



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00009
Application Type: Special Permit
CPC Hearing Date: August 9, 2012
Staff Planner: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov
Location: 1028 Rio Grande Avenue
Legal Description: Lots 15 and 16, Block 278, Pierce Finley Addition, City of El Paso, El Paso County, Texas
Acreage: .1377 acre
Rep District: 8
Zoning: A-2 (Apartment)
Existing Use: Single-family structure
Request: Special Permit for Infill Development to allow rear and side yard setback reductions; to allow a professional office in an A-2 (Apartment) District; and to allow a 50% parking reduction
Proposed Use: Professional Office
Property Owner: Orlando & Dora Mondragon
Representative: Emmanuel R. Moreno

SURROUNDING ZONING AND LAND USE

North: A-O/sc (Apartment/Office/special contract) / professional office
South: A-2 (Apartment) / apartments
East: A-2 (Apartment) / single-family residential
West: A-2 (Apartment) / single-family residential

Plan El Paso Designation: G-2-Traditional Neighborhood, (Central Planning Area)

Nearest Park: Houston Park (734 ft.)

Nearest School: El Paso High School (2,093 ft.)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association, Houston Park Neighborhood Association, Central El Paso Community Organization

NEIGHBORHOOD INPUT

Notices of the August 9, 2012, public hearing were mailed to all property owners within 300 feet of the subject property on July 23, 2012. The Planning Division received one (1) phone call in support of this request.

APPLICATION DESCRIPTION

The applicant is requesting the following by special permit for infill development: the reduction of the west-side yard setback from the required five (5) feet, to four (4) feet, eight (8) inches; the reduction of the rear yard setback from the required 25 feet, to five (5) feet; to allow a professional office in an A-2 (Apartment) zoning district; and to allow the automatic 50% parking reduction by infill development.

The site plan shows an existing 1,470 sq. ft. building, with 736 sq. ft. of proposed additional building expansion, two (2) parking spaces and access via Octavia Street.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit request.

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; 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 A-2 (Apartment) medium density residential district is to promote and preserve residential development within the City associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for 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. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

City Development Department Section Comments

Planning

No objections to the proposed parking reduction as there is sufficient on street parking during regular business hours to accommodate additional parking.

Site Plan Comments:

1. Show property line boundaries to ensure rockwall is not encroaching onto alley right-of-way
2. Provide width of existing alley.
3. Provide sidewalk and parkway widths.
4. Include front and east side setbacks on site plan
5. Directional ramp is required at Rio Grande at Octavia as Rio Grande is an arterial street
6. Provide landscape calculations on detailed site plan that include required and proposed percentages.
7. Landscaping shall not impede visibility at the intersection of Rio Grande at Octavia.
8. Ensure site plan is to scale; certain dimensions do not appear to be to scale.

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.

Permits & Inspections

No comments received.

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 the Fire Department at this time.

** Note: a more detailed review will be done by fire plan review during the permitting process.

Police Department (Central Regional Command)

The El Paso Police Department has no objections to this request.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

Water

2. There is an existing 48-inch diameter water transmission main Along Rio Grande Avenue. Also, there is an existing 20-inch diameter water transmission main along Octavia Street. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

3. There is an existing 12-inch diameter water main along Rio Grande Avenue and there is an existing 4-inch diameter water main along Octavia Street. These water mains are available for service.
4. EPWU records indicate one (1) active 3/4-inch water meter connection serving the subject property with 1028 E. Rio Grande Avenue as the service address.

Sanitary Sewer:

5. There is an existing 6-inch diameter sanitary sewer main that extends along the alley between Rio Grande Avenue and Montana Avenue, south of the subject property. This sanitary sewer main is available for service.

General:

6. A new service application is required for additional water and sanitary sewer services. 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 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 application:

