



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00016
Application Type Special Permit
CPC Hearing Date August 22, 2013
Staff Planner Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location 4301 East Missouri
Legal Description Lots 12-16, Block 21, French Addition, City of El Paso, El Paso County, Texas
Acreage 0.401 acres
Rep District 2
Zoning C-1 (Commercial) & R-5 (Residential)
Existing Use Vacant
Request Infill Development / Rear, Side & Side Street Setback / 60% Parking Reduction
Proposed Use Apartments (Related to PZRZ13-00022)
Property Owner Armando & Irma Araiza
Representative Sam Guido III

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single Family Homes
South: R-5 (Residential) & C-1 (Commercial) / Single Family Homes
East: R-5 (Residential) / Single Family Homes
West: R-5 (Residential) & C-1 (Commercial) / Patriot Freeway

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

NEAREST PARK: Loretto-Lincoln Park (970 feet)

NEAREST SCHOOL: Hillside Elementary (3,101 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 5 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a special permit for infill development, to include rear, side & side street setback reductions as well as a 60% parking reduction. The site plan shows 18 dwelling units and a laundry, office, and storage building. Eleven parking spaces are proposed on-site. Access to the subject property is proposed from Missouri Street. The site plan incorporates major elements of urban planning best practices, including street-oriented buildings and landscaping.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit for infill development, to include rear, side & side street setback reductions, a 60% parking reduction, and the approval of the detailed site development plan review request as the applicant meets the requirements of Section 20.04.320, Special Permit Approvals and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for a 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; buildings directly face 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 the C-1 (Neighborhood Commercial District) is to provide compatible neighborhood convenience goods and services that serve day-to-day needs and permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning Division - Transportation

No objection. Note: 1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps And driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No Objection.

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 Dept. Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

Recommend “APPROVAL” of “Special Permit Application” as presented. *****NOTE ***** PZST 13-00016 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 4-inch diameter water main that extends along the alley between Missouri St. and Wyoming St. This main is available for service. If the water demand of the proposed development is greater than the capacity of the 4-inch main, an upgrade of the main may be required. All cost associated with the upgrade are the responsibility of the developer.

3. There is an existing 16-inch diameter water main that extends along Missouri St. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. There is an existing 24-inch diameter water main that extends along Gateway North. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. EPWU records indicate a vacant water meter serving the subject property. The service address for this meter is 4301 East Montana St.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main that extends along Gateway North and then east along the alley between Missouri St. and Wyoming St. This sewer main is available for service.

7. There is an existing 10-inch diameter sanitary sewer main that extends along Missouri St. This sewer main is available for service.

General:

8. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. 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

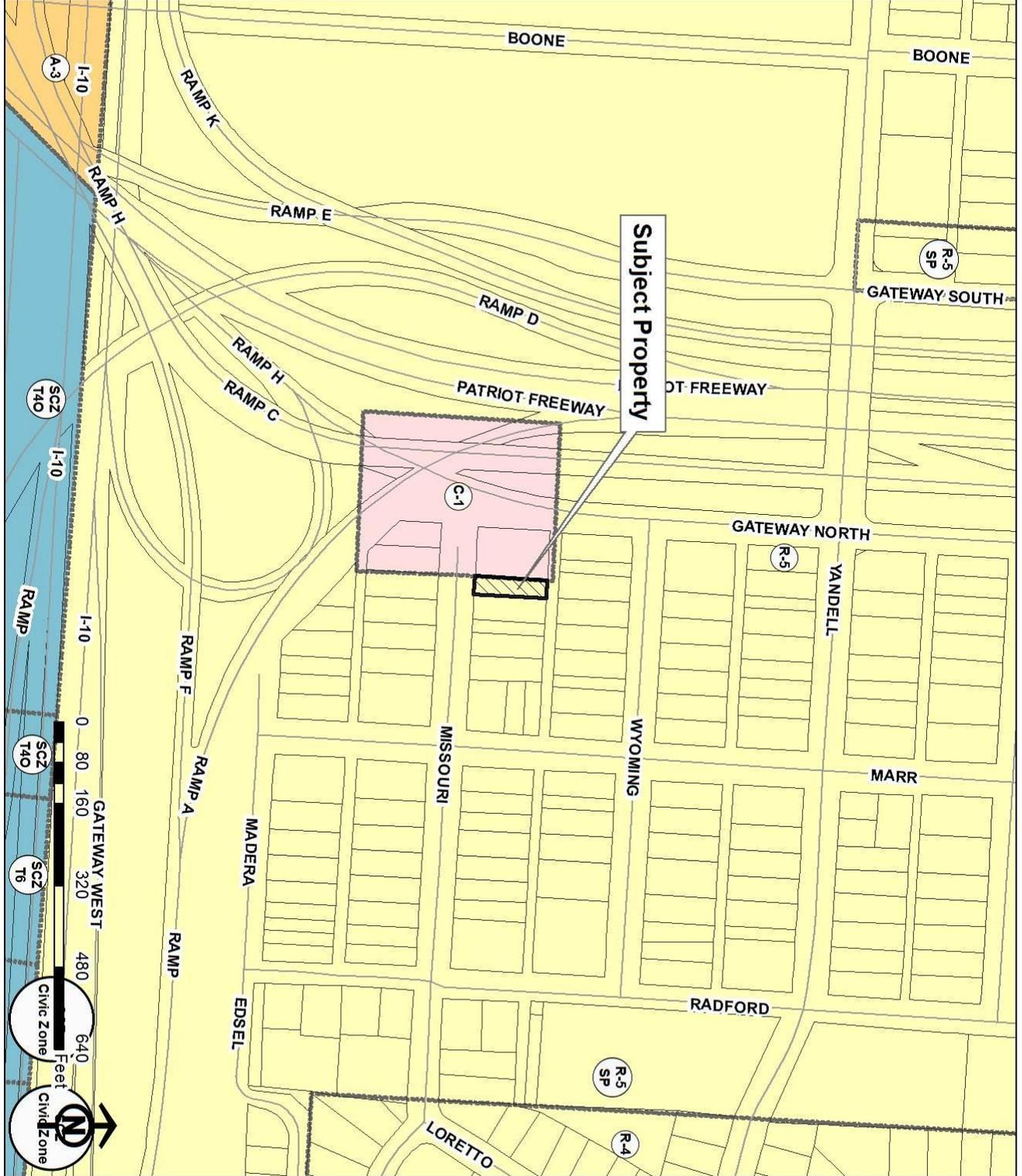
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit application:

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

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

PZST13-00016



PZST13-00016



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN
 Alleyway

