



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00023
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: July 30, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: North of Cypress Avenue and East of Eucalyptus Street
Legal Description: Leasehold Estate in and to Blocks C and D, Basset Addition, City of El Paso, El Paso County, Texas
Acreage: 5.3769 acres
Rep District: 8
Existing Zoning: A-3 (Apartment)
Existing Use: Apartment complex (To be demolished)
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development - to allow for reduced setbacks, parking reduction, and increased height
Proposed Use: Apartment complex
Property Owner: Housing Authority of the City of El Paso
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartment) / Apartments
South: A-3 (Apartment) / Single-family dwellings and Apartments
East: C-4 (Commercial) / Warehousing
West: A-3 (Apartment) / Elementary school

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

NEAREST PARK: El Barrio Park (1,582 feet)

NEAREST SCHOOL: Douglass Elementary School (84 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Familias Unidas del Chamizal

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 14, 2015. The Planning Division has not received any communications in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in side street setback from 5' to 0', a height increase from 35' to 44'7", and a 50% parking reduction. The proposed use is an apartment complex inclusive of a leasing office and community club, as well as 40 one-bedroom units, 120 two-bedroom units, and 38 three-bedroom units, totaling 198 dwelling units. The development requires 23,409 sq. ft. of landscaping but provides 14,045 sq. ft., a 60 percent reduction, as allowed in Title 18 for street-oriented buildings. The 40 percent open space requirement for corner lots in an A-3 (Apartment) zoning district is being met, with 96,044 sq. ft. of lot area to remain as open space. A 50 percent parking reduction is also requested. The proposed development requires 376 parking spaces, and provides 189, including ADA accessible parking and bicycle spaces. Access to the property is proposed from Cypress Avenue and Eucalyptus Street.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding apartment zoning and multi-family developments. Additionally, the proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Plan El Paso Central Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

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

G-2 Traditional Neighborhood (Walkable): 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 Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the A-3 (Apartment) district is to provide medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permits building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

The property is in a state enterprise zone and is in an older neighborhood, having been platted in 1906 (Attachment 5).

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

Apartments are a permissible use in the A-3 (Apartment) zone district.

C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city

council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Height	35'	44'7"
Side Street	5' + 20'	0'
Front	0' + 20'	0'
Side	4' + 20'	5'

Buildings in A-3 (Apartment) districts may exceed 35' if an additional setback of 2' for each 1' of height in excess of 35' is provided. As a building height of 45' is proposed, an additional 20' setback is required for each yard dimension, except the rear yard which already meets all requirements. As zero lot lines are being proposed, this infill special permit for reduced setbacks is to provide effective setback reductions as shown in the table.

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

The proposed development requires 376 parking spaces, and provides 189, including ADA accessible parking and bicycle spaces. A 50 percent parking space reduction is requested.

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is consistent with the G-2 Traditional Neighborhood (Walkable) growth sector.

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

Recommend approval. At the time of submittal for building permits project will need to comply with all provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

Recommend approval. At the time of submittal for building permits project will need to comply with all provisions of the IBC, TAS and local municipal code.

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 8-inch diameter water main extending along Eucalyptus St., located approximately 7 feet west of the property's western boundary line. This main is available for service.
2. There is an existing 12-inch diameter water main extending along Cypress St., located approximately 10 feet north of the right-of-way centerline. This main is available for service.
3. EPWU records indicate two active 2-inch water service meters connections for the subject property. The service addresses for these meters are 2025 Cypress St. and 100 N. Eucalyptus St.

Sanitary Sewer:

1. There is an existing 24 inch sewer main extending thru the property, approximately 140 feet north of the property's southern boundary line. No direct service connections to this main.

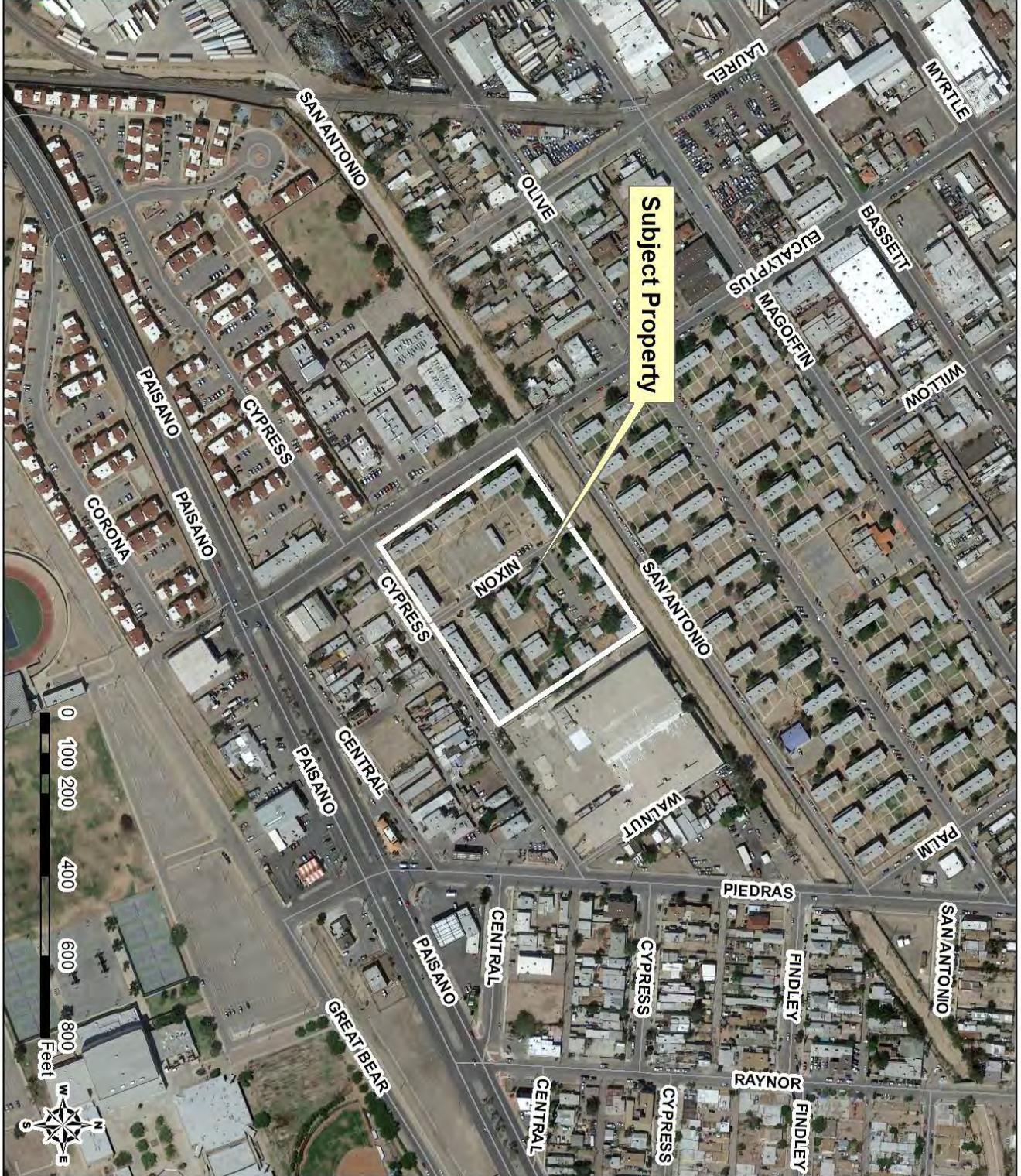
General:

1. During the site improvement work, the Owner/Developer shall safeguard all existing sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.
2. EPWU-PSB requires access to the existing sanitary sewer facilities and appurtenances, 24 hours a day, seven (7) days a week. No building, reservoir, parking stalls, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (PSB easements) without EPWU's written consent. The proposed PSB easements shall be improved to EPWU-PSB easement improvement standards
3. 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.

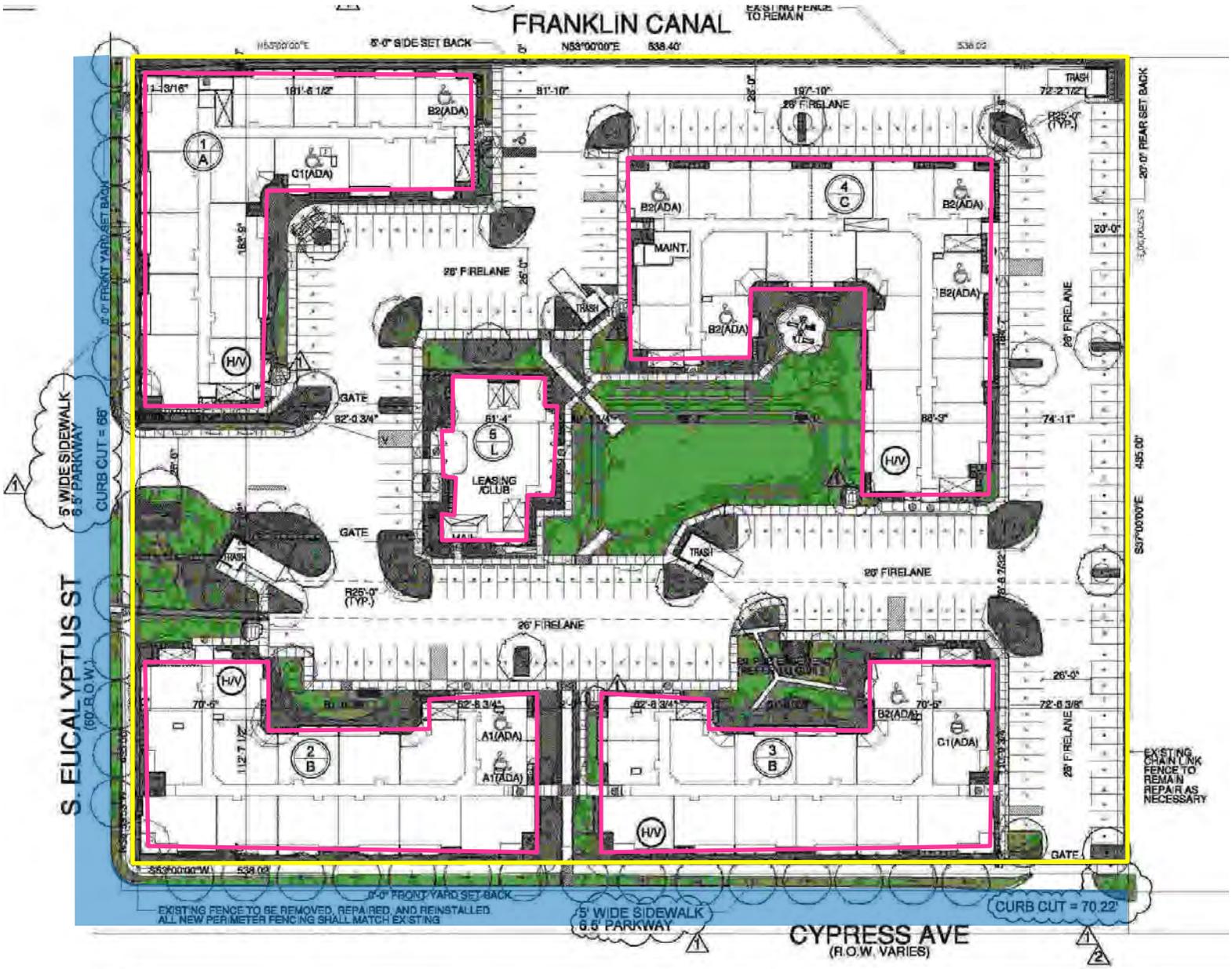
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Bassett Subdivision