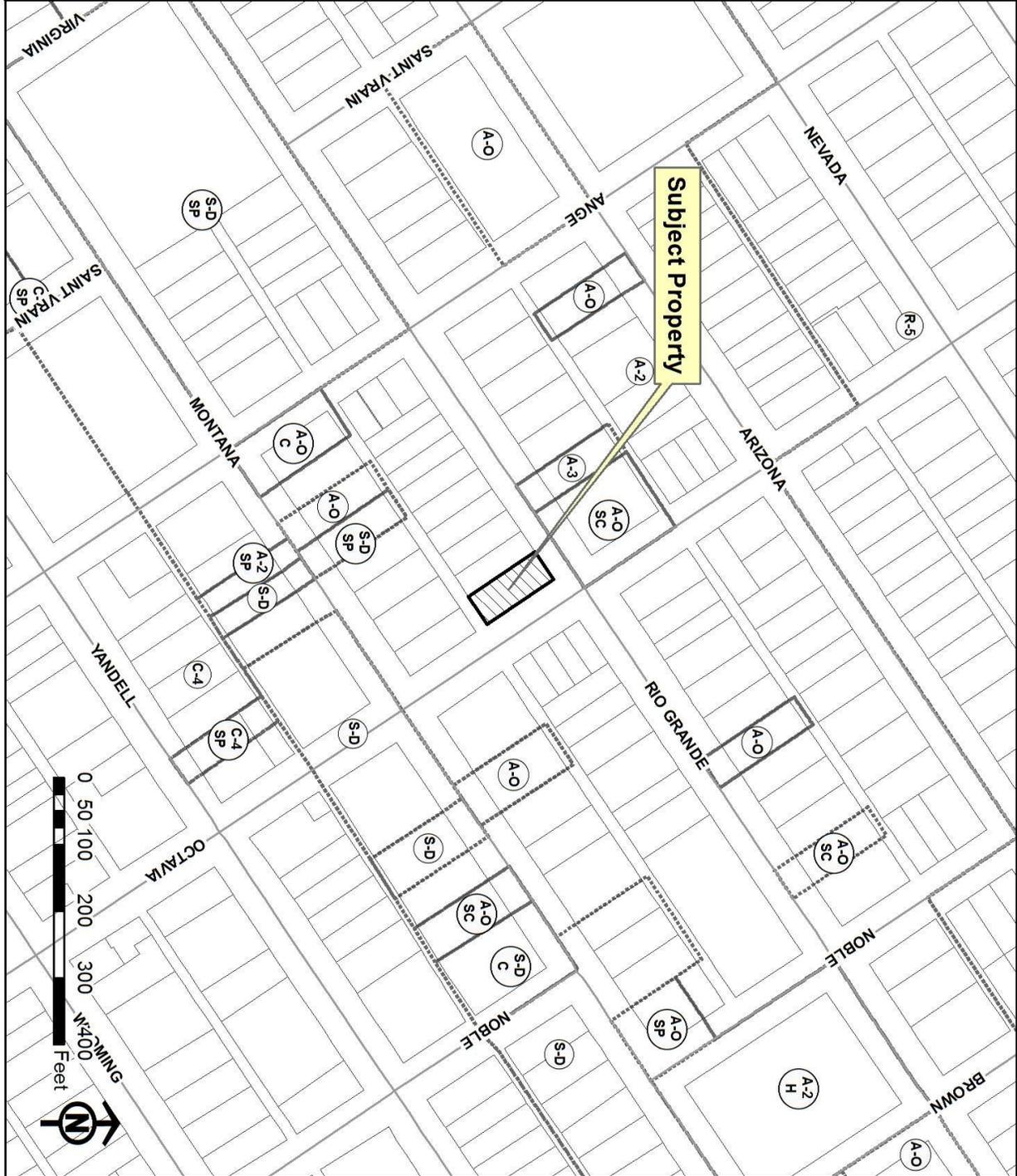
1. Recommend approval of the application finding that it is in conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring it into conformance with the review criteria for 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 it does not conform to the review criteria for Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

