



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

**Case No:** PZST16-00022  
**Application Type:** Special Permit  
**CPC Hearing Date:** September 22, 2016  
**Staff Planner:** Jeff Howell, 915-212-1607, howelljb@elpasotexas.gov  
**Location:** 4531 Blanco Avenue  
**Legal Description:** **Parcel 1:** Lots 1 through 27, Block 1; Lots 1 through 57, Block 4, and Lots 1 through 29, Block 7, French Farm Addition, City of El Paso, El Paso County, Texas  
**Parcel 2:** Tracts F-1 and F-2, Map of Pasadena, City of El Paso, El Paso County, Texas  
**Acreage:** 9.67 acres  
**Rep District:** 8  
**Existing Zoning:** A-2 (Apartment)  
**Existing Use:** Apartments  
**C/SC/SP/ZBA/LNC:** Legal Non-Conforming for existing parking  
**Request:** Infill Development – to allow for a reduction in required parking  
**Proposed Use:** Apartments  
**Property Owner:** Housing Authority of the City of El Paso  
**Representative:** Jorge Azcarate

### **SURROUNDING ZONING AND LAND USE**

**North:** SCZ (Smart Code Zone) / High School, Single-family dwellings  
**South:** A-2 (Apartments) / Apartments  
**East:** A-2 (Apartments) / Single-family dwellings  
**West:** A-2 (Apartments) / School; C-1/sc/sp (Commercial/special contract, special permit) / Post Office

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

**NEAREST PARK:** Delta Park (472 feet)

**NEAREST SCHOOL:** Burselson Elementary School (1,343 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 September 7, 2016. Planning has not received any communication in support or opposition to the special permit request.

### **APPLICATION DESCRIPTION**

The request is for a special permit and detailed site development plan approval to allow for infill development to permit a reduction in the required number of parking spaces. The proposed development consists of a redevelopment of the existing property for a 181 unit apartment complex, consisting of 21 buildings including a community center and maintenance building. All other density and dimension standards are being met. The proposed development requires 344 parking spaces and provides 205, as well as ADA and bicycle parking. The applicant is requesting a 41% parking reduction as permitted by infill development. Access to the subject property is proposed from Paisano Drive and Blanco Avenue.

### **Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **approval** of the special permit request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding multi-family residential development. The proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Central 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 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 SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.

The purpose of the A-2 (Apartment) district is to provide medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. It also is to permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

### **Plan El Paso - Goals & Policies**

This application addresses policy 2.2.2. “The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

### **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 meets two criteria, residing within a state enterprise zone and is part of an older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. French Farm Addition was platted prior to 1955 and Pasadena subdivision was platted in 1917 (Attachment #6).*

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.

*Apartments are a permissible use in the A-2 (Apartment) zone district.*

C. Setback Provisions. The 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.

*All setbacks requirements are being met in the A-2 (Apartment) zone district for apartment use.*

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 requires 344 parking spaces, and provides 205, a 41% parking reduction.*

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-2, Traditional Neighborhood (Walkable) (Central Planning Area) growth sector.*

#### **COMMENTS:**

##### **Planning and Inspections Department - Land Development**

1. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

##### **Planning and Inspections Department – Plan Review**

No objections to proposed special permit. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

##### **Planning and Inspections Department - Landscaping**

No objections to proposed special permit. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

##### **El Paso Fire Department**

Recommend approval.

##### **El Paso Water Utilities**

1. EPWater does not object to this request.

Water:

2. There is an existing 12-inch diameter water main extending along Blanco Avenue. This water main is available for service.
3. There is an existing 12-inch diameter water main extending along Hernandez Drive, the water main is located approximately 10 feet east from the center line of the right-of-way. This main is available for service.
4. EPWater records indicate (1) 3" service meter (Active) on the property with 4531 Blanco Avenue as the service address.
5. Previous water pressure from fire hydrant #0323 located at Blanco Avenue and SW corner of Fox Street, has yielded a static pressure of 100 psi, a residual pressure of 50 psi, and a discharge of 1,592 gallons per minute.
6. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

**Sanitary Sewer:**

7. There is an existing 8-inch diameter sanitary sewer main along Blanco Avenue. This main is available for service.

**General:**

8. EPWater requires a new service application to provide additional services 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 EPWater 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.

