City of El Paso – City Plan Commission Staff Report

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 / Zero Set-Backs & 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 permit zero set-backs and a 27% parking reduction. The proposed use is for 10,000 sq. ft. of commercial building. The development requires 1,650 sq. ft. and provides the under the minimum 914.75 sq. ft of landscaping, to include street trees. The proposed development requires a minimum of 33 parking spaces, and provides 24, 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 ***denial*** of the request, and acceptance 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 to rezoning.

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.

El Paso Police Department
No objections to rezoning.

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

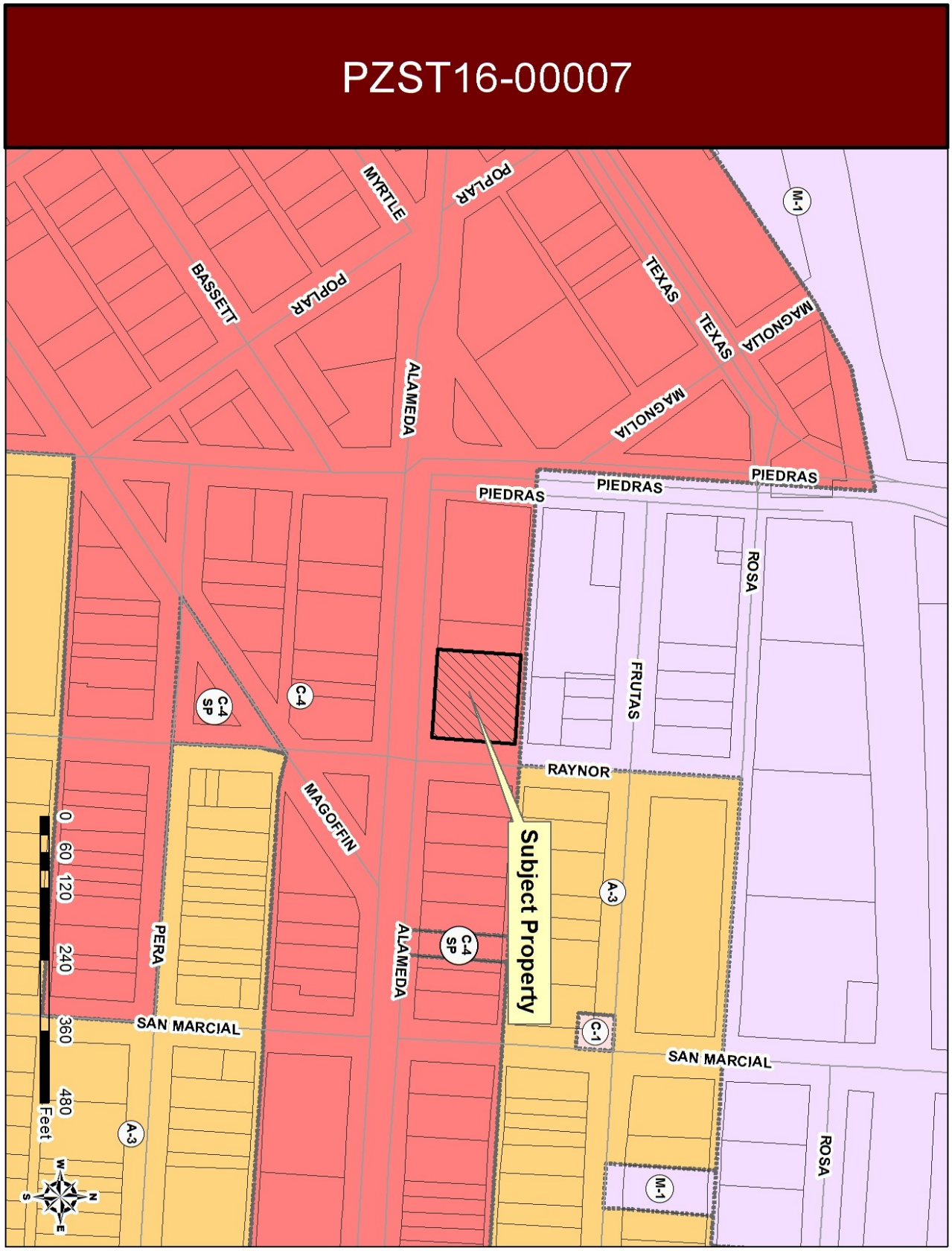
Not required but recommended:

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

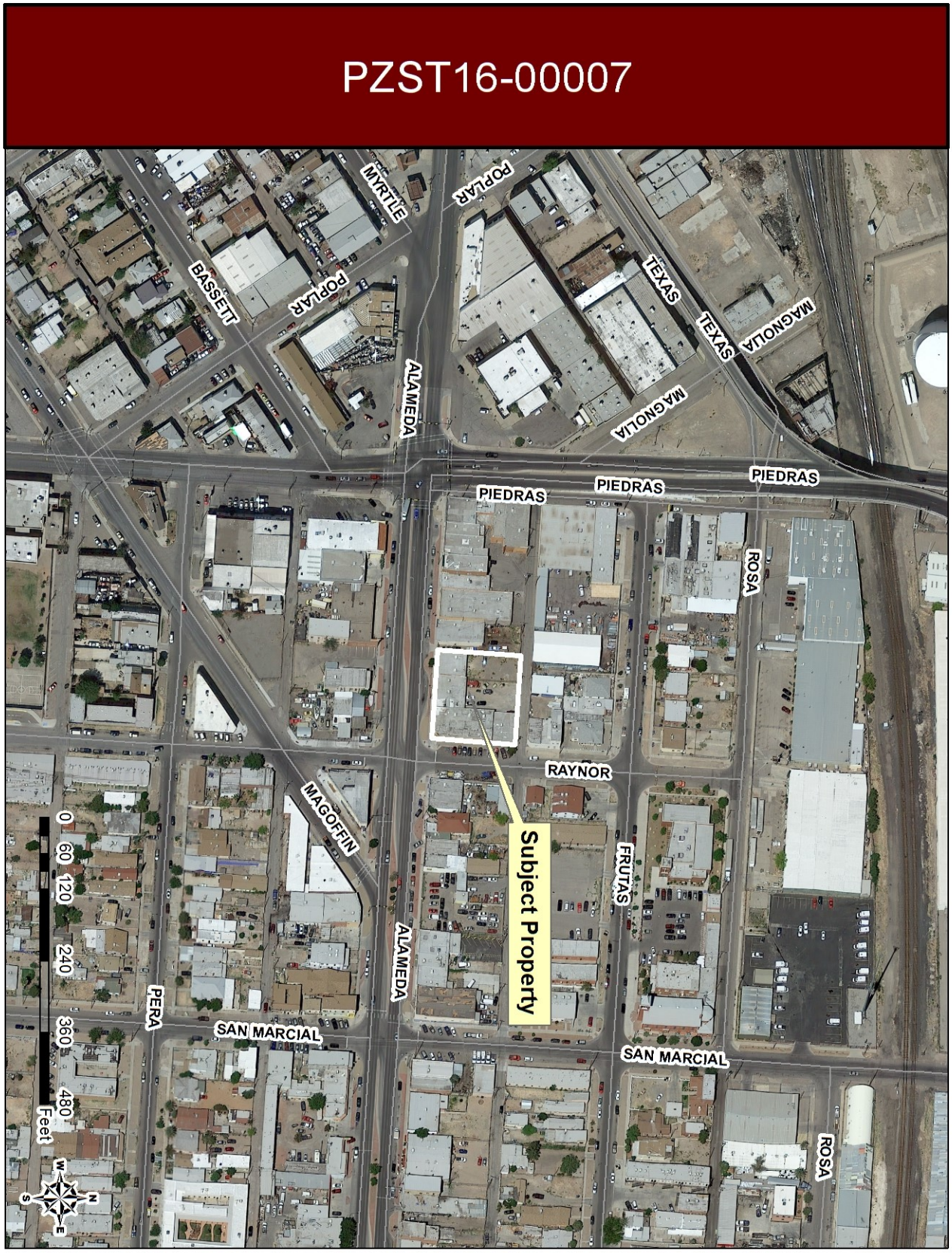
Attachments

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

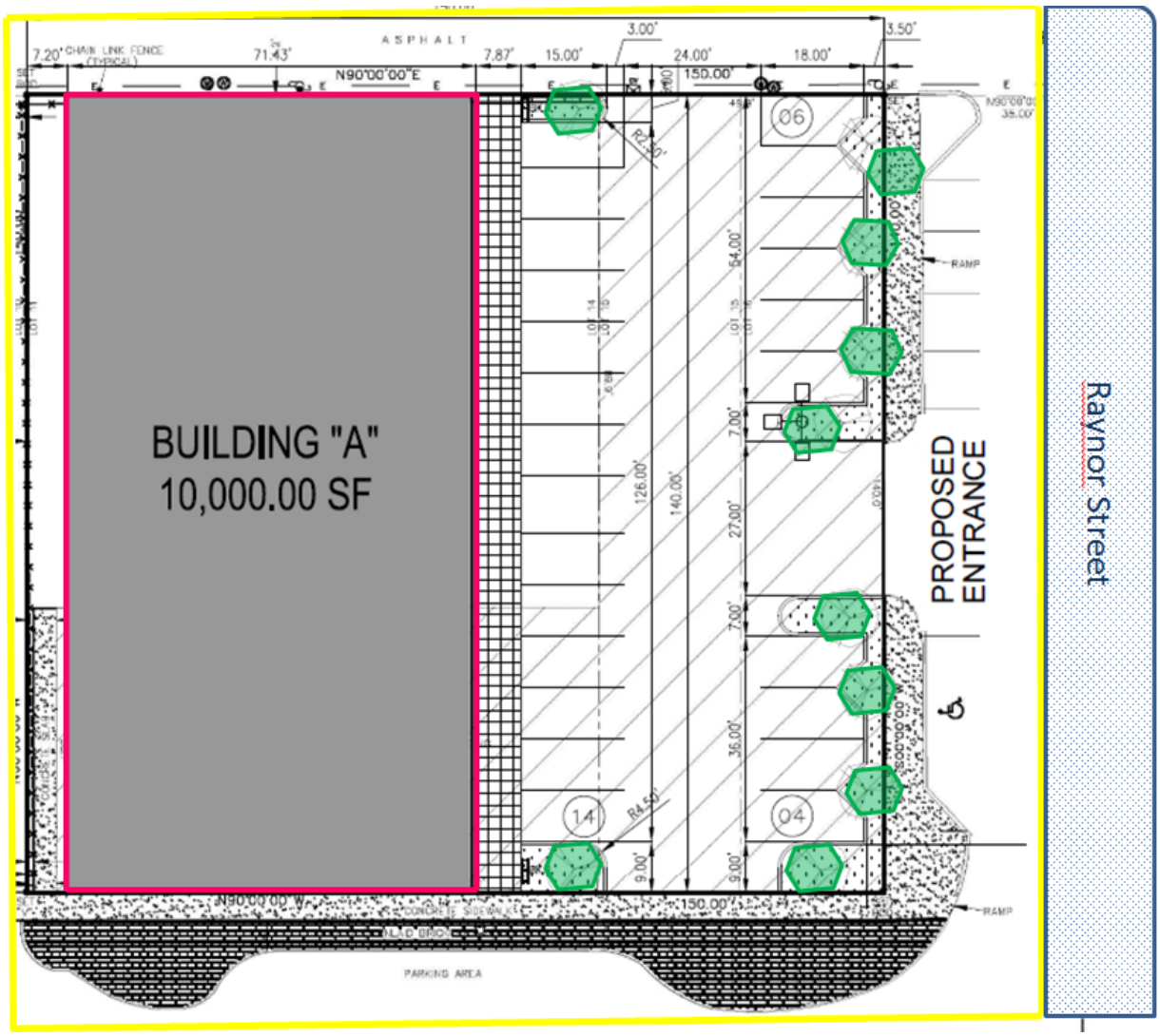
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



C-4 Set-Backs	Needed	Proposed
Front Yard	0’	0’
Rear Yard	10’	0’
Cumulative Front & Rear	N/A	N/A
Side Yard	10’	0’
Side Street Yard	10’	0’
Height	60’	TBD
Parking	Min. 33	27

ATTACHMENT 4: ELEVATIONS

Pending