City of El Paso – City Plan Commission Staff Report

Case No:	PZDS16-00017
Application Type:	Detailed Site Development Plan Review
CPC Hearing Date:	July 28, 2016
Staff Planner:	Alfredo Austin, 915-212-1604, austinaj@elpasotexas.gov
Location:	10435 Vista Del Sol
Legal Description:	Portion of Lot 1, Block 1, GECU Subdivision, City of El Paso, El Paso County, Texas
Acreage:	1.18 acres
Rep District:	7
Existing Zoning:	C-3/sc (Commercial/special contract)
Existing Use:	Credit union
C/SC/SP/ZBA/LNC:	SC
Request:	To construct a new credit union, including 4 new ATM drive-up lanes.
Proposed Use:	Credit union
Property Owner:	GECU
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) / Residential development
South: C-3 (Commercial) / Commercial development
East: C-3 (Commercial) / Commercial development
West: C-3 (Commercial) / Commercial development

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)
NEAREST PARK: Marty Robbins Park (6,689 feet)
NEAREST SCHOOL: Myrtle Cooper Elementary School (5,653 feet)

NEIGHBORHOOD ASSOCIATION
Eastside Civic Association

NEIGHBORHOOD INPUT
Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso City Code.

Case History
On July 10, 1979, the subject property was rezoned to C-3 through Ordinance No. 6641(Attachment 5) subject to the following restrictions, conditions and covenants:

1. *No building permits shall be issued for construction on the property until a detailed site development plan of the proposed development on the property has been approved by the City Plan Commission of the City of El Paso. All construction and development on the property shall be done in accordance with the approved plans.*

APPLICATION DESCRIPTION
The request is for a detailed site development plan review as required by Ordinance No. 6641 dated October 24, 1978 (Attachment 5). The detailed site development plan shows a new 4,328 square feet Credit Union including 4 ATM drive-up lanes. The development requires a minimum of 22 parking spaces and the applicant is providing 54 parking spaces and 4 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Vsita Del Sol Drive and Lonewood Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

> *Note: Detailed Site Development Plan review is required by special contract condition imposed on the subject property.*

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and
3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition.

If the zoning administrator does not approve an applicant's detailed sited development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

> *Note: The detailed site development plan review is not eligible for administrative approval, due to a condition imposed on the subject property which requires review and approval by City Plan Commission.*

20.04.150 Procedure.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission

approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.

4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan and recommends approval as it meets all of the requirements.

Plan El Paso- Future Land Use Map Designation
All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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.

C-3 (Community Commercial): The purpose of the 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 within a planning area of the city. The regulations of the districts will 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.

Plan El Paso Goals & Policies

The applicant's proposal meets the following goal of Plan El Paso:

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.6: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

COMMENTS:

Texas Department of Transportation
Not on state roadways.

Planning and Inspections Department – Plan Review
No objections to proposed DSDP.

Planning and Inspections Department – Landscaping Division
Project landscape calculations are correct but at the time of building permits the project will need to comply with all provisions of Title 18.46, IBC and TAS.

Planning and Inspections Department – Land Development
We have reviewed subject plans and recommend that the applicant addresses the following comments:

1. No objections to proposed detail site plan.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

EPPD
No objections.

Fire Department
Recommended approval.

Sun Metro
Sun Metro does not oppose this request.

Sun Metro staff has reviewed this request and has the following comment:
Sun Metro has an existing bus stop directly adjacent to the subject property. Route 71 & 72 provides services to this stop.

Proposed Case No: PZDS16-00017 will be in conflict with existing bus stop:
1)Vista Del Sol\G.E.C.U. (2031)

Sun Metro recommends coordinating before moving forward with design and construction.

