



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00005
Application Type: Detailed Site Plan
CPC Hearing Date: June 13, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 7121 Stiles Drive A & B
Legal Description: Portions of Lot 48, Block 4, Stiles Gardens, City of El Paso, El Paso County, Texas
Acreage: 0.433 acres
Rep District: 3
Zoning: R-5 (Residential)
Existing Use: Single-Family Home / Plumbing & HVAC / Auto Storage and/or Repair
Request: Detailed Site Plan Review
Proposed Use: Apartment Complex (Related to PZRZ13-00008)
Property Owner: Clotilde Hidalgo
Representative: Jesus Jaime

SURROUNDING ZONING AND LAND USE

North: A-2 / Mobile Home Park
South: M-1 (Manufacturing) / Rail Yard
East: C-4/sc (Commercial/Special contract) / Roofing Business / Apartment Units
West: R-5 (Residential) / Apartment Units

Plan El Paso Designation: G7, Industrial and/or Railyards (Mission Valley)

Nearest Park: Stiles Park (3,891 ft.)

Nearest School: Ramona Elementary (523 ft.)

NEIGHBORHOOD ASSOCIATIONS

Stiles Garden Neighborhood Association

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The application is for a detailed site plan review of the subject property to permit the construction of an apartment complex. The site plan proposes the construction of two duplexes (1,470 sq. ft. & 1,141 sq. ft.) to add to the two existing single family homes. Access is proposed off of Stiles Drive.

APPLICATION BACKGROUND

The property is registered as a legal nonconforming property for use as a plumbing, heating and cooling shop existing before 1953. The proposed change in use would cause the permanent loss of this nonconforming use.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 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-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

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 – Building Permits & Inspections Division

No Objection

City Development Department – Land Development Division

No Objection. Grading plan and permit shall be required.* Storm Water Pollution Prevention Plan and/or permit required.* Drainage plans must be approved by the City Development Dept. Land Development Section.* * This requirement will be applied at the time of development.

El Paso Fire Department

Recommend “APPROVAL” of “Detailed Site Plan” as presented. *****NOTE ***** PZRZ 13-00008 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” 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.

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Stiles Drive that is available for service, the water main is located approximately 12 feet south from the center line of the right-of-way.

3. EPWU records indicate two (2) 3/4-inch water meters serving the subject property. The service address for these meters is 7121 Stiles Drive.

4. Previous water pressure tests from fire hydrant # 1777 located at the northeast corner of Nichols Road

and Stiles Drive have yielded a static pressure of 110 (psi) pounds per square inch, a residual pressure of 104 (psi) pounds per square inch, and a discharge of 949 (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 sanitary sewer main extending along Stiles Drive that is available for service, the sewer main is located approximately 6.5 feet north from the center line of the right-of-way.

7. There is an existing 21-inch diameter sanitary sewer water main extending along Stiles Drive, the sewer main is located approximately 3 feet south from the center line of the right-of-way. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General:

8. 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.

Note:

At the improvement plan stage, applicant needs to provide:

9. An acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.

10. An acceptable drainage plan in accordance with Section 19.01.050 of the current subdivision ordinance. As mentioned previously, EPWU requires retention of all developed stormwater runoff within the northern portion of the above parcel. In the drainage plan, provide the existing capacity of the pond: the proposed private ponding areas shall have enough capacity to hold all the storm sewer runoff for a designed 100-yr storm event.

11. An acceptable inspection and maintenance agreement for the private storm sewer facilities in accordance with Section 19.19.040 of the current subdivision ordinance.

CITY PLAN COMMISSION OPTIONS

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

1. Recommend approval of the application finding that the 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 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 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.

