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

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| **Case No:** | PZST12-00010 |
| **Application Type:** | Special Permit |
| **CPC Hearing Date:** | October 4, 2012 |
| **Staff Planner:** | Michael McElroy, 915-541-4238, *mcelroyms@elpasotexas.gov* |
| **Location:** | 5600 Dyer |
| **Legal Description:** | Lot 1, Block 3, Beaumont Addition, an Addition to the City of El Paso, El Paso County, Texas |
| **Acreage:** | 1.74 acres |
| **Rep District:** | 2 |
| **Zoning:** | C-4 (Commercial) |
| **Existing Use:** | Retail |
| **Request:** | Infill development / Reduction in rear and side street setback, 50% parking reduction |
| **Proposed Use:** | Retail |
| **Property Owner:** | MCG Investments Inc. |
| **Representative:** | CEA Group |

**SURROUNDING ZONING AND LAND USE**
**North**: C-4/sp (Commercial/Special Permit) / Retail
**South:** C-4 (Commercial) / Restaurant
**East:** R-4 (Residential) / Single-family homes
**West:** C-4 (Commercial) / Walmart

**Plan El Paso Designation:** G2, Traditional Neighborhood (Central)
**Nearest Park:** Logan Park (2,001 ft.)
**Nearest School:** Burnet Elementary (1,022 ft.)

**NEIGHBORHOOD ASSOCIATIONS**
El Paso Central Business Association

**NEIGHBORHOOD INPUT**
Notices of the September 20, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on August 29, 2012. The Planning Division received no letters in support or opposition to the request.

**APPLICATION DESCRIPTION**
The applicant is requesting an infill development special permit to allow reductions in rear setback from 10' to 0', side street setback from 10' to 0', as well as a 50-percent parking reduction, to permit the addition and modification of approximately 16,500 sq. ft. of retail space within an existing commercial property. Separate, but related to this application, the applicant is submitting a request directly to City Council, as per 12.44.050 of the El Paso City Code, to provide additional angled parking within City right-of-way along McConnell Ave. and Sheppard Ave.

**PLANNING DIVISION RECOMMENDATION**
The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the applicant meets the requirements of Section 20.04.320, special permit approvals.

**Plan El Paso- Future Land Use Map Designation**
All applications for special permits 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-4 (Regional Commercial District) is to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. In addition these serve to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

**COMMENTS:**

**City Development Department - Planning Division - Transportation**
No objection to the special permit.

**Note:**
All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

**City Development Department – Planning Division - Land Development**
**Approved** No Objection.

**City Development Department – Building Permits & Inspections Division**
Recommend approval

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

**EPWU-PSB Comments**
**Water:**
2. There is an existing forty-two (42) inch diameter water main that extends along Mc Connell Avenue fronting the southern boundary of the subject property. No direct service connections are allowed to this 42-inch water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

3. There is an existing eight (8) inch diameter water main that extends along Mc Connell Avenue fronting the southern boundary of the subject property. This water main is available for service.

4. There is an existing twelve (12) inch diameter water main that extends along Dyer Street fronting the western boundary of the subject property. This water main is available for service.

5. There is an existing six (6) inch diameter water main that extends along Sheppard Avenue fronting the northern boundary of the subject property. This water main is available for service.

6. EPWU records indicate there are multiple existing water service connections at the subject property.

**Sanitary Sewer:**
7. There is an existing eight (8) inch diameter sanitary sewer main that extends along Dyer Street fronting the western boundary of the subject property. This sanitary sewer main is available for service.

8. There is an existing eight (8) inch diameter sanitary sewer main that extends along the alley between Dyer Street and Pollard Street fronting the eastern boundary of the subject property. This sanitary sewer main is available for service.

9. There is an existing eight (8 inch diameter sanitary sewer main that extends along Sheppard Avenue fronting the northern boundary of the subject property. This sanitary sewer main is available for service.

**General:**
10. Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and/or sanitary sewer work to be performed within Dyer Street right-of-way requires permits from TxDOT.

