



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: PZST16-00007
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: April 7, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 2921 Alameda Ave.
Legal Description: Lots 11 through 16, inclusive, Block 17, Supplemental Map No. 1 of East El Paso, an Addition to the City of El Paso, El Paso County, Texas
Acreage: 0.4820
Rep District: 8
Existing Zoning: C-4 (Commercial)
Existing Use: Retail
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development / Rear & Side Setback Reduction / Parking Reduction
Proposed Use: Retail
Property Owner: E.P. Marcus Investments, L.P.
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: M-1 (Light Manufacturing) / Retail
South: C-4 (Commercial) / Auto Service Repair Shop
East: C-4 (Commercial) / Retail
West: C-4 (Commercial) / Retail

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: El Barrio Park (1,432 feet)

NEAREST SCHOOL: Beall Elementary School (708 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Familias Unidas del Chamizal

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 22, 2016. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development to allow for a 34 percent parking reduction, and rear/side setback reduction. The detailed site development plan is for a 10,000 sq. ft. of commercial building. The development meets the minimum landscape requirements as indicated in Title 18 to include street trees. The proposed development requires a minimum of 33 parking spaces, and provides 22, including ADA accessible parking and bicycle spaces. Access to the property is proposed from Raynor Street.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **Approval** of the special permit request, and of the detailed site development plan, as the proposed development is consistent with the existing commercial and retail uses adjacent to the subject property. Additionally, the proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Plan El Paso Central 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 rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-4 (Commercial) district is intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provides a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

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 – Plan & Landscape Review

No objections to the proposed special permit and DSDP.

Note: At time of submittal for building permits the project will need to comply with all applicable provisions of the Municipal Code, IBC and TAS.

Texas Department of Transportation (TxDOT)

Developer need to submit grading and drainage plan to TxDOT for review and approval.

Texas Gas Service

No objections.

Sun Metro

Applicant is coordinating with Sun Metro.

Note: The Alameda RTS project is proposing to construct a station for the inbound route on the same block as the proposed development. Recommend coordination with RTS Project in order to mitigate any potential impacts to the RTS Project or development. Routes 21, 22, 25, 61, 62 and 66 provide service to a bus stop that is immediately in front of the development. Recommend coordination with Sun Metro Operations to mitigate impacts to transit services.

El Paso Fire Department

No objections.

El Paso Police Department

No objections.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 4-inch diameter water main extending along the Alley between Alameda Ave and Frutas Street. This water main is available for service. EPWU records indicate six water services, one 3/4" service meter (Non-Active) on property for 2921 Alameda Ave. Bldg. "B", one 3/4" service meter (Active) for 2921 Alameda Ave., one 3/4" service meter (Non-Active) for 2925 Alameda Ave. Bldg. "A", one 3/4" service meter (Non-Active) for 2925 Alameda Ave. Bldg. "B", one 3/4" service meter (Active) for 2925 Alameda Ave. Bldg. "C", one 3/4" service meter (Active) for 2929 Alameda Ave.
2. There is an existing 12-inch diameter water main along the south side of Alameda Avenue, this line needs boring to reach the front of the subject property. This main is available for service.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Alameda and Frutas Street. This sanitary sewer main is available for service.

General:

1. Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.
2. 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.

Stormwater Division

Not required but recommended:

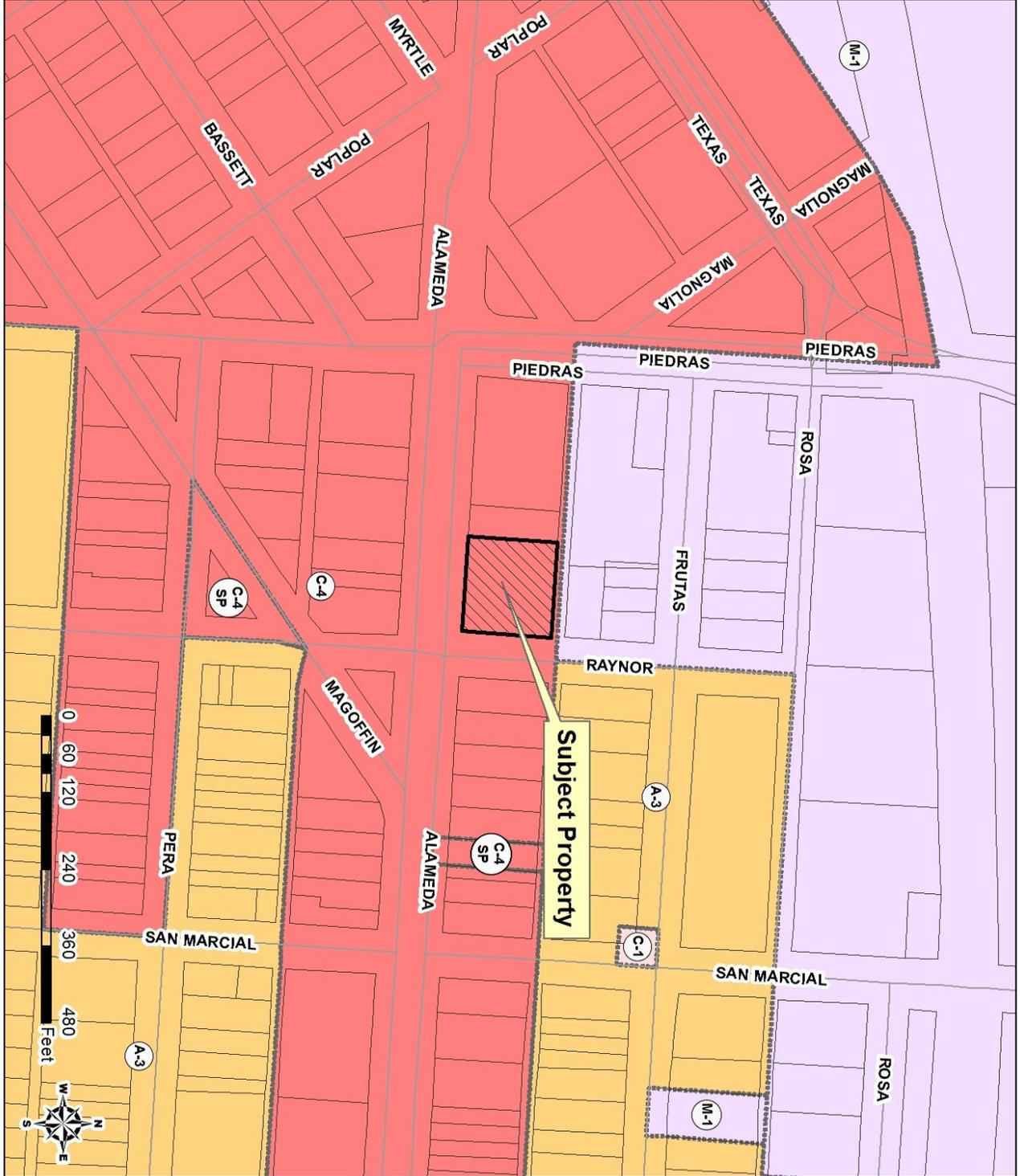
Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

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

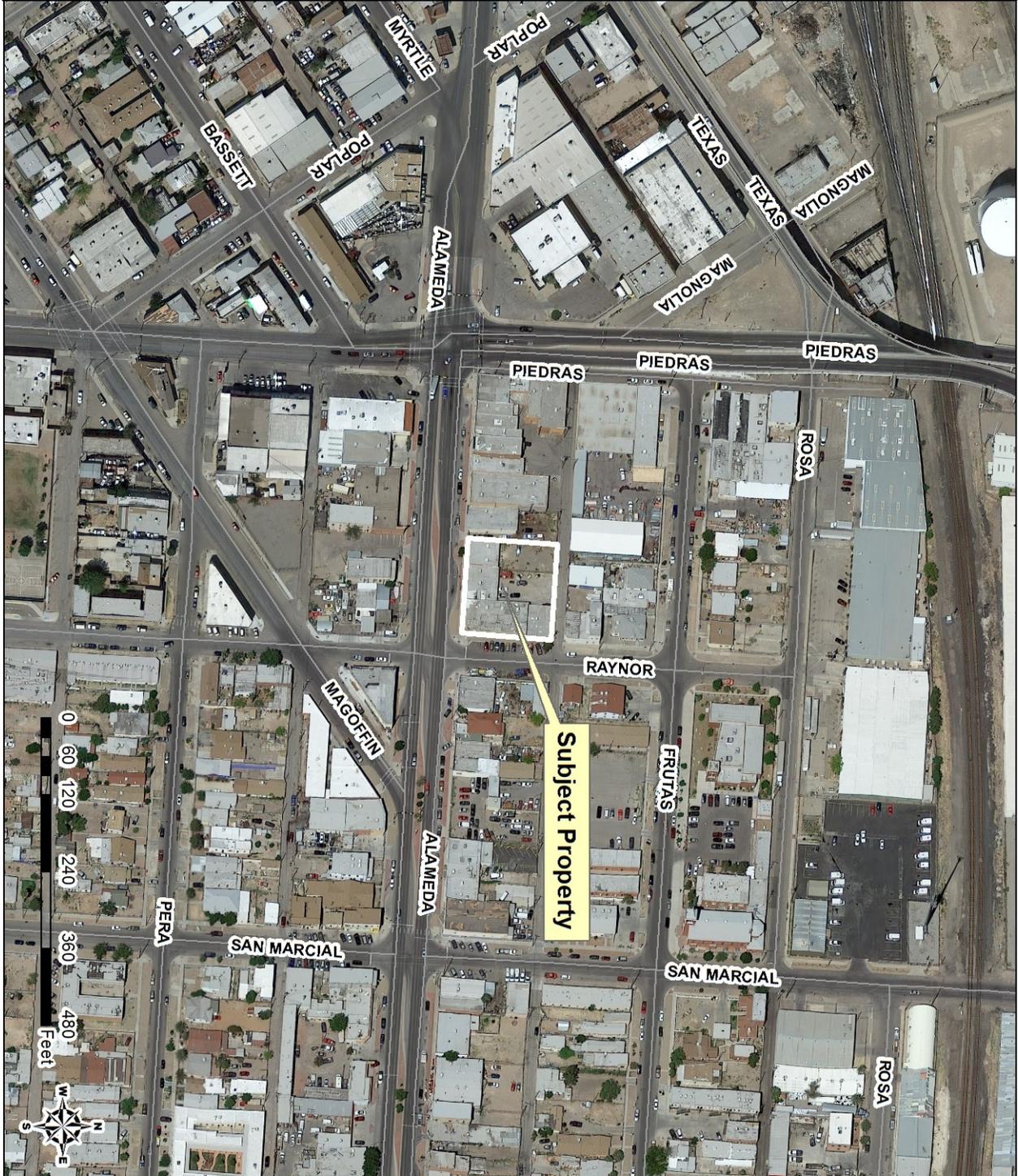
ATTACHMENT 1: LOCATION MAP

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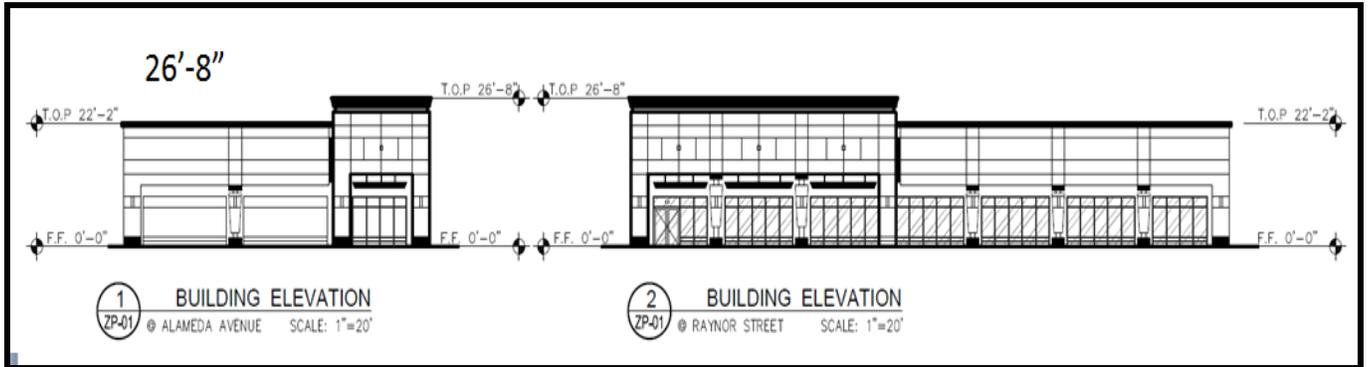


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 4: ELEVATIONS



DIMENSIONAL STANDARDS		
C-4 Elevations	Maximum	Proposed
		60'