City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00004
Application Type: Special Permit
CPC Hearing Date: May 17, 2012

Staff Planner: Michael McElroy, 915-541-4238, *mcelroyms@elpasotexas.gov*
Location: 1207 Los Angeles Drive
Legal Description: Lots 1 through 4, Block 15, Sunset Heights Subdivision, an addition to the City of El Paso, El Paso County, Texas
Acreage: 0.2754 acres
Rep District: 8
Zoning: A-3/h (Apartment/Historic)
Existing Use: Vacant
Request: Reduction in front and back setbacks / infill development
Proposed Use: Apartments
Property Owner: Carlos Figueroa
Representative: Carlos Figueroa

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

Plan El Paso Designation: G2, Traditional Neighborhood (Walkable) (Central Planning Area)
Nearest Park: Dunn Park (745 ft.)
Nearest School: Vilas Elementary (1,460 ft.)

NEIGHBORHOOD ASSOCIATIONS
Sunset Heights Neighborhood Improvement Association, Sunset Heights Association of Community Friends, El Paso Central Business Association

NEIGHBORHOOD INPUT
Notices of this public hearing were mailed to all property owners within 300 feet of the subject property on April 23, 2012.

APPLICATION DESCRIPTION
The applicant is requesting a special permit for infill development of a two-story five unit apartment with garage parking included totaling approximately 8,882 sq. ft., including two ADA ready apartments. The building is proposed to encroach on the east and west sides. Specifically, a zero foot rear setback (west) has been requested. Furthermore, a setback reduction to allow encroachment to within 9 feet of the front (east) setback has been requested. Access is to be from the alley.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development.

Plan El Paso- Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: 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 face 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 A-3 (Medium Density Apartment District) district is to provide locations for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

COMMENTS:

Planning Division - Transportation

1. Bike racks must be 50' from entrance.

2. 15' minimum between driveways.

3. Sidewalks shall comply with Section 19.21 of the El Paso City Code. Sidewalks shall be continuous across driveway and shall comply with ADA standards.

4. Provide dimensions for internal driveways.

5. If used for access, it is recommended that the abutting alley be improved to city standards as per Section 19.15.160 (Alleys) of the El Paso City Code and in accordance with the DSC.

6. All existing / proposed paths of travel, accessible sidewalks, and wheelchair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Engineering & Construction Management Service Department - Land Development

1. Grading plan and permit shall be required.* 2. Storm Water Pollution Prevention Plan and/or permit required.* 3. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.* * This requirement will be applied at the time of development.

Fire Department

The revision of the site plan does reveal corrections, therefore approval w/conditions is granted. The 20 ft. wide alley which provides the single entrance into the complex shall be deemed and maintained as a constant fire lane. All markings and proper signage shall be in place accordingly. Also signage for "NO PARKING ALLOWED" shall be placed throughout alley. The corner of the complex that is shown to be on the corner of the alley and Nevada Street shall not have a fence that impedes the IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction.

Sun Metro

Sun Metro does not oppose this request.

Police Department

The El Paso Police Department does not have an issue with this request.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 6-inch diameter high pressure water main extending along the alley west of the subject property (1207 Los Angeles Drive) that is available for service. The water main is located approximately 9-feet west from the western property line.

3. Previous water pressure reading from fire hydrant # 552 located at the southeast intersection of El Paso Street and Cliff Drive, have yielded a static pressure of 110 (psi) pounds per square inch, a residual pressure of 96 (psi) pounds per square inch and a discharge of 1186 (gpm) gallons per minute. The estimated pressure at the subject property is approximately 120 (psi) from the water main located in the alley.

4. If connection to the 6-inch diameter pipe is required, EPWU recommends 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.

5. There is an existing 8-inch diameter low pressure water main extending along Nevada Avenue that is available for service. The water main is located approximately 9-feet north from the center line of the right-of-way.

6. There is an existing 8-inch diameter low pressure water main extending along Los Angeles Drive that is available for service. The water main is located approximately 17-feet west from the center line of the right-of-way.

7. Previous water pressure reading from fire hydrant # 1770 located at the southeast intersection of Nevada Avenue and Randolph Drive, have yielded a static pressure of 50 (psi) pounds per square inch, a residual pressure of 45 (psi) pounds per square inch and a discharge of 993 (gpm) gallons per minute.

8. There is an existing 16-inch diameter water main extending along Los Angeles Drive approximately 12-feet west from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

9. There is an existing 8-inch diameter sanitary sewer main extending along Nevada Avenue that is available for service. The sewer main is located approximately 5-feet north from the center line of the right-of-way.

10. There is an existing 8-inch diameter sanitary sewer main extending along Los Angeles Drive that is available for service. The sewer main is located approximately 1-feet east from the center line of the right-of-way.

General:

11. 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.

CITY PLAN COMMISSION OPTIONS

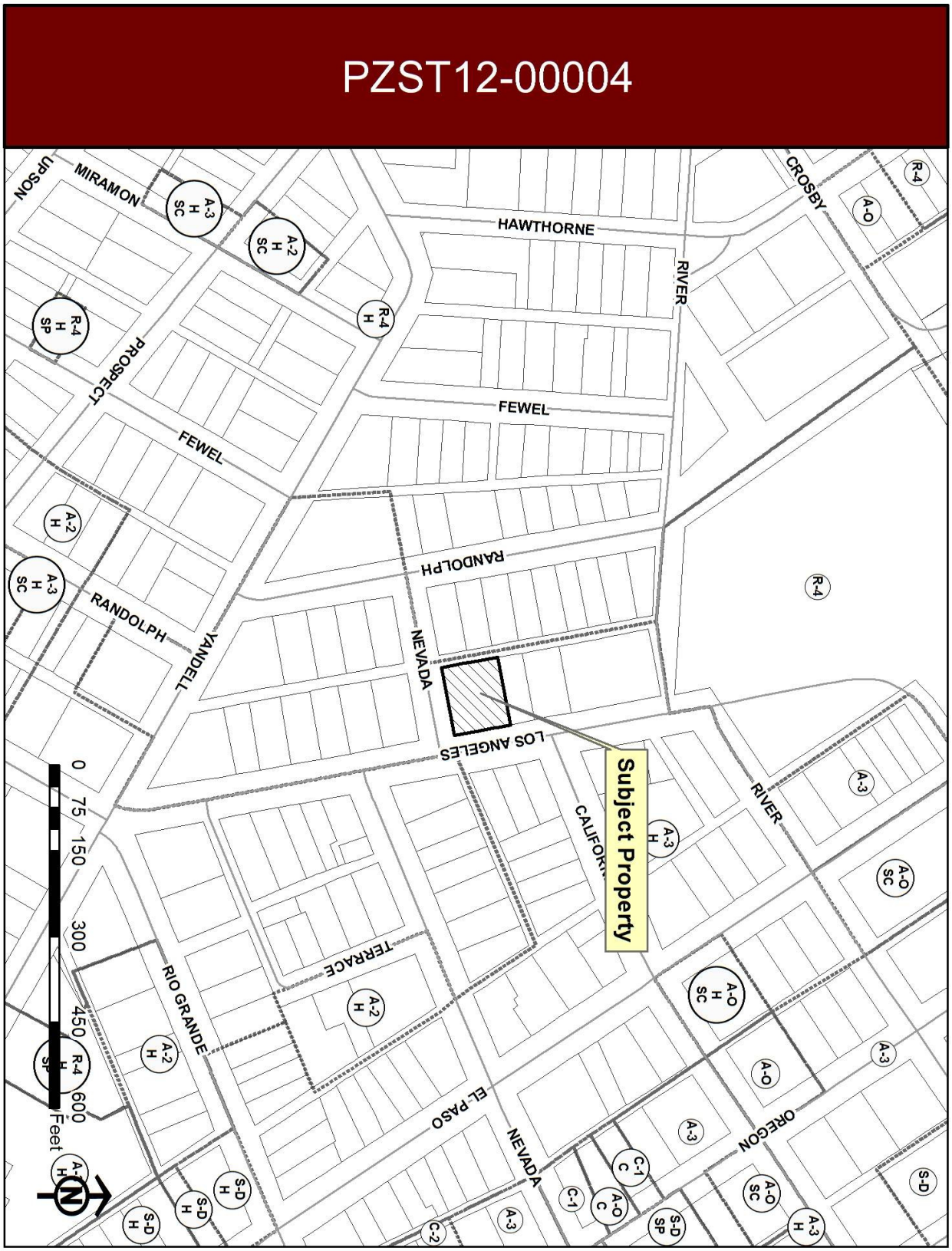
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

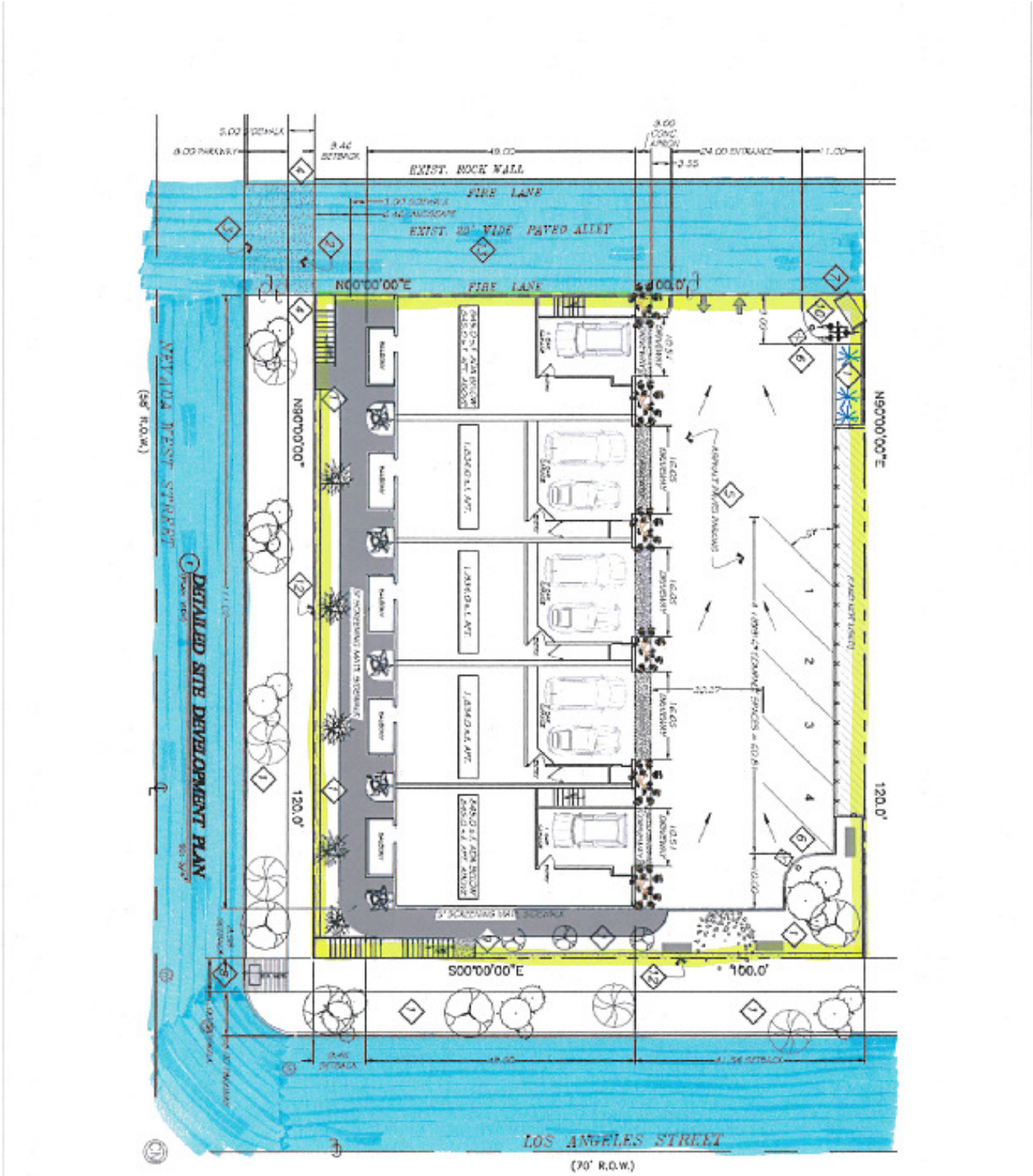
1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Plan

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN