



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00026
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: August 13, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 8420 Leo Street
Legal Description: Portion of Tract 85, Map Of Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
Acreage: 0.1070 acres
Rep District: 2
Existing Zoning: R-4 (Residential)
Existing Use: Duplex
Request: Infill Development / Lot Area and Width Reduction
Proposed Use: Single-family Dwelling
Property Owner: MDA Investments, L.L.C.
Representative: Daniel Alderete

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family Dwelling
South: R-4 (Residential) / Single-family Dwelling
East: R-4 (Residential) / Duplex
West: R-4 (Residential) / Vacant

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast Planning Area)

NEAREST PARK: Sunrise Park (1,692 feet)

NEAREST SCHOOL: Park Elementary School (1,995 feet)

NEIGHBORHOOD ASSOCIATIONS

Sunrise Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 29, 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 lot area from the required 6,000 sq. ft. to 4,660 sq. ft. and lot width from 50 feet to 47.3 feet. The proposed use is a single-family dwelling. All other density and dimension standards are being met, to include those of the original lot. The proposed development provides the two parking spaces required of detached single-family dwellings. Access to the property is proposed from Leo 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 single-family residential development. Additionally, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Northeast Planning Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 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-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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.

The purpose of the R-4 (Residential) district is intended to provide 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.

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 was platted in 1929 (Attachment 5), fulfilling the two-criterion requirement.

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.

Single-family dwellings are a permissible use in the R-4 (residential) 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
Lot Area	6,000 sq. ft.	4,660 sq. ft.
Lot Width	50'	47.3'

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 provides the two parking spaces required of detached single-family dwellings.

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-3 Post-War 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

El Paso Water Utilities (EPWU) does not object to this request.

Water:

1. There is an existing 12-inch diameter water main that extends along Leo St., located approximately 32-feet west of the right of way. This main is available for service.
2. EPWU records indicate there are three active 3/4-inch domestic water services. The addresses for these services are 8420 Leo St, 8420A Leo St., and 8420B Leo St. Records show two of the meter fronting the subject property. Since EPWU-PSB Rules and Regulations do not allow private service lines to extend thru other private property prior to connecting to an EPWU water main, two of the existing water meters will have to be designated to the subject property. New services will be necessary for Lot 1's existing dwellings.

Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along Leo St., approximately 12 feet west of the right of way center line. This main is available for service.
2. EPWU records indicate three sewer services serving the 8420 Leo St. Records show two of these services fronting the subject property. Two of the existing sanitary sewer service line may be

designated to serve subject property. New services within Lot 1 limits must be installed to serve Lot 1's existing dwellings.

General:

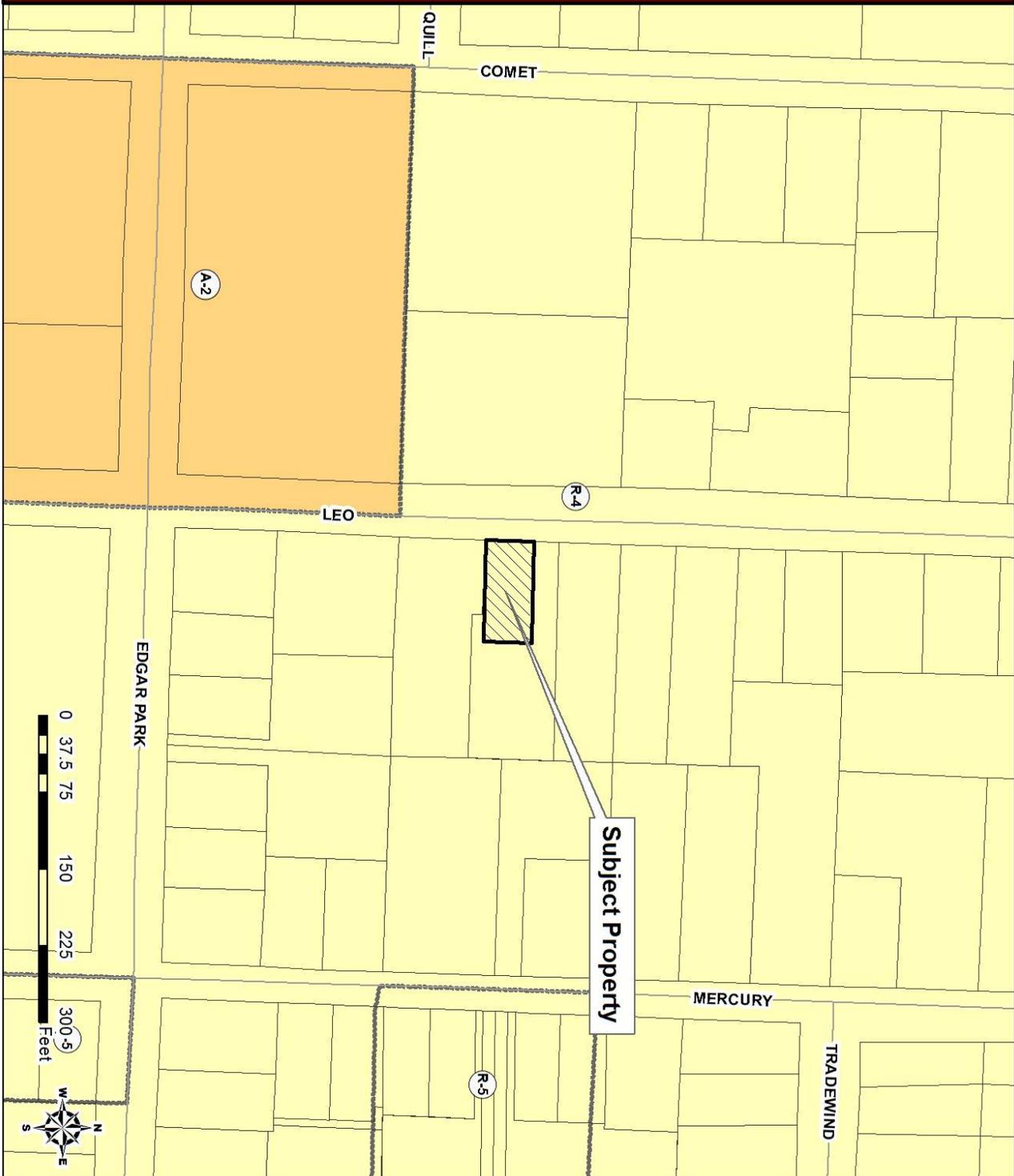
1. Each lot shall have a water and sewer connection fronting the limits of each lot. EPWU recommends that each unit have its own water and sewer service connection.
2. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 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 Sunrise Acres #1

ATTACHMENT 1: LOCATION MAP

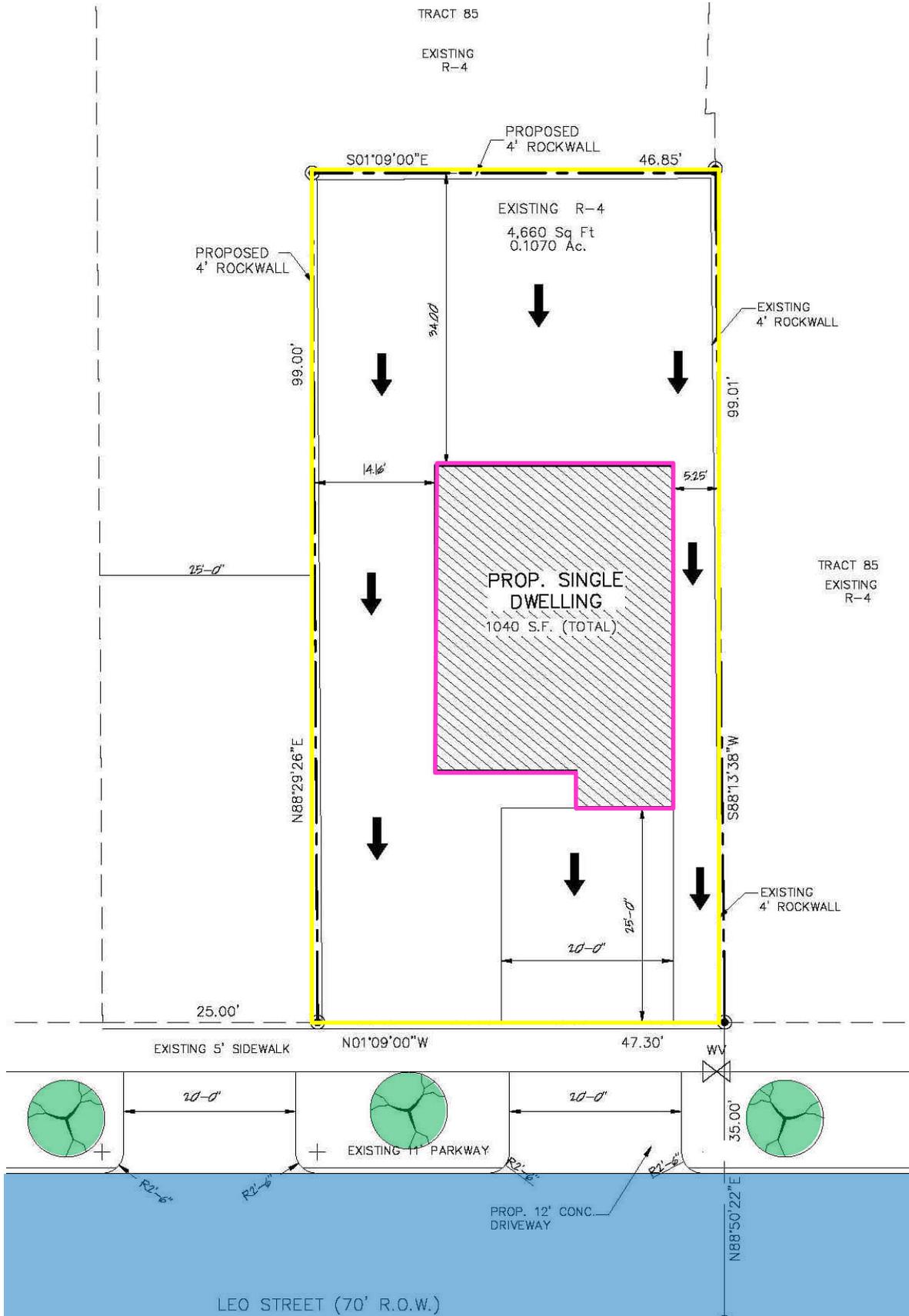
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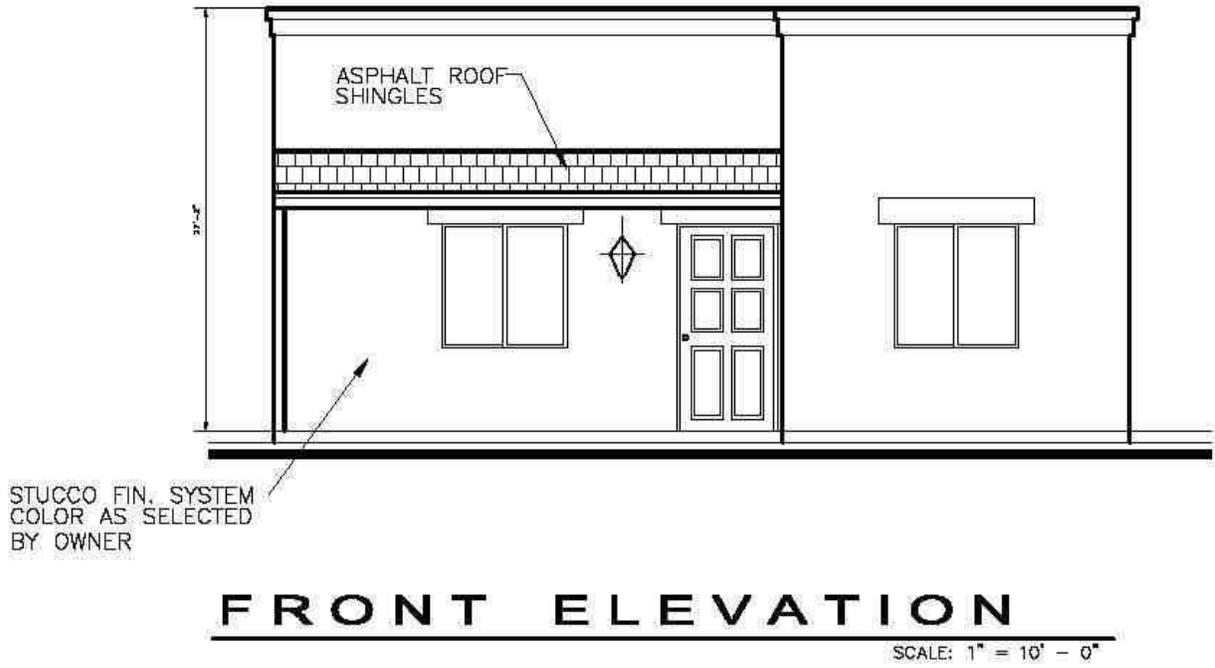
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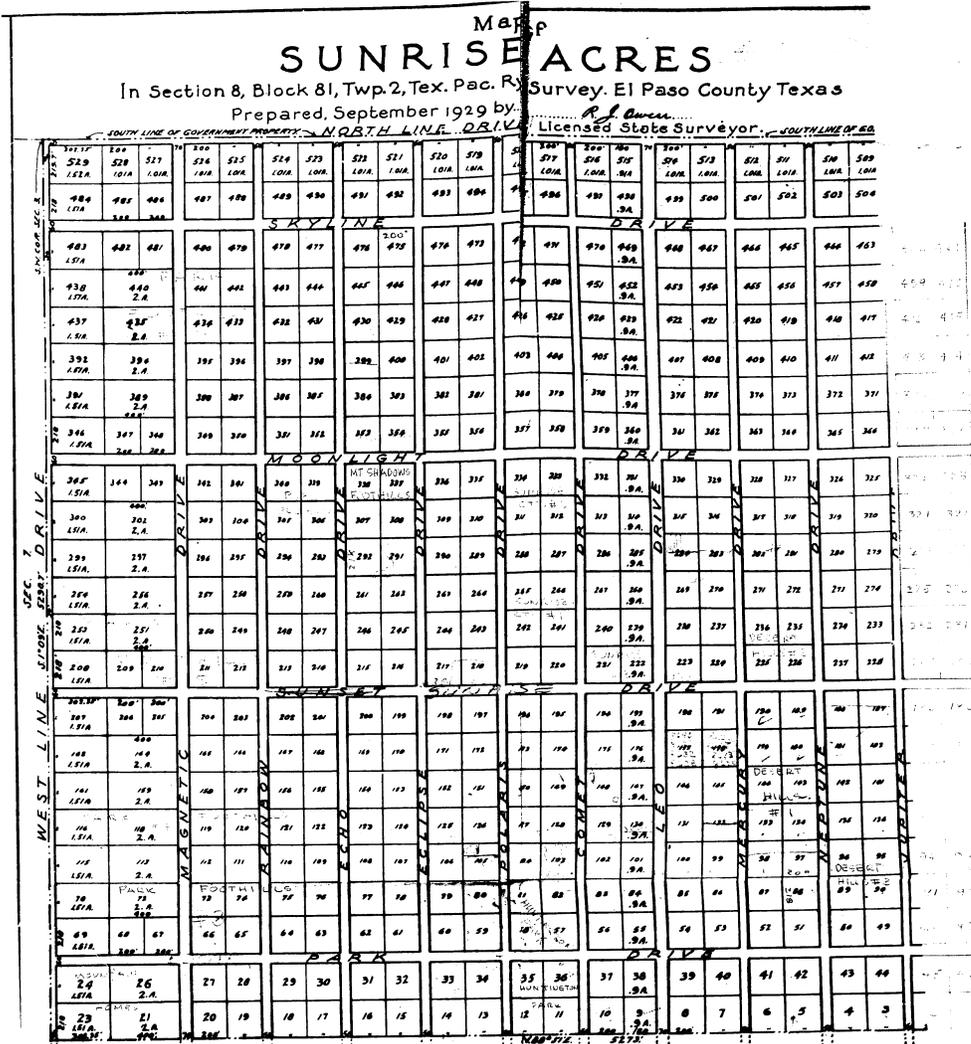
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



