City of El Paso – City Plan Commission Staff Report
TO BE DELETED

Case No:	PZST15-00004
Application Type:	Special Permit and Detailed Site Development Plan Review
CPC Hearing Date:	May 7, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	8844 Sunland Road
Legal Description:	Portion of Tract 13, Sunland Gardens, City of El Paso, El Paso County, Texas
Acreage:	0.1607 acres
Rep District:	6
Existing Zoning:	R-4 (Residential)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	Infill / Lot Width Reduction
Proposed Use:	Duplex
Property Owner:	Manuel Granados and Guillermina L. Granados
Representative:	Mario Maturino

SURROUNDING ZONING AND LAND USE
North: R-4 (Residential) / Single-family dwellings
South: R-4 (Residential) / Single-family dwellings
East: R-4 (Residential) / Single-family dwellings
West: R-4 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)
NEAREST PARK: Pueblo Viejo Park (1,155 feet)
NEAREST SCHOOL: Escobar head Start (6,072 feet)

NEIGHBORHOOD ASSOCIATIONS
Save the Valley 1
Mission Valley Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 15, 2015. The Planning Division has not received any communications in support or opposition to the special permit request.

APPLICATION DESCRIPTION
The request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in lot width to allow for the replatting and subsequent construction of a duplex on the rear portion of the existing lot. The subject property, identified as Lot 1, has an existing 1,380 sq. ft. duplex on a proposed 7,001 sq. ft. lot. The special permit requests a reduction in lot width for Lot 1 from the required 70' to 57'. The lot, as a whole, is proposed to be replatted in the future to provide a new residential lot in the rear to accommodate a duplex. The proposed lot, identified as Lot 2, meets all density and dimensional standards. Access to both lots, existing and proposed, is from Sunland Road.

Planning and Inspections Department – Planning Division Recommendation
The Planning Division recommends **approval** of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area. Further, the property meets the requirements of Section

20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, 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-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 R-4 (Residential) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

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.

The property fulfills the two criteria for infill development. The property is in a state enterprise zone and has been platted for thirty years or more. The Sunland Garden subdivision was platted in February 1946 (See attachment 5).

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.

A duplex is a permissible use in the R-4 (Residential) zone 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.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Width	70'	57'

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

No parking reduction has been requested.

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 consistent with the G-3 Post-War growth sector.

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 special permit. At the time of building permit submittal all new construction will need to comply with all provisions of the IRC and municipal code.

Planning and Inspections Department - Landscaping
No review required for duplex structures.

El Paso Fire Department
Recommend approval

El Paso Water Utilities
EPWU does not object to this request.

Water:

1. There is an existing 8-inch diameter water main that extends along Sunland Rd. located approximately 7 feet east of right-of-way centerline. This main is available for service.
2. Previous water pressure from fire hydrant #2711 located approximately 160 feet north of the subject property along Sunland Rd. yielded a static pressure of 94 (psi), a residual pressure of 54 (psi), and a discharge of 1256 gallons per minute.
3. 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

4. EPWU records indicate two active ¾-inch diameter domestic service meters serving the subject property. (8844 Sunland Rd and 8844 Sunland Rd. B). Both water meters and service lines will be located within the property limits of the proposed Lot 2. Since EPWU-PSB Rules and Regulations do not allow private service lines to extend thru other private property prior to connecting to an EPWU water main, the existing water meters will have to be designated to Lot 2. New services will be necessary for Lot 1 dwellings.

