City of El Paso – City Plan Commission Staff Report

Case No:	PZST15-00027
Application Type:	Special Permit and Detailed Site Development Plan Review
CPC Hearing Date:	August 27, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	192 Rio Road
Legal Description:	Lot 24, Block 2, Salas Subdivision, City of El Paso, El Paso County, Texas
Acreage:	0.1230 acres
Rep District:	8
Existing Zoning:	R-5 (Residential)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	Infill Development / Lot Area and Width Reduction / Cumulative Front and Rear Setback Reduction
Proposed Use:	Duplex
Property Owner:	MJ Real Properties
Representative:	Daniel Alderete

SURROUNDING ZONING AND LAND USE
North: R-5 (Residential) / Single-family Dwelling
South: R-5 (Residential) / Single-family Dwelling
East: R-5 (Residential) / Single-family Dwelling
West: R-5 (Residential) / Single-family Dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Planning Area)
NEAREST PARK: Pacific Park (313 feet)
NEAREST SCHOOL: Zach White Elementary School (6,731 feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 12, 2015. The Planning Division has not received any opposition 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 lot area from the required 6,000 sq. ft. to 5,358 sq. ft. and lot width from the required 50 feet to 40.3 feet. Additionally, a cumulative front and rear yard setback from the required 45 feet to 40' feet is requested. The proposed use is a 1,792 sq. ft. duplex. All other density and dimension standards are being met. The proposed development provides the four parking spaces required of a duplex dwelling. Access to the property is proposed from Rio Street and Alamo 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 duplex and single-

family residential development. Additionally, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Northwest 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-5 (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 1953 (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.

Duplex dwellings are a permissible use in the R-5 (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.	5,358 sq. ft.
Lot Width	50 ft.	40.3 ft.
Cumulative Front/Rear Setback	45 ft.	40 ft.

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 four parking spaces required of a duplex dwelling.

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
No objections to proposed special permit request.

Planning and Inspections Department - Landscaping
No objections to proposed special permit request.

El Paso Fire Department
Recommend approval.

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

Water:

1. There is an existing 6-inch diameter water main extending along Rio Road that is available for service, the water main is located approximately 11 feet north from the center line of the right-of-way.
2. There is an existing 6-inch diameter water main extending along Elvira Road that is available for service, the water main is located approximately 12.5 feet north from the center line of the right-of-way.

Sewer:

1. There is an existing 8-inch diameter sanitary sewer main extending along Rio Road that is available for service, the sewer main is located approximately 10 feet south from the center line of the right-of-way.
2. There is an existing 8-inch diameter sanitary sewer main extending along Elvira Road that is available for service, the sewer main is located approximately 10 feet north from the center line of the right-of-way.