**El Paso Water Utilities-Stormwater Division**

We have reviewed the subdivision described above and we have no objections.

**TXDOT**

Please have requestor coordinate with TxDOT for review and approval of grading and drainage plan and access to Paisano Dr.

**Sun Metro**

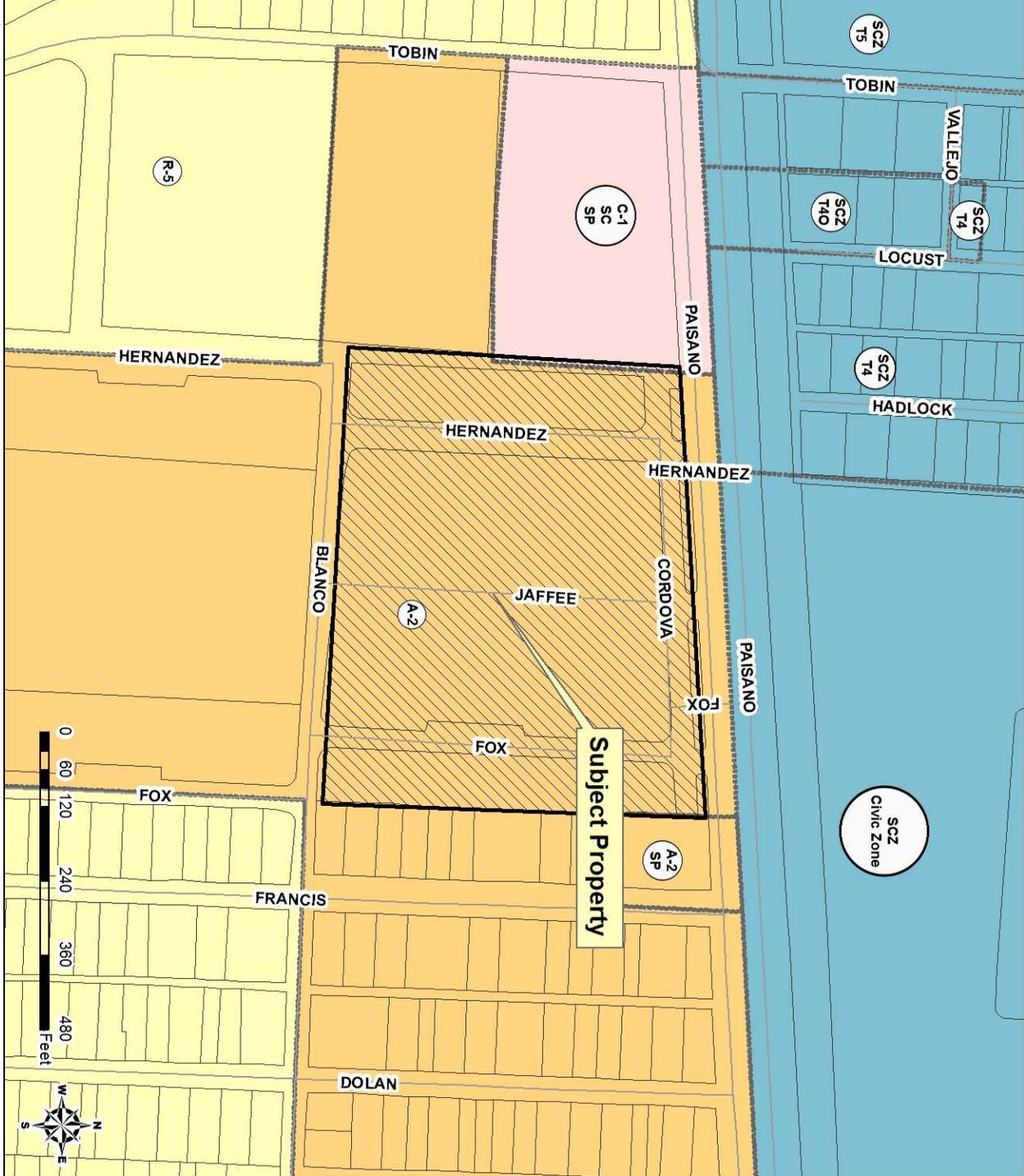
Sun Metro does not oppose this request.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Subdivision Map

ATTACHMENT 1: LOCATION MAP

PZST16-00022

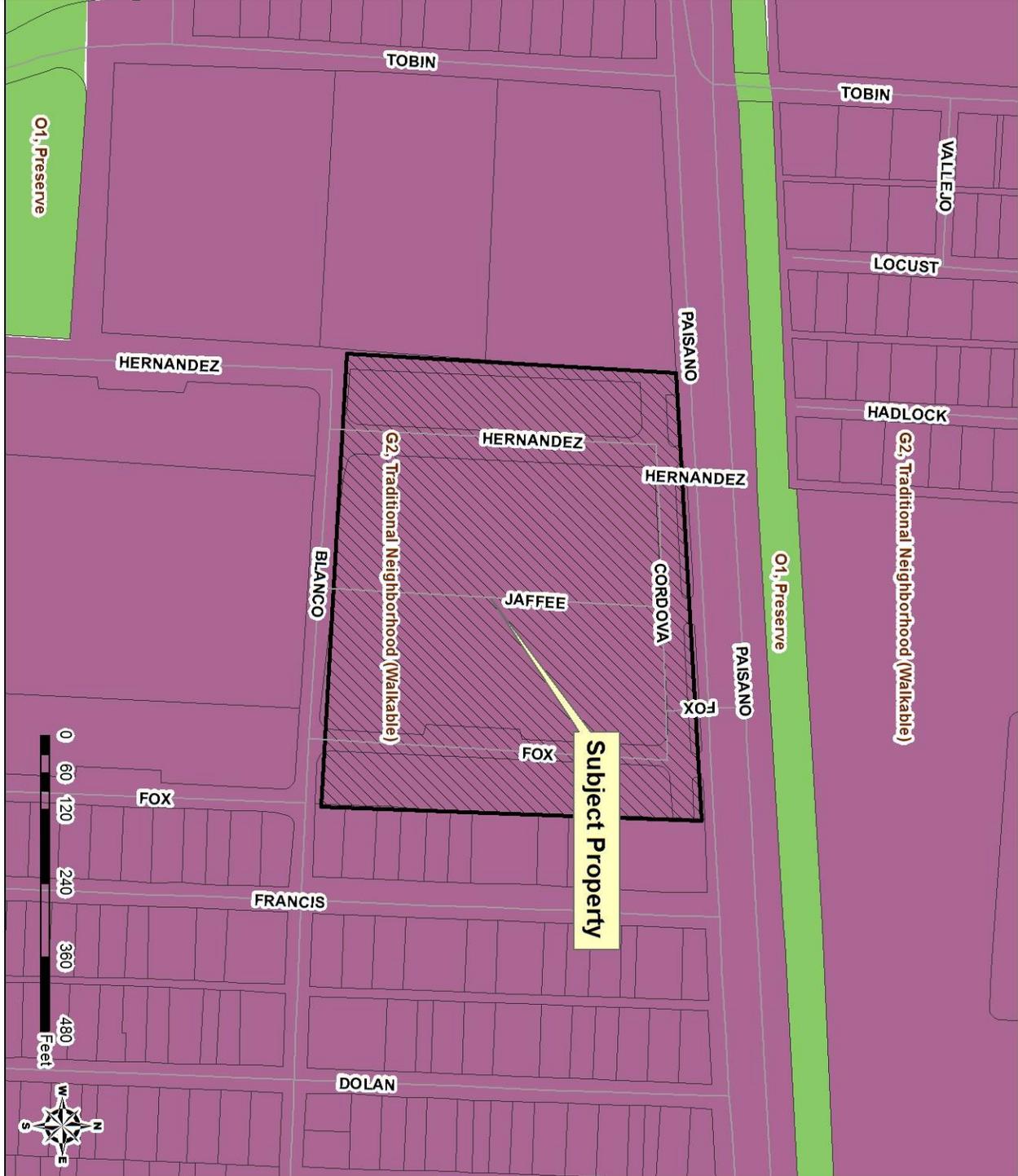


