



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00018
Application Type: Rezoning and Detailed Site Plan Review
CPC Hearing Date: September 11, 2014
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 5301, 5305, & 5309 Ridge Street
Legal Description: Lots 1 – 3, Block 1, Duenas Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.4795 acres
Rep District: 1
Existing Zoning: R-5 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-5 (Residential) to S-D (Special Development)
Proposed Use: Quadraplexes
Property Owner: Ricardo Benavente
Representative: David Holguin

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family dwellings
South: R-4 (Residential) & R-5 (Residential) / Vacant & Single-family residences
East: R-5 (Residential) / Single-family dwellings
West: R-3 (Residential) / Elementary School

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

NEAREST PARK: Thorn Park (1,436 feet)

NEAREST SCHOOL: Roberts Elementary (59 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Mesa Hills Neighborhood Association
Upper Valley Neighborhood Association
Upper Valley Improvement Association
Coronado Neighborhood Association
Save the Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 19, 2014. 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 rezoning from R-5 (Residential) to S-D (Special Development) to permit the construction of two quadraplexes. Quadraplexes are not permissible in the present R-5 zoning district. The property is currently vacant and is 0.4795 acres in size. The proposed development requires 16 parking spaces and 16 are provided, to include two ADA accessible spaces and two three-space bike racks. Setbacks are proposed at 9'2" to the east (side-street), 5' to the west (side), 50'6" to the north (rear), and 62'6" to the south (front). Access to the property is proposed from Thorn Street and Ridge Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development) and acceptance of the detailed site development plan.

The rezoning will expand the limited housing stock of this G-3 growth sector neighborhood. Additionally, the proposed quadrplexes are compatible with existing multifamily dwellings in the vicinity.

Plan El Paso-Future Land Use Map Designation

All applications for a rezoning 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 S-D (Special Development) district is to provide 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. 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. 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. A TIA is not required.

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

No objections to proposed rezoning. Upon submittal for building permits the project will need to comply with all requirements of the locally adopted building codes, ADA requirements and local municipal codes.

City Development Department - Land Development

No objection.

City Development Department - Landscape

Recommend approval.

El Paso Fire Department

The fire dept. has no objections to the rezoning case.

El Paso Water Utilities

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

Water:

1. There is an existing 6-inch diameter water main extending along Thorn Drive that is available for service, the water main is located approximately 12-feet north from the center line of the right-of-way.
2. There is an existing 12-inch diameter water main extending along Ridge Drive that is available for service, the water main is located approximately 10-feet east from the center line of the right-of-way.
3. There is an existing 48-inch diameter water transmission main extending along Thorn Drive, the water main is located approximately 30-ft south from the southern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

1. There is an existing 12-inch diameter sewer main extending along Thorn Drive that is available for service, the sewer main is located approximately 5-feet south from the center line of the right-of-way. The sewer line is approximately 9.5-ft depth from the finished grade to the invert of the sewer line.

General:

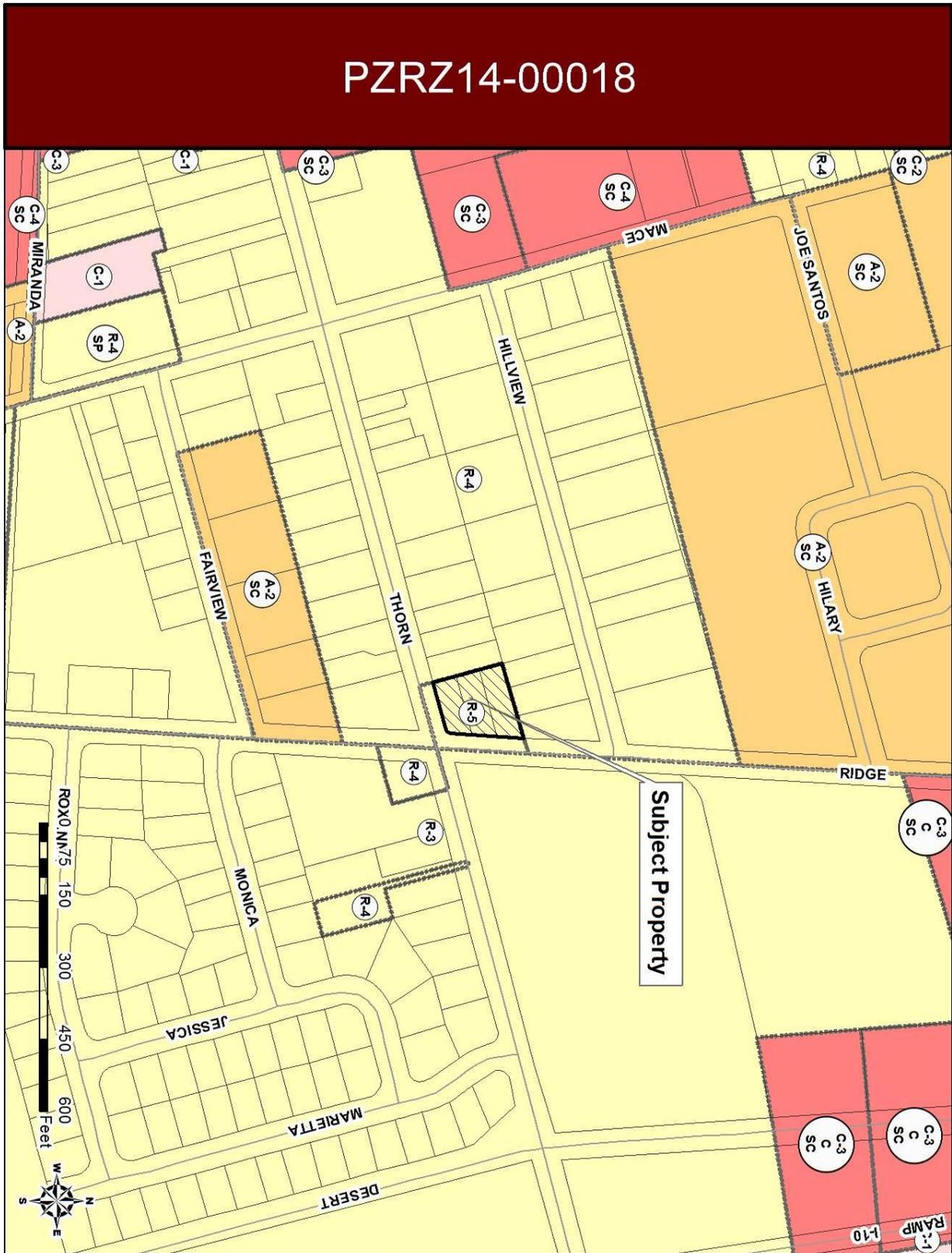
1. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Development Plan
- Attachment 4: Elevations

ATTACHMENT 1: ZONING MAP

PZRZ14-00018

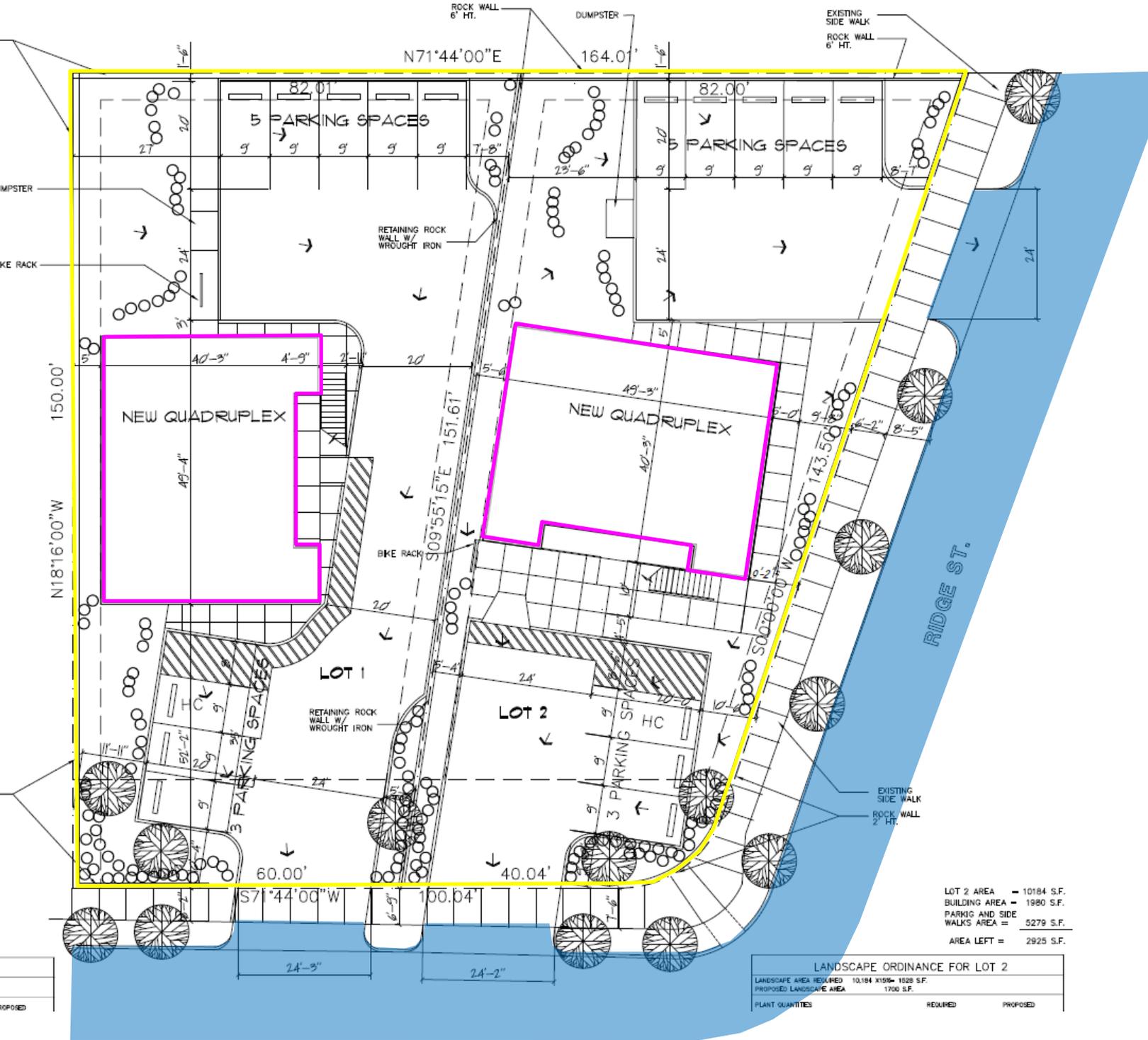


ATTACHMENT 2: AERIAL MAP

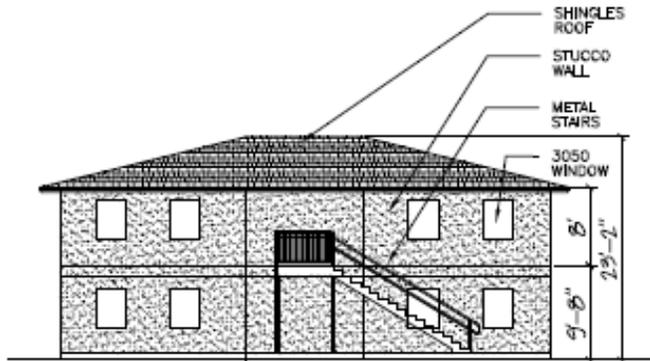
PZRZ14-00018



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

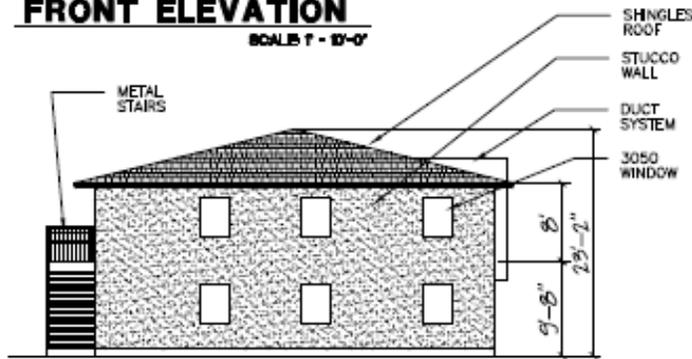


ATTACHMENT 4: ELEVATIONS



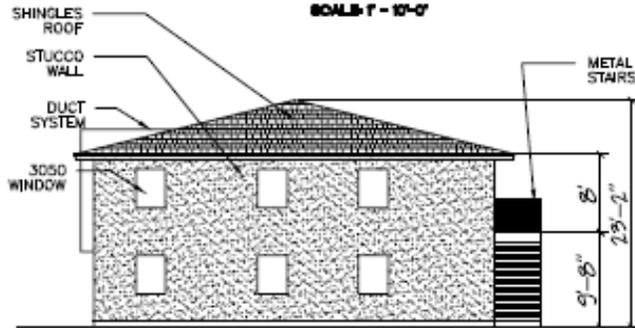
FRONT ELEVATION

SCALE: 1" = 10'-0"



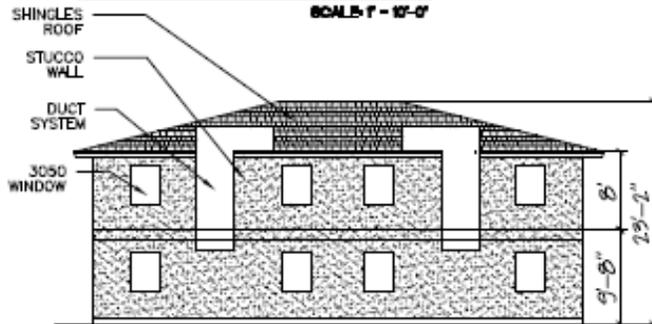
SIDE ELEVATION

SCALE: 1" = 10'-0"



SIDE ELEVATION

SCALE: 1" = 10'-0"



REAR ELEVATION

SCALE: 1" = 10'-0"

LOT 1
BUILD
PARK
WALK
AREA:

LANDSCAPE PROPOSED	
PLANT	
QTY: 01	