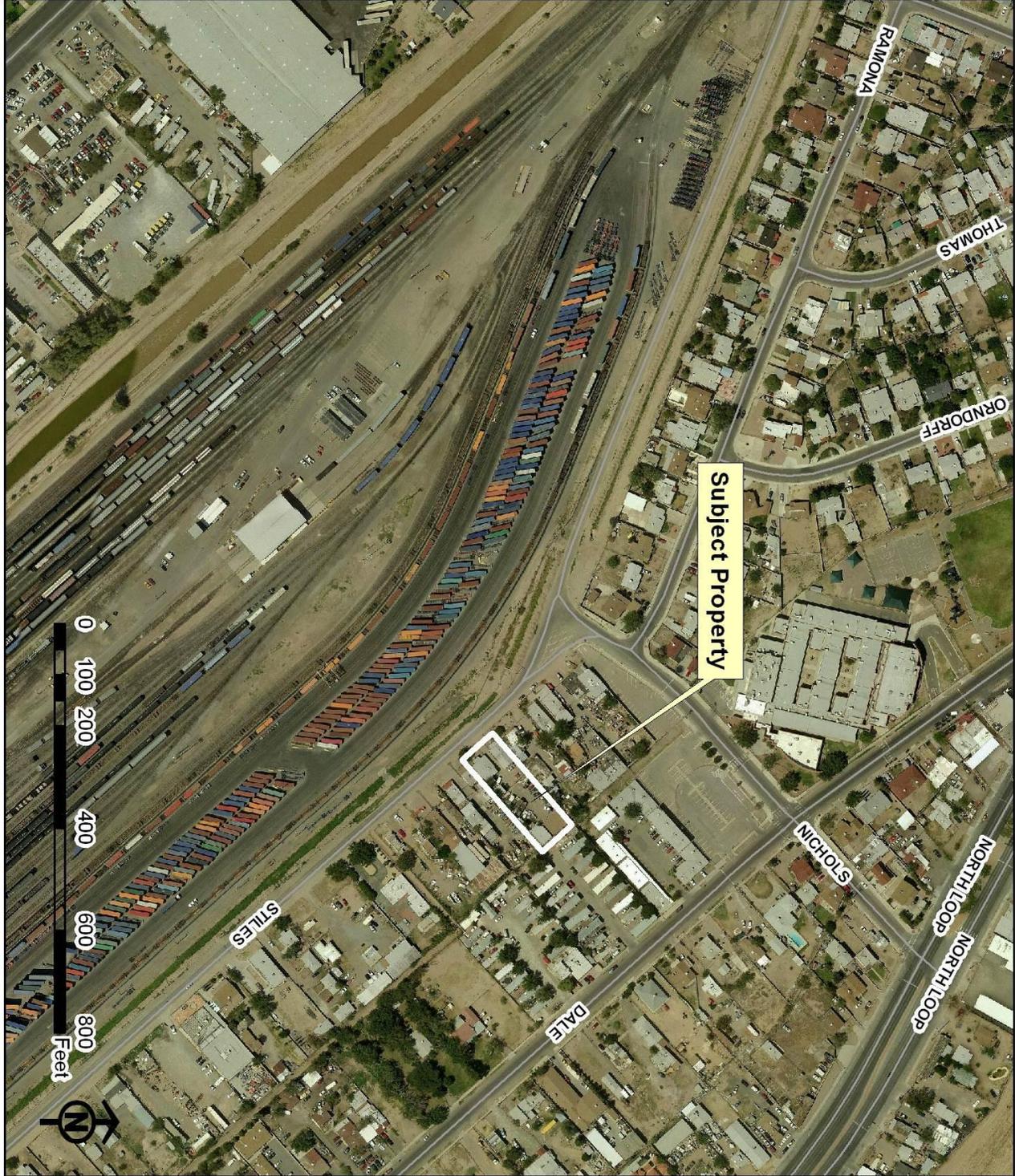
Attachments:

Attachment 1: Zoning Map

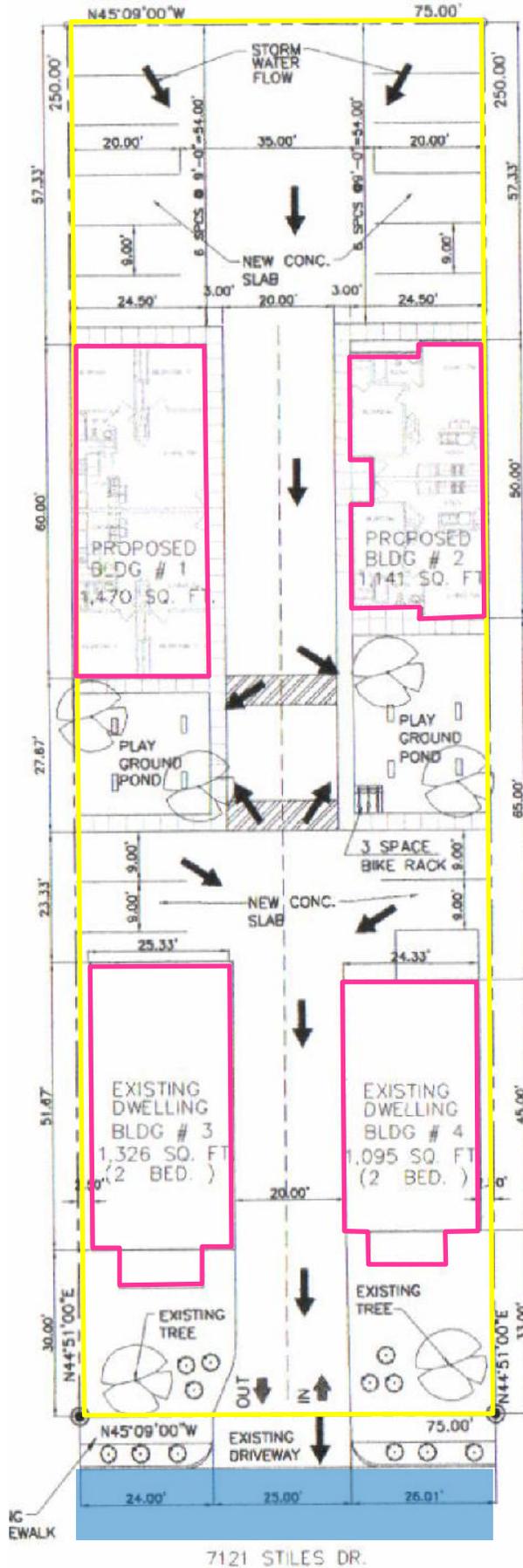
Attachment 2: Aerial Map

Attachment 3: Detailed Site Plan

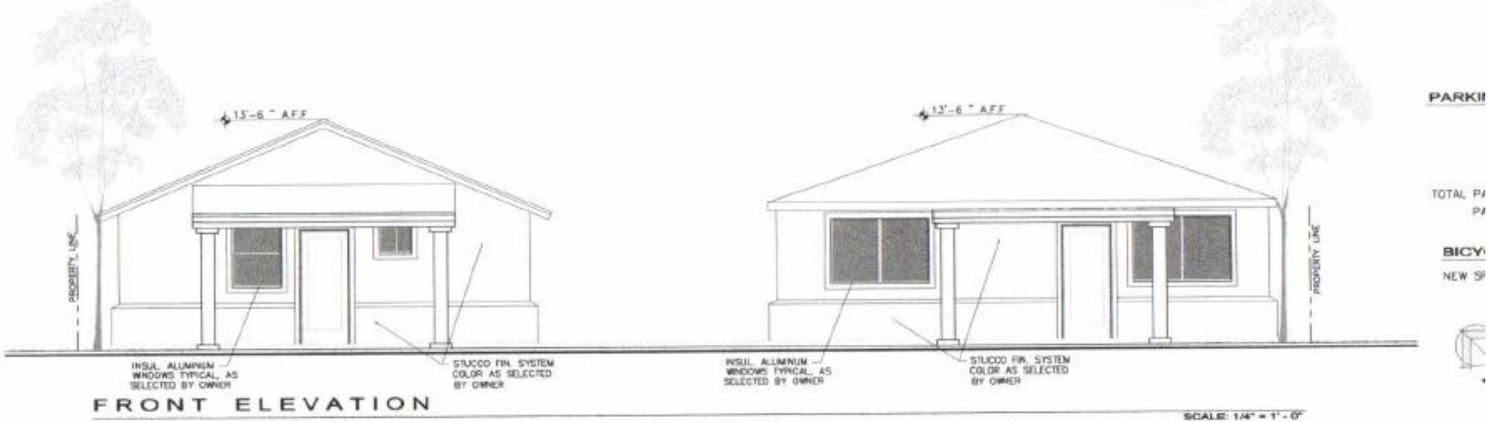
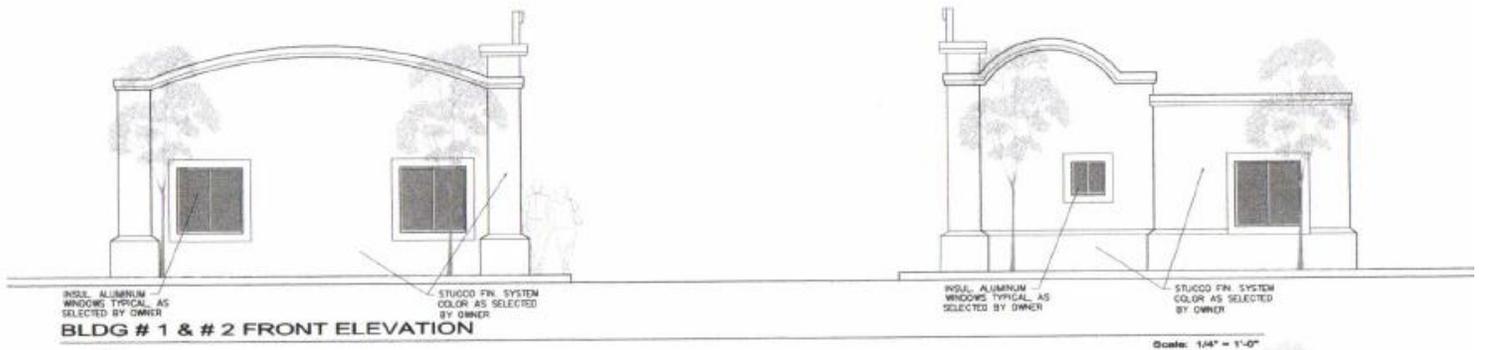
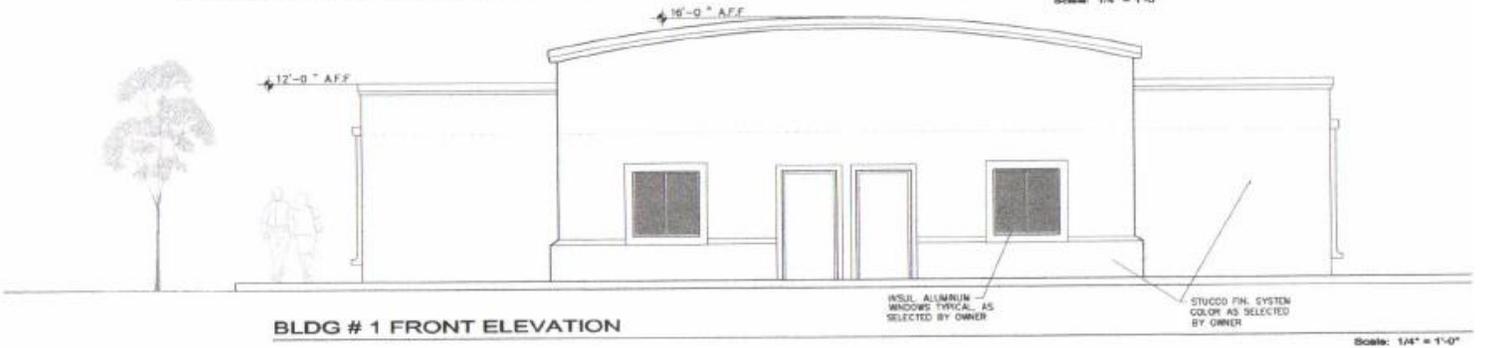
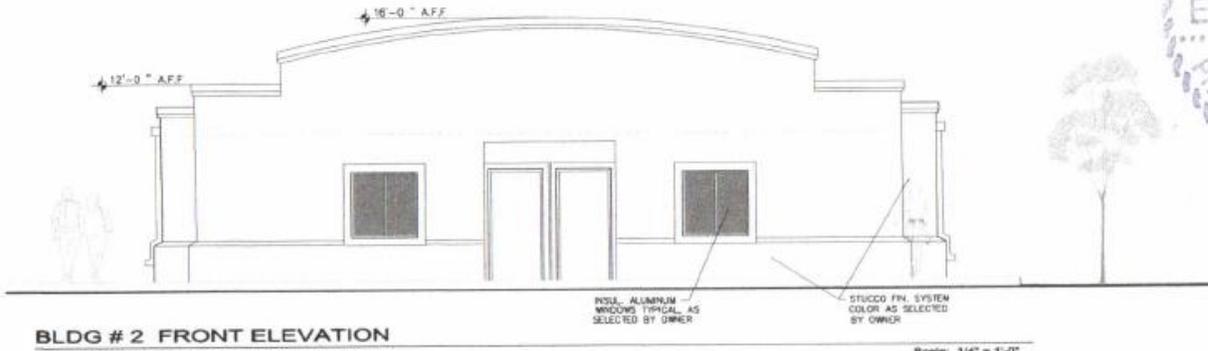
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN (CONTINUED)



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NEW SP