



City of El Paso – City Plan Commission Staff Report

Case No: PZST14-00014
Application Type: Special Permit
CPC Hearing Date: June 5, 2014
Staff Planner: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Location: 1515, 1517, 1519 Alta Street & 3620 Bisbee Avenue
Legal Description: Lots 17-22, Block 129, Map of East El Paso Addition, City of El Paso, El Paso County, Texas
Acreage: 0.80 acres
Rep District: 2
Existing Zoning: R-5 (Residential)
Existing Use: Single-family dwellings (to be demolished)
C/SC/SP/ZBA/LNC: None
Request: Special Permit to allow the construction of a parking lot as an accessory use
Proposed Use: Parking lot

Property Owner: The Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter-Day Saints
Applicant: Tom Howell
Representative: Randolph L. Carter

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family dwellings
South: R-5 (Residential) / Church
East: R-5 (Residential) / Single-family dwellings
West: R-5 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

NEAREST PARK: Memorial Park (2,356 feet)

NEAREST SCHOOL: Crockett Elementary (2,356 feet)

NEIGHBORHOOD ASSOCIATIONS

Five Points Development 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 21, 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 a parking lot for church located on an adjacent lot. The detailed site development plan shows 54 parking spaces being provided. A parking lot serving another property is a permitted use in the R-5 (Residential) zone district with the approval of a special permit as per Section 20.04.260. Access to the subject property is proposed from Alta Street and Bisbee Street.

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

A parking lot (serving another property) is a permitted use in R-5 (Residential) 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 all of 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 Smart Code 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:

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 – Plan Review

BP & I Review No objections to proposed special permit.

City Development Department - Landscaping Division

Landscape code is met.

City Development Department - Land Development

No objections.

Fire Department

No objections, recommend approval for the parking lot renovations.

Police Department

Based on the information provided the El Paso Police Department has no issues with this request.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

We have reviewed the zoning change request reference above and provide the following comments:

1. EPWU does not object to this request.

Water:

2. Along Bisbee Street there is an existing 48-inch diameter transmission main. No service connections are allowed to this sewer main as per the EPWU-PSB Rules and Regulations.

3. There is an existing 6-inch diameter water main extending along Alta Street that is available for service, the water main is located approximately 16.5-ft east from the center line of the right-of-way.

4. There is an existing 6-inch diameter water main extending along the alley between Bisbee and Douglas Streets that is available for service. The water main is located approximately 4.5-ft south of the southern property line.

5. EPWU records indicate four active 3/4-inch water meters serving the subject property. The service addresses for these meters are 1515, 1517, 1519 Alta St. and 3620 Bisbee St.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Alta Street that is available for service, the sewer main is located approximately 11-ft east from the center line of the right-of-way.

7. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Copia and Alta Streets that is available for service. The sewer main is located approximately 10-ft south of the southern property line.

General:

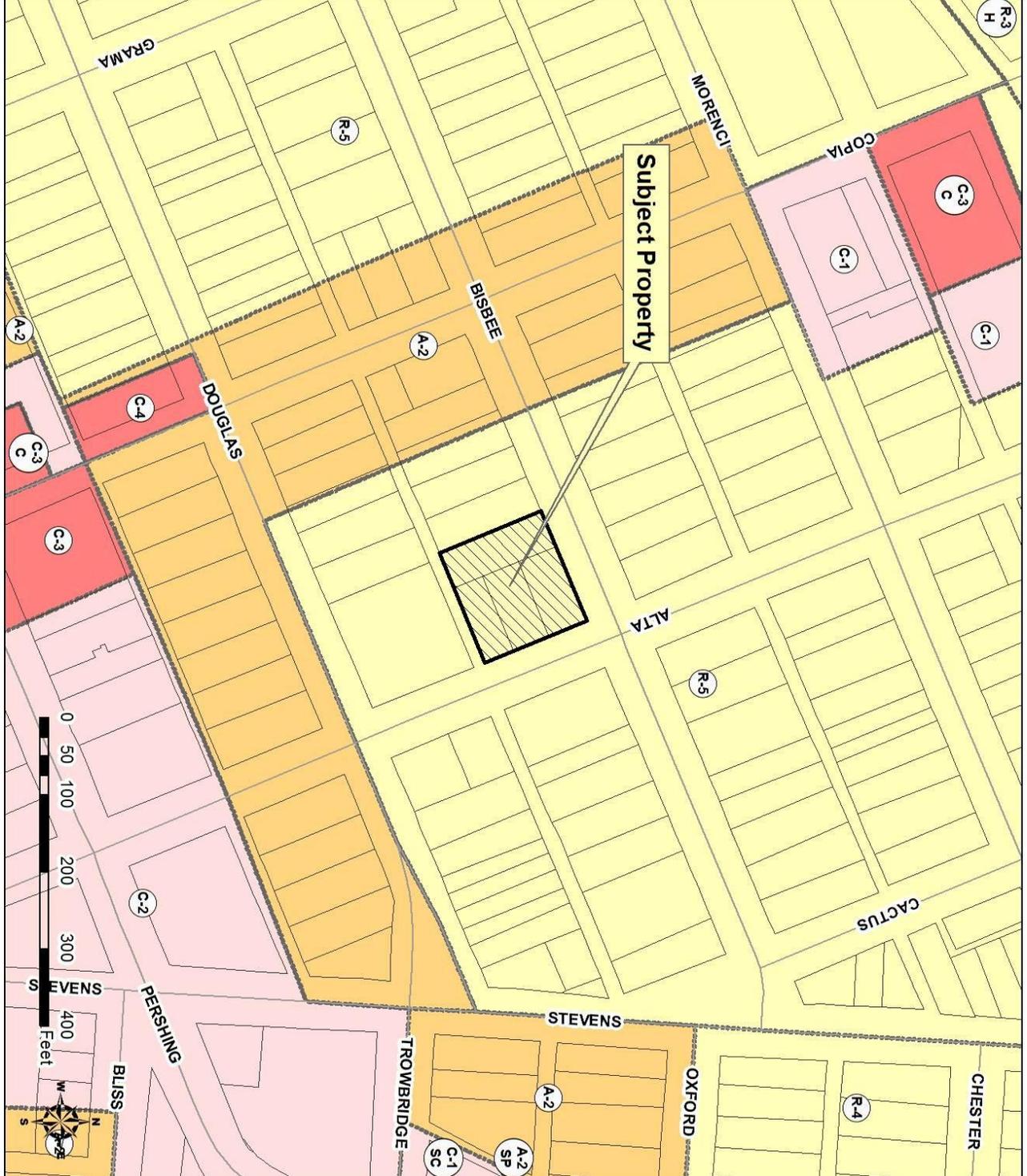
8. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer;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

PZST14-00014



ATTACHMENT 2: AERIAL MAP

PZST14-00014