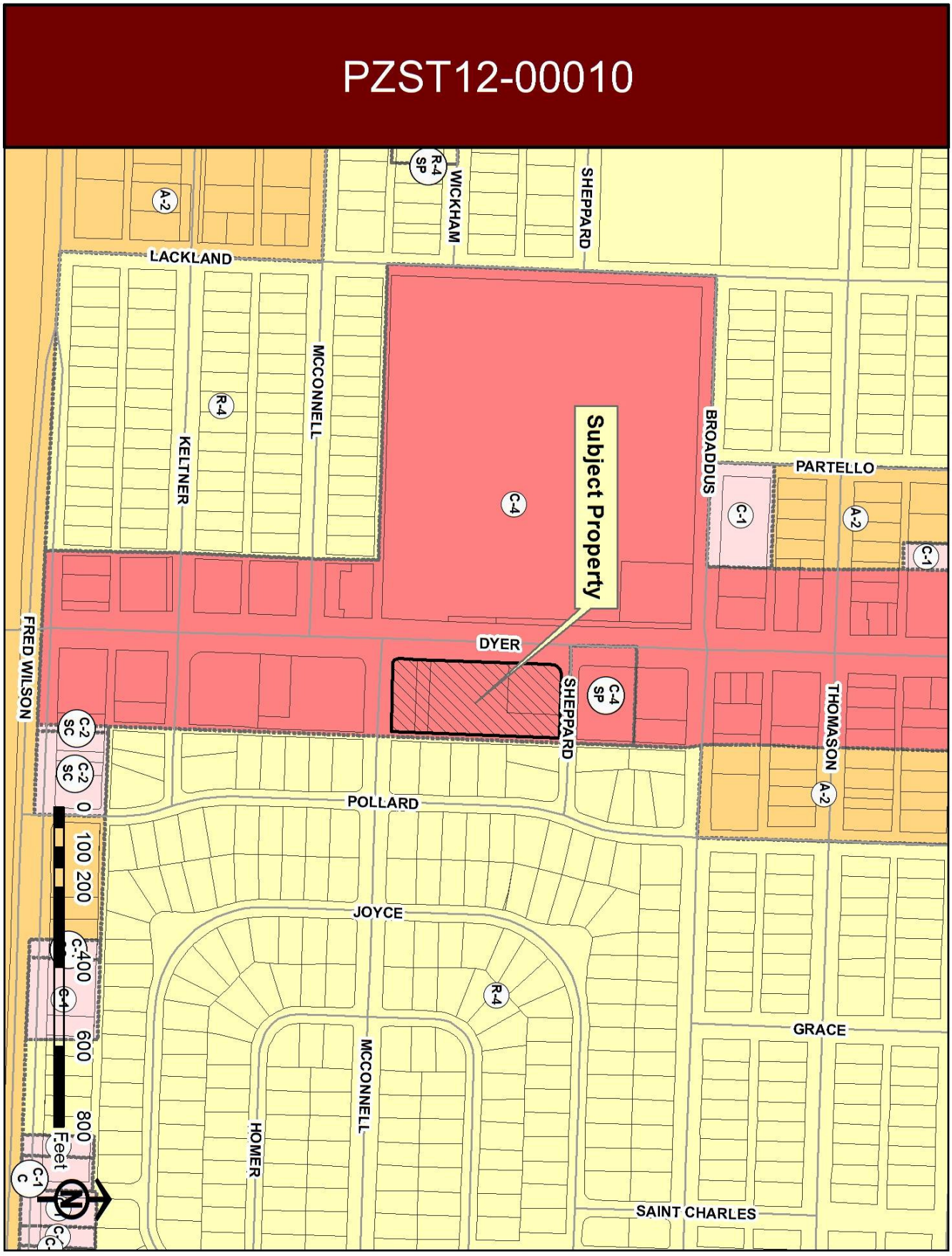
11. Application for additional water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the 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 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 and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan 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 and detailed site development plan 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 and detailed site development plan 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.

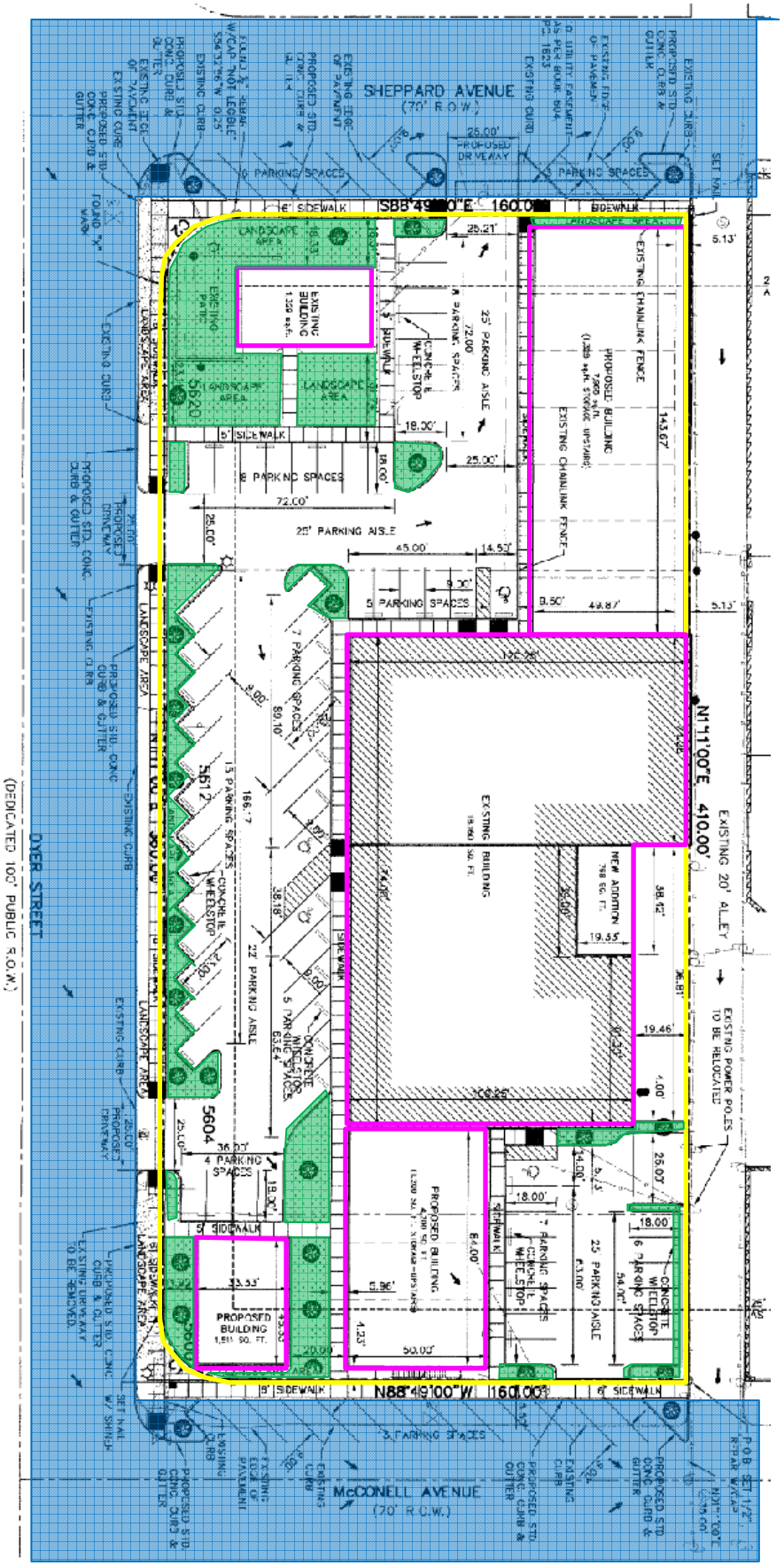
**Attachments:**
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Development Plan

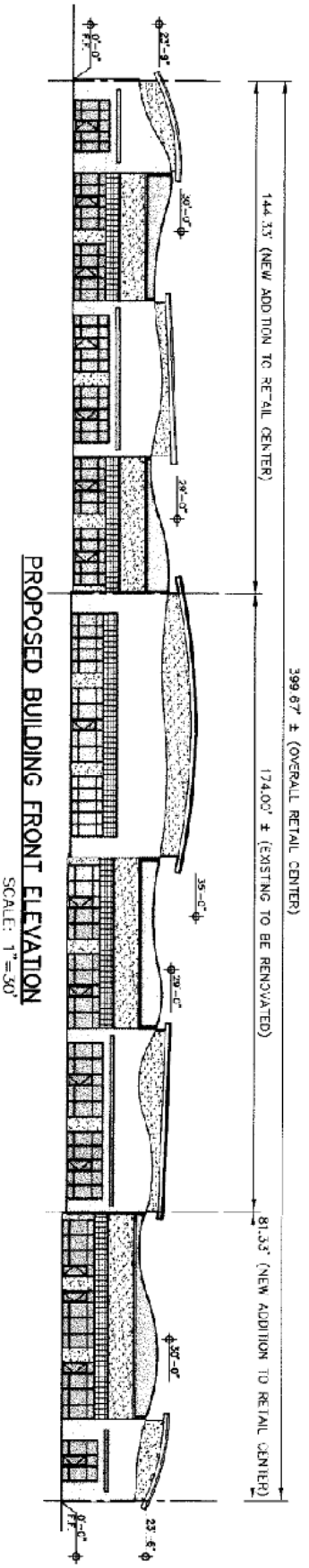
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

# ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN






PROPOSED BUILDING FRONT ELEVATION

SCALE: 1"=30'