



City of El Paso – City Plan Commission Staff Report

Case No: PZST14-00035
Application Type: Special Permit and Detailed Site Development Plan
CPC Hearing Date: April 23, 2015
Staff Planner: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Location: 4500 & 4506 Mobile Avenue and 4507, 4513, 4519, 4525, 4531, & 4537 Nashville Avenue

Legal Description: Lots 16-17 and 23-28, Hill Terrace Addition, City of El Paso, El Paso County, Texas

Acreage: 1.17 acres

Rep District: 2

Zoning: R-4 (Residential)

Existing Use: Vacant

C/SC/SP/ZBA/LNC: N/A

Request: Infill Development - to allow for lot dimension and setback reductions.

Proposed Use: Duplexes

Property Owner: ANVIA, L.L.C.

Representative: Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / EPWU water tank

South: R-4 (Residential) / Single-family dwellings

East: R-4 (Residential) / Vacant

West: R-4 (Residential) / Single-family dwellings

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

NEAREST PARK: Hill Terrace Addition Park (60 feet)

NEAREST SCHOOL: Coldwell Elementary School (3,553 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

Radford Hills Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 25, 2015. The Planning Division received two emails in opposition, (see Attachment 4). The Planning Division also received an email with concerns from Austin Terrace Neighborhood Association which is not located with boundary of the subject property, (see Attachment 5). The Planning received two phone calls from residents in support of the special permit request and a phone call in support from Radford Hills Neighborhood Association in the area.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the lot size, lot width, side street setback, and cumulative front & rear yard setbacks for 8 duplex units for a total of 16 individual units. The detailed site development plan review shows an 8 duplex subdivision. The applicant is requesting the following reductions: from the required 7,000 sq. ft. lot size to 6,300 sq. ft., from the required 70 ft. lot width to 60 ft., from the required 10 ft. side street yard setback to 5 ft., and from the required 45 cumulative front/rear yard setback to 35 ft., (see the table on page 3). The detailed site development plan complies with all other density and dimensional standards. The

detailed site development plan shows street trees per lot. Access to the subject property is proposed from Nashville Avenue and Mobile Avenue.

PLANNING DIVISION RECOMMENDATION

The recommendation is pending a final review by EPDOT.

ANALYSIS

20.10.280 Infill Development

The provisions of this section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

- A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

This development meets the two location criteria: (1) it is located in a legally recorded subdivision of at least 30 years and (2) it is within a State Enterprise Zone.

- B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

There is no specific plan area adopted by City Council. A duplex is permitted in the R-4 (Residential) district.

- C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

The applicant is requesting the following reduction in dimensional standards:

DIMENSION	REQUIRED	PROPOSED
Lot size	7,000 s.f.	6,300 s.f.
Lot width	70'	60'
Side street	10'	5'
Cumulative front and rear setback	45'	35'

- E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is compatible with existing development.

- G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty percent for an infill development as approved by city council.

The application is requesting a duplex for each lot.

- H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

The applicant is only requesting lot area, lot width, side street setback, and cumulative front/rear yard setback reductions; the request complies with all other density and dimensional standards.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
 - 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
 - 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 - 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;

4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 5. The design of the proposed development mitigates substantial environmental problems;
 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 7. The proposed development is compatible with adjacent structures and uses;
 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

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 R-4 (Residential) 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 lot 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.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

Driveway requirement for residential use is not met.

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.

EPDOT

Review pending.

Planning and Inspections Department – Building and Development Permitting

Site plan shows driveways that exceed maximum width for residential use.

Planning and Inspections Department - Land Development

No objections.

Fire Department

Site plan does not adversely affect the Fire Department.

Police Department

El Paso Police Department has no issues with this request.

Sun Metro

Sun Metro does not oppose this request. Route 30 provides services to an existing bus stop that is immediately adjacent to the proposed development at the intersection of Radford and Mobile. Recommends coordination with Sun Metro staff to ensure the transit services and construction of the project are not negatively impacted.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 12-inch diameter water main that extends along Radford St. located approximately 18 feet east of right-of-way centerline. This main is available for service.

3. There is an existing 8-inch diameter water main that extends along Nashville St. located approximately 7 feet north of the right-of-way centerline. This main is available for service.

4. There is an existing 6-inch diameter water main that extends along Mobile Ave., located approximately 10 feet north of the right of way centerline. This main is available for service.

5. Previous water pressure from fire hydrant #1620 located on at the southeast corner of the intersection of Radford St. and Mobile Ave., yielded a static pressure of 90 (psi), a residual pressure of 55 (psi), and a discharge of 1233 gallons per minute.

6. 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

7. EPWU records show that ¾-inch water services have been extended to lots 16 -17 & 23-28.

Sewer:

8. There is an existing 8-inch diameter sewer main that extends along Radford St. located approximately 7 feet west of the right-of-way center line. This main is available for service.

9. There is an existing 8-inch diameter sewer main that extends along Nashville St. located approximately 5 feet south of the right-of-way centerline. This main is available for service.

10. There is an existing 8-inch diameter sewer main that extends along Mobile Ave., located approximately 5 feet south of the right-of-way centerline. This main is available for service.

11. EPWU records show that sewer services have been extended to Lots 16 -17 & 23-28.

General:

EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

El Paso Water Utilities - Stormwater Division

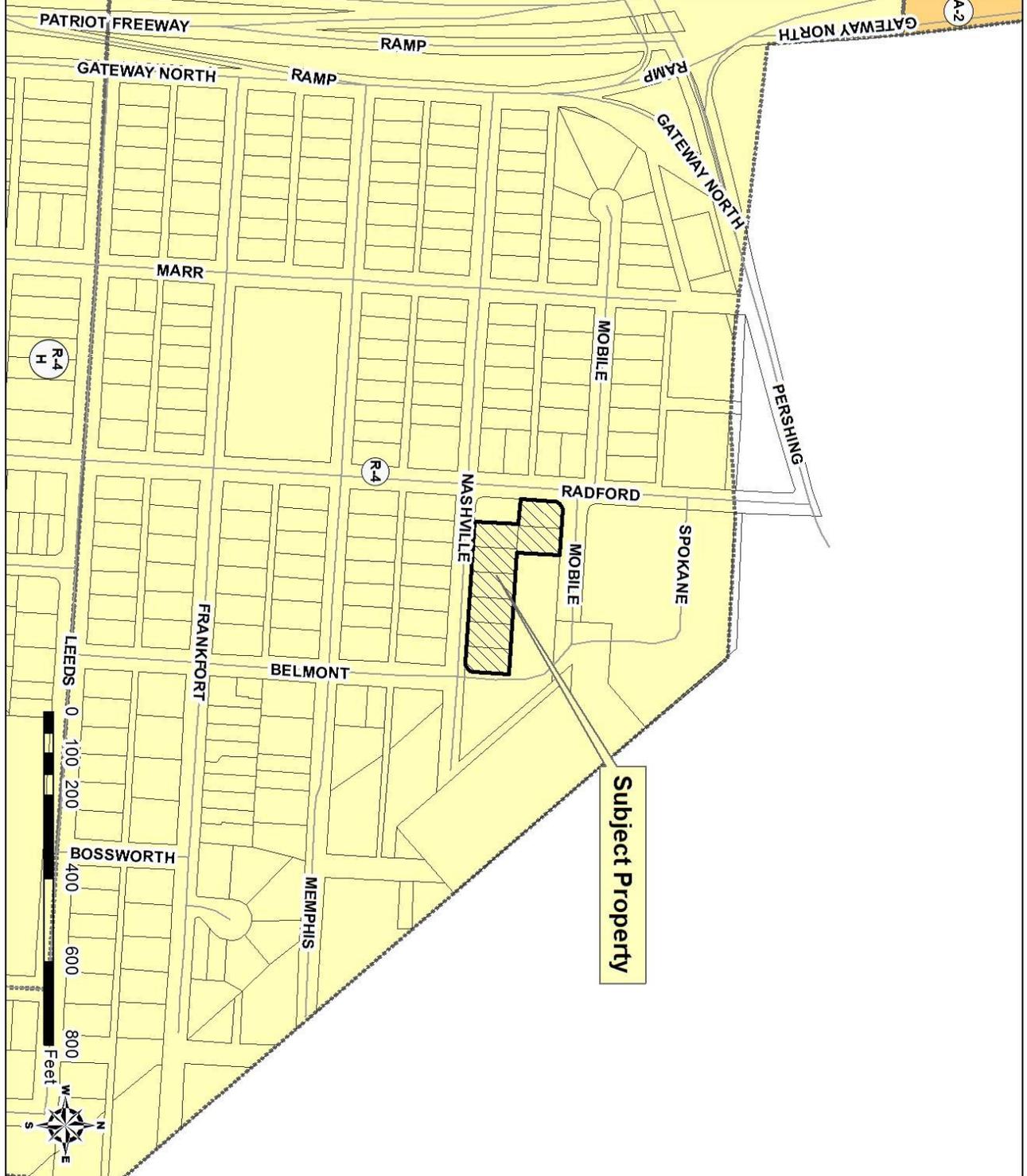
No objections.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Emails in Opposition
5. Email in Opposition

