



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00018
Application Type: Rezoning & Detailed Site Development Plan Approval
CPC Hearing Date: July 9, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: Parcel 1: 1141 Caper Road
Parcel 2: 7827 Bois D' Arc Drive
Legal Description: Parcel 1: Lot 1, Block 11, Eastwood, City of El Paso, El Paso County, Texas
Parcel 2: Lot 2, Block 11, Eastwood, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 0.1436 acres
Parcel 2: 0.1837 acres
Rep District: 7
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-3 (Residential) to S-D (Special Development)
Proposed Use: Clinic
Property Owner: Armando Beltran, MD
Representative: Samuel Barela / Carlos Veloz

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwelling
South: A-O (Apartment-Office) & A-O/c (Apartment-Office/condition) / Offices
East: R-3 (Residential) / Single-family dwelling
West: R-3 (Residential) / Single-family dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (East Planning Area)

NEAREST PARK: Travis White Park (3,305 feet)

NEAREST SCHOOL: Eastwood Knolls Elementary (3,408 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 10, 2015. Planning has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-3 (Residential) to S-D (Special Development) to permit the construction of a clinic totaling 5,705 sq. ft. in size. The property is currently vacant. A reduction in the front setback from 20' to 3' is being requested. The required number of parking spaces for a clinic that size is 19 spaces. However, a 10% administrative parking reduction was granted by the Zoning Administrator for a reduction from the required 19 parking spaces to 17. The applicant proposes 18 parking spaces, to include two ADA and three bicycle parking spaces. The proposed development requires 1,244 sq. ft. of landscaping and proposes 881 sq. ft., as permitted per Title 18.46.090.A.3, Landscape which provides a 60% reduction in landscaping requirements for sites with street-oriented buildings. Vehicular access is proposed from Bois D' Arc Drive.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to S-D (Special Development) and approval of the detailed site development plan. The proposed zoning district is consistent with the A-O (Apartment-Office) and C-1 (Commercial) zoning districts in proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the East 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.

COMMENTS:

Planning and Inspections 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.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objection to proposed rezoning at the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and Local municipal code.

Planning and Inspections Department - Landscaping

No objection. At the time of submittal for building permits project will need to comply with all provisions of Title 18.46 as applicable.

El Paso Fire Department

Recommend Approval

El Paso Water Utilities

EPWU-PSB does not object to this request.

Water:

1. There is an existing 12-inch diameter water main that extends along Caper Rd. located approximately 10.5 feet east of the right-of-way centerline. This main is available for service.
2. There is an existing 8-inch diameter water main that extends along Bois D’Arc St., located

approximately 9.5 north of the right-of-way centerline. This main is available for service.

3. Previous water pressure tests from fire hydrant #439 located at the southeast corner of Caper Rd. and Candlewood, have yielded a static pressure of 106 (psi) pounds per square inch, a residual pressure of 100 (psi) pounds per square inch, and a discharge of 1233 (gpm) gallons per minute.
4. 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
5. EPWU records indicate two active 3/4-inch water meter serving the subject properties. The service address for these meters are 1141 Caper Rd and 7827 Bois D' Arc St.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along Caper Rd. located approximately 5 feet west of the right-of-way centerline. This main is available for service.
2. There is an existing 8-inch diameter sanitary sewer main that extends along Bois D' Arc St located along the centerline of the right-of-way. This main is available for service.

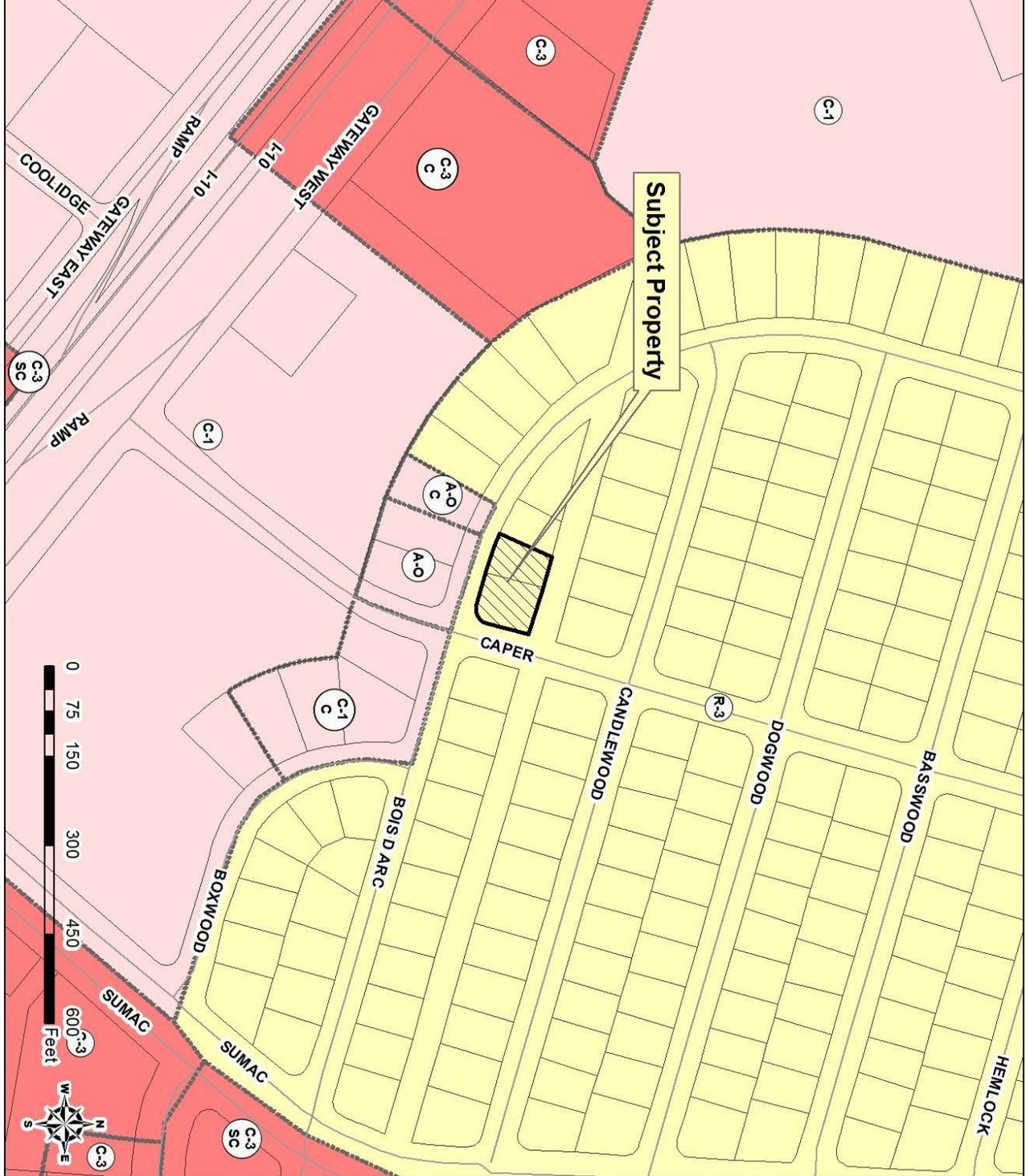
General:

EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner 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
4. Elevations

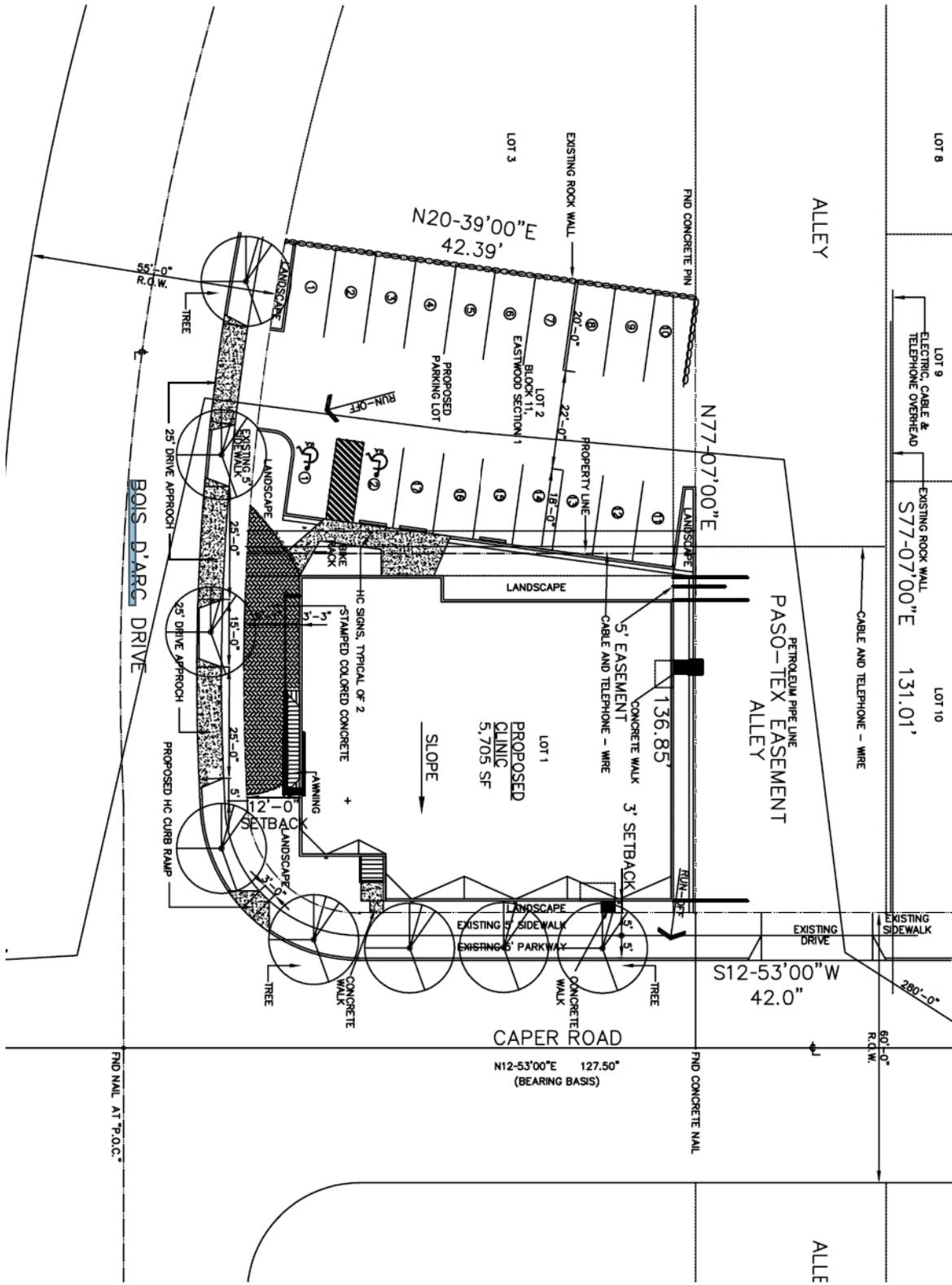
PZRZ15-00018



PZRZ15-00018



ATTACHMENT 3: DETAILED SITE PLAN



ATTACHMENT 4: ELEVATIONS