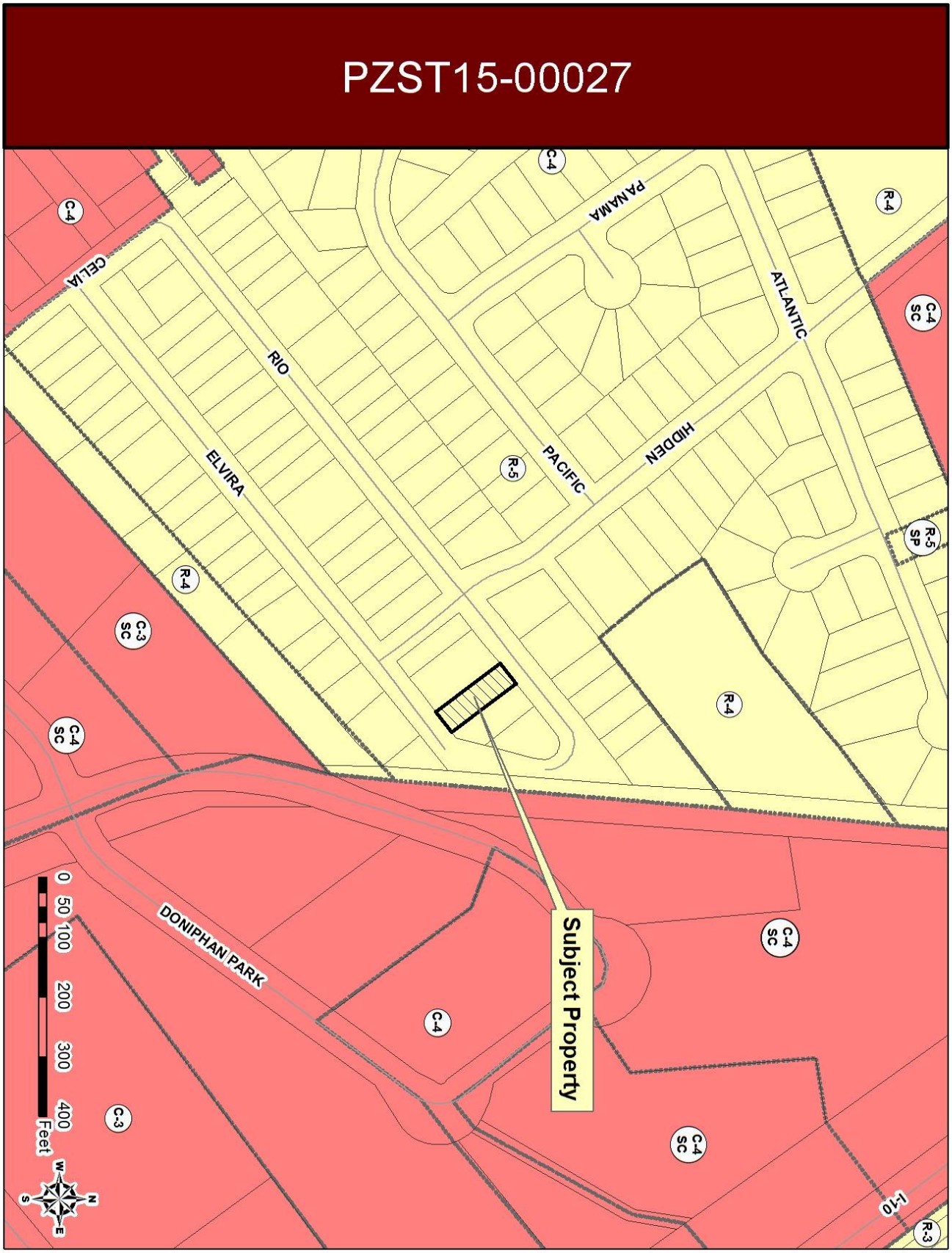
General:

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

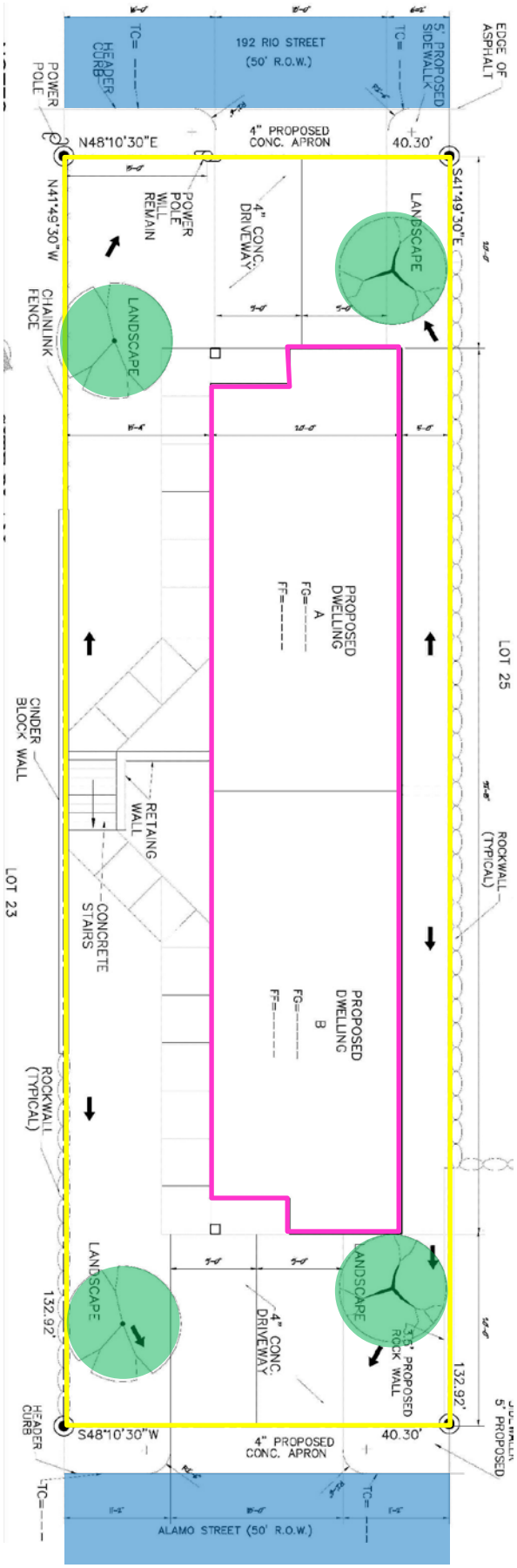
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Salas Subdivision

