



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00054
Application Type: Rezoning/Detailed Site Development Plan Review
CPC Hearing Date: February 26, 2015
Staff Planner: Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov

Location: 8747 Neptune Street
Legal Description: The Southerly 96.00 feet of the Easterly 98.00 feet of Lot 272, Map of Sunrise Acres, City of El Paso, El Paso County, Texas
Acreage: 0.215-acre
Rep District: 2
Current Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-4 (Residential) to S-D (Special Development)/Reduced front setback
Proposed Use: Multi-family/Quadruplex

Property Owner: James L. Millender
Representative: Vista Del Sol Architectural Design/Luis J. Lopez

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential)Duplex/Single Family/Vacant A-2 (Apartment)/Multifamily-dwellings
South: R-4 (Residential)Duplex/Single Family
East: R-4 (Residential)Duplex/Single Family/Vacant A-O/c (Apartment Office/condition)/Business Office
West: R-4 (Residential)Duplex/Single Family/Vacant

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

NEAREST PARK: Sunrise Park (1,849 feet)

NEAREST SCHOOL: Park Elementary School (4,610 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 February 10, 2015. The Planning Division has not received any communication in support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-4 (Residential) to S-D (Special Development) to allow for a quadruplex. The R-4 (Residential) district does not permit quadruplex use, the maximum the applicant can do is a duplex. The subject property is 0.215-acre in size and is currently vacant. Section 20.10.360, Mixed-Use Development, requires the submittal and review of a detailed site development plan on the S-D (Special Development) district prior to the issuance of any building permits. The applicant has submitted a detailed site development plan in compliance of the S-D (Special District) requirement and is requesting a reduction on the front setback from the required 20 ft. to 9.5 ft as permitted on the S-D (Special Development) district with City Council review and approval. The detailed site development plan shows four 2,084 sq. ft. apartment units for a total of 4,168 sq. ft. quadruplex. The

required parking is 8 parking spaces and the applicant is providing 8 parking spaces and 3 bicycle parking spaces. The development complies with the total landscaped area required as per Title 18.46 landscaping. Access to the subject property is proposed from Neptune Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to S-D (Special Development).

The recommendation is based on the compatibility of existing multi-family residential and office uses and zone districts adjacent to the subject property. The S-D (Special Development) district complies with Plan El Paso Land Use Map G-3 – Post-War designation in the Northeast Planning Area.

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 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:

Planning Division - Transportation

TIA is not required, no objections.

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections – Building and Development Permitting

Recommend approval

Planning and Inspections - Land Development

No comments received

Fire Department

Zoning request change does not adversely affect the Fire Department

El Paso Water Utilities

EPWU does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Neptune Street that is available for service, the water main is located approximately 13-ft east from the center line of the right-of-way.

Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Neptune Street that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way.

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.

Sun Metro

Sun Metro does not oppose this request. Recommends sidewalks be constructed to permit pedestrian access to mass transit opportunities.

El Paso Police Department

There are no objections or comments to add.

TXDOT

No comments received

El Paso Police Department

No issues with this request.

Attachments:

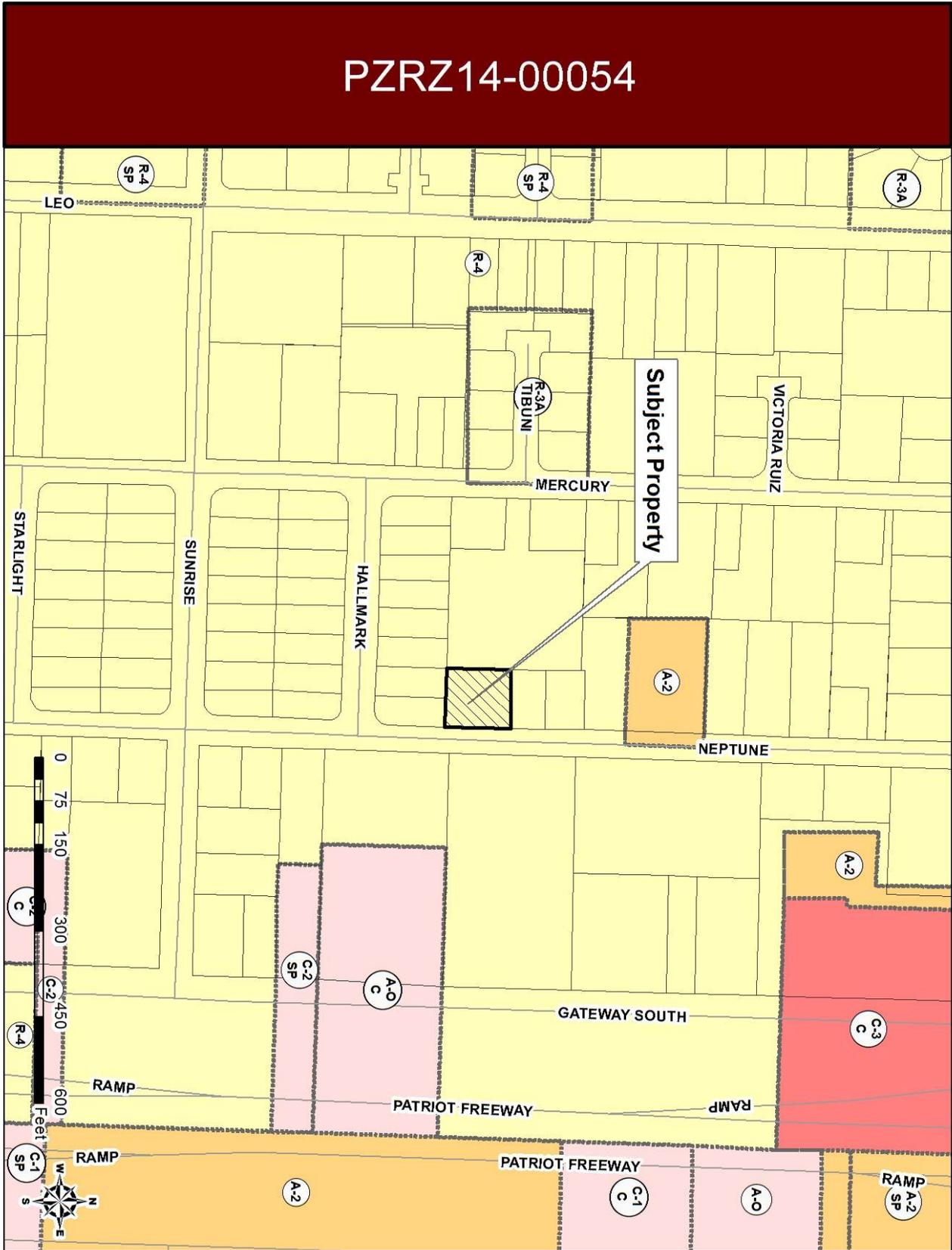
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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