



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00014
Application Type Special Permit
CPC Hearing Date July 25, 2013
Staff Planner Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location 4103 Lackland
Legal Description Lots 1 & 2, Block 42, Morningside Heights, City of El Paso, El Paso County, Texas
Acreage 0.15 acres
Rep District 2
Zoning R-4 (Residential)
Existing Use Single Family Home
Request Infill Development / Reduced side and cumulative setbacks / Reduced lot area and depth
Proposed Use Duplex
Property Owner Elguea Properties, LLC
Representative Jesus Jaime

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-Family Home
South: R-4 (Residential) / Single-Family Home
East: R-4 (Residential) / Single-Family Home
West: R-4 (Residential) / Single-Family Home

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Pollard Park (1,881 feet)

NEAREST SCHOOL: Rusk Elementary (3,571 feet)

NEIGHBORHOOD ASSOCIATIONS

Central Neighborhood Association, El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 9, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting an infill special permit for reduced side and cumulative setbacks as well as reduced lot depth and area. A two-family (duplex) house is proposed. The site plan shows an existing 740 sq. ft. single family home. A 1,140 sq. ft. dwelling unit is proposed to be attached to the existing single-family dwelling by a 15'8" carport. The applicant is requesting a lot area reduction from 7,000 sq. ft. to 6,534 sq. ft. and a lot depth reduction from 90' to 55'. Additionally, a cumulative setback reduction from 45' to 30' and a side setback reduction from 5' to 3'3" is requested. Access to the subject property is proposed from both Lackland Street and Van Buren Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development. The recommendation is based on the compliance with the comprehensive plan, compatibility with surrounding land uses, 20.10.320 Special Permit and 20.10.150 Detailed Site Development Plan requirements.

Plan El Paso-Future Land Use Map Designation

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

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-4 (Residential) 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

No objections to the proposed special permit. Site Plan Comment: The driveway located on Van Buren shall be located a minimum of five feet from the end of the curve tangent at the intersection of Lackland and Van Buren. 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

Approved as submitted.

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

Recommend “APPROVAL” of “Detailed Site Plan Application” as presented. *****NOTE ***** PZST 13-00014 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.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing six (6) inch diameter water main that extends along the alley between Van Buren Ave and Harrison Ave. fronting the northern boundary of the subject property. This water main is available for service.

3. There is an existing thirty (30) inch diameter water main that extends along Lackland St. on the eastern boundary of the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. EPWU records indicate an active water service meter at the subject property. The service address for this meter is 4103 Lackland St.

Sanitary Sewer:

7. There is an existing eight (8) inch diameter sanitary sewer main that extends along Van Buren Ave. fronting the southern boundary of the subject property. This sanitary sewer mains are available for service.

8. Application for additional water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

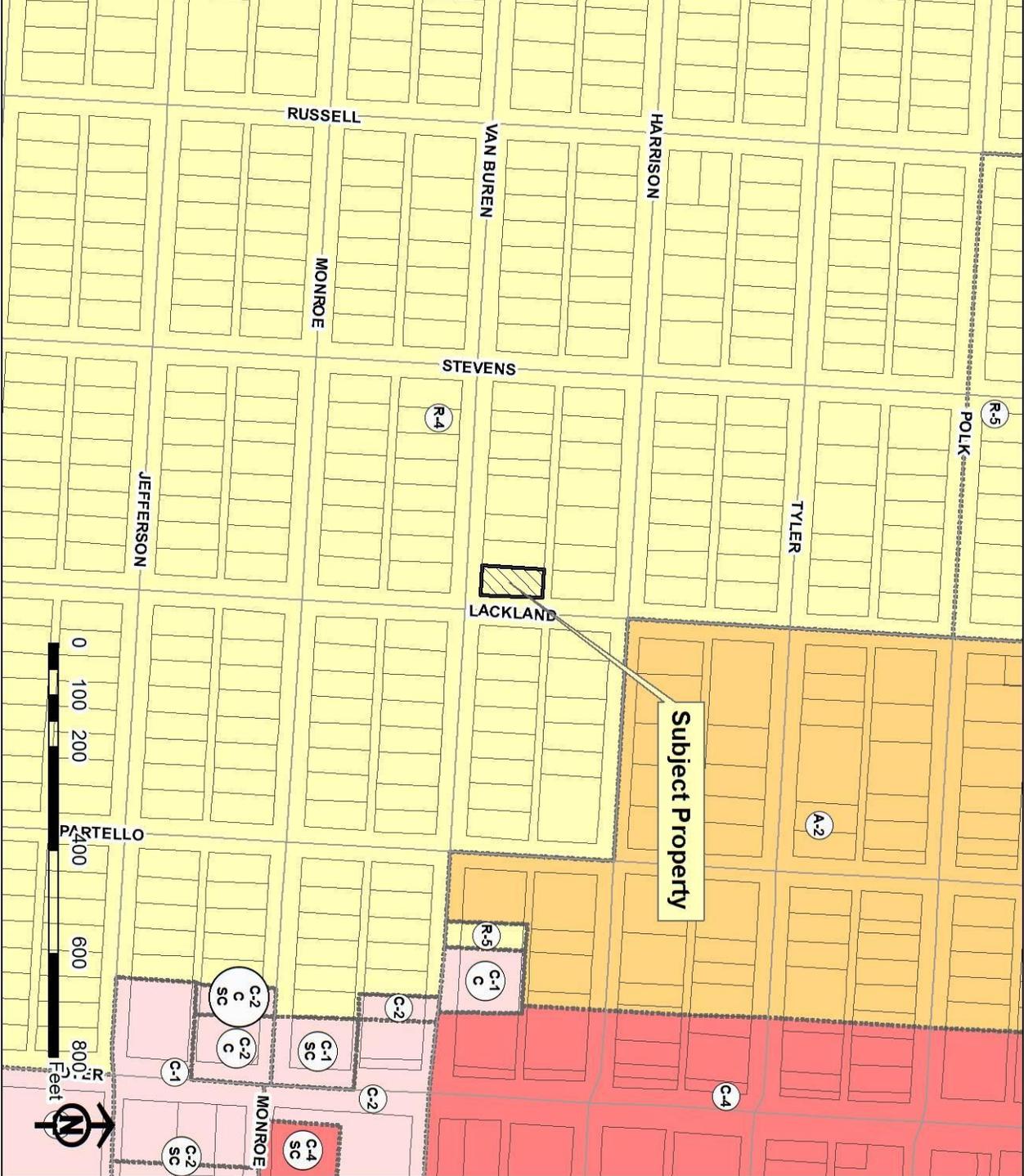
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit application:

1. Recommend approval of the application finding that the special permit 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 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 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.

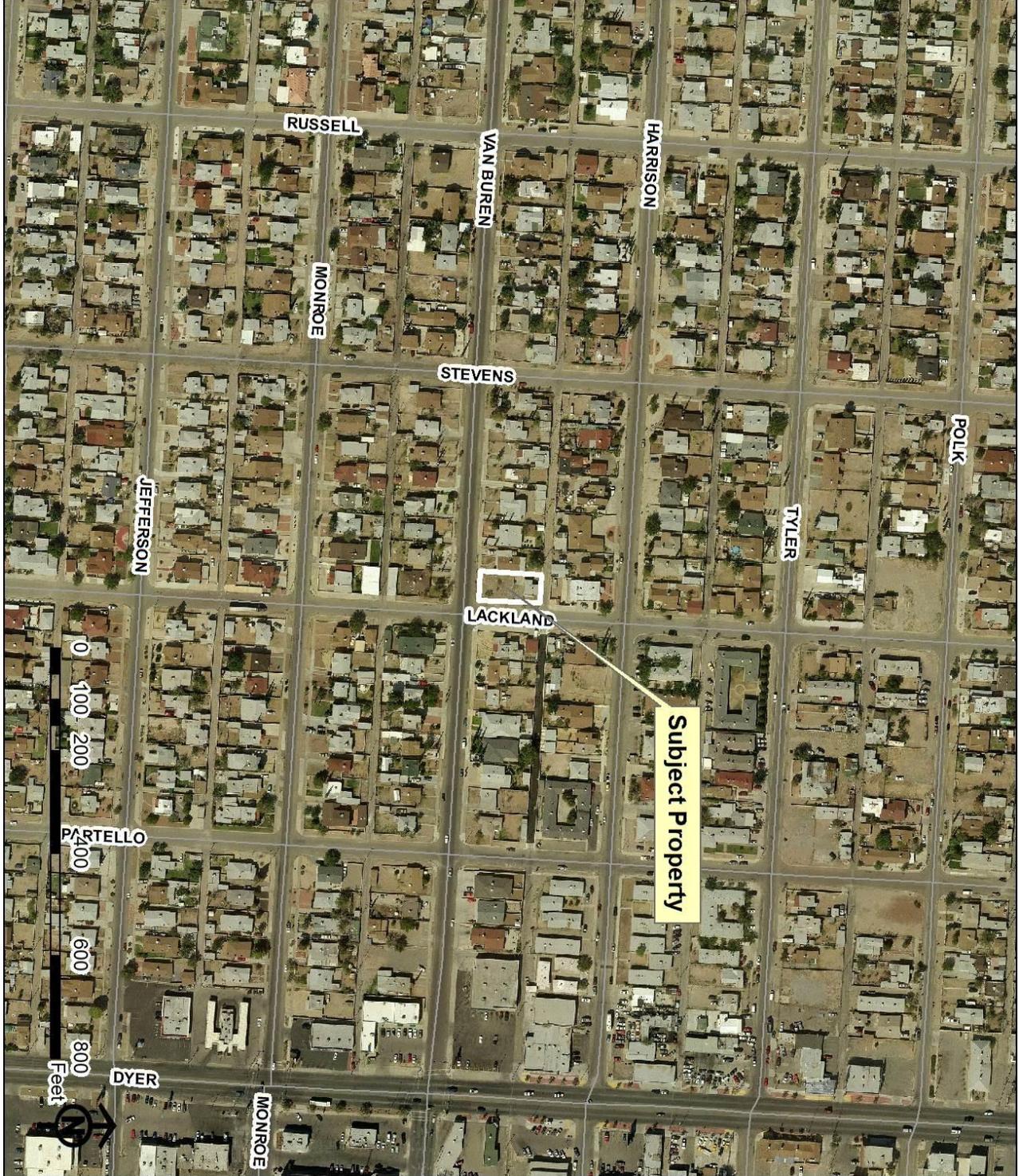
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

PZST13-00014



PZST13-00014



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN (CONTINUED)