ATTACHMENT 1: LOCATION MAP

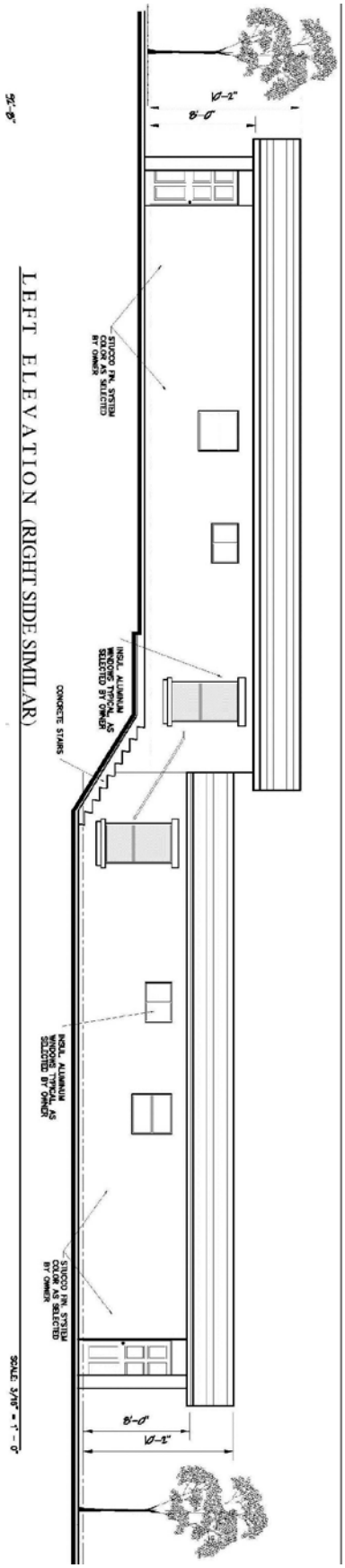


ATTACHMENT 2: AERIAL MAP

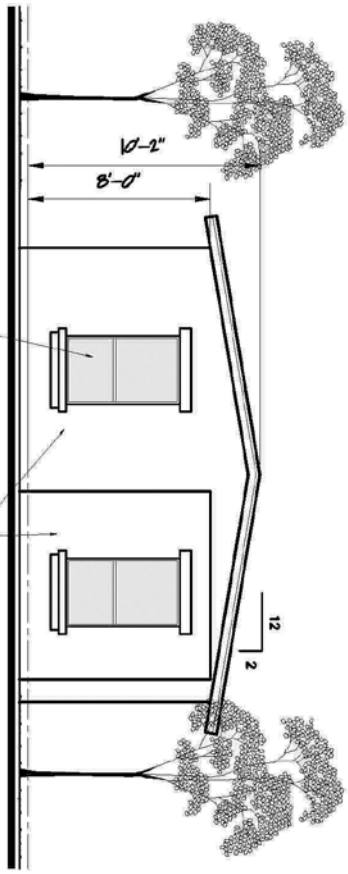
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



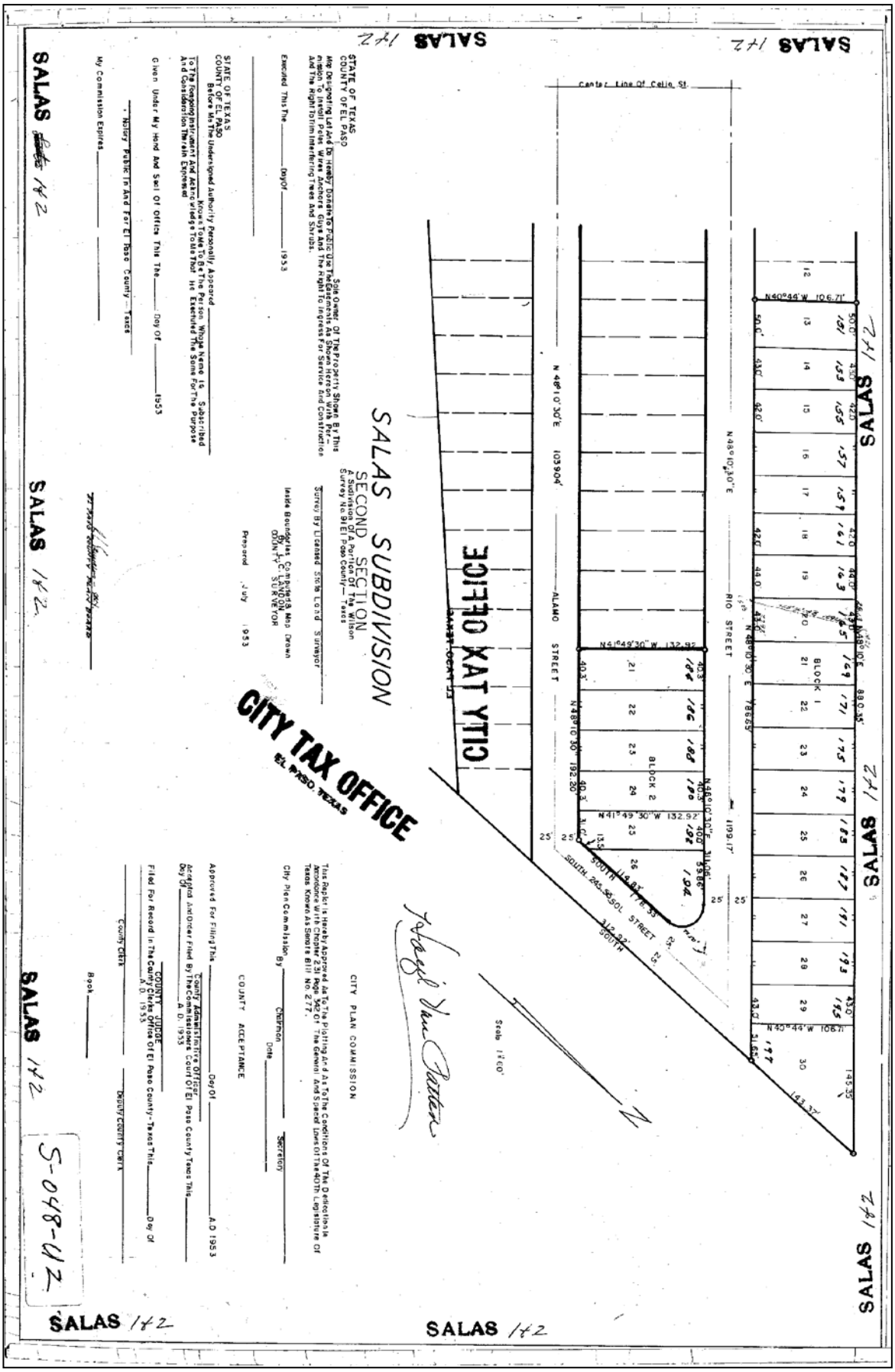
ATTACHMENT 4: ELEVATIONS



LEFT ELEVATION (RIGHT SIDE SIMILAR)



FRONT ELEVATION

SCALE: 3/16" = 1' - 0"

ATTACHMENT 5: PLAT OF SALAS SUBDIVISION