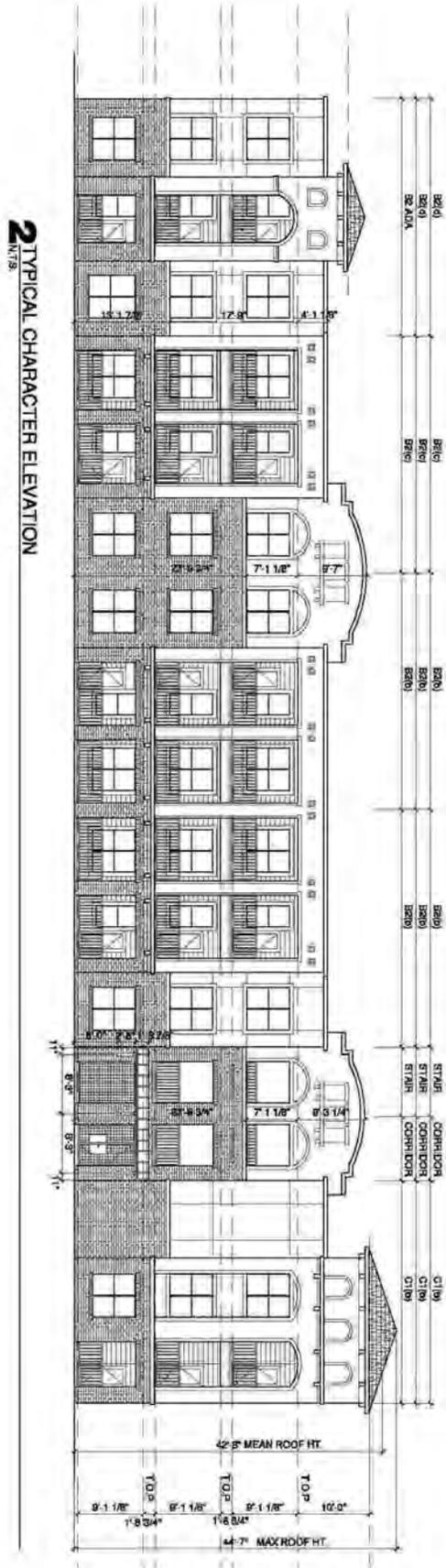
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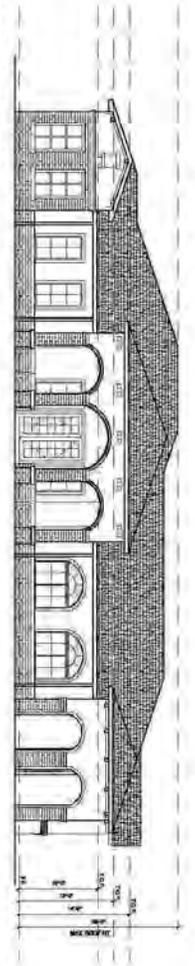
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



3
LEASING CENTER CHARACTER ELEVATION
N.T.S.



ATTACHMENT 5: PLAT OF BASSETT SUBDIVISON