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

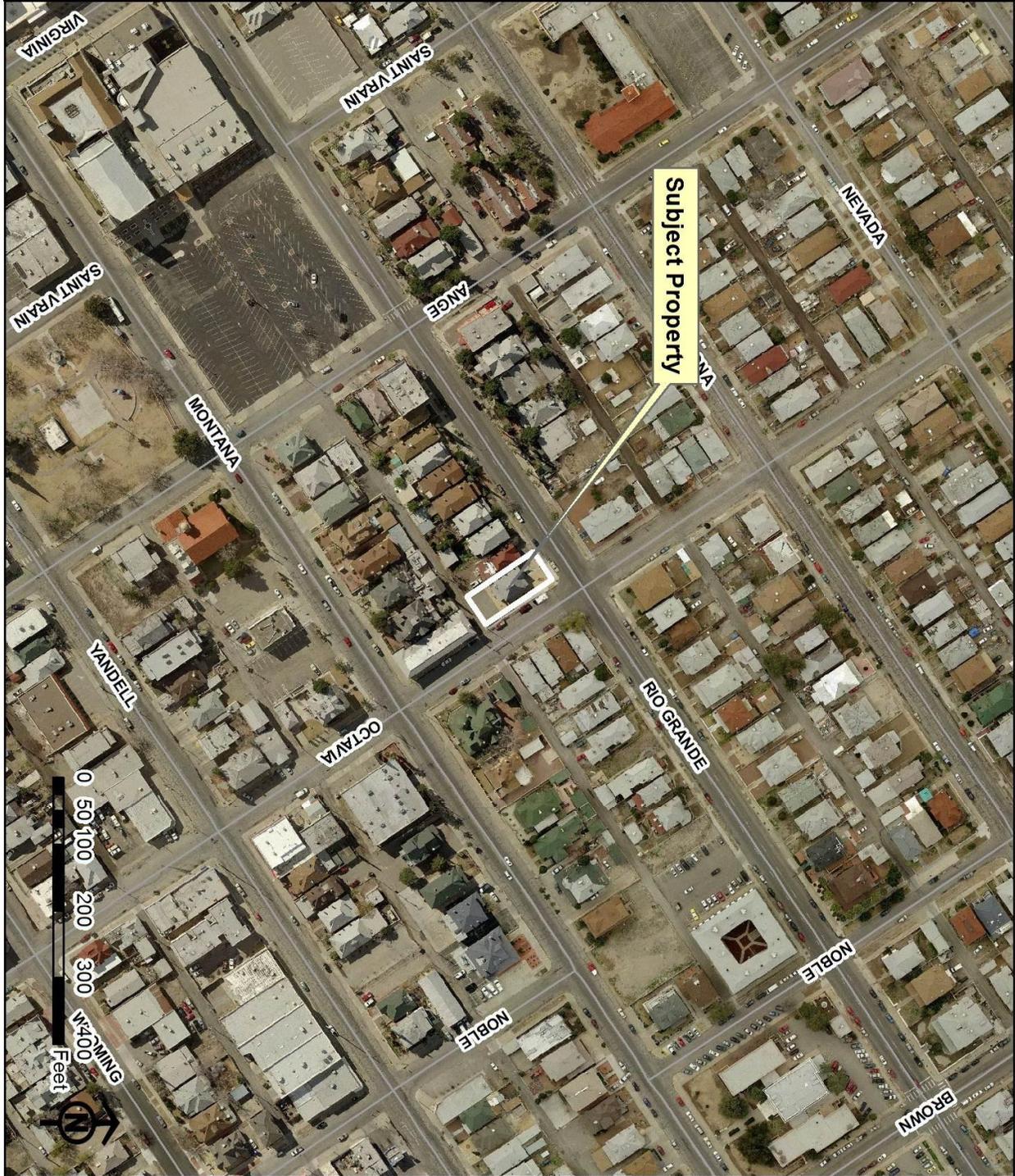
ATTACHMENT 1: LOCATION MAP

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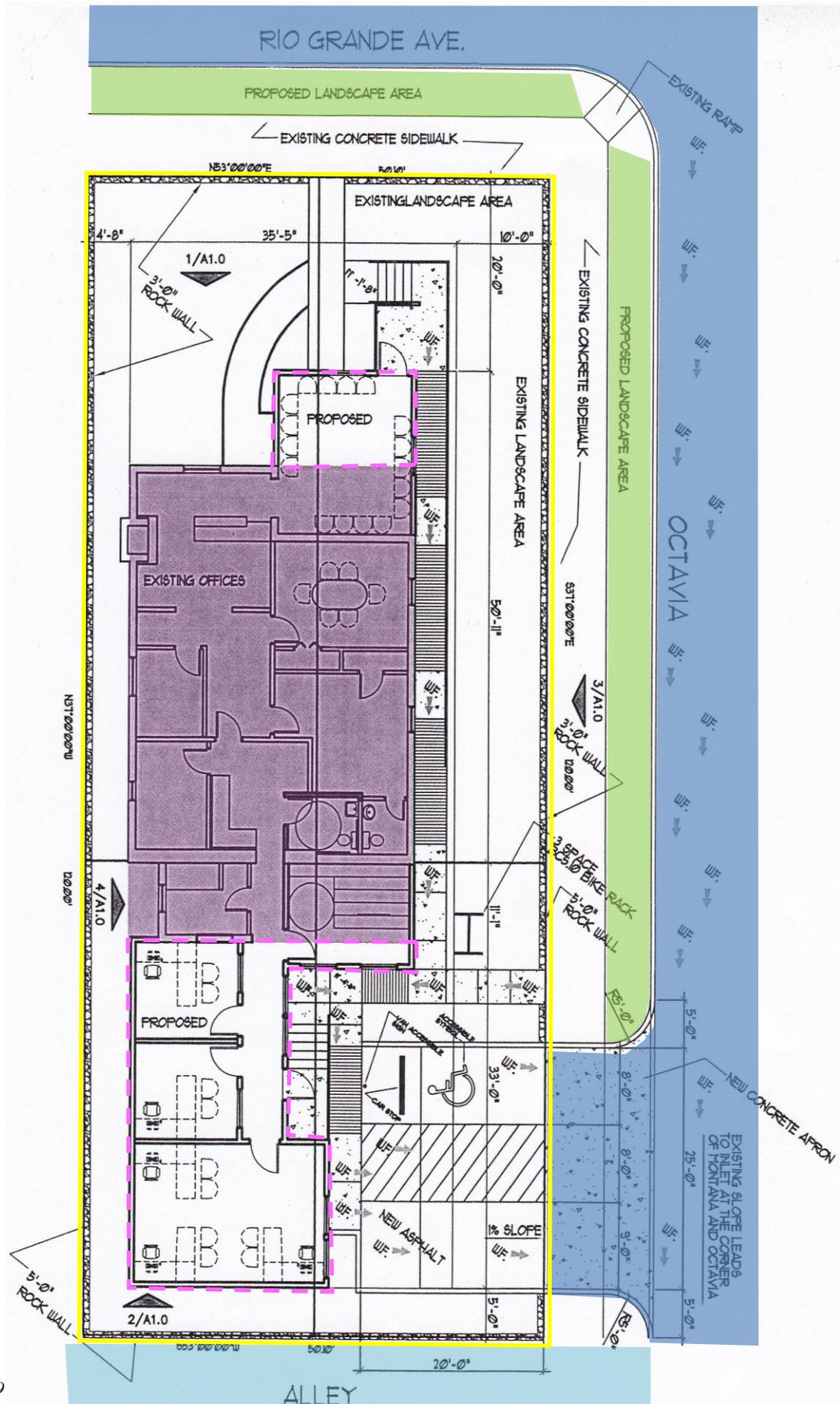


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

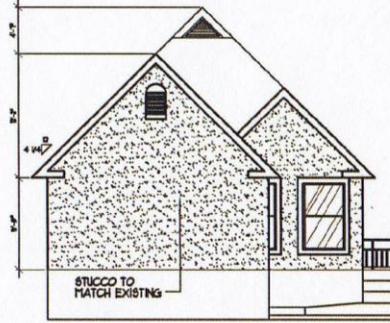


ATTACHMENT 4: ELEVATIONS



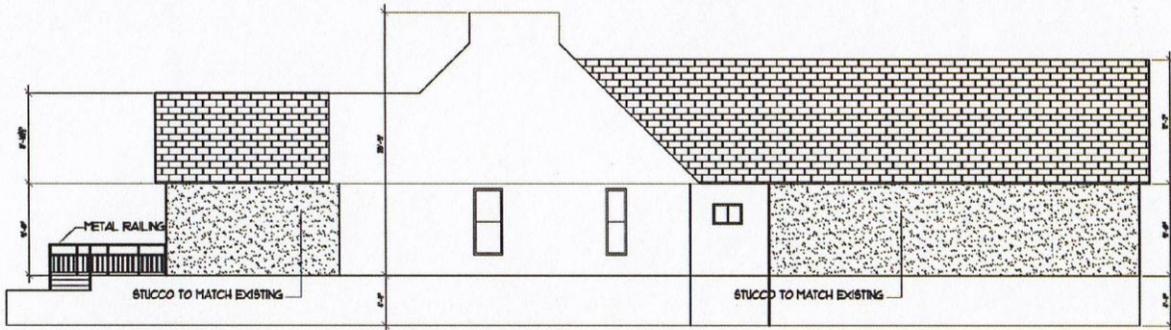
1
A/B FRONT ELEVATION

Scale 1/8"=1'-0"



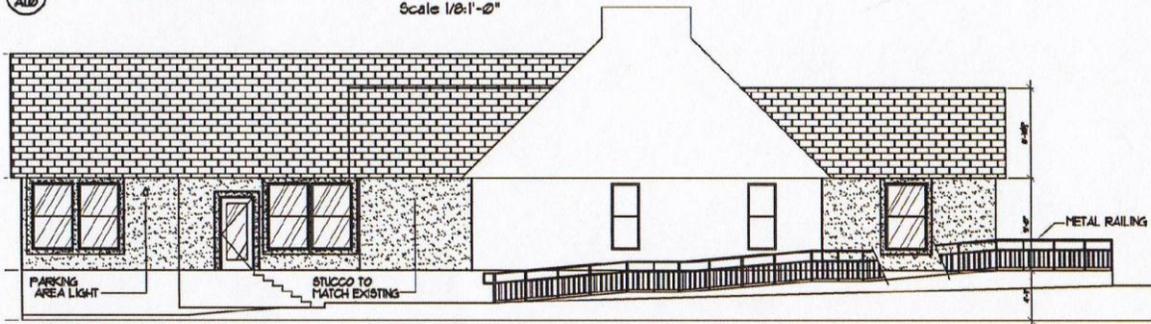
2
A/B BACK ELEVATION

Scale 1/8"=1'-0"



4
A/B WEST ELEVATION

Scale 1/8"=1'-0"



3
A/B EAST ELEVATION

Scale 1/8"=1'-0"