City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00003
Application Type: Special Permit
CPC Hearing Date: May 31, 2012
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 5725 Kapilowitz Court
Legal Description: Lot 24, Block 3 of Hughes Subdivision of Lots 8 through 15, Block 2, of the Alameda Acres Addition, City of El Paso, El Paso County, Texas
Acreage: 0.065
Rep District: 3
Zoning: R-5 (Residential)
Existing Use: Vacant
Request: Infill Development / request reduced lot area, lot width, and side setback
Proposed Use: Single-family dwelling

Property Owner: Olivia Galvez Beal
Representative: Luis Lopez

SURROUNDING ZONING AND LAND USE
North: R-5 (Residential) / Single-family dwelling
South: R-5 (Residential) / Single-family dwelling
East: R-5 (Residential) / Single-family dwelling
West: R-5 (Residential) / Single-family dwelling

The Plan for El Paso Designation: G-2, Traditional neighborhood (Walkable) (Central Planning Area)
NEAREST PARK: San Juan Placita Park (1,681 feet)
NEAREST SCHOOL: Cooley Elementary (2,324 feet)

NEIGHBORHOOD ASSOCIATIONS
San Juan Neighborhood Improvement 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 May 16, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the lot size from the required 4,500 square-foot to 2,832 sq. ft., lot width from the required 45 feet to 24 feet, and side yard setback from the required 5 feet to 3 feet for a single-family dwelling. The applicant also submitted a letter requesting a driveway reduction from 12 feet to 10 feet to the Transportation Division for review and approval. As the alley is a dead end, Transportation Division supports the request for a curb cut. Access to the subject property is proposed from Kapilowitz Drive.

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 special permit 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 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-5 (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 Division –Transportation
No objections to the special permit. A variance request for the driveway width of 10ft. was approved.

City Development Department – Plan Review
Recommended approval because there is only a three foot separation from exterior walls to property line, these exterior walls need to have a one hour fire protection. Also the underside of the soffit needs to be one hour fire rated. This can be addressed at the permitting stage.

City Development Department - Land Development
No adverse comments.

Fire Department
Recommended approval – IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building

El Paso Electric Company
Pending Comments.

El Paso Water Utilities
1. EPWU does not object to this request.
Water:
2. There is an existing 4-inch diameter water main extending along Kapilowitz Court that is available for service. The water main is located approximately 8-feet north from the center line of the right-of-way.
3. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 5725 Kapilowitz Court.
4. Previous water pressure reading from fire hydrant # 5414 located at the northeast intersection of Glenwood Street and Welch Avenue, have yielded a static pressure of 92 (psi) pounds per square inch, a residual pressure of 83 (psi) pounds per square inch and a discharge of 1233 (gpm) 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:
6. There is an existing 8-inch diameter sewer main extending along Kapilowitz Court that is available for service. The sewer main is located approximately 5-feet south from the center line of the right-of-way.
General:

7. 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

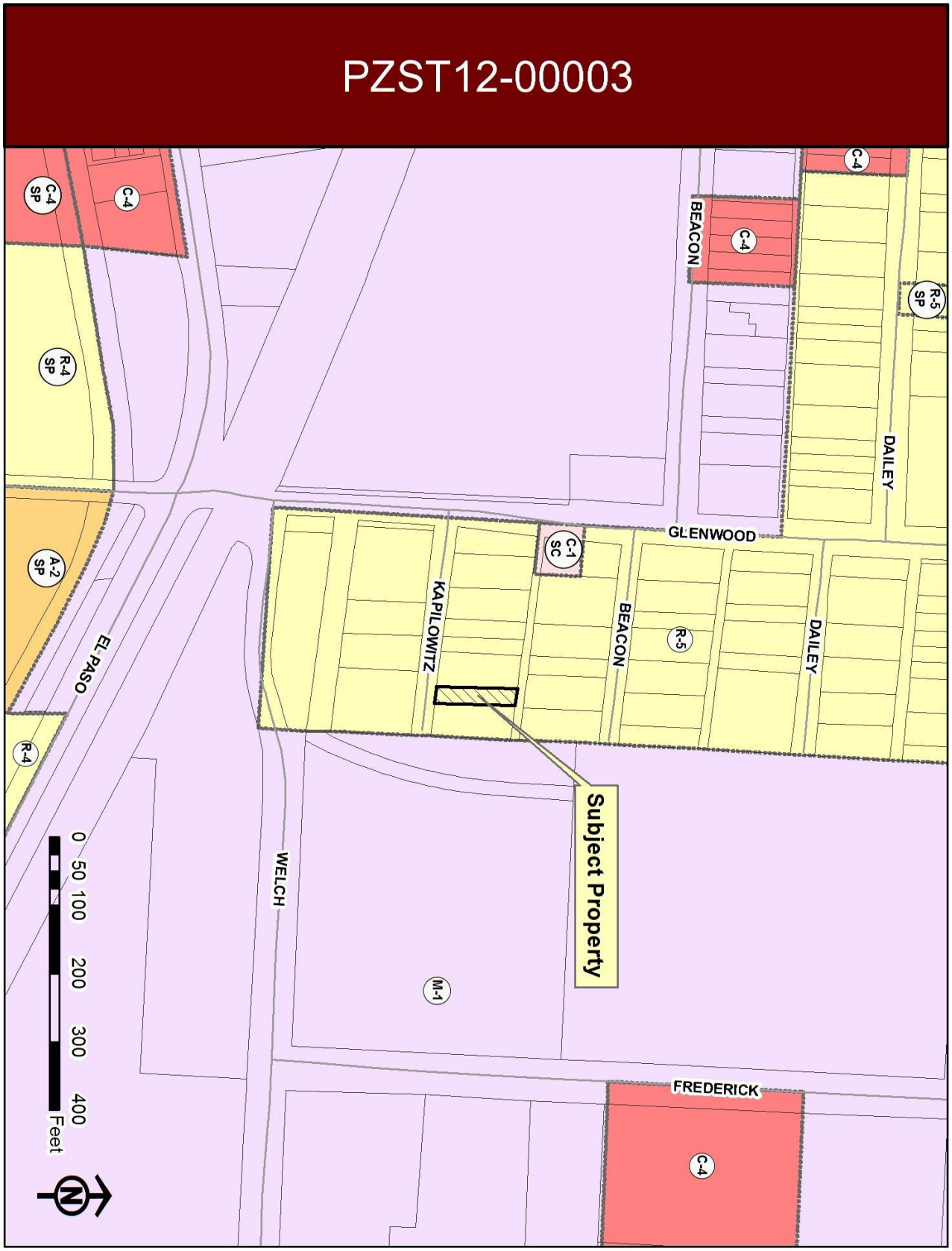
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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.

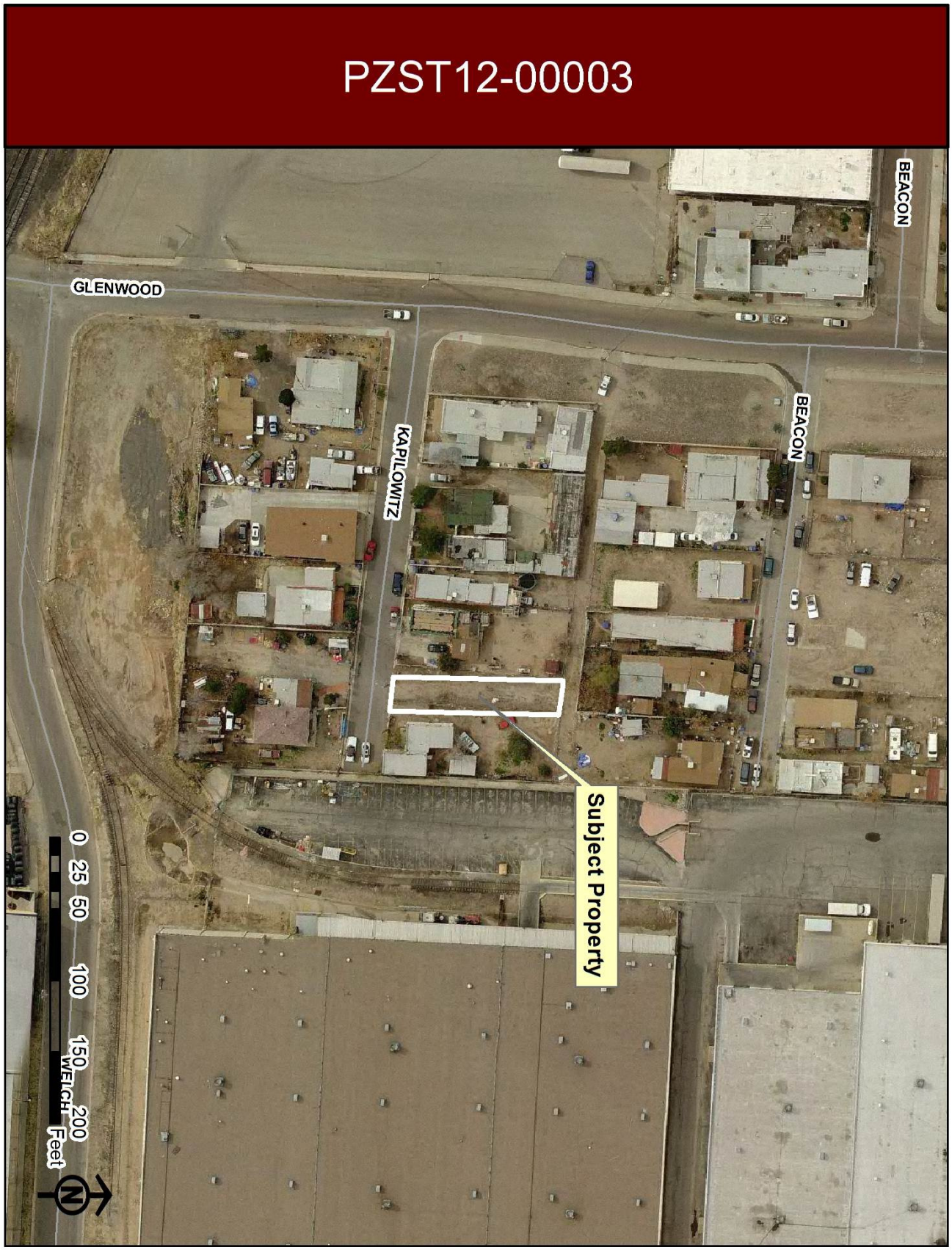
Attachments

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan

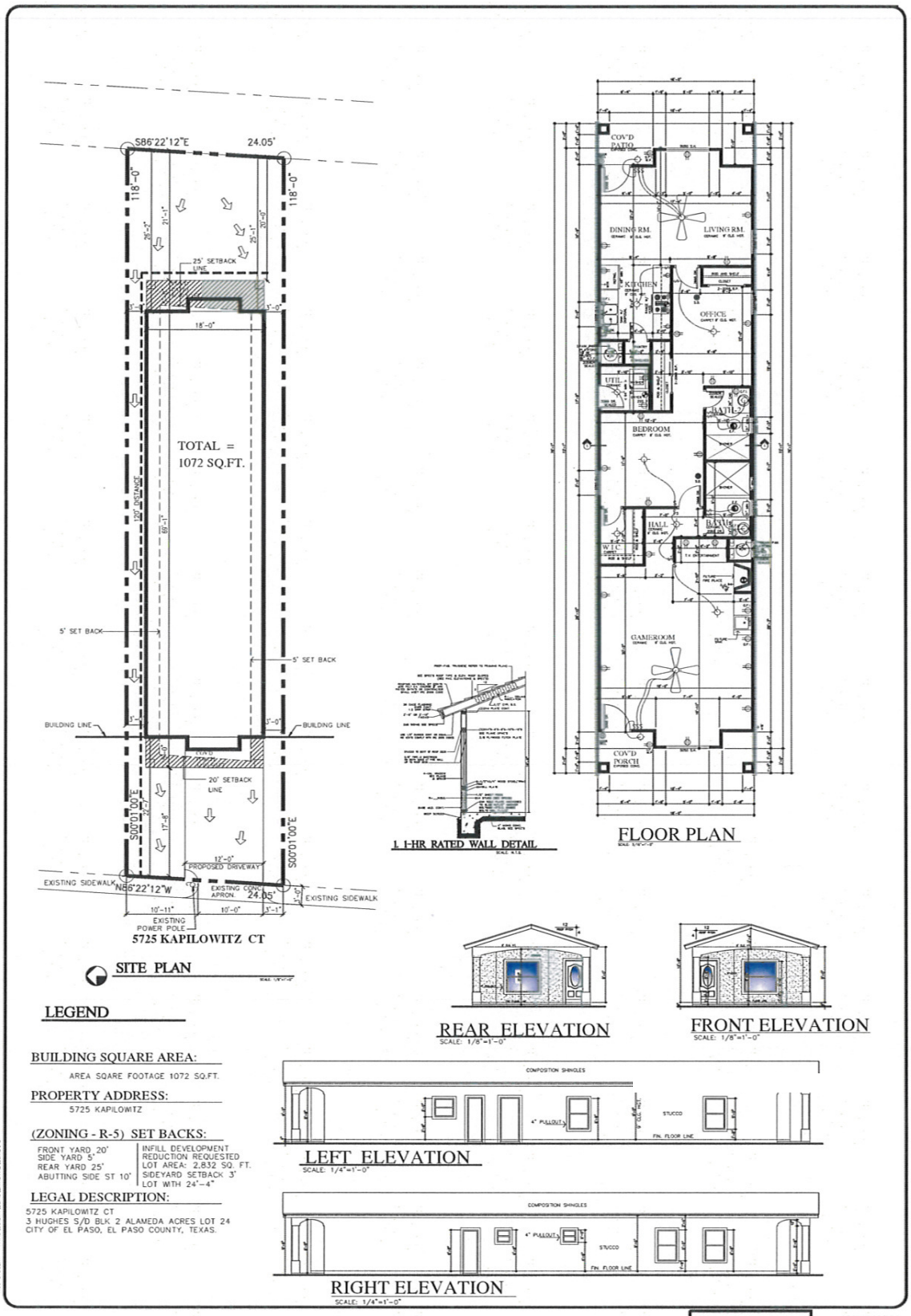
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



LEGEND

BUILDING SQUARE AREA:

AREA SQARE FOOTAGE 1072 SQ.FT.

PROPERTY ADDRESS:

5725 KAPILOWITZ

(ZONING - R-5) SET BACKS:

FRONT YARD 20'	INFILL DEVELOPMENT
SIDE YARD 5'	REDUCTION REQUESTED
REAR YARD 25'	LOT AREA: 2,832 SQ. FT.
ABUTTING SIDE ST 10'	SIDEYARD SETBACK 3'
	LOT WITH 24'-4"

LEGAL DESCRIPTION:

5725 KAPILOWITZ CT
3 HUGHES S/D BLK 2 ALAMEDA ACRES LOT 24
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

PLAN NO:
PREPARED: 20-02-12
BY:
REVISED:
REVISED:

Vista del Sol
ARCHITECTURAL DESIGN
Office Cell
858-6264 494-1988

RESIDENCE TO BE BUILT BY:

RESIDENCE TO: OLIVIA GALVEZ -BEAL

DETAIL SITE PLAN

REGISTERED ARCHITECT
WESLEY CHAPPELL
STATE OF TEXAS
5/20/2012

AREA FOOTAGE:
FLOOR: 1072 SQ.FT.
PORCH: 89 SQ.FT.
PATIO: 89 SQ.FT.