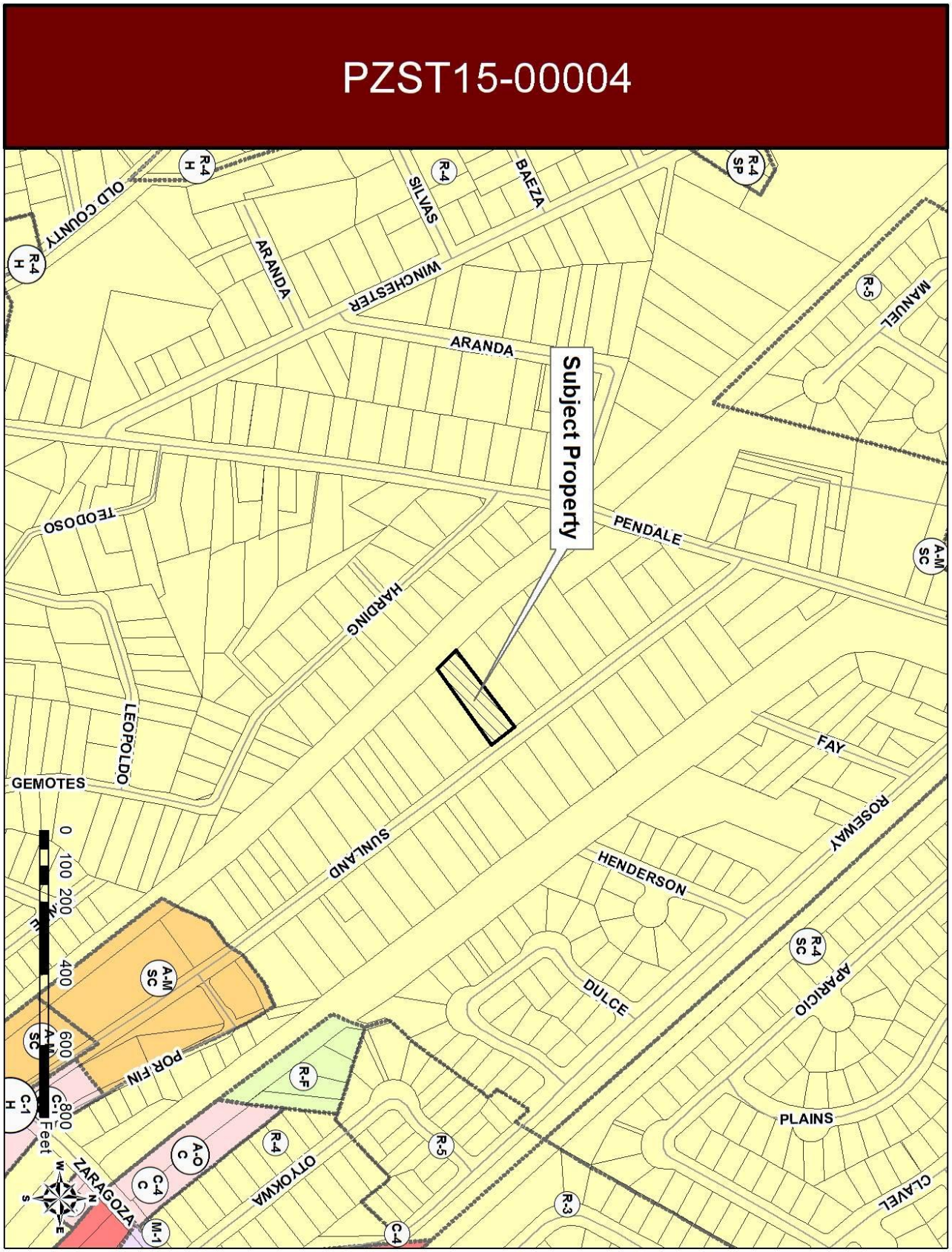
Sewer:

1. There is an existing 8-inch diameter sewer main that extends along the centerline of Sunland Rd. This main is available for service.
2. EPWU records indicate two existing 4-inch diameter sanitary sewer services serving the subject property. The service for the unit 1 in Lot 1, is located within Lot 2 limits. This service can no longer be used to serve unit 1. This existing sanitary sewer service line may be designated to serve Lot 2. A new service within Lot 1 limits, must be installed to serve Lot 1 dwellings.

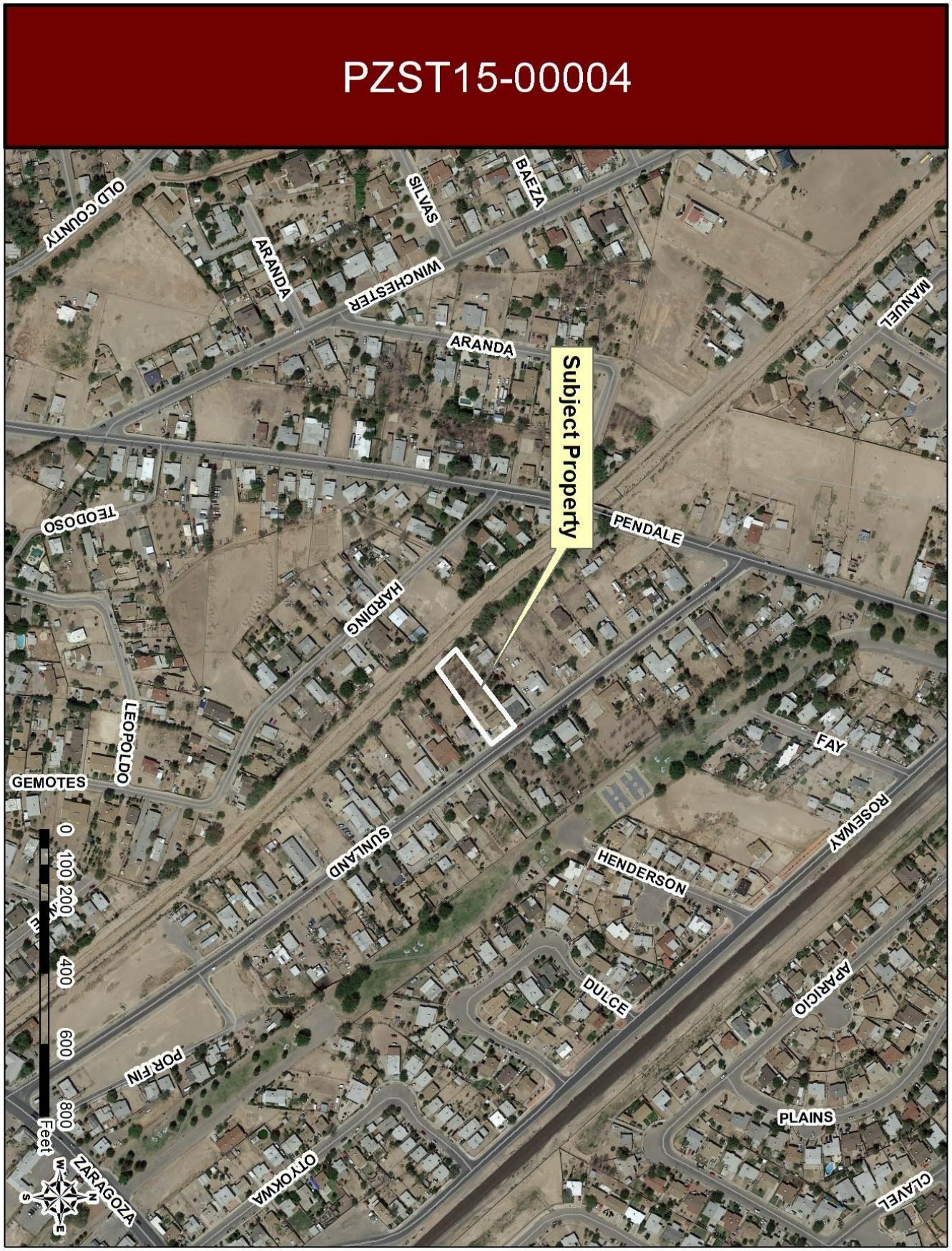
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Sunland Gardens

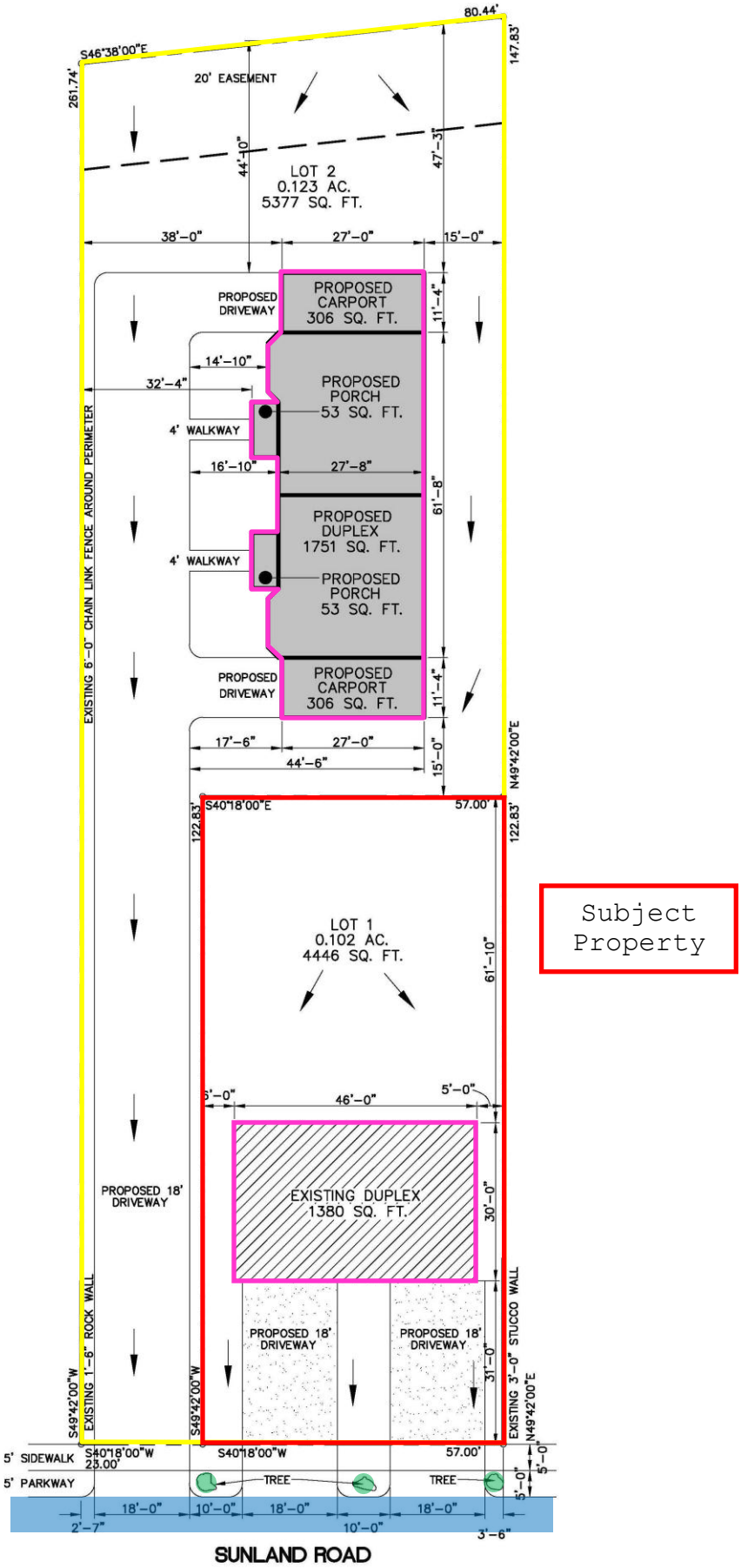
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS

EXISTING

FRONT ELEVATION

SCALE: N.T.S.

REAR ELEVATION

SCALE: N.T.S.

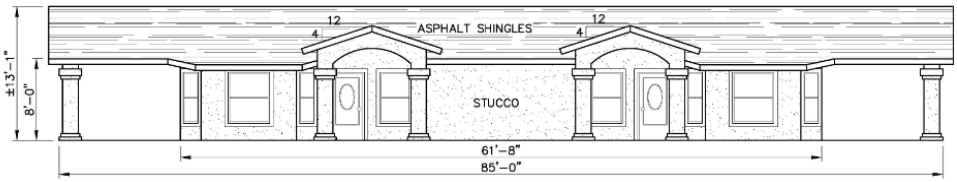
LEFT SIDE ELEVATION

SCALE: N.T.S.

RIGHT SIDE ELEVATION

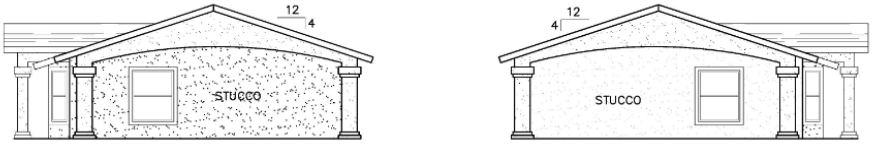
SCALE: N.T.S.

PROPOSED



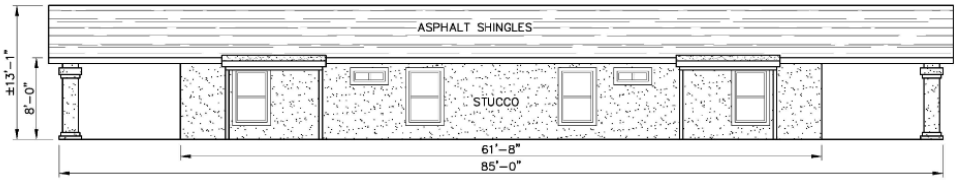
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

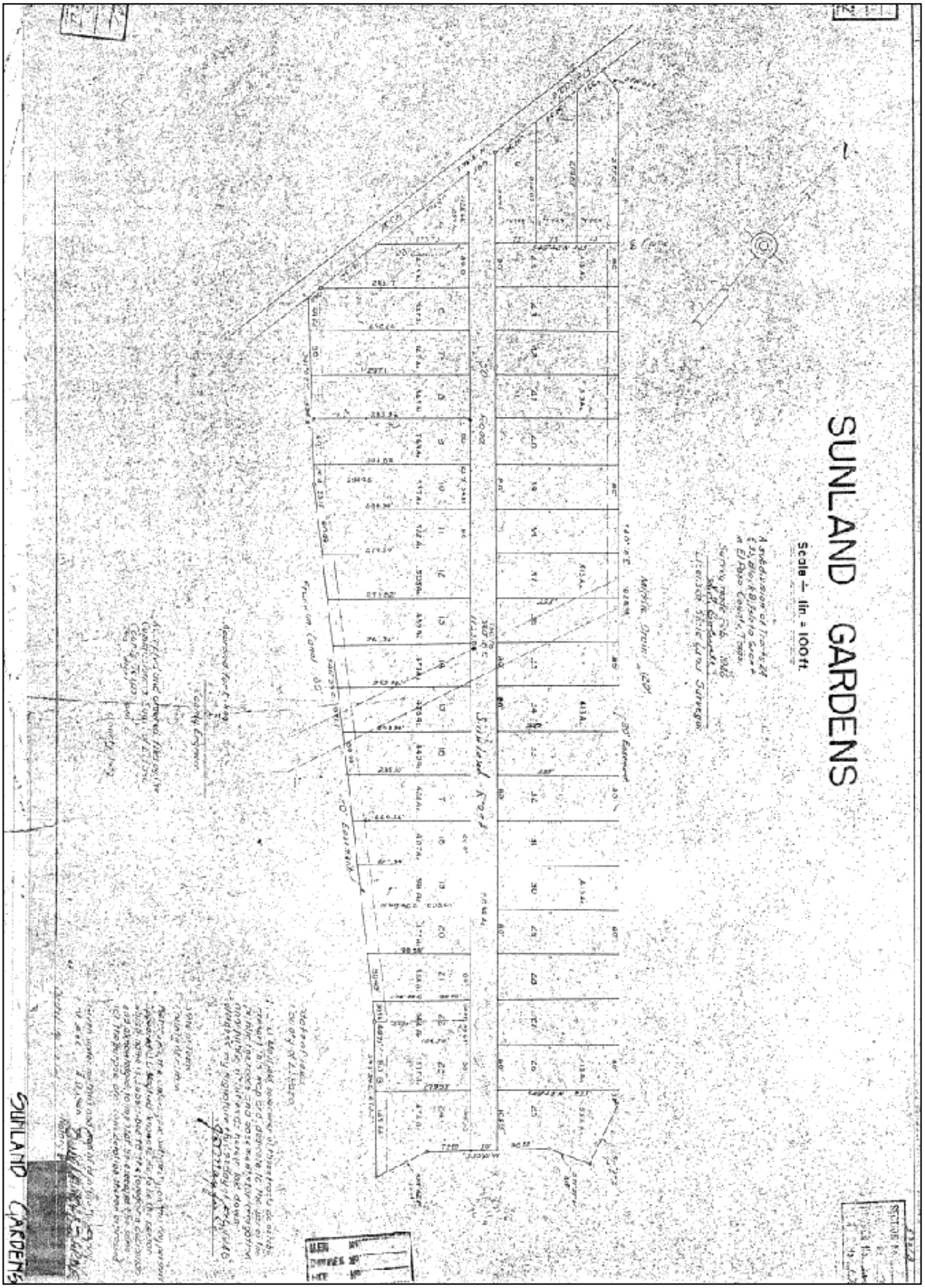


SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

ATTACHMENT 5: PLAT OF SUNLAND GARDENS