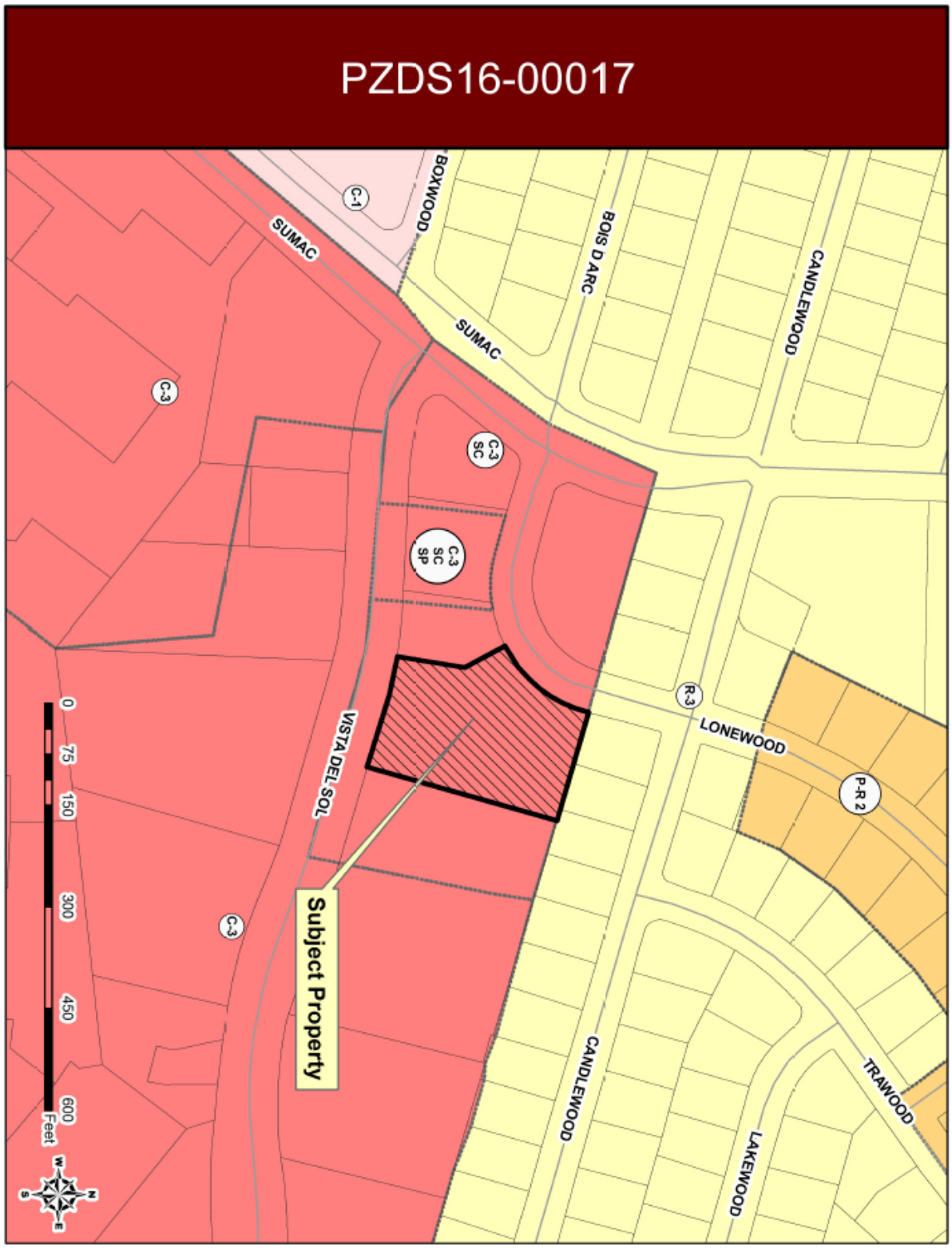
El Paso Water Utilities
We have reviewed the subdivision described above and provide the following comments:

- EPWU has no objections to the customer's request, but recommend:
  - Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Texas Gas Service
No objections.

