



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZDS14-00025 (Related to Rezoning Application PZRZ14-00034)  
**Application Type** Detailed Site Development Plan Review  
**CPC Hearing Date** August 28, 2014  
**Staff Planner** Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov

**Location** 3411-3417 Montana Avenue  
**Legal Description** The east 10 feet of Lots 5, all of Lots 6,7, 8, 9 and the west 8 feet o Lot 10, Block 108, Supplemental Map No. 1 of East El Paso, City of El Paso, El Paso County, Texas  
**Acreage** 0.38-acre  
**Rep District** 2  
**Existing Use** Single-family dwellings  
**Existing Zoning** R-5 (Residential)  
**C/SC/SP/ZBA/LNC** N/A  
**Request** Detailed Site Plan Review per proposed S-D District and reduction of side setback  
**Proposed Use** Professional Office/Lawyer/CPA

**Property Owner** Hector M. Ruiz and Sharon Vaughn  
**Representative** Roe Engineering, L.C.

**North:** R-5 (Residential) / Single-family dwellings  
**South:** S-D/c (Special Development/condition)/ Office and R-5 (Residential) / Single-family dwellings  
**East:** R-5 (Residential)/Single-family dwellings and S-D/sp (Special Development/special permit)  
**West:** A-O (Apartment Office)/Offices and S-D/sc (Special Development/special condition)

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

**NEAREST PARK:** Mary Webb Park (1,533 feet)

**NEAREST SCHOOL:** Alta Vista Elementary School (386 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Five Points Development Association

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 12, 2014. Public Notice is required for detailed site development plan applications where there is a request for reductions in any of the density and dimensional standards as permitted in Section 20.10.360 S-D Special Development District. Planning Division has not received any communication in support or opposition to the detailed site development plan request.

### **APPLICATION DESCRIPTION**

The request is for a Detailed Site Development Plan Review as required by Section 20.10.360 S-D (Special Development District) and is related to rezoning application (PZRZ14-00034) requesting to rezone from R-5 (Residential) to S-D (Special Development). The detailed site development plan shows three existing single family dwellings, 1,076 sq. ft., 1,090 sq. ft. and 1,296 sq. ft. in size to remain and be converted to professional offices. The development requires a minimum of 7 parking spaces and 3 bicycle parking spaces. The applicant is providing 12 parking spaces to the rear of the property and 3 bicycle parking spaces fronting Montana Avenue. There are no additional landscape requirements for existing structures,

and the site has 3,321 square feet of landscaping. The applicant is requesting to reduce the side yard setback from the required 10 ft. between structures to 7 feet between structures, leaving 3 feet on the side setback for subject property, and 5 feet on the adjacent property side setback. The proposed development complies with all other requirements of Section 20.04.150, Detailed Site Development Plan. Access is proposed from the existing 20 foot alley. The applicant is aware that access to the existing alley is subject to compliance with development standards and if the alley is not up to standards it shall be the responsibility of the property owner to bring it up to standards

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the detailed site development plan as it meets all the requirements of Sections 20.04.150, Detailed Site Development Plan, and Section 20.10.360 S-D (Special Development) District. The proposed development complies with Plan El Paso Land Use Designation of G-2 Post Traditional Neighborhood Walkable in the Central Plan Area.

### **ANALYSIS**

#### **20.04.140 When required.**

*Note: Detailed Site Development Plan review is required as part of the S-D (Special Development) District and final approval by City Plan Commission due to the applicant's request to reduce the side yard setback.*

#### 20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
  2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
  3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
  4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
  5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

*Planning Staff have reviewed the detailed site development plan, which meets City Code requirements and S-D (Special Development) District requirements, and therefore recommend approval.*

### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning 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 face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart code as a replacement for current zoning when planned in conjunction with specific

neighborhood plans or identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

**COMMENTS:**

**Planning Division - Transportation**

No objections.

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

**City Development Department – Building and Development Permitting**

Recommend approval

**City Development Department – Building and Development Permitting-Landscaping**

No comments received

**City Development Department - Land Development**

No comments received

**Fire Department**

Recommend “APPROVAL” of “Detailed Site Plan Application” as presented.

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\*\*\*\*\*NOTE \*\*\*\*\*

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-PSB**

EPWU-PSB does not object to this request.

## **EPWU-PSB Comments**

### **Water:**

1. There is an existing 4-inch diameter water main that extends along the alley between Montana Ave and La Luz Street located 6.5 feet north of alley centerline. This main is available for service.
2. Previous water pressure readings from fire hydrant #1645 on the northern portion of the street fronting the subject property have yielded a static pressure of 80 pounds per square inch, a residual pressure of 75 pounds per square inch and a discharge of 1007 gallons per minute.
3. Private water pressure regulating devices will be required within the proposed development. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.
4. EPWU records indicate one vacant and two active ¾-inch water service connections serving the subject properties. The address for this service is 3411, 3415 & 3417 Montana Ave.

### **Sanitary Sewer:**

1. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Montana Ave. and La Luz Street located along the alley centerline. This main is available for service.
2. There is an existing 24-inch diameter sanitary sewer main that extends along Montana Ave. located along the centerline of the street. No direct service connections are allowed to these mains.
3. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

### **Sun Metro**

No comments received.

### **El Paso Police Department**

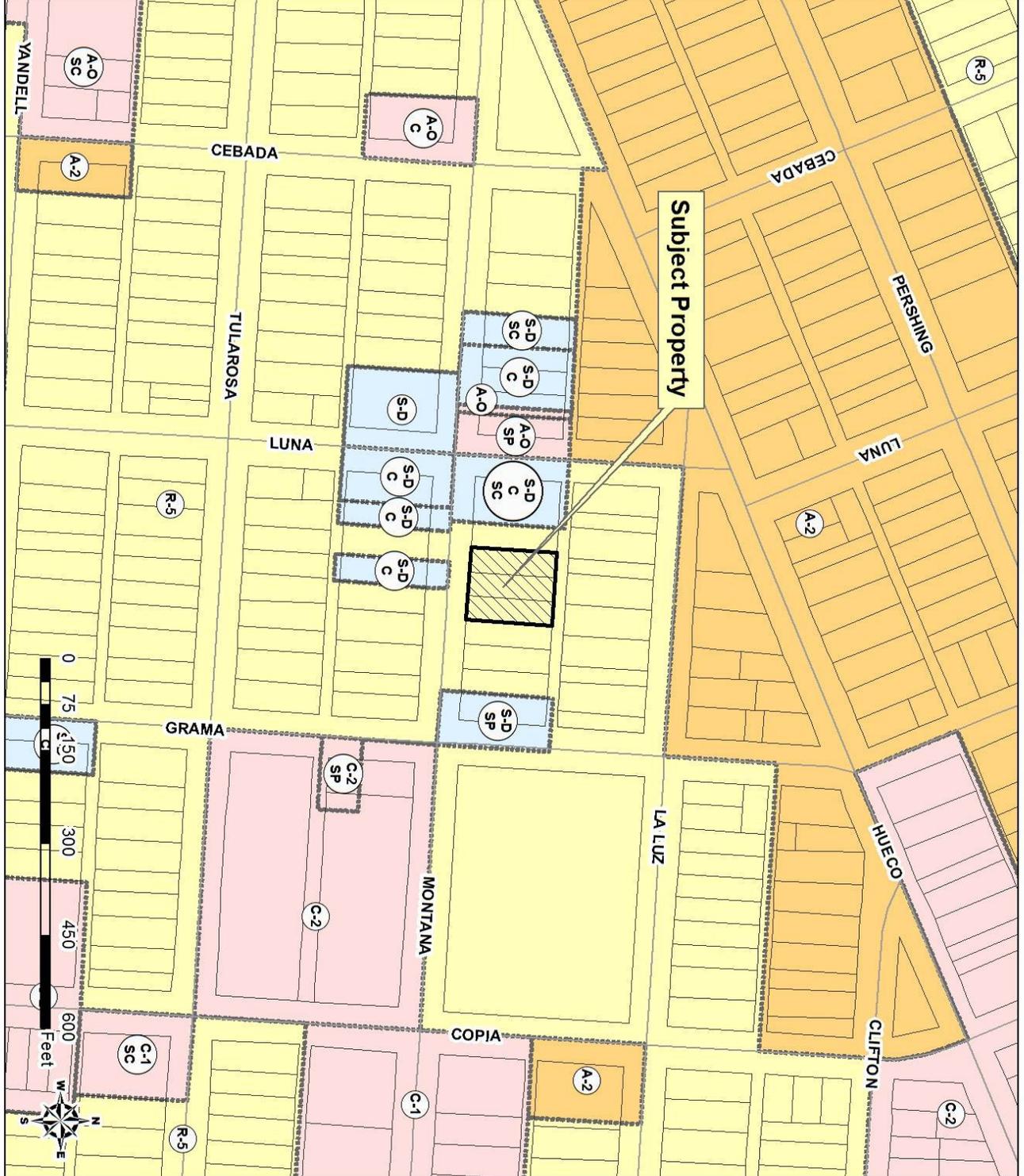
No comments received

### **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations Front and Rear

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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**ATTACHMENT 4: FRONT ELEVATIONS**

**FRONT ELEVATION**



**FRONT ELEVATION**



**ATTACHMENT 4: REAR ELEVATIONS**

**REAR ELEVATION**



**REAR ELEVATION**