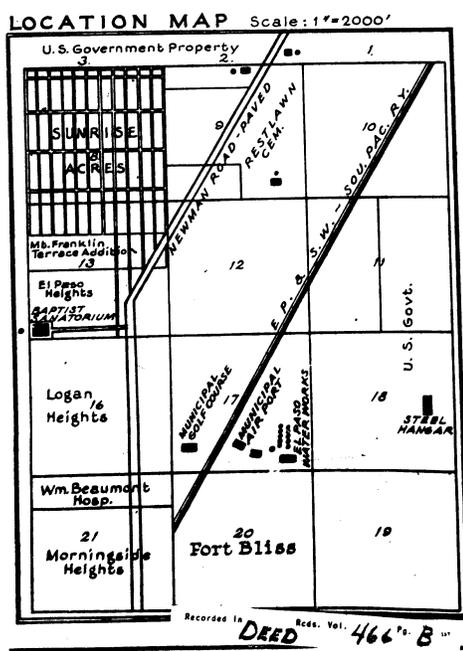
ATTACHMENT 4: ELEVATIONS



ATTACHMENT 5: PLAT OF SUNRISE ACRES #1



SUNRISE ACRES # 1



Scale: 1"=300'
 All tracts 1 Acre except as shown on this map.

Dedication
 I, Edgar D. Park, Attorney in fact for C.M. Guthrie and Cleo Guthrie sole owners of Section 8, Block 81, Township 2, Texas Pacific Survey, in El Paso County, Texas, do hereby, pursuant to this map of the Sunrise Acres Subdivision and dedicating to the public use the streets shown hereon, and I agree that water will be pipe the subdivision at the section line for the use of purchasers of tracts therein, that tracts will not be sold on any street of the subdivision until such street is of brush and boulders and made passable for vehicles from the said street to so improved road leading directly towards the city of El Paso.

Witness my signature this 1st day of September 1929.

Edgar D. Park
 Attorney in fact for above mentioned owners.

APPROVAL OF CITY PLAN COMMISSION
 This map is hereby approved as to the platting and the conditions of the dedication according to Chapter 231, Article 645 of the General Statutes of the State of Texas, known as Senate Bill No. 377.

W. H. Booth
 Mayor, Public El Paso Texas.

CLAY PLAN COMMISSION
 This map is hereby approved as to the platting and the conditions of the dedication according to Chapter 231, Article 645 of the General Statutes of the State of Texas, known as Senate Bill No. 377.

W. H. Booth
 Mayor, Public El Paso Texas.

Filed for record in the office of the County Clerk of El Paso County at El Paso, Texas, on September 11, 1929.

Edgar D. Park
 Sole Agent - El Paso, Tex.
 Phone Main 696.