



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00024
Application Type: Special Permit
CPC Hearing Date: February 13, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 9221 Reno
Legal Description: Lot 3, Singh Addition, City of El Paso, El Paso County, Texas
Acreage: 0.138 acres
Rep District: 6
Current Zoning: R-4 (Residential)
Existing Use: Single Family Home
C/SC/SP/ZBA/LNC: No
Request: Infill / Lot Area and Lot Width Reduction / 50% Parking Reduction
Proposed Use: Duplex
Property Owner: Chris Alderete
Representative: Juan Alderete

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single Family Home

South: R-4 (Residential) / Single Family Home

East: R-4 (Residential) / Single Family Home

West: R-4 (Residential) / Single Family Home

PLAN EL PASO DESIGNATION: G-3 Post-War (Mission Valley Planning Area)

NEAREST PARK: Ysleta Pedestrian Plaza (3,545 feet)

NEAREST SCHOOL: South Loop Elementary (922 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 27, 2014. The Planning Division received one email in opposition to the special permit request (see attachment 5).

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval to allow for infill development with a reduction in lot area and lot width to permit the construction of a duplex. The property is currently vacant. The applicant is seeking a reduction in lot area from 7,000 s.f. to 6,050 s.f. and a reduction in lot width from 70' to 55'. The proposed improvements include a 1,700 s.f. duplex and two parking spaces to serve the property. Access is proposed from Reno Court.

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 applicant meets two of the required criteria, having been platted in June 1955 (see attachment 4) and being located in a state enterprise zone.

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.

Duplex housing is permitted in the R-4 zoning district. The applicant complies with this requirement.

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.

Dimension	Required	Proposed
Lot Area	7,000	6,050
Lot Width	70'	55'
Lot Depth	90'	110'
Cumulative	45'	53'6"
Front	10'	25'
Rear	10'	28'6"
Side	5'	5'
Side-Street	N/A	N/A

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 duplex requires four on-site spaces. Granting infill development automatically reduces the required parking by 50%. According, the site plan shows 2 spaces provided on-site. A field survey suggests ample on-street parking to accommodate the 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.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the request as the proposed development is consistent with the surrounding residential neighborhood and is an appropriate use of infill land. Furthermore, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning 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 to provide a 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.

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

Recommend approval with conditions of proposed DSDP. Proposed construction will need to comply with required fire ratings for any portion of the structure that is less than five feet from any property line and between units.

El Paso Fire Department

Recommend “Approval” of “Site Plan Application” as presented. *****NOTE ***** PZST13-00024 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Preliminary Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

1. There is an existing 6-inch diameter water main that extends along Reno Ct. located approximately 7.5

feet north of the street centerline. This main is available for service.

2. Previous water pressure readings from fire hydrant #2875, located at the northwest corner of the intersection of Santa Rosalia Rd. and Guadalajara Dr., have yielded a static pressure of 98 pounds per square inch (psi), a residual pressure of 80 psi and a discharge of 1087 gallons per minute (gpm).
3. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
4. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 9221 Reno Ct.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along Reno Ct. located approximately 5 feet south of the street centerline. This sewer main is available for service.
2. There is an existing 10-inch diameter sanitary sewer force main along Reno Ct. located approximately 14.5 feet south of the street centerline. No connections are allowed to this sanitary sewer main.

General:

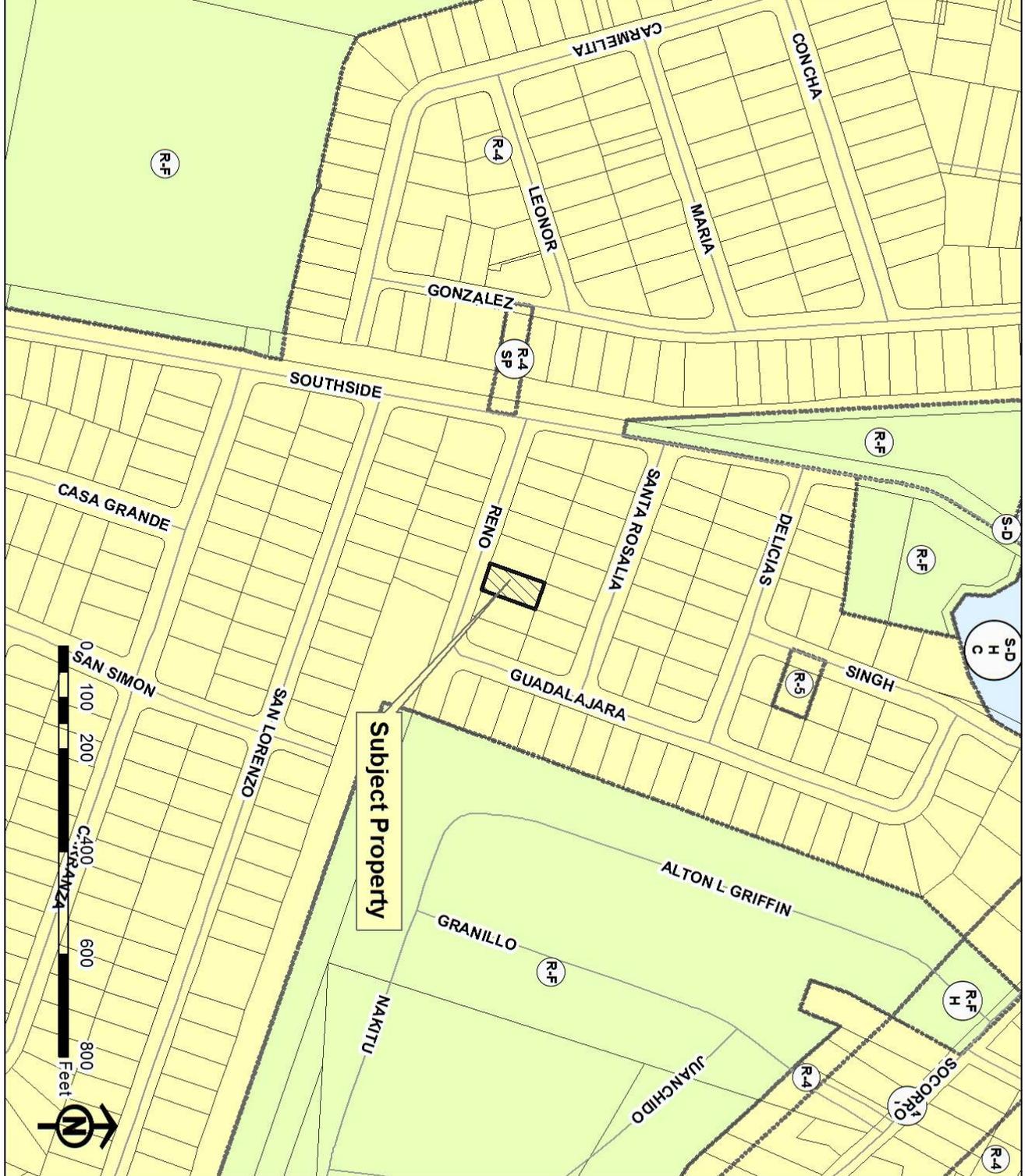
1. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description 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

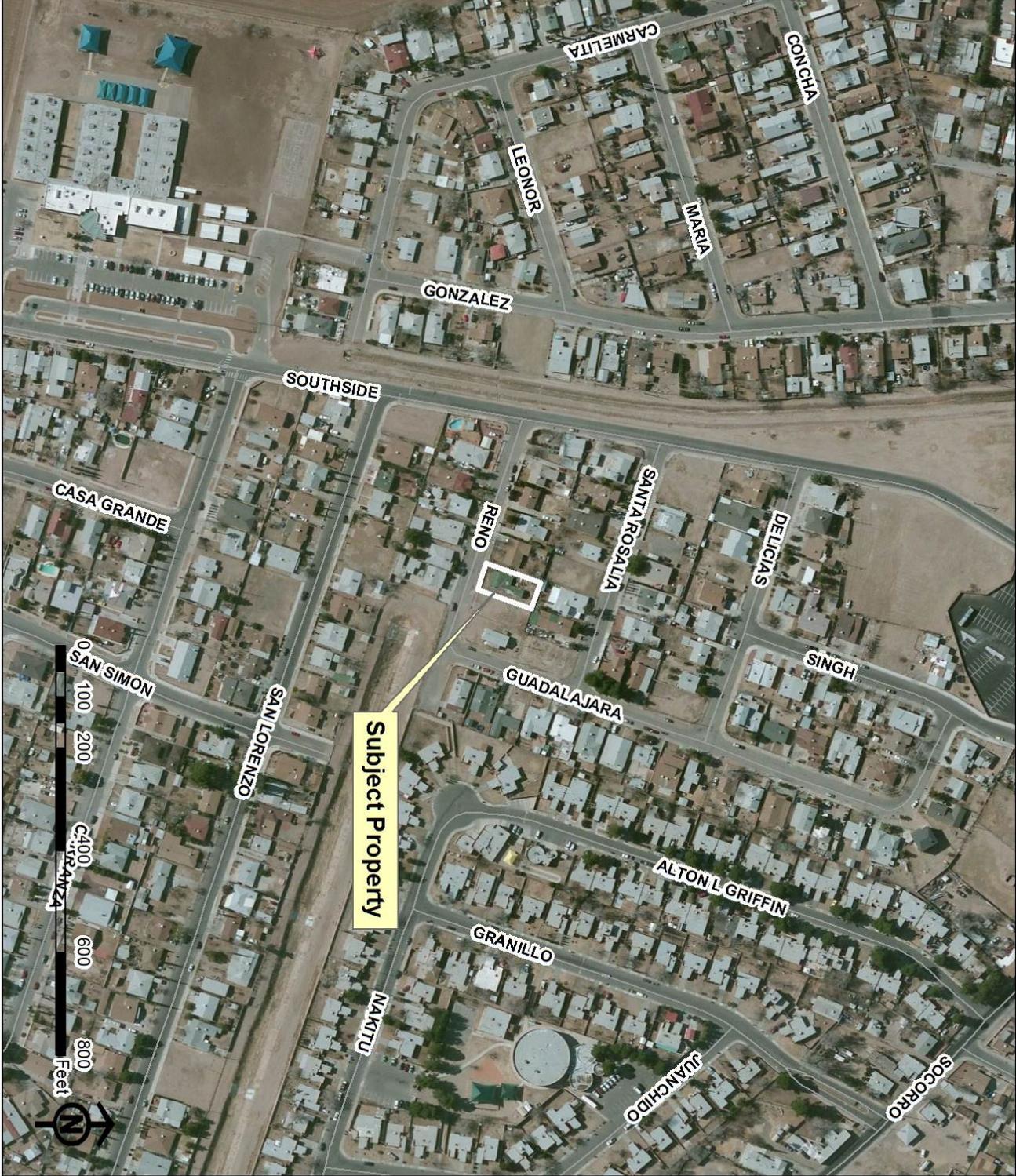
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Singh Addition Plat
5. Opposition Letter

ATTACHMENT 1: ZONING MAP

PZST13-00024



PZST13-00024



ATTACHMENT 5: OPPOSITION LETTER

McElroy, Michael

From: Ernesto Ruiz <eruiz451@yahoo.com>
Sent: Saturday, February 01, 2014 10:14 AM
To: McElroy, Michael
Subject: 9221 Reno Lot 3 Singh Addition Special Permit

Mr. McElroy,

On behalf of my parents Ernesto & Aurroro Ruiz they have asked me to send you this email stating their position on the special permit. My parent are totally against any changes to the established single family dwelling system currently in place. They hope to maintain current property values and maintain the opportunity to increase those values. They do plan to attend the CPC meeting on the 13th of February. Should they not be able to attend as planned they wanted me to be sure and communicate their opinion.

Sincerely,
Ernesto Ruiz