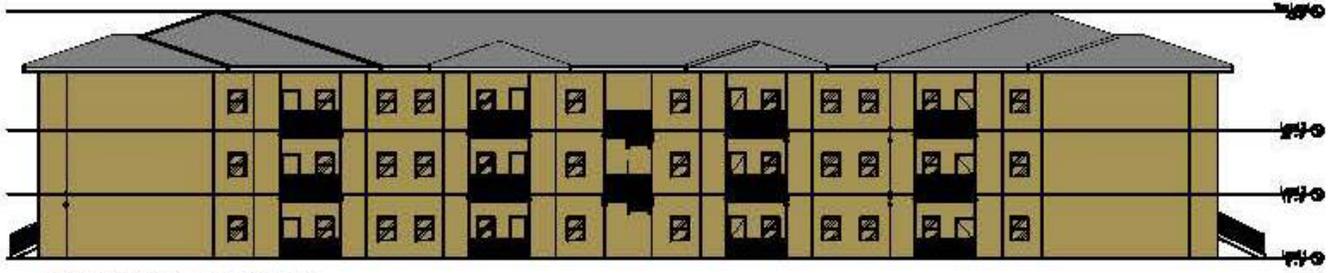
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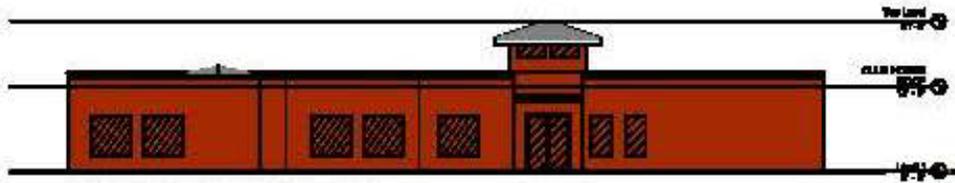
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



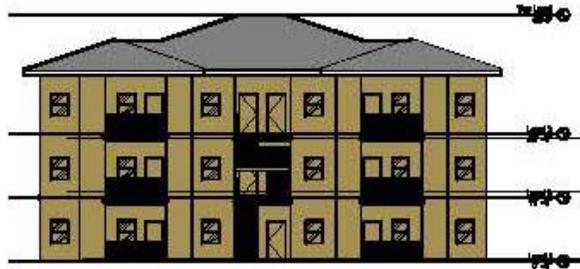
ATTACHMENT 4: ELEVATIONS



① BUILDING A- ELEVATION
1" = 20'-0"



③ CLUB HOUSE- ELEVATION
1" = 20'-0"



② BUILDING A- ELEVATION
1" = 20'-0"