



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZDS14-00013  
**Application Type:** Detailed Site Development Plan Review  
**CPC Hearing Date:** June 5, 2014  
**Staff Planner:** Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

**Location:** 1216 N. Copia Street  
**Legal Description:** A portion of Lots 30-32, Block 117, East El Paso Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.043 acres  
**Rep District:** 2  
**Existing Zoning:** C-2/sp (Commercial/special permit)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** Special Permit Ordinance No. 018013 dated May 21, 2013 (see Attachment #4)  
**Request:** Detailed Site Development Plan Amendment to Special Permit  
**Proposed Use:** Motor vehicle repair, minor

**Property Owner:** Victor and Estela Olivas  
**Representative:** Jesus Jaime

### **SURROUNDING ZONING AND LAND USE**

**North:** C-3/sc (Commercial/special contract) / Motor vehicle repair, minor  
**South:** C-2 (Commercial) / Vacant  
**East:** C-2 (Commercial) / Office  
**West:** C-2 (Commercial) / Daycare and Restaurant

**PLAN EL PASO DESIGNATION:** G-2, Traditional neighborhood (Walkable) (Central Planning Area)

**NEAREST PARK:** Memorial Park (1,634 feet)

**NEAREST SCHOOL:** Alta Vista Elementary (1,043 feet)

### **NEIGHBORHOOD ASSOCIATION**

El Paso Central Business Association  
Five Points Development Association

### **NEIGHBORHOOD INPUT**

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice* of the El Paso City Code.

### **CASE HISTORY**

On May 21, 2013, City Council approved Special Permit and Detailed Site Development Plan by Ordinance No. 018013, dated May 21, 2013, to allow for infill development with a reduced rear yard setback from the required 20 feet to 5 feet for a tire repair shop.

### **APPLICATION DESCRIPTION**

The applicant is requesting an amendment to the previously approved detailed site development plan. The new detailed site development plan includes the following changes: the minor vehicle repair shop has decreased in size from 1,200 sq. ft. to 900 sq. ft. and includes a new 168 sq. ft. office building. The development requires 3 parking spaces and the applicant is providing 3 parking spaces and 3 bicycle spaces. The detailed site development plan meets all other requirements of the special permit and detailed

site development review requirements of the El Paso City Code. Access to the subject property is proposed from Copia Avenue.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the detailed site development plan amendment request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

### **ANALYSIS**

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.

*Note: Detailed Site Development Plan is required as part of a special permit on the property.*

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and
3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition.

If the zoning administrator does not approve an applicant's detailed site development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

*Note: the detailed site development plan review is not eligible for administrative approval, due to the extent of the changes, primarily the addition of a new building and the reduction of the previously approved building.*

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 stormwater 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 detailed site plan review 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 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 C-2 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

### **COMMENTS:**

#### **Planning Division – Transportation**

No objections

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **City Development Department – Plan Review**

No Objections.

#### **City Development Department - Landscaping Review**

No comments received.

#### **City Development Department - Land Development**

No objections.

#### **Fire Department**

No comments received.

#### **El Paso Police Department**

Based on the information provided the El Paso Police Department does not have an issue with 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.
2. All costs associated with the extensions of water and/or sanitary sewer mains are the responsibility of the Owner/Developer.

Water:

3. There is an existing 4-inch diameter water main extending along the alley between Copia and Alta Streets that is available for service, the water main is located approximately 5-ft north from the center line of the right-of-way.
4. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 1216 N. Copia St.

Sanitary Sewer:

5. 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 1-ft south from the center line of the right-of-way.

General:

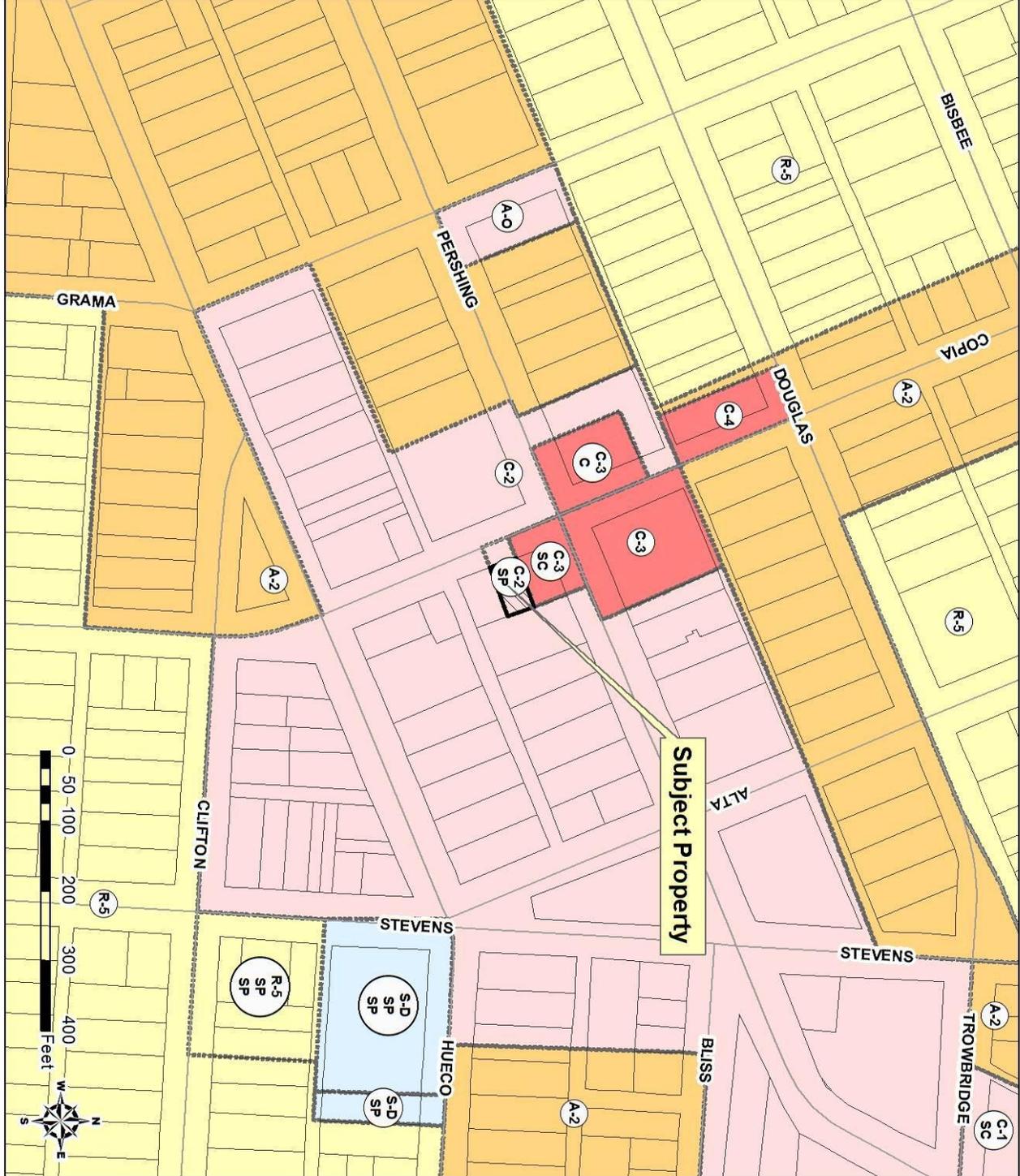
6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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.

### **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Ordinance No. 018013
5. Existing Site Plan

**ATTACHMENT 1: ZONING MAP**

**PZDS14-00013**



ATTACHMENT 2: AERIAL MAP

PZDS14-00013





**ATTACHMENT 4: ORDINANCE NO. 018013**

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**ORDINANCE NO. 018013**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00018, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED REAR SETBACK ON THE PROPERTY DESCRIBED AS A PORTION OF LOTS 30 THROUGH 32, BLOCK 117, EAST EL PASO ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

WHEREAS, Victor M. Olivas and Estela Herrera, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code with reduced rear setback; and,

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows is in a **C-2 (COMMERCIAL)** Zone District:

*A Portion of Lots 30 through 32, Block 117, East El Paso Addition, City of El Paso, El Paso County, Texas, and as more particularly described in the metes and bounds on the attached Exhibit "A"; and,*

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow for infill development with reduced rear setback; and,

3. That this Special Permit is issued subject to the development standards in the **C-2 (COMMERCIAL)** District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,

CITY CLERK DEPT.  
2013 APR -3 AM 9:17

ORDINANCE NO. 018013

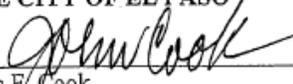
PZST12-00018

#151668/12-1007-588 - Planning/ORD/PZST12-00018 Infill Development

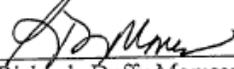
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST12-00018 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 21<sup>st</sup> day of May, 2013.

THE CITY OF EL PASO

  
 \_\_\_\_\_  
 John F. Cook  
 Mayor

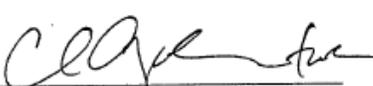
ATTEST:

  
 \_\_\_\_\_  
 Richarda Duffy Momsen  
 City Clerk

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Karla M. Neuman  
 Assistant City Attorney

APPROVED AS TO CONTENT:

  
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 Mathew S. McElroy, Director  
 City Development Department

ORDINANCE NO. 018013

#151668/12-1007-588 - Planning/ORD/PZST12-00018 Infill Development

CITY CLERK  
 2013 APR -3 AM 9:17  
 ORD NO. 018013  
 Date of Introduction  
 Date of Adoption  
 PZST12-00018

# ATTACHMENT 5: EXISTING SITE PLAN