ATTACHMENT 1: ZONING MAP

PZST14-00035

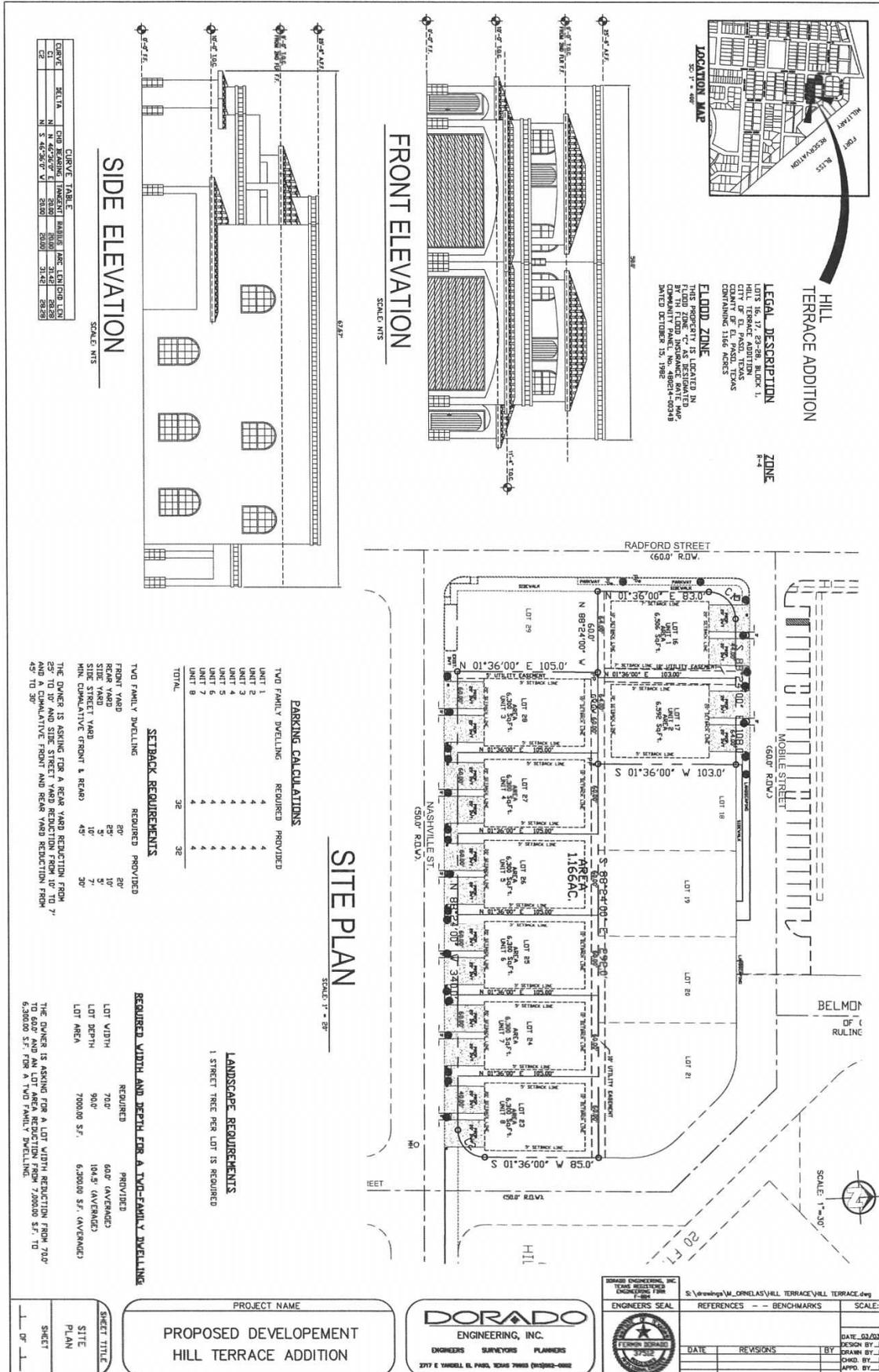


ATTACHMENT 2: AERIAL MAP

PZST14-00035



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: EMAILS IN OPPOSITION

To: CPC c/o Planning and Inspections Department, Planning Division

cc: Andrew Salloum

From: Blanca E Porras, 2506 Belmont St. El Paso, Texas 79903

Date: 06 April 2015

Subject: Case No: PZST14-00035

I, Blanca E Porras against the new development requested for property located at 4500 & 4506 Mobile Avenue and 4507, 4513, 4519, 4525, 4531, & 4537 Nashville Avenue.

