City of El Paso – City Plan Commission Staff Report

Case No:	PZST14-00012
Application Type:	Special Permit
CPC Hearing Date:	June 5, 2014
Staff Planner:	Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov
Location:	8894 and 8898 Gateway Boulevard North
Legal Description:	Lots 13, 14, and 15, Block 17, Del Norte Acres, City of El Paso, El Paso County, Texas
Acreage:	0.4112 acres
Rep District:	2
Zoning:	A-2 (Apartment)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	None
Request:	Special Permit to allow for a Medical Office in A-2 district
Proposed Use:	Medical Office
Property Owner:	Dr. Dipak Patel
Representative:	Angel Ramos-Tamayo

SURROUNDING ZONING AND LAND USE
North: A-2 (Apartment) / Single-family dwellings
South: A-2 (Apartment) / Single-family dwellings
East: A-2 (Apartment) / Single-family dwellings
West: A-2 (Apartment) / US-54 Highway (Patriot Freeway)

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)
NEAREST PARK: Wellington Chew Park (616 feet)
NEAREST SCHOOL: Wainwright Elementary (2,637 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 23, 2014. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan approval to allow for the construction of a medical office in an A-2 (Apartment) district. The detailed site development plan shows a 4,970 square-feet medical office. A medical office is a permitted use in A-2 (Apartment) district with the approval of a Special Permit as per Section 20.04.260. The proposed use requires 21 parking spaces and the applicant is providing 21 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from Gateway Boulevard North.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review, as it complies with Sections 20.04.260 special permit and 20.04.150 detailed site development plan.

ANALYSIS

Medical office is a permitted use in A-2 (Apartment) zone district with an approved Special Permit and Detailed Site Development Plan as identified by the zone district use regulations.

20.04.260 Special permits generally

A. The City Council may by special permit after hearing and report by the city plan commission authorize the location of the uses subject to special permits identified in the district regulations.

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 A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow 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. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

TxDOT:
The Texas Department of Transportation will approve a driveway at this location if it will serve all the existing Empty lot. If it is only for the corner lot it has to be share with the adjacent lot. TXDOT will need to review and approve the landscaping plan. No trees are allowed in TxDOT ROW. Requested turn bay on Gateway North. If the proposed development is taking the entire undeveloped lot, then TxDOT could approved one driveway if a turn bay is provided, if a turn bay is not proposed then access will have to be provided on the side street.

The Access Management Committee approved the location of the driveway and deceleration lane with the attached modifications. Please revise and resubmit with the revised grading and drainage plan for review and approval. Once the grading and drainage plan and the landscaping plan are approved, the driveway permit will be executed.

City Development Department – Planning Division - Transportation
TIA is not required.

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 – Plan Review
No objections to proposed detailed site plan.

City Development Department - Landscaping Division
Landscape plan is approved as proposed.

City Development Department - Land Development
No objections.

Fire Department
Recommend approval of Detailed Site Plan Application as presented.

Recommend "APPROVAL" of " Detailed Site Plan Application" as presented. NOTE: PZST14-00012 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 office units in 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.

Police Department
Attached special permit application and site plan for construction of TSO office at Gateway North and Moonlight have been reviewed, and there are no objections, concerns, or comments to add. We appreciate the notice.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

El Paso Water Utilities

EPWU has reviewed the special permit requests and provides the following comments:

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 Gateway North Blvd. Also, there is an existing 12-inch diameter water main that extends along Moonlight Drive. These water mains are available for service.
3. Previous water pressure readings from fire hydrant number 1693 located at the intersection of Gateway North Blvd and Moonlight Drive have yielded a static pressure of 110 pounds per square inch (psi), residual pressure of 70 psi and a discharge of 1443 gallons per minute (gpm). 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 property owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Gateway North and Kenneth Drive. This sewer main dead-ends 225-feet south of the manhole at Moonlight Drive. This sewer main is available for service.

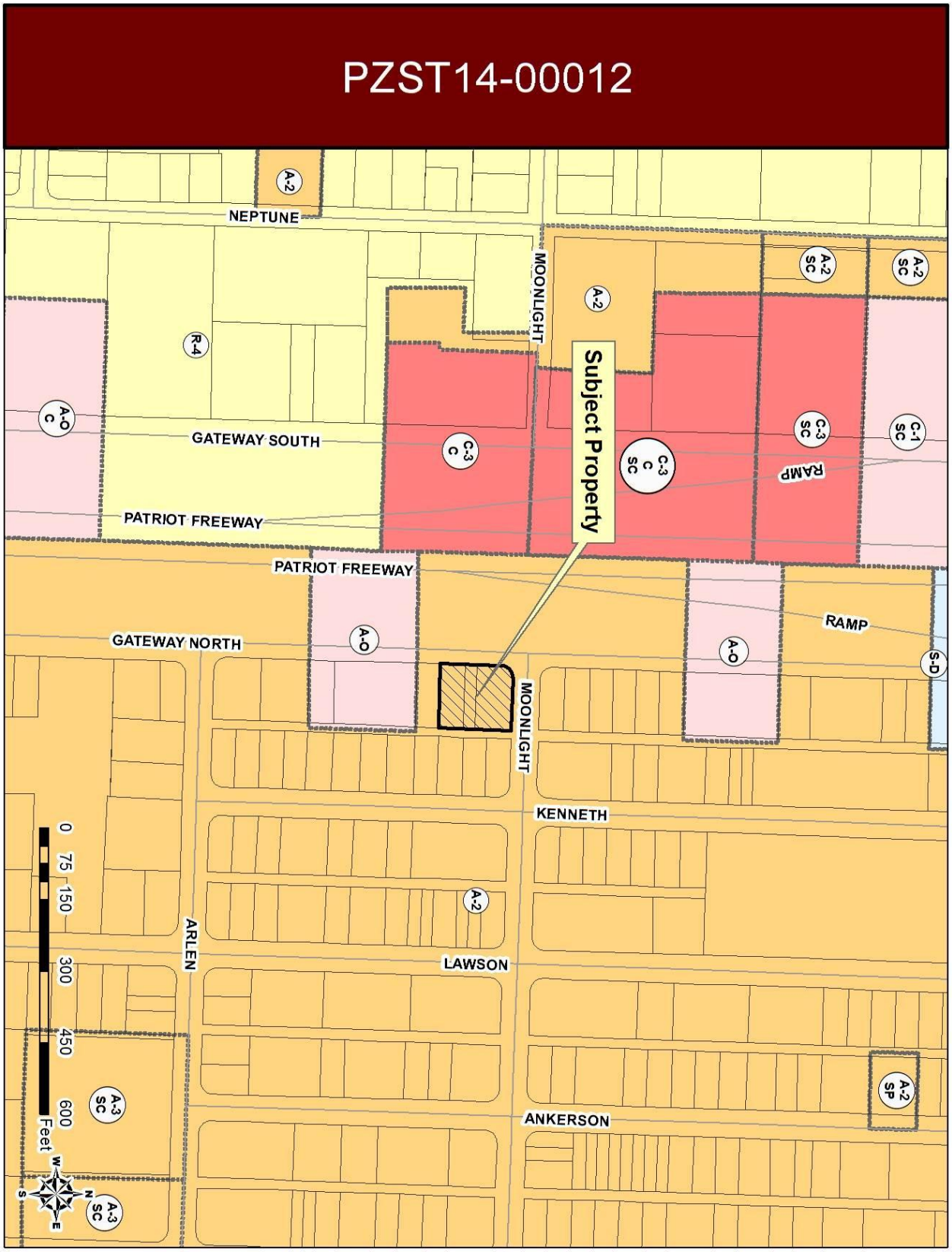
General

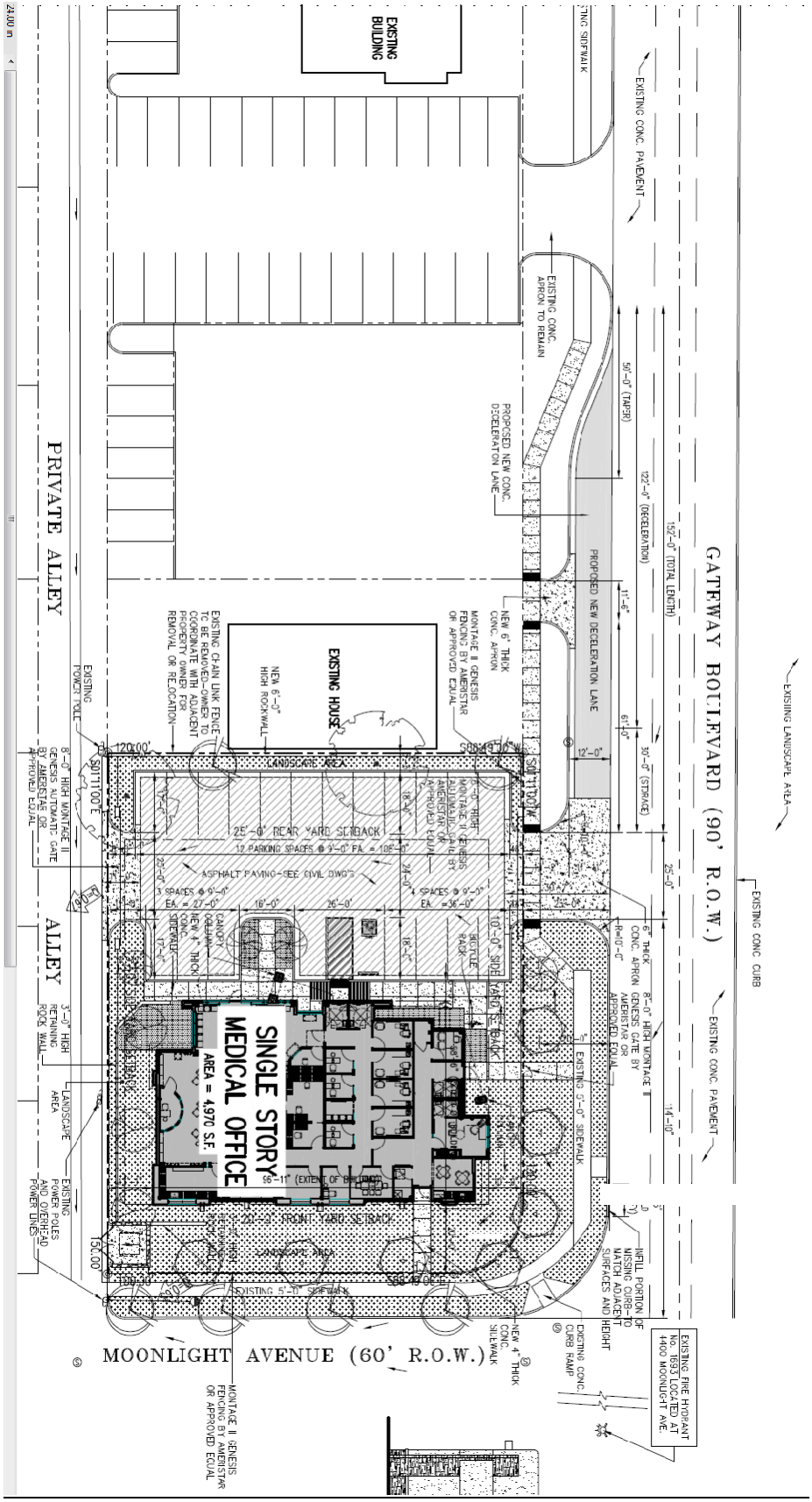
5. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement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

Attachments

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

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN