



City of El Paso – City Plan Commission Staff Report

Case No: PZST14-00023
Application Type: Special Permit
CPC Hearing Date: August 14, 2014
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 332 North Clark Drive
Legal Description: Lots 25 through 27, Block 22, Second Addition to Womble Addition, City of El Paso, El Paso County, Texas
Acreage: 0.413 acres
Rep District: 3
Existing Zoning: A-O (Apartment-Office)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Special Permit to allow contractor’s yard (small) in a C-2 (Commercial) zone district (Related to rezoning application PZRZ14-00026)
Proposed Use: Contractor’s yard (small)
Property Owner: EB Silva Management, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family residential
South: M-1/sc (Manufacturing/special contract) / Warehouse and Distribution Center
East: R-5 (Residential) / Single-family residential
West: C-4 (Commercial) / Warehouse, Tractor-Trailer Storage Facility

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

NEAREST PARK: San Juan Placita Park (2,865 feet)

NEAREST SCHOOL: Hawkins Elementary (2,710 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
San Juan Neighborhood Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 24, 2014. The Planning Division has not received any letters or phone calls in support or opposition to the special permit request.

CASE HISTORY

City Council rezoned the subject property from R-5 (Residential) to A-O (Apartment-Office) on June 9, 2009 by Ordinance No. 17121.

APPLICATION DESCRIPTION

The property owner is requesting a special permit for a contractor’s yard (small) in a C-2 (Commercial) zoning district (related to rezoning application PZRZ14-00026). A special permit is required for a contractor’s yard (small) in the C-2 (Commercial) zoning district. The special permit is requested for a 0.413 acre portion of the 0.55 acre property. The property is currently vacant. A detailed site development plan is required for special permit applications. The detailed site development plan shows a new 3,200 sq. ft. building requiring 3 parking spaces and proposing 7, including one ADA accessible parking space, as well as required bicycle racks. Access to the subject property is from North Clark Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit for a contractor's yard (small) in a C-2 (Commercial) zoning district.

The subject property is in immediate proximity to commercial C-4 (Commercial), light industrial M-1 (Manufacturing), and R-5 (Residential) zoned properties. In conjunction with rezoning to C-2 (Commercial), and with the landscape buffer proposed along all residentially zoned lot lines, a small contractor's yard is an appropriate transitional use between the high and low intensity uses in the immediate area.

Plan El Paso-Future Land Use Map Designation

All applications for special permits 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 faced 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 C-2 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permits 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:

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.

City Development Department – Building & Development & Permitting

Recommend approval.

City Development Department - Land Development

No objection.

Texas Department of Transportation (TxDOT)

When ready to develop this lot, grading and drainage shall be submitted to TxDOT for review and approval and request access approval thru the TxDOT Access Management Committee (AMC).

El Paso Fire Department

The Fire Department recommends approval of the special permit case.

El Paso Water Utilities

EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 12-inch diameter water main that extends along Clark Dr. This main is available for service.
2. There is an existing 6-inch diameter water main that extends along Clark Dr. located approximately 15 feet east of the street centerline. This main is available for service.
3. EPWU records indicate a vacant water service connection (inactive meter) serving the subject

property. The address for this service is 332 N. Clark Dr.

Sewer:

1. There is an existing 8 –inch diameter sanitary sewer main that extends along Clark Dr. located approximately 15 feet west of the street centerline. This main is available for service.

General:

1. EPWU requires a new service application to serve the subject property. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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:

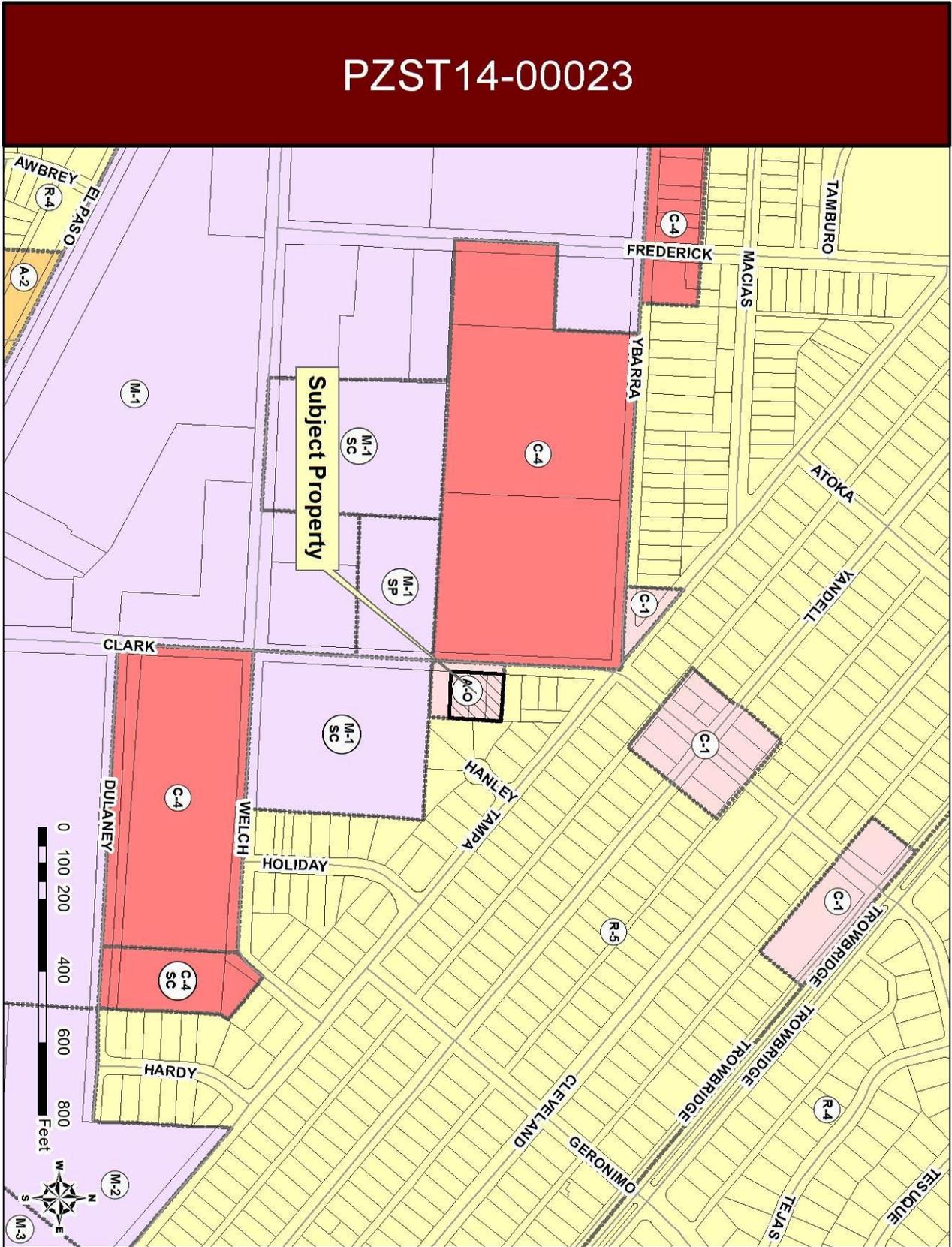
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

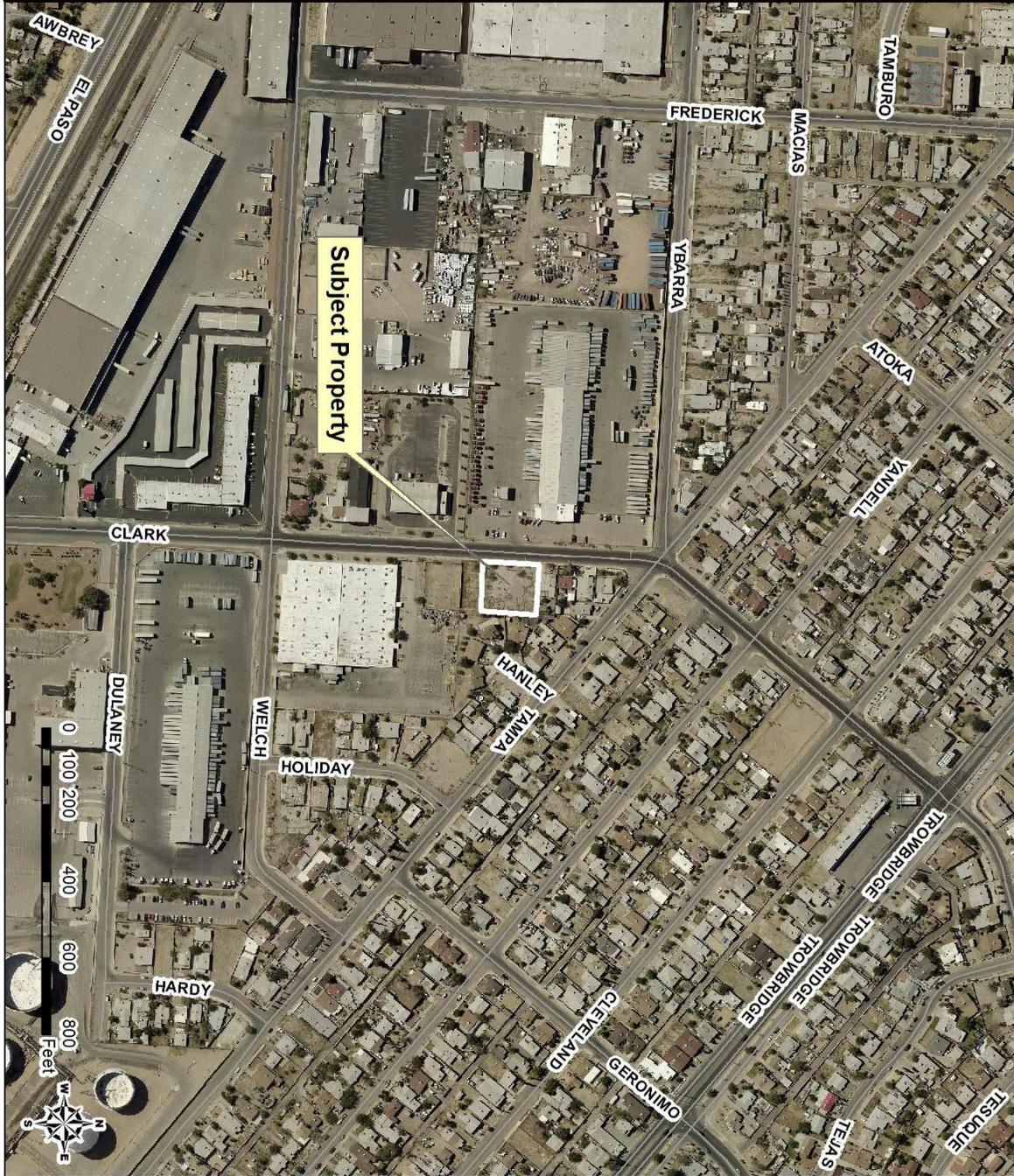
ATTACHMENT 1: ZONING MAP

PZST14-00023



ATTACHMENT 2: AERIAL MAP

PZST14-00023



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

