



## City of El Paso – City Plan Commission Staff Report

**Case No:** PZST12-00006  
**Application Type:** Special Permit  
**CPC Hearing Date:** July 26, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** 1316 Missouri Avenue  
**Legal Description:** Lot 10, and the north half of Lot 9, Block 11, Mundy Heights Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.10 acre  
**Rep District:** 8  
**Zoning:** C-2/H (Commercial/Historic)  
**Existing Use:** Vacant  
**Request:** Infill development / Reduction in lot width, lot area, and cumulative setback / 100-percent parking reduction (Related to rezoning case PZRZ12-00015)  
**Proposed Use:** Duplex  
**Property Owner:** Maria L. Yee & Robert Concha  
**Representative:** Gerardo Quinones

### **SURROUNDING ZONING AND LAND USE**

**North:** C-2/h (Commercial/historic) / Single family dwelling  
**South:** R-4/h (Residential/historic) / Single family dwellings  
**East:** R-4/h (Residential/historic) / Single family dwellings  
**West:** C-4/sc (Commercial/special contract) / bus depot

**Plan El Paso Designation:** G2, Traditional Neighborhood - Walkable (Central)

**Nearest Park:** Mundy Park (669 ft.)

**Nearest School:** Vilas Elementary (724 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

Sunset Heights Neighborhood Improvement Association, Sunset Heights Association of Community Friends, El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notices of the July 26, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on June 18, 2012. The Planning Division received no letters or phone calls in opposition to the request.

### **APPLICATION DESCRIPTION**

The applicant is requesting an infill development special permit to allow for a reduction in lot width from 70' to 37.5', lot area from 7,000 sq. ft. to 4,500 sq. ft., and cumulative setback from 45' to 44', as well as a 100-percent parking reduction, to permit the construction of an approximately 2,800 sq. ft. duplex. This special permit is related to rezoning application PZRZ12-00015.

### **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 special permits 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 (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.

The purpose of the C-2 (Community Commercial District) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

**COMMENTS:**

**City Development Department - Planning Division - Transportation**

No objection to the special permit.

**Note:**

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.

**City Development Department – Planning Division - Land Development**

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 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 12-inch diameter water main along the alley between Yandell Drive and Fern Street. The water main is located approximately 1.5-feet east from the center line of the right-of-way.

**Sanitary Sewer:**

3. There is an existing 8-inch diameter sanitary sewer main extending along Missouri Avenue that is available for service, the sewer main is located approximately 3-feet west from the center line of the right-of-way.

**General:**

4. 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**

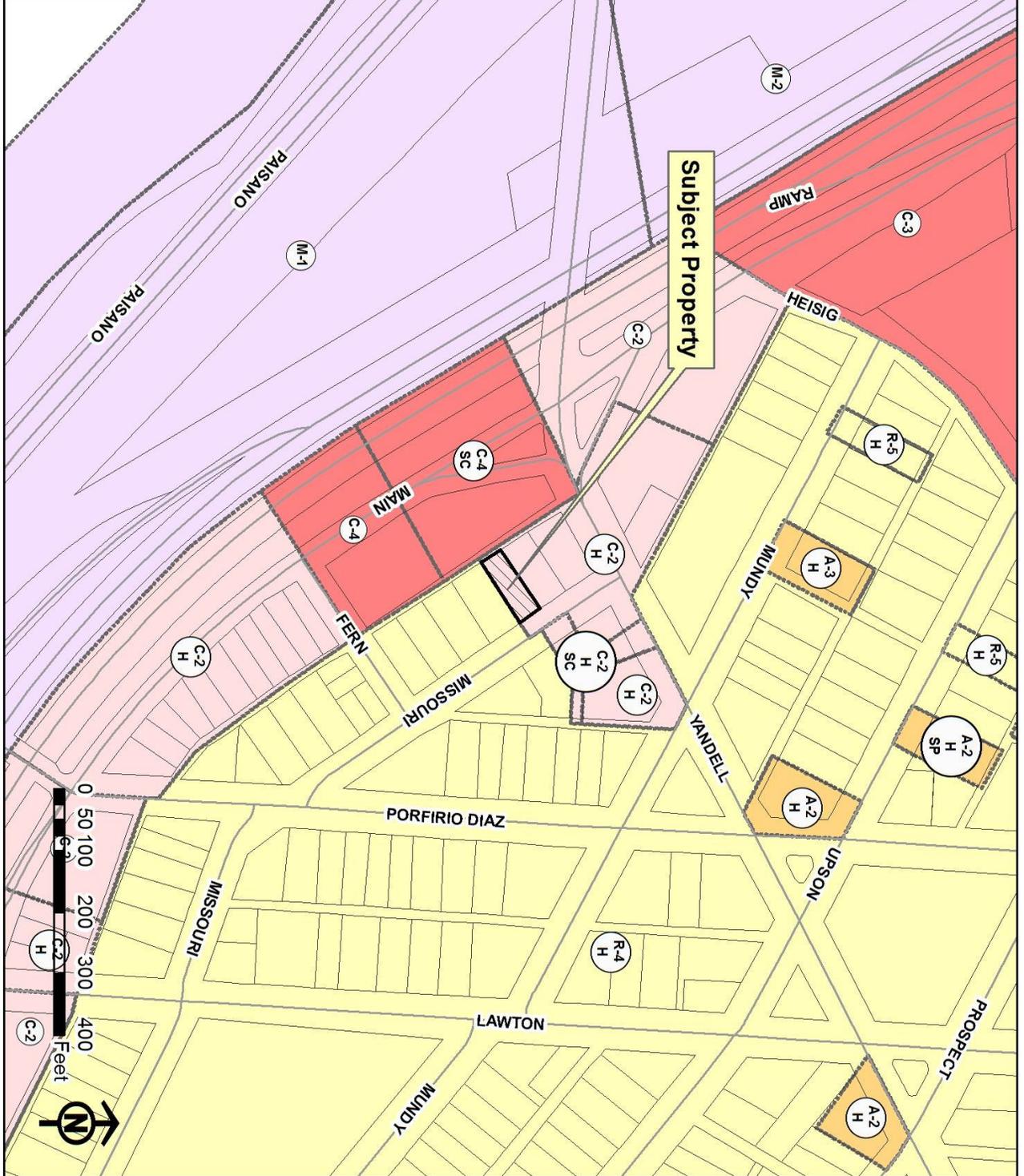
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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 Development Plan
- Attachment 4: Sun Metro Director's Letter
- Attachment 5: Parking Reduction Study

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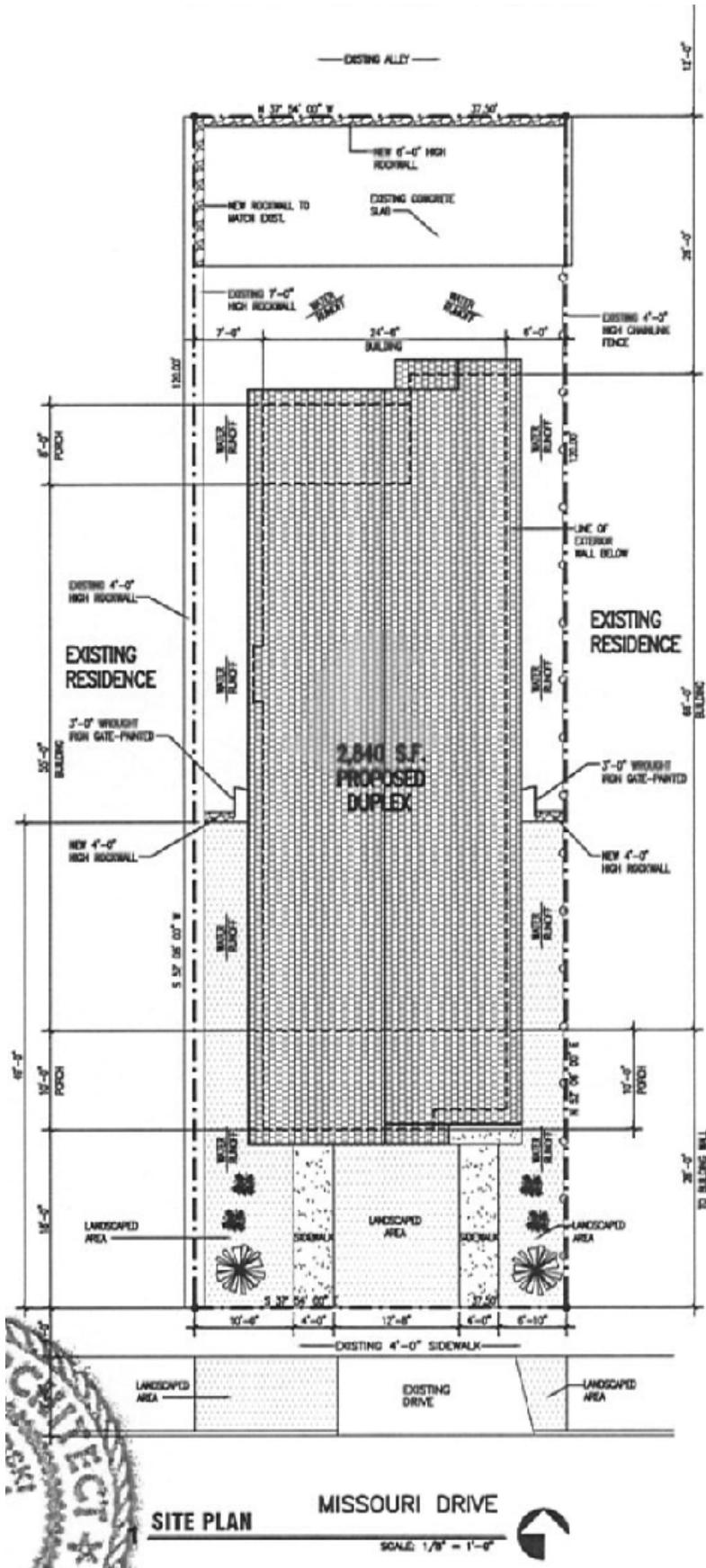


ATTACHMENT 2: AERIAL MAP

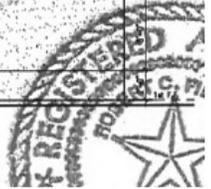
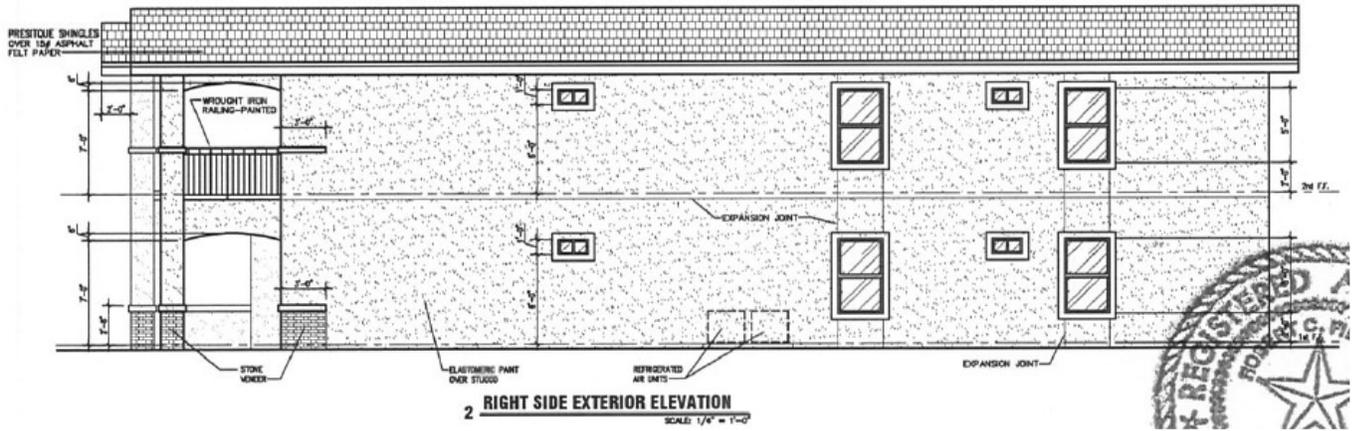
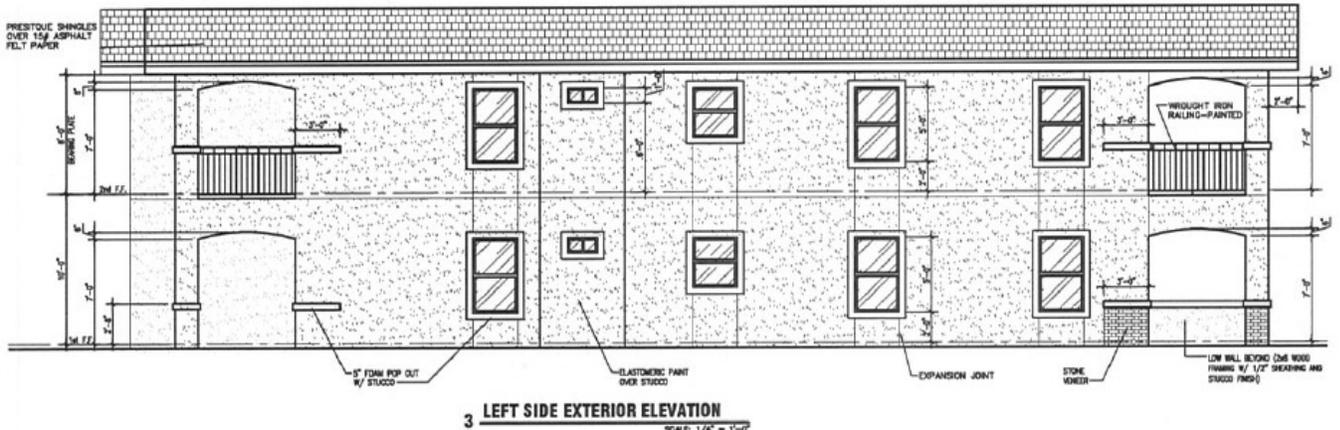
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



**ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN (CONTINUED)**



ATTACHMENT 4: SUN METRO DIRECTOR'S LETTER

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April 11, 2012

GQ Design  
3312 Tierra Fertil  
El Paso, Texas 79938

Attn: Gerardo Quinones

Dear Mr. Quinones:

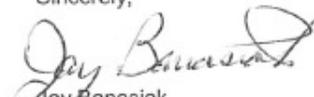
Please be advised that your project for the Infill Development of a two unit apartment complex is situated within 1000 feet of a mass transit system route. Sun Metro's Route 10 travels on Porfirio Diaz Street near this property's main entrance.

A recommendation to approve this parking reduction request is based on the Ordinance 20.14.070 of the El Paso Municipal Code, Parking Reduction section B:

**B. New Development in Redevelopment Areas.** Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a **redevelopment project located within a redevelopment area** or transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions...etc.

Please call Ismael B. Segovia at (915) 534-5838, if you have any questions regarding this matter.

Sincerely,

  
Jay Banasiak  
Director

cc: Ismael B. Segovia, Senior Service Planner

Mayor  
John F. Cook

City Council

District 1  
Ann Morgan Lilly

District 2  
Susie Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Dr. Michiel R. Noe

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Cortney Carlisle Niland

City Manager  
Joyce A. Wilson



Jay Banasiak, Director

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## II. Executive summary

City Ordinance No. 20.14.070 - Parking Reductions of the El Paso Municipal Code states the following:

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section [20.14.050](#) C., if a special permit is approved by city council, as provided in this section:

New Development in Redevelopment Areas. Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located within one of the following redevelopment areas: the downtown area (defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street), and any other redevelopment area or transit oriented development corridor as may be recommended by the city plan commission and approved by the city council;

*This item does not apply to the site*

2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and

*The dimensions and the shape of the lot are limited and place a restriction on the design for the proposed use. The zoning set-backs combined with the limited width of the lot prohibit the developer from designing additional parking spaces.*

3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

*There is a vacant area located north of the subject property. The vacant area is approximately 2 times the size of the subject lot. It is not economically feasible to purchase the lot twice the size of the subject property to accommodate 2 parking spaces. The price per square foot for this lot is valued and appraised for commercial uses and not for residential.*

Considering that the site meets the criteria required under section 20.14.070 of the City of El Paso municipal code and that there is an average of 41 parking spaces available at the most critical times of the day, we cordially request that you approve this report as is and recommend a 100% parking reduction to the City Planning Commission and City Council.