City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ16-00012
Application Type:	Rezoning
CPC Hearing Date:	June 30, 2016
Staff Planner:	Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov
Location:	9025 Neptune Street
Legal Description:	All of Tract 456 and a portion of Tract 455, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
Acreage:	1.25 acres
Rep District:	2
Existing Zoning:	R-4 (Residential)
Existing Use:	Single-family dwelling
C/SC/SP/ZBA/LNC:	N/A
Request:	From R-4 (Residential) to S-D (Special Development)
Proposed Use:	Single-family dwelling and apartment complex
Property Owner:	Miguel De La Riva Jr.
Representative:	Miguel De La Riva Jr.

SURROUNDING ZONING AND LAND USE
North: R-3A (Residential) / Single-family dwellings
South: R-4 (Residential) / Single-family dwellings
East: A-2/sc (Apartment/special contract) / Vacant
West: R-4 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast Planning Area)
NEAREST PARK: Nolan Richardson Park (2,294 feet)
NEAREST SCHOOL: Canyon Hills Middle School (2,807 feet)

NEIGHBORHOOD ASSOCIATION
Sunrise Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 15, 2016. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-4 (Residential) to S-D (Special Development) to allow for mixed use, the applicant is proposing a single-family dwelling and an apartment complex. Apartment use is not a permitted use in R-4 (Residential) district, it is a permitted use in S-D zone district with a detailed site development plan. The request for rezoning is solely to allow for the apartment use as the applicant is not requesting any setback modifications. The applicant will submit a new application for detailed site development plan and a plat to divide the property into two lots. The subject property is 1.25 acres in size. The conceptual site plan shows an existing 1,640 sq. ft. single-family dwelling and a new 12 units - single-story, apartment complex, 14 feet in height. The development requires 24 parking spaces and the applicant is providing 30 parking spaces, to include ADA and 3 bicycle spaces. Access to the subject property is provided from Neptune Drive.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to S-D (Special Development) with the following condition:

> *A 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to the northerly and southerly property lines. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

The recommendation is based on compatibility with the surrounding properties zoned residential and apartment districts and uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the Northeast Planning Area.

Plan El Paso- Future Land Use Map Designation
All applications for rezoning 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 S-D (Special Development) district is to provide an opportunity for 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. The regulations of this district are 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. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

Plan El Paso - Goals & Policies
This application addresses policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation
TIA is not required.

Planning and Inspections Department – Building and Development Permitting
1. Applicant needs to delineate what portions of the parcel are going to be dedicated for single family residences, apartments and business uses.
2. If the portions for single family residences are going to be individually owned and addressed parcels, coordination with subdivision division may be required since platting may be required.
3. the revised documents will require revised parking calculations for the different kinds of uses.
4. provide landscape calculations as required for commercial development.
5. show ADA accessible routes to all commercial uses

Note: the comments will be addressed on the detailed site development plan and subdivision plat.

Planning and Inspections Department - Land Development

1. Add to general notes on the detailed site plan: "The retention of the difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within subdivision limits (DSC, 19.19.010A (DDM, 11.1)). Historic storm water runoff rates must not be exceeded."
2. Show proposed stormwater runoff direction arrows.
3. Verify storm-water runoff does not adversely affect neighboring properties.
4. Provide dimensions and position of proposed driveways, radius, and sidewalks (must be continuous across driveways) (DSC, Section 6-17).

Street and Maintenance Department

TIA is not required.

Fire Department

Recommend approval.

Police Department

There are no objections, comments to add, or any police related concerns.

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 8-inch diameter water main extending along Neptune Street. This water main is available for service.
3. EPWU records indicate one (1) 3/4" service meter (Active) on the property with 9025 Neptune Street as the service address.
4.Previous water pressure from fire hydrant #6067 located at 9020 Neptune and 656' S of Skyline Drive, has yield a static pressure of 82 (psi), a residual pressure of 78 (psi), and a discharge of 1087 gallons per minute.
5. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Neptune Street. This main is available for service.

General:

7. EPWU requires a new service application to provide additional services 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.
8. Additional services will be provided at the Neptune right-of-way. If the property is subdivided, each proposed lot requires separate water and sewer connections.

El Paso Water Utilities - Stormwater Division

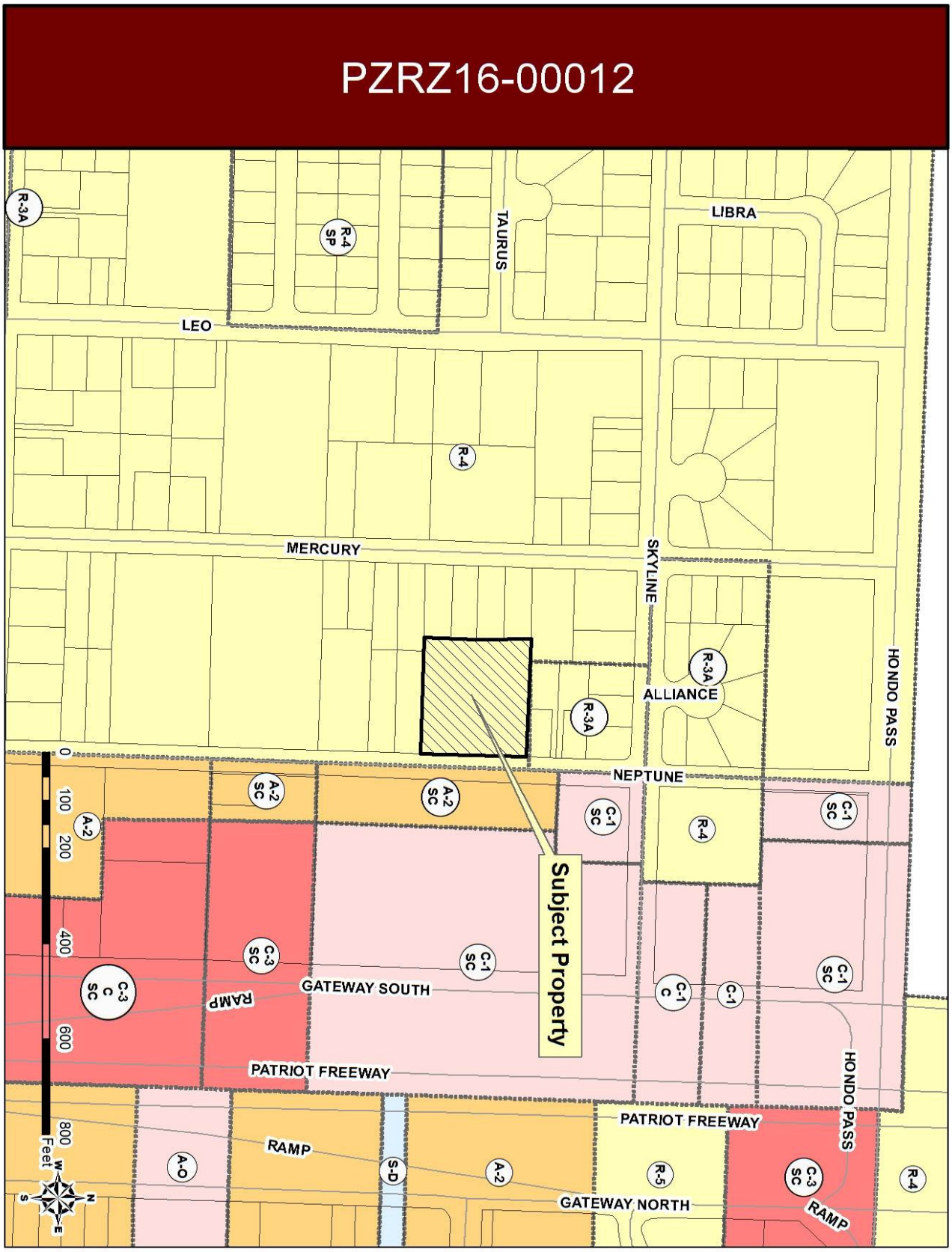
1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.
2. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
3. The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.
4. Not required but recommended:

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

Attachments:

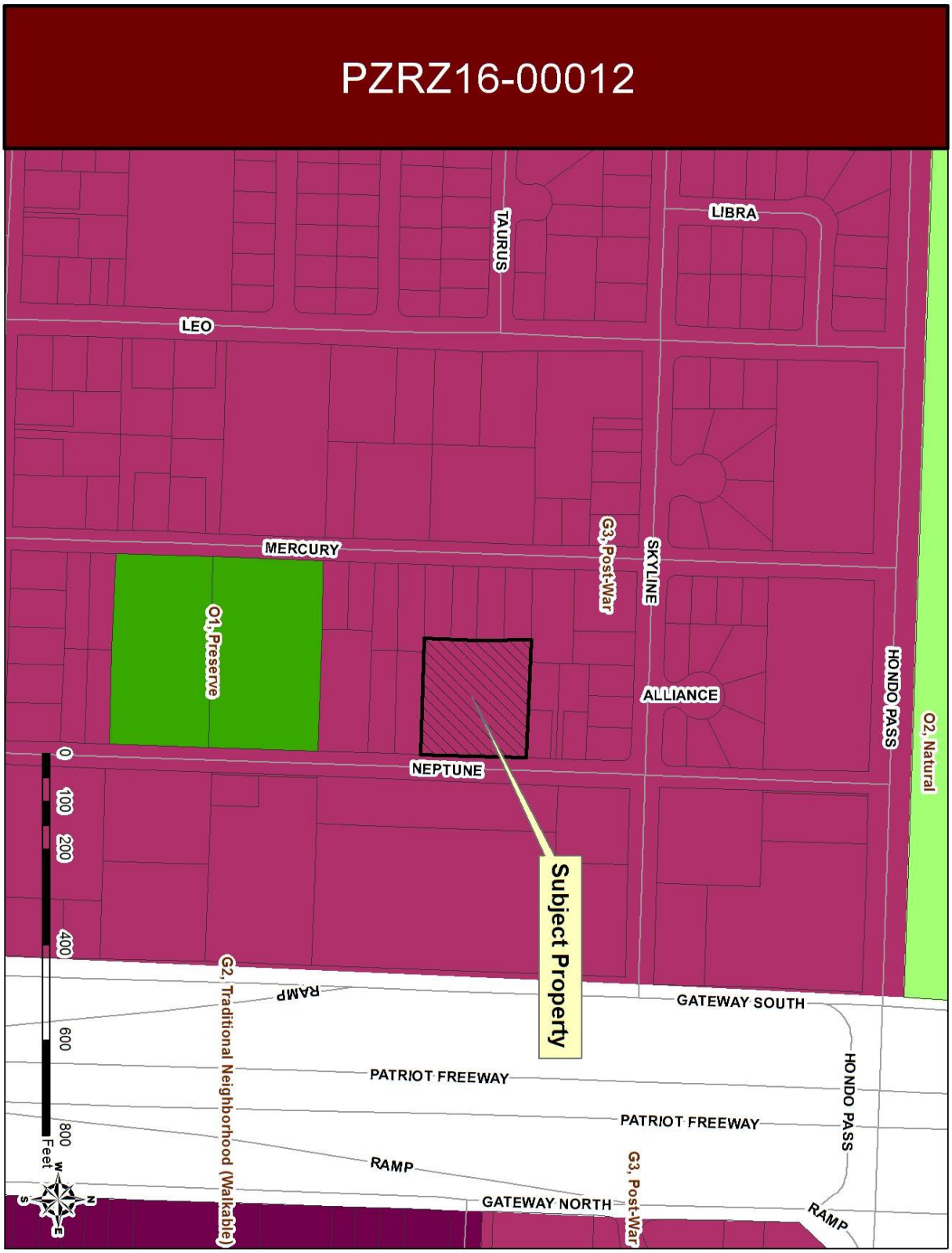
