



City of El Paso – City Plan Commission Staff Report

Case No: PZDS12-00018
Application Type: Detailed Site Plan
CPC Hearing Date: April 4, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 1709 - 1713 Weston Brent Lane
Legal Description: Parcel 1: Portion of Lot 6, Block 238, Vista del Sol Unit 47, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Lot 7, Block 238, Vista del Sol Unit 47, City of El Paso, El Paso County, Texas
Acreage: 1.22 acres
Rep District: 7
Zoning: C-2/sc (Commercial/special contract)
Existing Use: Dental clinic & administrative offices
Request: Detailed Site Plan Review per Ordinance No. 5922, dated February 10, 1977
Proposed Use: Administrative offices
Property Owner: Vista Hills Family Dental – Affluence Investments, LLC
Representative: Guillermo Barajas

SURROUNDING ZONING AND LAND USE

North: C-1/sc (Commercial/special contract) / Commercial
South: C-1/sc (Commercial/special contract) / Commercial
East: C-1/sc (Commercial) / Retail
West: C-2/sc (Commercial/special contract) / Commercial Office

Plan El Paso Designation: G4-Suburban (Walkable), (East Planning Area)

Nearest Park: Reese McCord Park (4,344 ft.)

Nearest School: Vista Hills Elementary (2,375 ft.)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION BACKGROUND

The City Plan Commission approved the construction of a 2,040 s.f. addition to the site on August 23, 2012.

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review as required by Ordinance No. 5922 (see attachment 4). The detailed site development plan shows two existing buildings, totaling approximately 17,000 s.f. The request is to approve construction of a 732 s.f. addition linking the two structures. The development requires 44 parking spaces and the applicant is providing 61. Access to the subject property is proposed from Weston Brent Lane.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 C-2 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

City Development Department – Building Permits & Inspections

Landscape would not be required for this project because the addition is less than 1200 sq. ft.

City Development Department – Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

City Development Department – Planning Division - Transportation

Recommend Approval.

Fire Department

No objections. The fire hose as displayed on the site plan is an acceptable alternative to meet the 150 ft. rule of the fire code.

EPWU

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 6-inch diameter water main that extends along Weston Brent Lane fronting the subject properties. This water main is available for service.

3. EPWU records indicate an active domestic water meter serving 1709 Weston Brent Lane and a fire line service and domestic water meter serving 1713 Weston Brent Lane.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main that extends along Weston Brent Lane fronting the subject properties. This sanitary sewer main is available for service.

General:

5. 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.

CITY PLAN COMMISSION OPTIONS

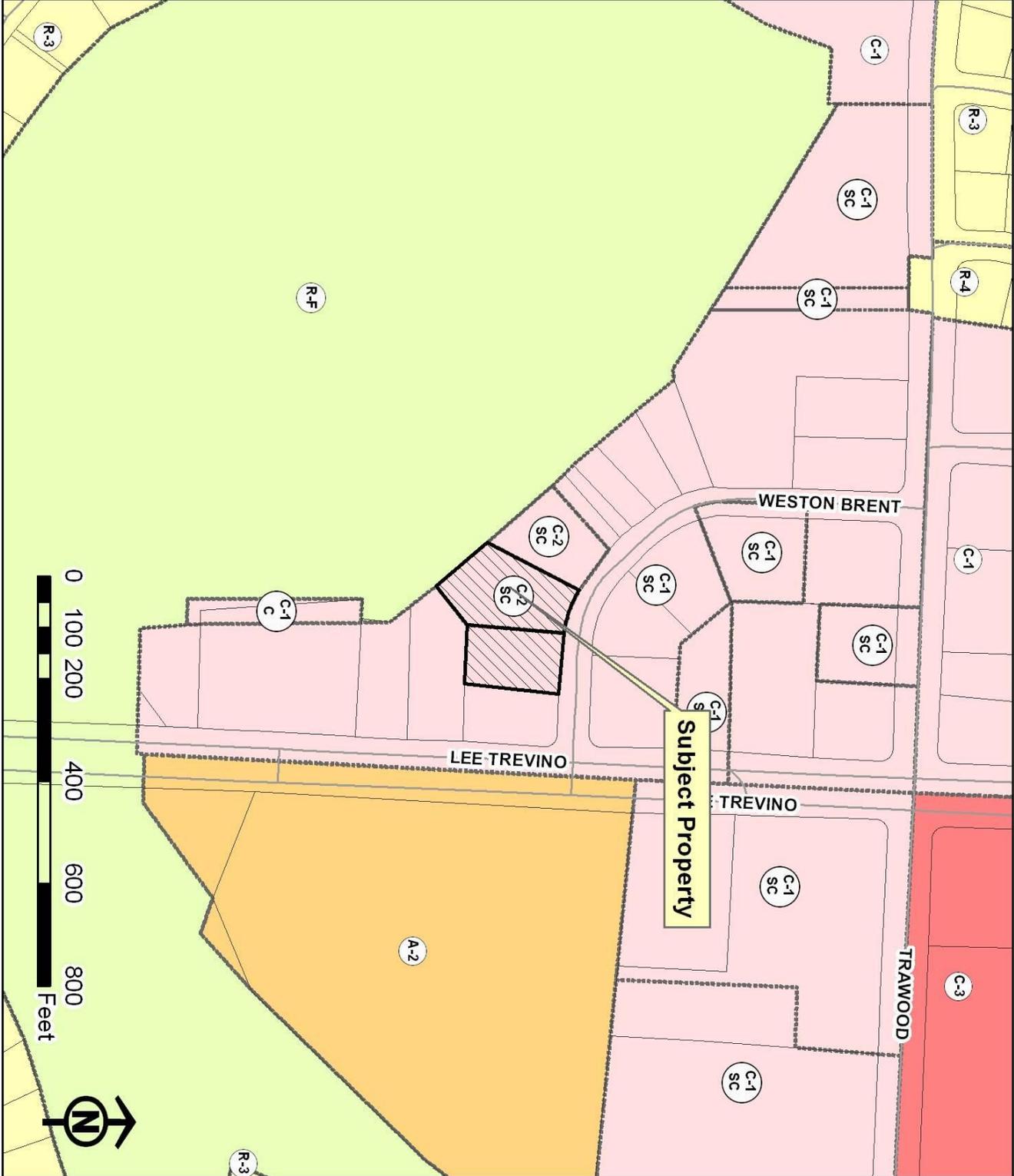
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan 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 detailed site development plan into conformance with the review criteria in Plan 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 detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Location Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
4. Ordinance 5922, dated February 10, 1977

