



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00009
Application Type: Special Permit
CPC Hearing Date: June 13, 2013
Staff Planner: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Location: 5524-5528 Woodgreen Drive
Legal Description: Lots 6 and 7, Block 4, Emerald Valley Estates, Replat A, City of El Paso, El Paso County, Texas
Acreage: 0.9622-acre
Rep District: 1
Zoning: R-1 (Residential)
Existing Use: Vacant
Request: Infill Development to allow for reduced front and rear setbacks
Proposed Use: Single-family dwelling

Property Owner: Winton and Associates
Representative: Scott Winton

SURROUNDING ZONING AND LAND USE

North: R-1 (Residential)/ Single-family dwellings
South: R-1 (Residential)/ Single-family dwellings
East: R-1 (Residential)/ Single-family dwellings/ R-1/sp (Residential/special permit)/ Single-family dwellings
West: R-1 (Residential)/ Single-family dwellings

The Plan for El Paso Designation: G-4, Suburban Walkable (Northwest Planning Area)

NEAREST PARK: Valley Creek Park (5,482 feet)

NEAREST SCHOOL: Jose H. Damiam Elementary (13,989)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Neighborhood Association
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Upper Valley Improvement Association
Save The Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 20, 2013. The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review. The special permit requested is to allow for infill development to reduce the front and rear setbacks from the required front setback of 30' feet to 28.125' feet and cumulative setback required 100 ft. to 67.625' ft. The detailed site development plan shows a 5,225 square-foot single-family dwelling and a 1,294 square-foot garage. Access to the subject property is proposed from Woodgreen Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development. The request is compatible to Plan El Paso Comprehensive Plan, surrounding uses and complies with section 20.04.320 Special Permit and 20.04.150 Detailed Site Development Plan requirements of the El Paso City Code.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-4 – Suburban Walkable: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-1 (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

City Development Department – Plan Review

No comments received.

City Development Department - Land Development

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.

Fire Department

No comments received.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit access to public transit options.

El Paso Water Utilities (EPWU)

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 Woodgreen Drive that is available for service, the water main is located approximately 7-feet east from the center line of the right-of-way.

3. EPWU records indicate two vacant water service connections (inactive meters) serving the subject properties. The addresses for these services are 5524 and 5528 Woodgreen Drive.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Woodgreen Drive that is available for service, the sewer main is located approximately 7-feet west from the center line of

the right-of-way.

General:

5. 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.

Sun Metro

Sun Metro does not oppose this request.

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

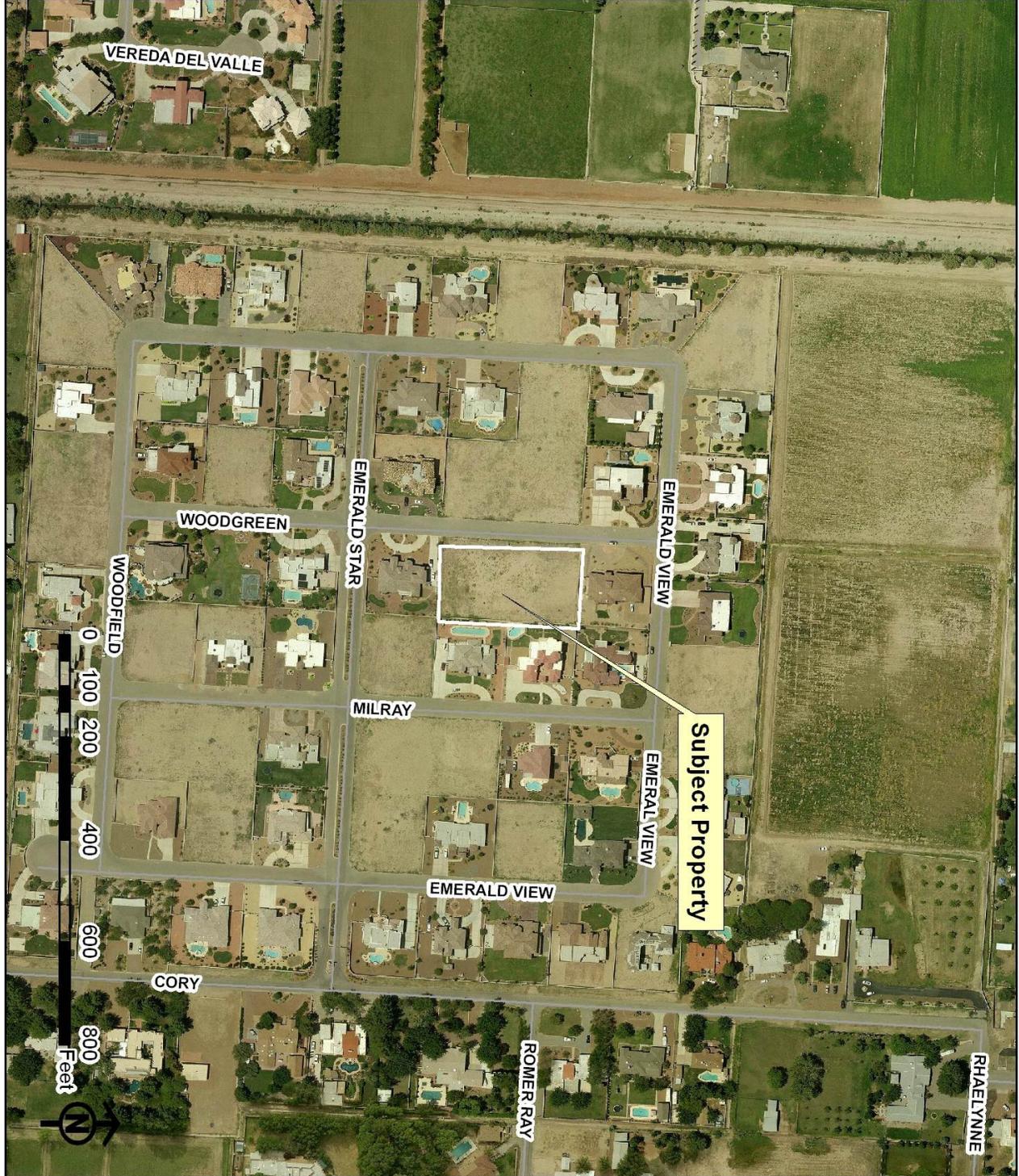
1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP

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ATTACHMENT 4: ELEVATIONS

A4
ELEVATIONS
SCALE: 1/8" = 1'-0"

