



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00005
Application Type: Special Permit
CPC Hearing Date: June 14, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 7601 Mt. Latona Street
Legal Description: South 115 feet of Tract 210, Sunrise Acres #2, City of El Paso, El Paso County, Texas
Acreage: 0.415 acre
Rep District: 2
Zoning: R-4 (Residential)
Existing Use: Vacant
Request: Reduction in lot width and area / infill development
Proposed Use: Duplex
Property Owner: Daniel Alderete
Representative: Daniel Alderete

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single family dwellings
South: R-3 (Residential) / Single family dwellings
East: R-4 (Residential) / Single family dwellings
West: A-2/sc (Apartment/Special contract) / vacant

Plan El Paso Designation: G3, Postwar (Northeast)

Nearest Park: Mountain View Park (3,255 ft.)

Nearest School: Lee Elementary (1,254 ft.)

NEIGHBORHOOD ASSOCIATIONS

Mountain View Neighborhood Association

NEIGHBORHOOD INPUT

Notices of this public hearing were mailed to all property owners within 300 feet of the subject property on May 24, 2012. The Planning Division received no letters or phone calls in opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit for infill development and a reduction in lot width and area to permit the construction of three 2,000 sq. ft. duplex housing units.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the applicant meets the requirements of section 20.04.320 special permit approvals.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Postwar: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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-4 (Light Density Residential District) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning Division - Transportation

1. Provide dimensions for existing sidewalk. Sidewalks shall comply with Section 19.21 of the El Paso City Code, shall be continuous across driveway and shall comply with ADA standards.
2. Provide driveway dimensions. Driveways shall comply with Design Standards for Construction (DSC) and Section 13.12 (Driveways).
3. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Engineering & Construction Management Service Department - Land Development

1. Grading plan and permit shall be required.* 2. Storm Water Pollution Prevention Plan and/or permit required.* 3. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.* * This requirement will be applied at the time of development.

Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request

Water:

2. There is an existing 6-inch diameter water main extending along Mt. Latona Drive that is available for service, the water main is located approximately 10-ft east from the center right-of-way line.

3. There is an existing 8-inch diameter water main extending along Apollo Drive that is available for service. The alignment of the water main varies between the southeast and southwest property lines.

4. Previous water pressure from fire hydrant #82931 located approximately 315-ft west from the south east property line has yield a static pressure of 110 (psi), a residual pressure of 88 (psi), and a discharge of 1,061 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.

Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Mt. Latona Drive that is available for service, the sewer main is located about 5-feet west from the center right-of-way line.

7. There is an existing 8-inch diameter sanitary sewer main extending along Apollo Drive that is available for service, the sewer main is located approximately 5-feet south from the center right-of-way line.

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.

CITY PLAN COMMISSION OPTIONS

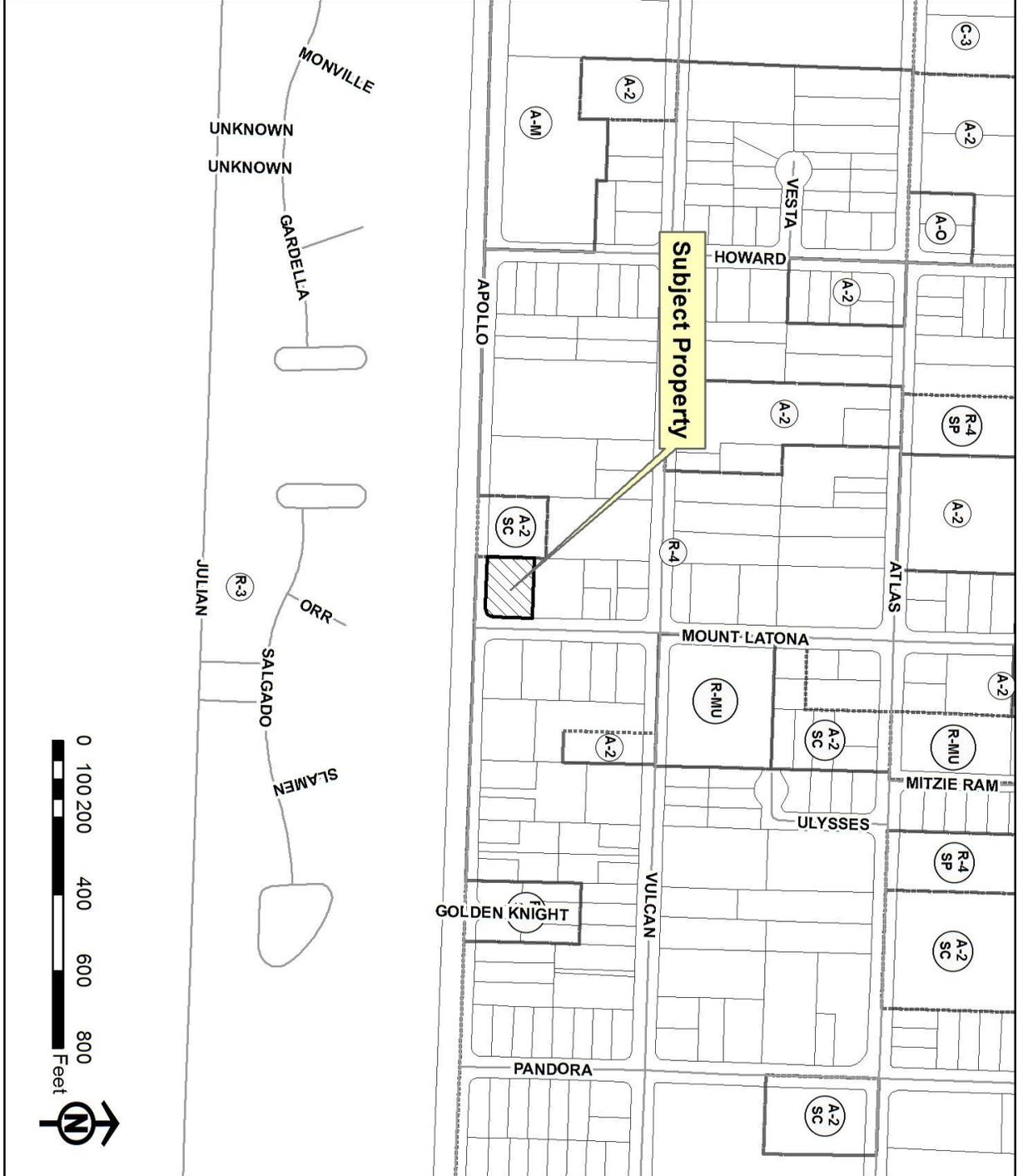
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Plan

PZST12-00005



PZST12-00005



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