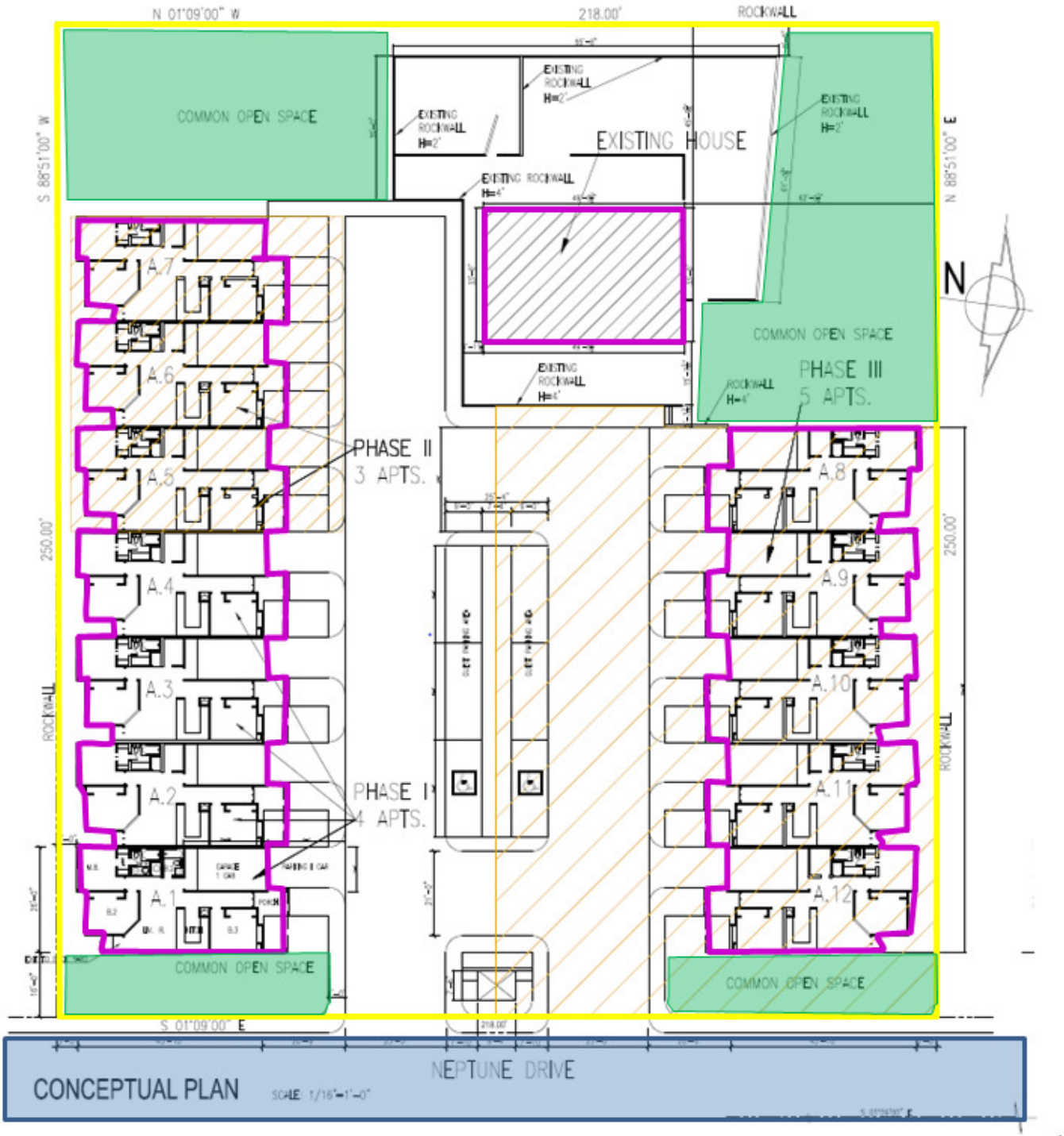
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: CONCEPTUAL SITE PLAN