



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00006
Application Type: Rezoning and Detailed Site Development Plan Review
CPC Hearing Date: April 9, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 810 North Luna Street
Legal Description: Lots 1 & 2, Block 86, East El Paso Addition, City of El Paso, El Paso County, Texas
Acreage: 0.1607 acres
Rep District: 2
Existing Zoning: R-5 (Residential)
Existing Use: Legal non-conforming for rear and side setbacks, built in 1910
Request: From R-5 (Residential) S-D (Special Development)
Proposed Use: Office Building
Property Owner: Marco A. Chavira
Representative: Marco A. Chavira

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family dwellings
South: R-5 (Residential) / Single-family dwellings
East: R-5 (Residential) / Single-family dwellings
West: R-5 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)
NEAREST PARK: May Webb Park (668 feet)
NEAREST SCHOOL: Alta Vista Elementary (1,215 feet)

NEIGHBORHOOD ASSOCIATIONS

Five Points Development Association
El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 19, 2015. The Planning Division received one letter in opposition to the rezoning request.

CASE HISTORY

The property is registered as legally non-conforming for rear and side setbacks, as the existing structure was built in 1910. The legal-non conforming status of the property will be terminated upon rezoning the property to S-D (Special Development), for which the applicant is aware.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-5 (Residential) to S-D (Special Development) to permit an office building. The property proposes the conversion of the existing 1,347 sq. ft. single family home for office and storage use. The detailed site development plan proposes an expansion of 2,069 sq. ft. of new office construction. Setbacks reductions are proposed for 4.08' to the rear, from the required 10', 4.17' on the side, from the required 10', and 0' to the front, from the required 20'. The side street yard setback of 27.18' requires no reduction. Seven parking spaces are required and seven are provided, including ADA and bicycle parking. Six-hundred and seventeen sq. ft. of landscaping is required and 999 sq. ft. is proposed. Access is proposed from Luna Street.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development) and acceptance of the Detailed Site Development Plan.

The rezoning is compatible with the commercial and offices uses, as well as residential, which are typical of Yandell Drive. Furthermore, the proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Central Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for special permit 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 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 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 - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objections to proposed rezoning. At the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

El Paso Fire Department

No objections.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 6-inch diameter water main extending along Luna Street that is available for service, the water main is located approximately 16-feet east from the center line of the right-of-way.

2. There is an existing 6-inch diameter water main along the alley between Yandell and Tularosa Streets. The water main is located approximately 1.5-ft north from the center line of the right-of-way.
3. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 810 North Lune Street.
4. Previous water pressure from fire hydrant #1426 located approximately 168-ft north of Yandell Street has yield a static pressure of 90 (psi), a residual pressure of 80 (psi), and a discharge of 1,186 gallons per minute.
5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sewer main along the alley between Yandell and Tularosa Streets. The sewer main is located approximately 10.5-ft north of the northern property line.

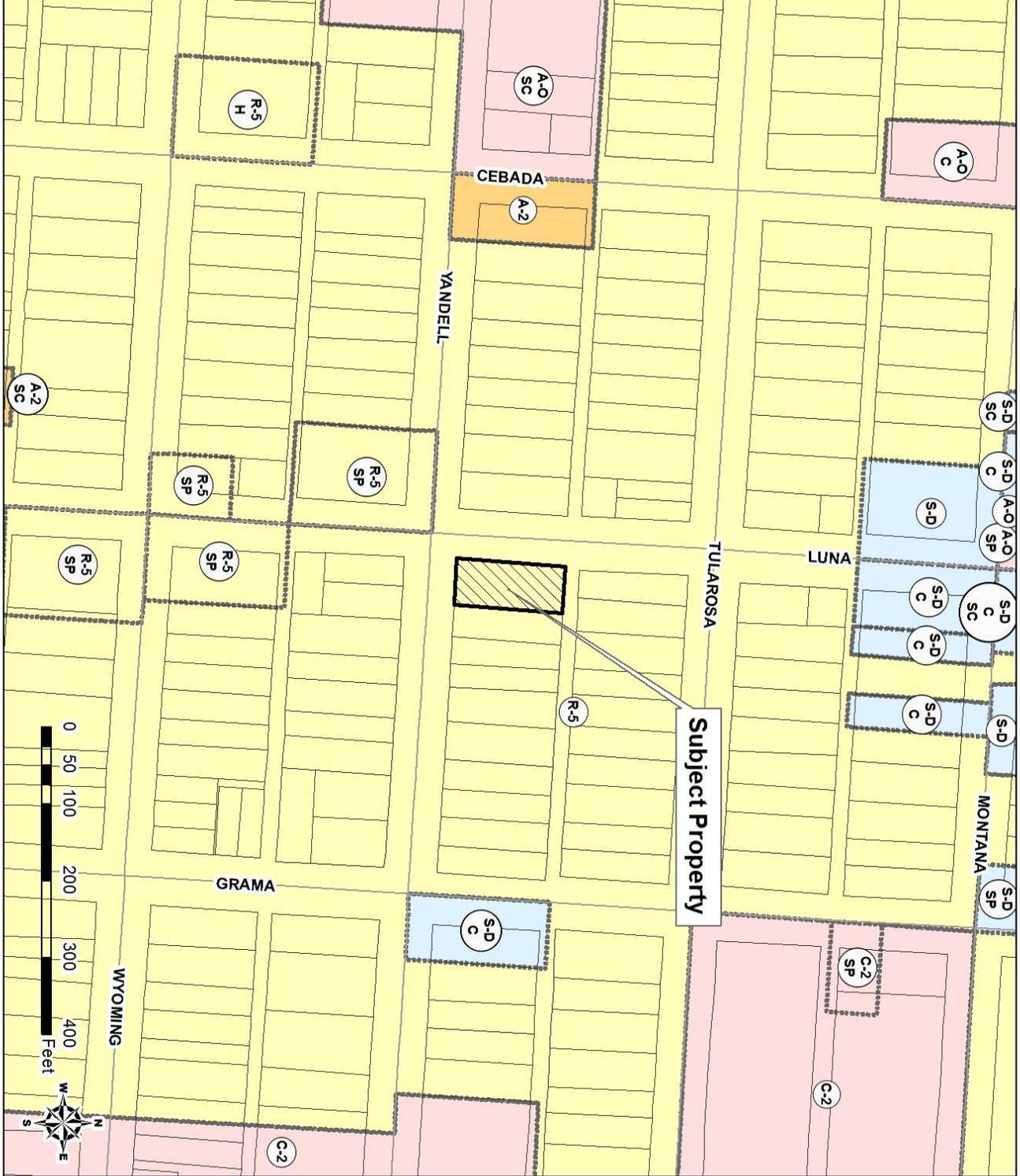
General:

EPWU requires a new service application to provide additional 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.

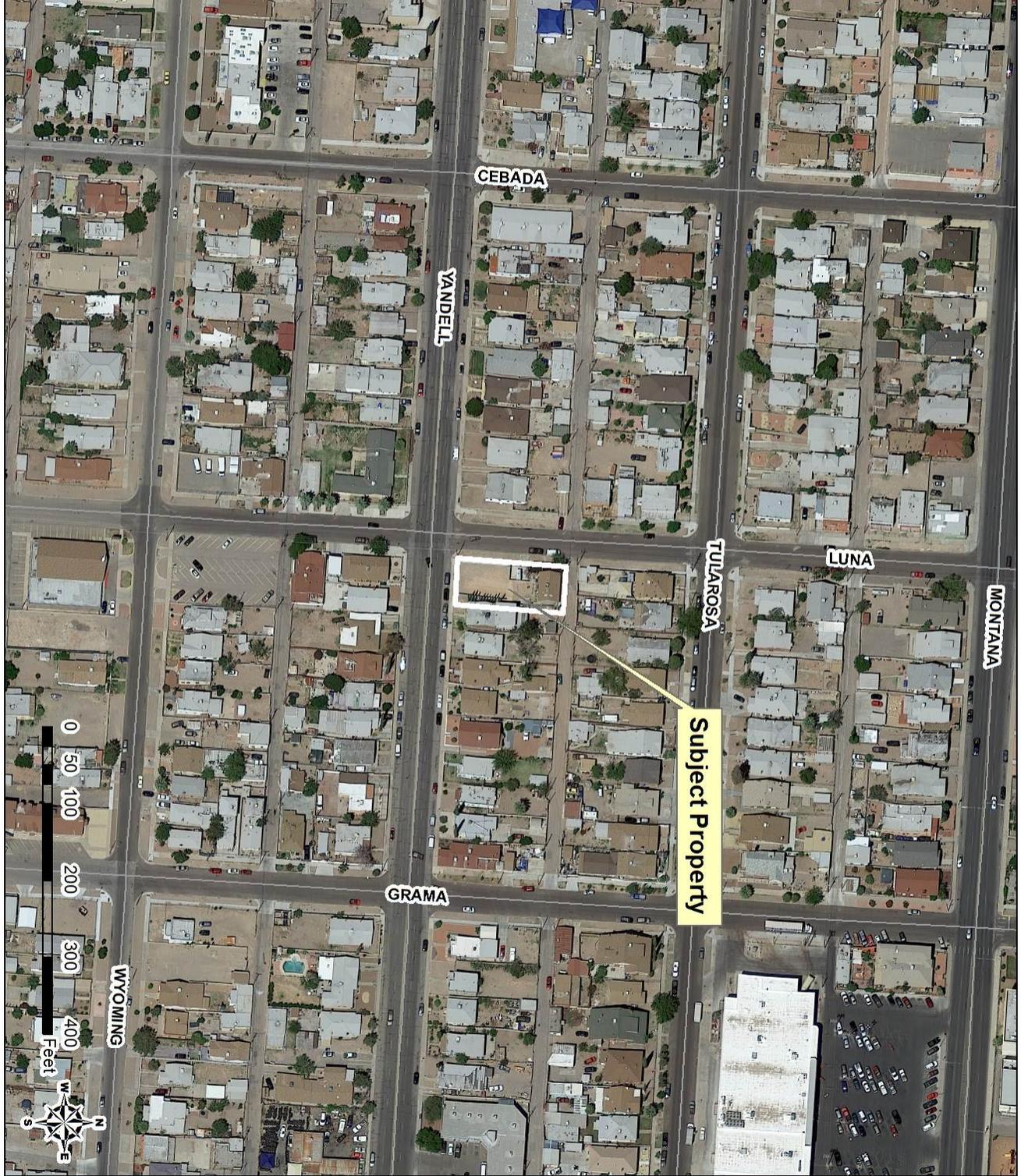
Attachments

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

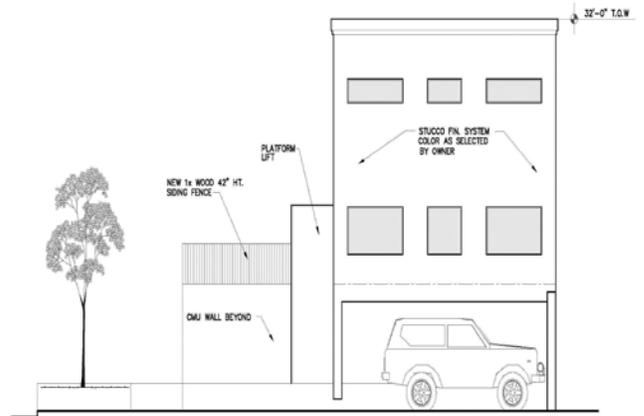
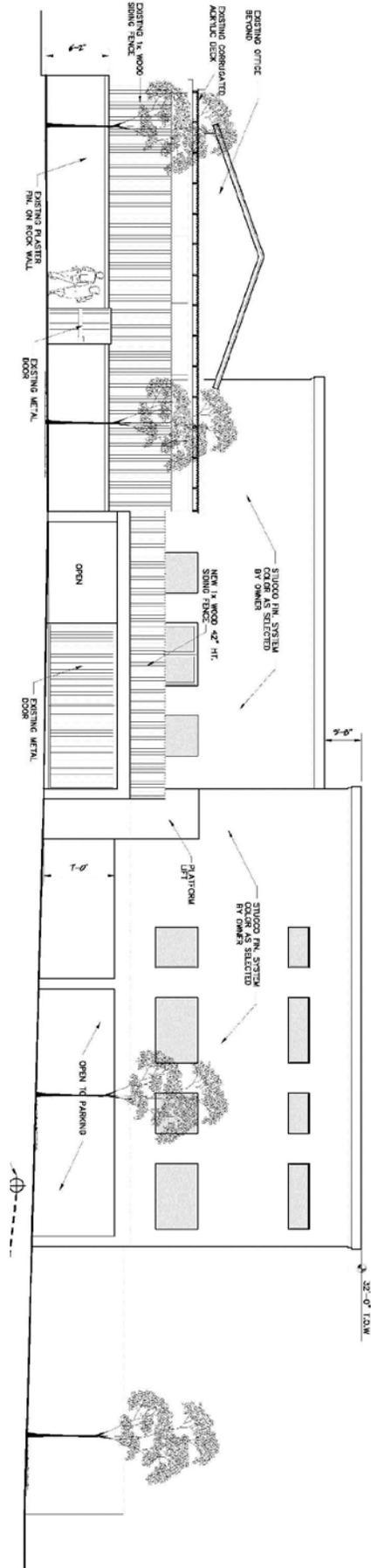
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ATTACHMENT 4: ELEVATIONS



ATTACHMENT 5: OPPOSITION LETTER

From: [Alfred Francees](#)
To: [McElroy, Michael](#)
Subject: Rezoning Case #PZRZ15-00006
Date: Sunday, March 22, 2015 5:29:10 PM

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Diega Francees

3311 E. Yandell Dr.

No, on the rezoning for special development!

My position on the rezoning from Residential to a Special Development is a NO !