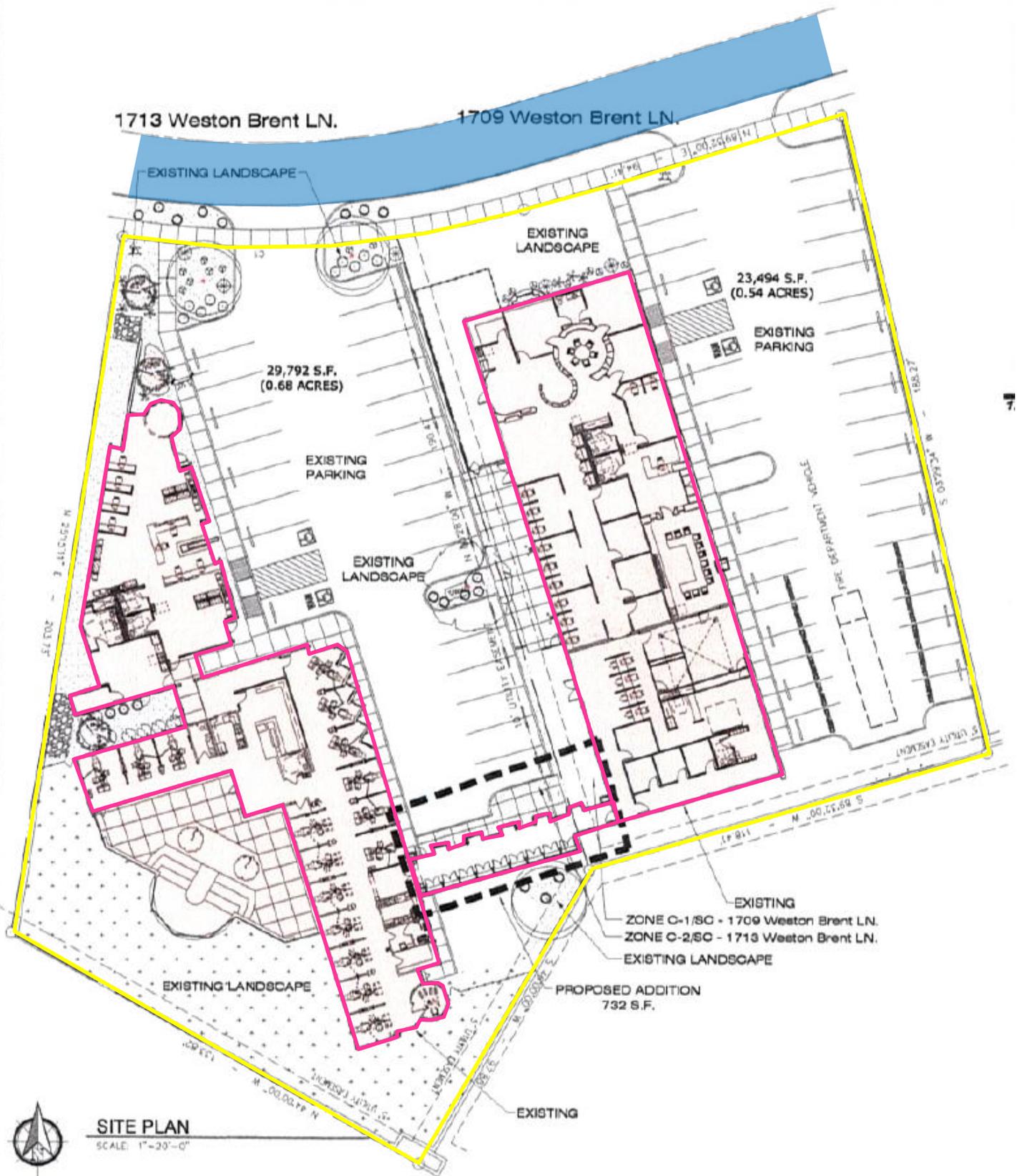
PZDS12-00018



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ATTACHMENT 3: PROPOSED DETAILED SITE DEVELOPMENT PLAN



32510

CONTRACT

This contract, made this 31st day of January, 1977, by and between INDIVIDUAL HOMES, INC., a corporation, and EASTSIDE INDUSTRIAL PROPERTIES, INC., a corporation, doing business as GOLF RESORT JOINT VENTURE, First Parties, the STATE NATIONAL BANK OF EL PASO, Trustee, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of portions of Tract 1-A, Block 1, Ascarate Grant in the City of El Paso, El Paso County, Texas, such property being more particularly described in Ordinance No. 5922 now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Parties covenant that if the property is rezoned as indicated in the attached ordinance, no building permits shall be issued for any buildings to be constructed on the property until complete and detailed site development and architectural plans of the proposed development have been approved by the City Plan Commission of the City of El Paso.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Second Party is the owner and holder of recorded liens on the property and consents to this contract.

WITNESS the following signatures and seals: