



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZST12-00001  
**Application Type:** Special Permit  
**CPC Hearing Date:** March 8, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** North of Marcus Uribe Drive and West of Sean Haggerty Drive  
**Legal Description:** Lots 4 through 24, Block 36, Sandstone Ranch #8, City of El Paso, El Paso County, Texas  
**Acreage:** 2.1863 acres  
**Rep District:** 4  
**Zoning:** R-5 (Residential)  
**Existing Use:** Vacant  
**Request:** Reduction in setback and cumulative  
**Proposed Use:** Single family housing  
**Property Owner:** Northtowne Village Joint Venture  
**Representative:** CAD Consulting

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3A (Residential) / Vacant  
**South:** R-3A (Residential) / Single family dwelling  
**East:** R-3A (Residential) / Single family dwelling  
C-1/c (Commercial/condition) / Vacant  
**West:** R-3A (Residential) / Single family dwelling

**Plan for El Paso Designation:** Northeast (Residential)

**Nearest Park:** Veterans (6,337 ft.)

**Nearest School:** Tom Lea Elementary (450 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

None

### **NEIGHBORHOOD INPUT**

Notices of the March 8, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on February 13, 2012. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

### **APPLICATION DESCRIPTION**

The property owner is requesting a special permit to reduce the required minimum rear yard setback from 25 ft. to 20 ft. as well as reduce the cumulative setback from 45 ft. to 40 ft. for 20 single family lots.

### **PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **Approval** of the special permit request. The special permit request complies with Section 20.04.270 and the request is compatible with the surrounding land uses.

**The Plan for El Paso –City-wide Land Use Goals**

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state, and local regulations.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city’s neighborhoods.

The purpose of R-5 district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

**Development Coordinating Committee Review**

The DCC reviewed and discussed the application for special permit and detailed site development plan and offered no objections to Planning Staff’s recommendation for **Approval**.

**Building Permits & Inspections**

Recommend Approval

**Department of Transportation**

Department of Transportation does not object to the proposed special permit.

Notes: 1. Sidewalks shall comply with Section 19.21 of the El Paso City Code. Sidewalks shall be continuous across driveway and shall comply with ADA standards. 2. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction. Should your office or the applicant have any questions or comments regarding these issues, please contact Sandra Hernandez at 541-4152.

**Sun Metro**

Sun Metro does not oppose this request.

**El Paso Water Utilities**

- 1. EPWU-PSB does not object to this request.
- 2. The Owner/Developer of Sandstone Ranch Unit 8 has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains to provide service to the subject properties. The Developer’s utility contractor is currently finalizing the construction of the required water and sanitary sewer mains. However, these mains are not available for permanent service until EPWU-PSB issues a Letter of Final Acceptance of the facilities.

**Police Department**

N.E.R.C.C. supervisory staff have reviewed attached special permit request for proposal of reduction in setback and cumulative of dwellings at 5100 block of Gold Ranch, and have no comments or objections to add.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

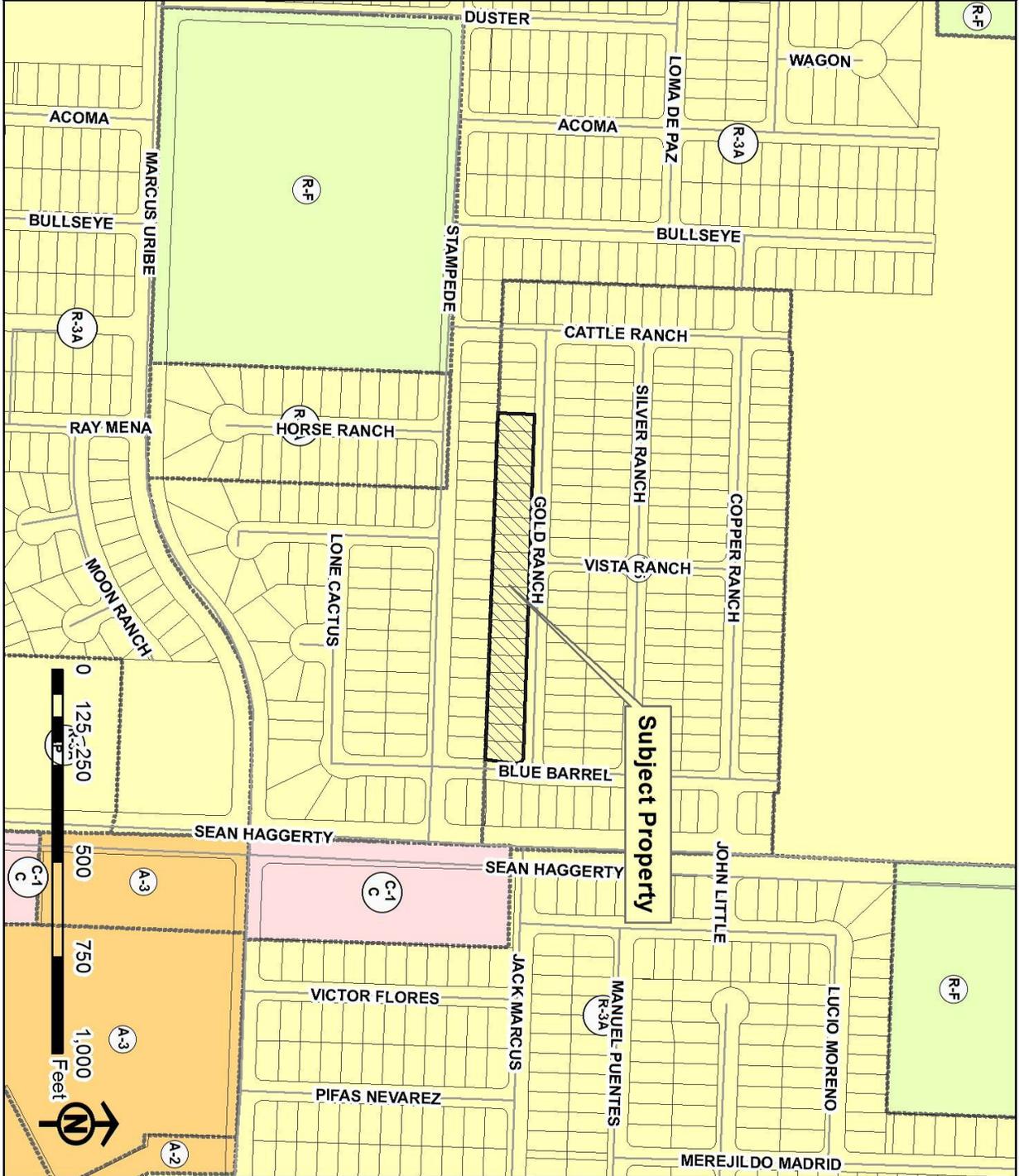
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for 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 special permit and detailed site development plan does not conform to the review criteria in The Plan for 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 1: LOCATION MAP

PZST12-00001



ATTACHMENT 2: AERIAL MAP

PZST12-00001