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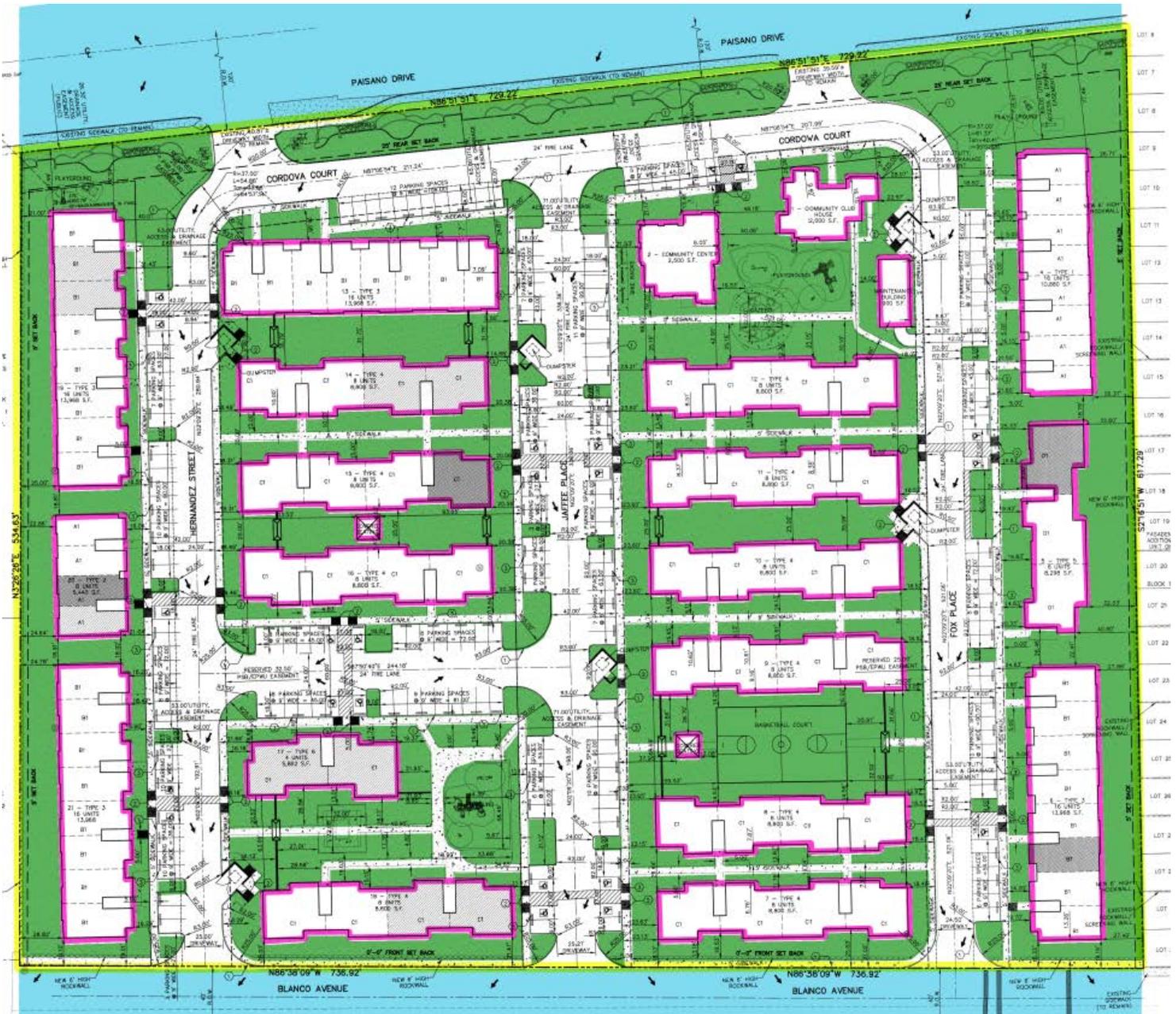


ATTACHMENT 3: FUTURE LAND USE MAP

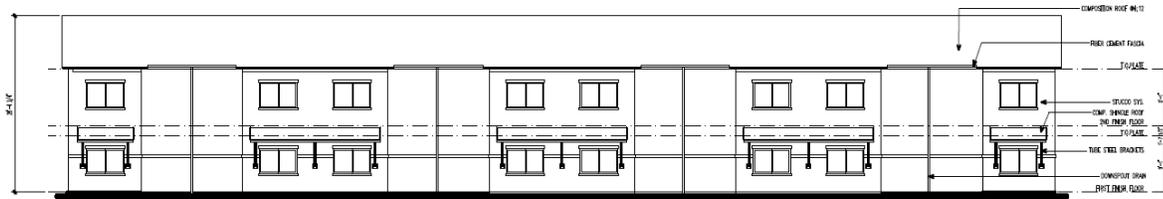
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ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN

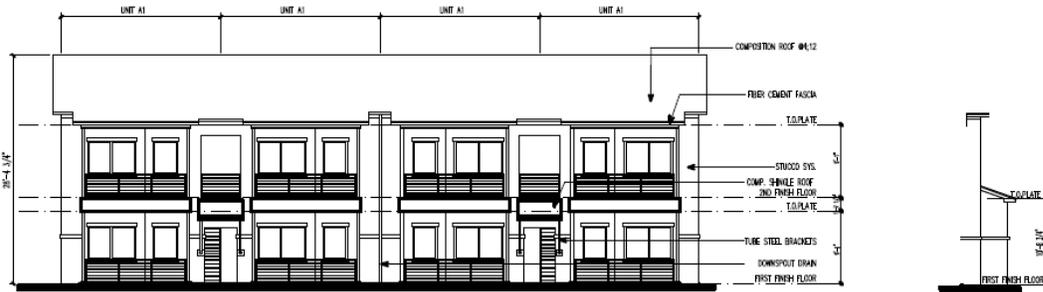


# ATTACHMENT 5: ELEVATIONS



**REAR ELEVATION BUILDING TYPE I**

SCALE: 1/16"=1'-0" STUCCO: 100%



**FRONT ELEVATION-BUILDING TYPE II**

SCALE: 1/16"=1'-0" STUCCO: 100%



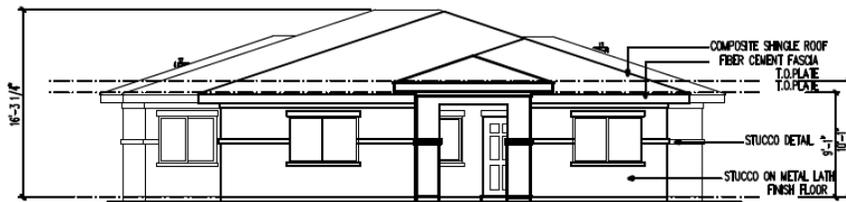
**FRONT ELEVATION BUILDING TYPE III**

SCALE: 1/16"=1'-0" STUCCO: 100%



**FRONT ELEVATION BUILDING TYPE IV**

SCALE: 1/16"=1'-0" STUCCO: 100%



**COMMUNITY CENTER FRONT ELEVATION**

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

STUCCO: 100%

ATTACHMENT 6: SUBDIVISION MAP