The reasons I am against this new development are the following:

1. Devalue my property
2. Quality of residents to move in?
3. Influx of traffic to a very quiet neighborhood
4. Risk of crime coming into the neighborhood, for the last 26 years we have had no issues with crime in the neighborhood.
5. Deterioration of residential streets
6. Cleanliness of the neighborhood will decline.
7. Increase of Noise pollution

If you need additional information for my position or need to contact me my cellular phone number is 972-849-4498.

Thank you,



Blanca E Porras

Salloum, Andrew M.

From: Sandra McBride <mcbride.sv59@yahoo.com>
Sent: Monday, April 06, 2015 6:24 PM
To: Salloum, Andrew M.
Subject: CasE#PZST14-00035

CPC
PO Box 1890
El Paso, TX 79950

Subj: Case PZST14-00035

I am opposed to permit allowing multi-family dwellings in the properties mentioned. While "redevelopment" is a worthy goal, I strongly feel multi-family dwellings over time will devalue my property value and make it a less desirable neighborhood.

Mesa heights borders a historic district. I can only imagine the impact of apartments in this area.

Historically, multi-unit dwellings do not keep their value over time (especially in high areas of concentrated such units). With more multiple family dwellings available in the area, rental income will decrease and the ability to reinvest in these properties will diminish. Overtime, you will have low rent units, with diminishing returns and unsightly properties.

The property at 2504 Belmont will be my retirement home. I plan to upgrade this property in a few years. If you now build apartments near my future retirement home, it will no longer provide a safe, serene, beautiful location.

I would greatly welcome, building new single-family homes in the area covered in this case. Please acknowledge receipt of this email.

Sincerely
Sandra McBride, owner
re: 2504 Belmont

ATTACHMENT 5: EMAIL IN OPPOSITION

Salloum, Andrew M.

From: ochdav6@aol.com
Sent: Wednesday, April 08, 2015 2:02 PM
To: Romero, Larry E.; District #2
Cc: Salloum, Andrew M.; Lvenzor1@elp.rr.com; madhadd@aol.com
Subject: City Paln COmmission Agenda Item # 14 on 4-09-15

Dear Representative Romero,

I am writing to you on behalf of members and residents of the Austin Terrace Neighborhood Association.

The subject of a special permit sought to build duplexes at 4500 Mobile and along the 4500 block of Nashville has been brought to my attention by numerous families that live on Radford Street as well as many other in this neighborhood.

We have a three main concerns we would like answered prior to approval of the special permit requested:

1. The obvious concern is about the increase in traffic through this neighborhood which already is plagued and devalued due to being constantly used as a short-cut for cross town commuters. What will be done by the city to ensure the truck load limits and routing through our neighborhood during the construction period? How long will that construction period last? And who will police compliance in regards to violations or complaints?
2. The Plan Commission agenda lists eight addresses for proposed duplexes. Is this the maximum number of residential units allowed by this permit? Are some of those addresses on the hilltop behind the new water tank? And what permanent street improvements and erosion controls will be installed to prevent run-off from the hillside?
3. The natural areas that existed prior to building Radford Park were supposed to be preserved. What happened to that plan?

I am not able to attend the meeting at 1:30PM on Thursday 4-09-15, so ***I am requesting that the contents of this email to be read into the record at that meeting.*** Can you or somebody on the City staff do that for us?

The agenda arrived in today's mail so I did not have any prior warning this item would be presented at tomorrow's meeting. Likewise, I have not heard back from any of the ATNA members I've contacted about this, in regards to representation by one of our members at this meeting.

Thank you, I am hoping you can take care of this very important matter for us Representative Romero.

Please feel free to call me directly at 915.630.2742 or respond via email. I look forward to hearing from you.

Sincerely,
David Ochoa
Austin Terrace Neighborhood Asso.
ochdav6@aol.com