



City of El Paso – City Plan Commission Staff Report

Case No: PZST14-00002
Application Type: Special Permit
CPC Hearing Date: May 22, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 4180 Berkshire
Legal Description: Portion of Lot 18, Block 6, Piedmont Hills Addition, Unit One, an addition to the City of El Paso, El Paso County, Texas
Acreage: 0.26 acres
Rep District: 1
Current Zoning: R-3 (Residential)
Existing Use: Single Family Home
C/SC/SP/ZBA/LNC: No
Request: Infill / Rear & Cumulative Setback Reduction / Assisted Living Facility (4+ persons)
Proposed Use: Assisted Living Facility (4 or more persons)
Property Owner: Little Dream Homes LLC
Representative: Juan Ulloa

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single Family Home
South: R-3 (Residential) / Single Family Home
East: R-3 (Residential) / Single Family Home
West: R-3 (Residential) / Private Neighborhood Recreation Club

PLAN EL PASO DESIGNATION: G-3 Postwar (Central Planning Area)

NEAREST PARK: Mission Hills Park (1,648 feet)

NEAREST SCHOOL: Mesita Elementary School (4,031 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association, Mission Hills Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 29, 2014. The Planning Division has not received any communication in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit for infill development and detailed site plan approval to allow for an assisted living facility of four or more persons, and to allow a reduction in rear and cumulative setbacks to permit a patio to within 10' of the rear lot line. The required rear yard setback is 20 feet and required cumulative setback is 50 feet in the R-3 (Residential) zoning district. The side and side street setback requirements are being met. The setback reduction request is to accommodate a 1,000 sq. ft. porch structure. A total of eight patients are proposed for the facility. Four parking spaces are provided, including ADA accessible parking, as well as four bicycle parking spaces. Access is proposed from Berkshire Place and Brentwood Drive.

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 applicant meets two of the required criteria, having been platted in 1953 (see attachment 4) and being located in 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.

An assisted living facility of four or more persons is permitted by special permit in the R-3 zoning district. The applicant proposes to house eight patients within the facility.

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.

Dimension	Required	Proposed
Rear	20'	10'
Cumulative	50'	30'11"

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.

One parking space is required for every three patient units (beds) in an assisted living facility. As the applicant proposes to accommodate eight persons, three parking spaces are required. The site plan includes four parking spaces, to include ADA accessible parking. Four spaces for bicycle parking are also proposed.

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.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the request as the proposed development is consistent with the surrounding residential properties. Furthermore, 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 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-3 (Residential) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. Permits primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

City Development 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.

City Development Department - Land Development

No objection.

City Development Department – Building Development & Permitting

Recommend approval of DSDP. Building plans will need to be submitted for the change of occupancy.

El Paso Fire Department

Recommend “Approval” of “Detailed Site Plan Application” as presented. *****NOTE ***** PZST14-00002 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi-family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

Sun Metro

Sun Metro does not oppose this request. Sun Metro has routes 11, 14 and 15 with bus stops within a ¼ mile along Mesa and North Stanton.

El Paso Water Utilities

We have reviewed the request described above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 8-inch diameter water main that extends along Brentwood Ave. located approximately 20 feet west of the street centerline. This main is available for service.
2. There is an existing 6-inch diameter water main that extends along Berkshire Dr. located approximately 13.5 feet north of the street centerline. This main is available for service.

3. Previous water pressure readings from fire hydrant number 700 located at the southeast intersection of Brentwood Ave. and Darwood Dr. have yielded a static pressure of 74 pounds per square inch (psi), residual pressure of 68 psi and a discharge of 943 gallons per minute (gpm).
4. EPWU records indicate one (1) -1-inch active water meter serving 4180 Berkshire Dr.

Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along Brentwood Dr. located approximately 5 feet east of the street centerline. This main is available for service.
2. There is an existing 8-inch diameter sanitary sewer main that extends along Berkshire Dr. located approximately 5 south of the street centerline. This main is available for service.

General

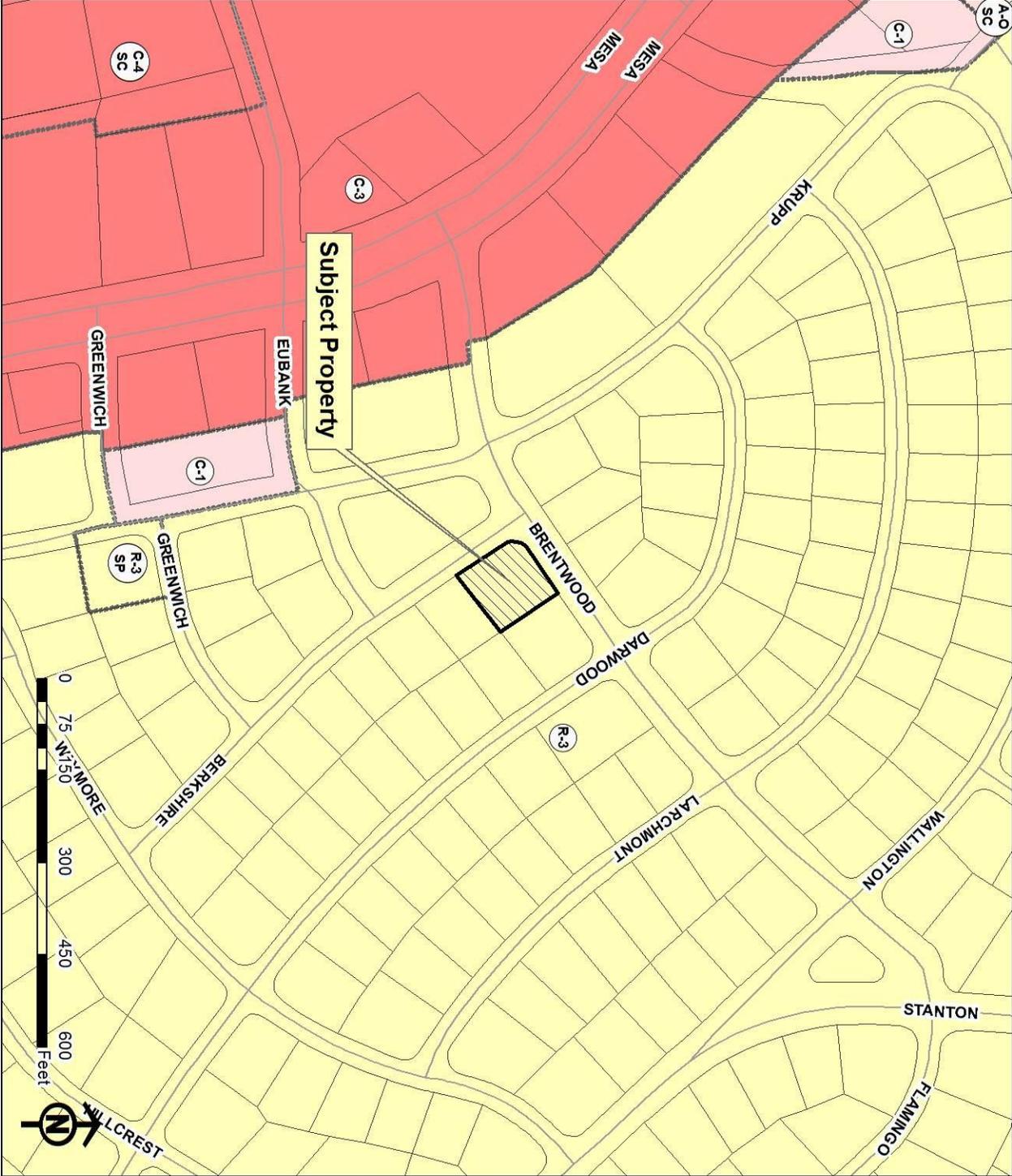
1. EPWU requires a new service application to provide additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized 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.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Plat of Piedmont Hills Unit #1

ATTACHMENT 1: LOCATION MAP

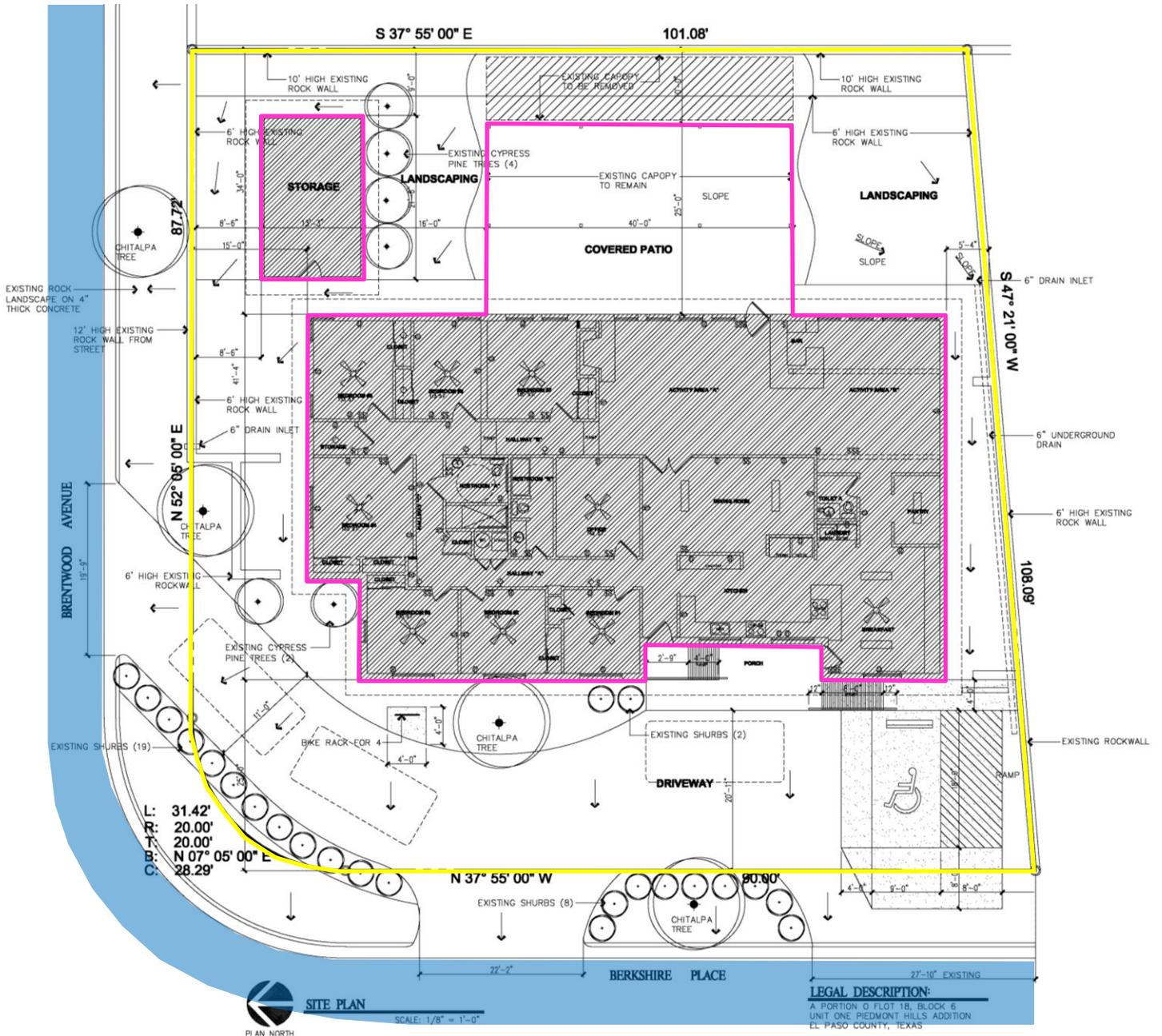
PZST14-00002



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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: PLAT OF PIEDMONT HILLS UNIT #1

UNIT ONE
PIEDMONT HILLS
ADDITION

BEING A REPLAT OF A
PORTION OF PIEDMONT ADDITION B
A PORTION OF KERN PLACE ADDITION

CITY TAX OFFICE
EL PASO, TEXAS

CITY TAX OFFICE
EL PASO, TEXAS



LANCER ENGINEERING CO.
EL PASO, TEXAS



SCALE: 1"=100'

D E D I C A T I O N
STATE OF TEXAS
COUNTY OF EL PASO

We, the undersigned, owners of Unit One Piedmont Hills Addition, being a replat of a portion of Piedmont Addition and a portion of Kern Place Addition, El Paso, Texas, do hereby adopt and present this map of that portion of the said additions, as shown on the attached plat, for the use of the public such streets, avenues, and hereby dedicate to easements as herein laid down and designated, including easements for drainage, service, water and gas lines, including the right of ingress and egress and the right to lay down pipes.

Witness our signatures this 24th day of September, A.D. 1953.

EMILIO DENADO DEVELOPMENT CO. EL PASO DEVELOPMENT CO.
By Emilio Denado, Owner
By Wm. L. Smith, (Agent)
Witness: C. Price Williams, Secretary

STATE OF TEXAS
COUNTY OF EL PASO
Before me, the undersigned authority, on this day personally appeared Emilio Denado, doing business as Emilio Denado Development Corporation, of the State of Texas, and El Paso Development Co., a persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the foregoing instrument, and that they executed the same for the purposes and consideration therein expressed, and that the signatory thereon stated:
Given under my hand and official seal of office this 19th day of September, A.D. 1953.

My Commission expires June 1, 1955
Notary Public in and for
El Paso County, Texas
Salvador Yea, (Signed)

This Addition is hereby approved as to the platting in accordance with Chapter 151 of the Statutes of Texas known as Senate Bill No. 271, the Fortieth Legislative of Texas known as Senate Bill No. 271, the City PLAN COMMISSION
Secretary: Wm. G. Wickman, (Signed)
Approved for filing this 24th day of Sept, 1953.
City Engineer: Geo. B. Winkles, (Signed)

Approved and adopted by the City Council of El Paso, this 24th day of Sept, 1953.
City Clerk: Mayor Fred Brown, (Signed)
Filed and recorded in the office of the County Clerk of El Paso County, Texas, on this 24th day of Sept, 1953.
In Volume 107 of the Deed Record, page 200.

Prepared by and under the supervision of O. Paul Lance, Registered Professional Engineer, No. 21734.
O. Paul Lance
County Clerk
By Marie Lindo, deputy
Registered Professional Engineer, No. 21734
O. Paul Lance

Note: these numbers are subject to change at any time by the County Clerk.

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