City of El Paso – City Plan Commission Staff Report
(Revised)

Case No:	PZST13-00015
Application Type:	Special Permit
CPC Hearing Date:	June 27, 2013
Staff Planner:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov
Location:	5135 Chromite Street
Legal Description:	A portion of Lot 1, Block 2, Town and Country Village 2nd Revised Map, an addition to the City of El Paso, El Paso County, Texas
Acreage:	0.183 acres
Rep District:	1
Zoning:	A-2 (Apartment)
Existing Use:	Vacant
Request:	Special Permit to allow for a business office in A-2 zone district and Infill Development - request for reduced lot width and side yard setback
Proposed Use:	Business office
Property Owner:	E. Peinado Development Co.
Representative:	Raymond Bonilla

SURROUNDING ZONING AND LAND USE
North: A-2 (Apartment) / Apartment complex
South: A-2 (Apartment) / Two-family dwelling
East: A-2 (Apartment) / Apartment complex
West: C-1 (Commercial) / Retail and restaurant

PLAN EL PASO DESIGNATION: G-3, Post-War
NEAREST PARK: Charl-Ann Duck Pond Park (2,169 feet)
NEAREST SCHOOL: Mitzi Bond Elementary (2,803 feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Neighborhood 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 June 6, 2013. 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 for infill development to allow for the construction of a business office in an A-2 (Apartment) zone district. The applicant is requesting the following reductions: lot width from required 45-foot to 34.55-foot and side yard setback from required 5 feet to 3 feet. The detailed site development plan shows 1,500 square-feet business office. The proposed use requires 3 parking spaces and the applicant is providing 5 parking spaces and 3 bicycle spaces. The proposed business office use requirements of the A-2 (Apartment) zone district are

satisfied through the special permit and detailed site development plan. Access to the subject property is proposed from Chromite Street.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development, as it complies with 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-3, Post-War: 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 A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

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
No objections.

City Development Department - Landscaping Division
No landscape calculations provided.

City Development Department - Land Development
We have reviewed special permit and detail site development and recommend the Developer/Engineer address the following comments.

Recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Fire Department
Recommend approval of Detailed Site Plan Application as presented.

*NOTE: 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 Application" 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.

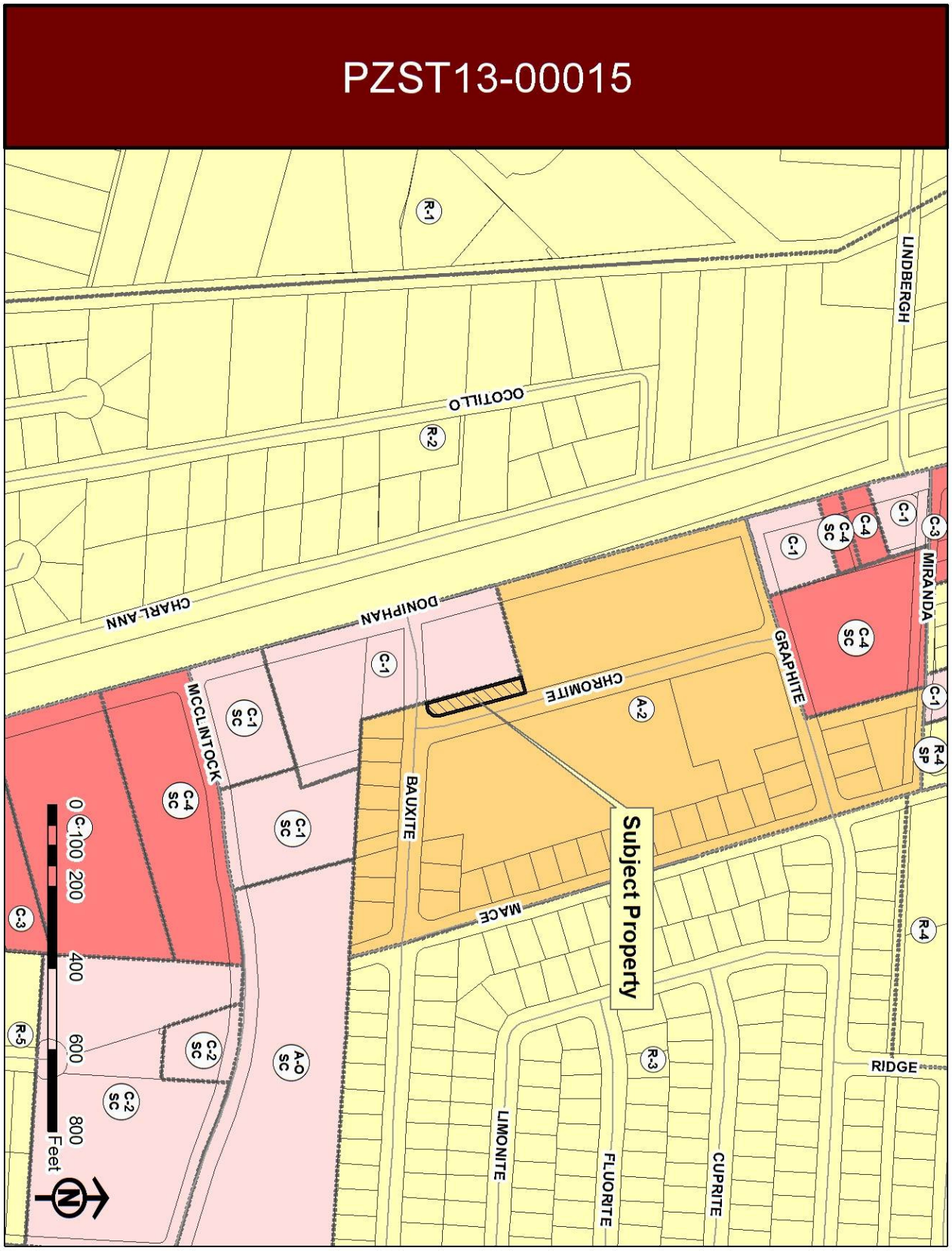
Police Department
No objections.

Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

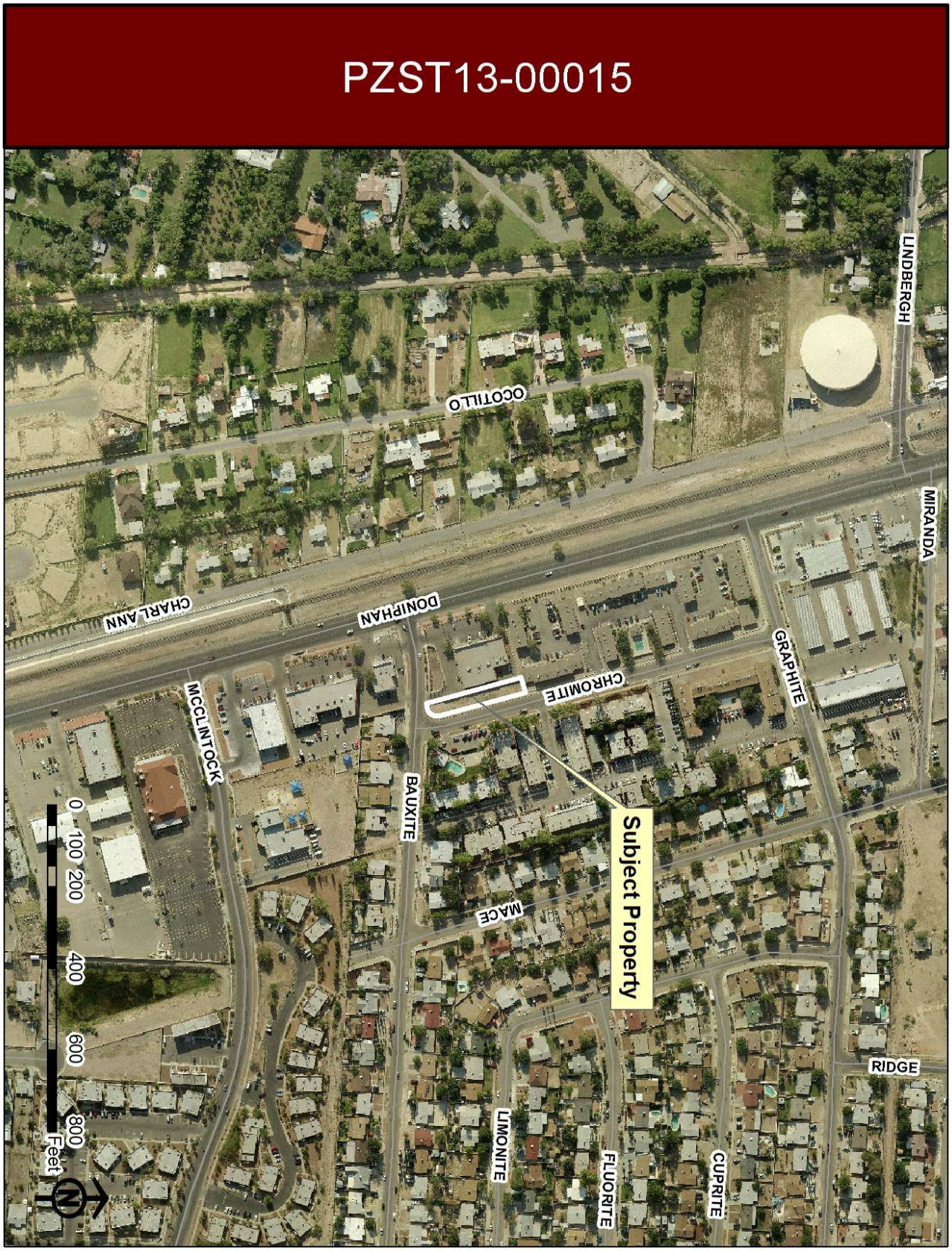
El Paso Water Utilities
We have reviewed the zoning change request reference above and provide the following comments:
1. El Paso Water Utilities (EPWU) does not object to this request.
Water:
2. There is an existing 8-inch diameter water main extending along Bauxite Ave. that is available for service, the water main is located approximately 20-feet south of the subject southern property line.
3. There is an existing 6-inch diameter water main extending along Chromite St. that is available for service. The water main is located approximately 40 feet east of the subject eastern property line
Sanitary Sewer:
4. There is an existing 8-inch diameter sanitary sewer main extending along Bauxite Ave. that is available for service. The sewer main is located approximately 5-feet south from the center line of the right-of-way.
5. There is an existing 8-inch diameter sanitary sewer main that is available for service along Chromite St. The sewer main is located approximately 25-feet east from the eastern property line.
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 Development Plan

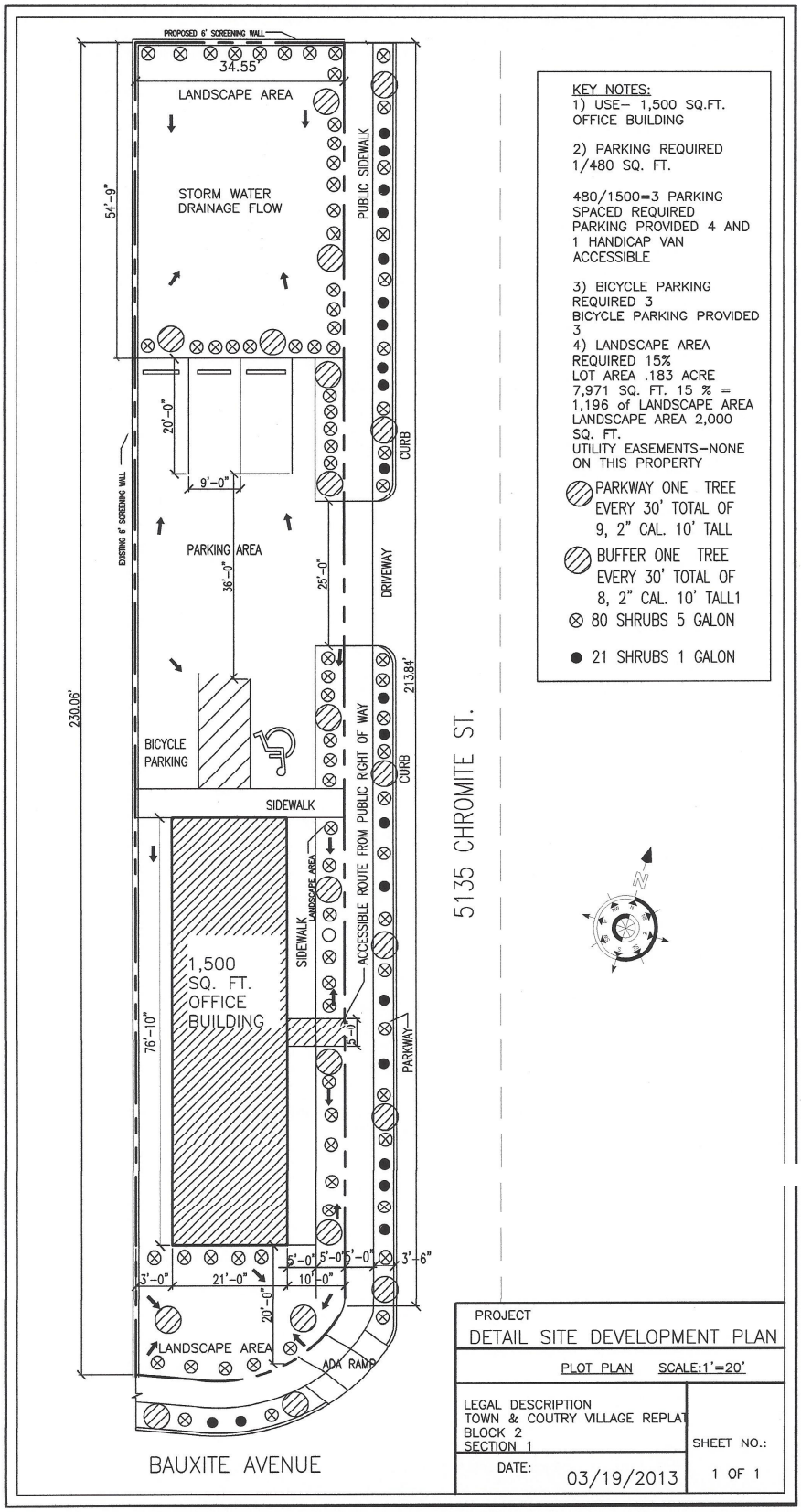
ATTACHMENT 1: ZONING MAP

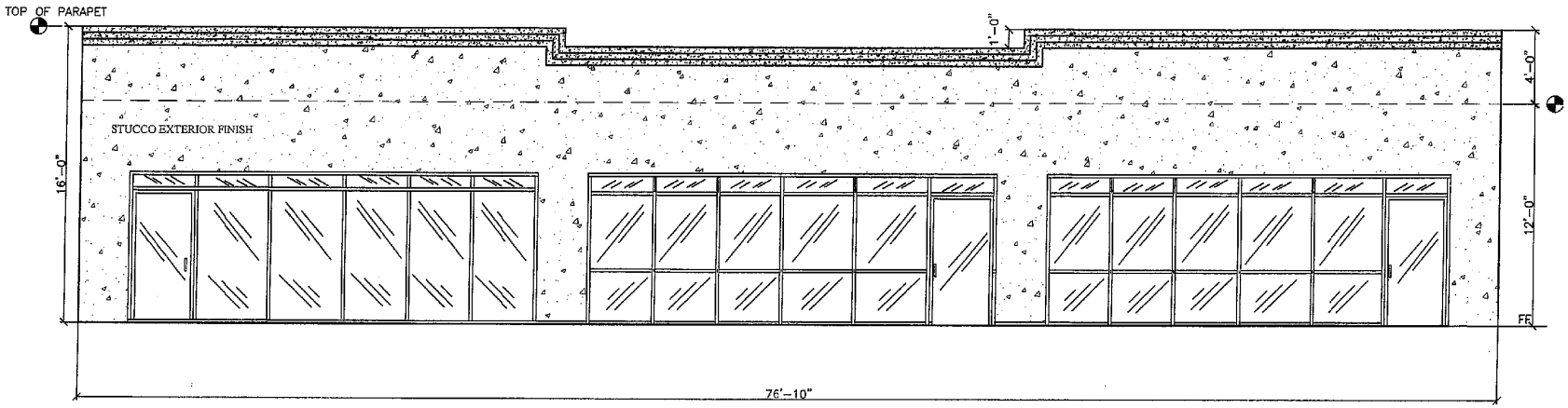


ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN





FRONT ELEVATION
SCALE:5/32"=1'0"

STATE OF TEXAS
S.I. AGUILAR
27792
LICENSED
PROFESSIONAL ENGINEER

P.E.