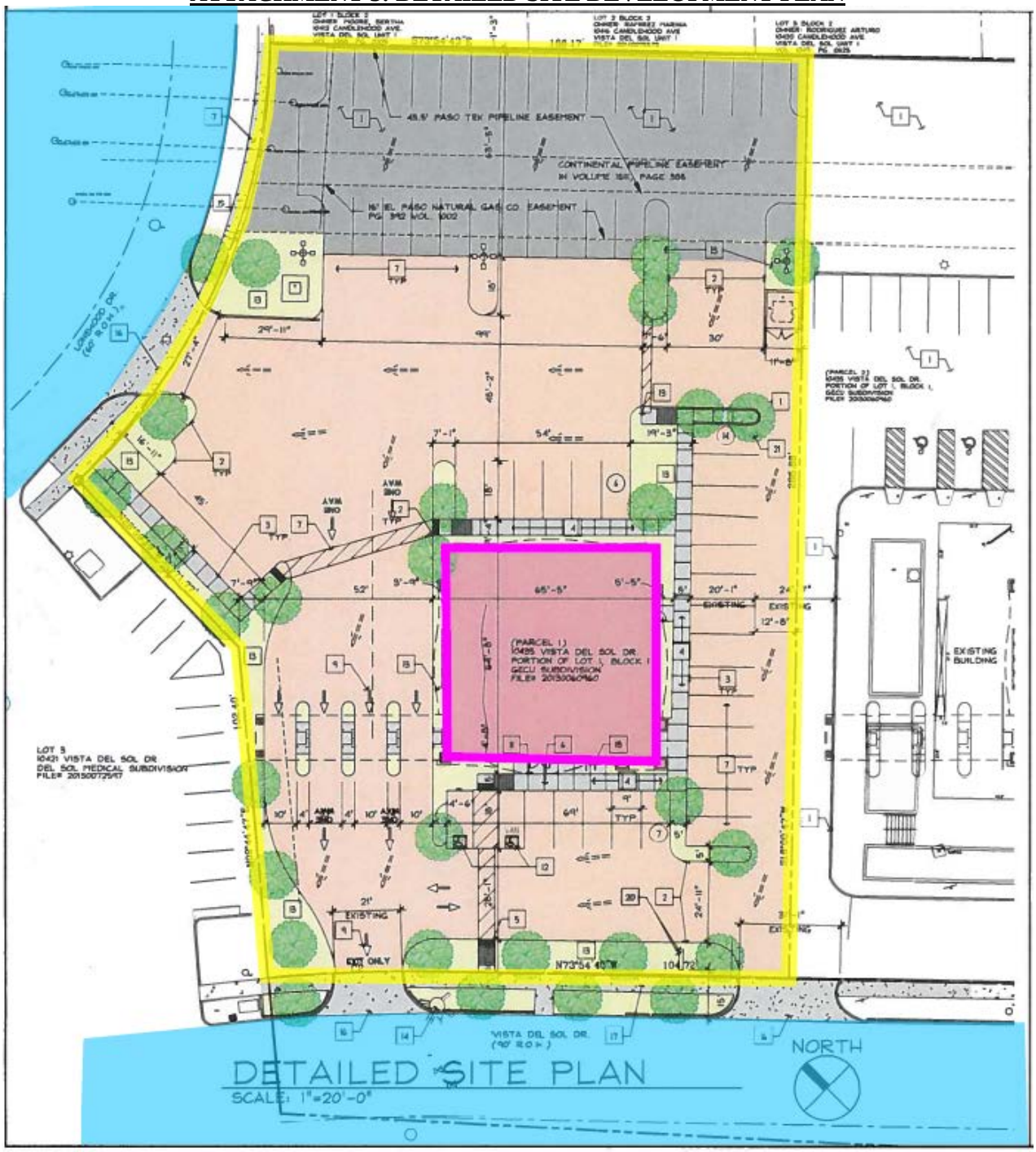
Attachments
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS