



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

**Case No:** PZST15-00033  
**Application Type:** Special Permit and Detailed Site Development Plan Review  
**CPC Hearing Date:** October 8, 2015  
**Staff Planner:** Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov  
**Location:** 825 Sunset Road  
**Legal Description:** Portion of Tract 29, Country Club Place South Side, City of El Paso, El Paso County, Texas  
**Acreage:** 0.4145 acres  
**Rep District:** 8  
**Existing Zoning:** R-1 (Residential)  
**Existing Use:** Single-family dwelling  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Infill Development / Lot Area and Depth Reduction / Rear, Side, and Cumulative Front and Rear Setback Reductions  
**Proposed Use:** Single-family dwelling  
**Property Owner:** Walter and Margaret Tippin  
**Representative:** Roe Engineering, LC

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

**North:** R-1 (Residential) / Single-family Dwellings  
**South:** R-2 (Residential) & R-2/sc (Residential/special contract) / Single-family Dwellings  
**East:** R-1 (Residential) / Single-family Dwellings  
**West:** R-1 (Residential) / Single-family Dwellings

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

**NEAREST PARK:** White Spur Park (6,644 feet)

**NEAREST SCHOOL:** Mitzi Bond Elementary School (9,028 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 September 21, 2015. The Planning Division has not received any communications 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 in lot area from the required 20,000 sq. ft. to 18,054.54 sq. ft. and lot depth from 150' to 143.29'. Additionally, reductions in the required rear, side, and cumulative front and rear yards setbacks are proposed from 30' to 6.8', 15' to 3.6', and 100' to 53.6', respectively. The proposed use is an existing single-family dwelling. All other density and dimension standards are being met, to include those of the original lot. The proposed development provides the two parking spaces required of detached single-family dwellings. Access to the property is proposed from Vista del Monte 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 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-1 (Residential) district is intended to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permits 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 1932 (Attachment 5), fulfilling the two-criterion requirement.*

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.

*Single-family dwellings are a permissible use in the R-1 (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.

<b>Dimensional Standards Required and Proposed</b>		
<b>Dimension</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	20,000 sq. ft.	18,054.54 sq. ft.
Lot Depth	150'	143.29'
Rear Setback	30'	6.8'
Side Setback	15'	3.6'
Front/Rear Cumulative Setback	100'	53.6'

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 two parking spaces required of detached single-family dwellings.*

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**

Recommend approval. At the time of submittal for building permits project will need to comply with all provisions of the IBC, TAS and local municipal code.

**Planning and Inspections Department - Landscaping**

Recommend approval. At the time of submittal for building permits project will need to comply with all provisions of the IBC, TAS and local municipal code.

**Sun Metro**

Sun Metro does not oppose this request. Recommend the construction of sidewalks.

**El Paso Fire Department**

Recommend approval.

## **El Paso Water Utilities**

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

The site plan accompanying PZST15-00033 Special Permit and Detailed Site Development Plan Review portrays the properties 825 Sunset Road and 4808 Vista Del Monte Street located within of Tract 29, Country Club Place South Side subdivision. EPWU-PSB Records describe individual water services for each address.

### **Water**

1. Along Sunset Road between Vista Del Monte Street and Turtle Dove Street there is an existing eight (8) inch diameter water main. This main is available for service.
2. Along Vista Del Monte Street between Sunset Drive and Fair Way Street there is an existing eight (8) inch diameter water main. This main is available for service.
3. Previous water pressure readings conducted on fire hydrant number 2359 located at the corner of Sunset Road and Vista Del Monte Street have yielded a static pressure of 74 pounds per square inch (psi), residual pressure of 70 psi, discharge of 750 gallons per minute (gpm).

### **Sanitary Sewer**

1. Along Sunset Road between Vista Del Monte Street and Turtle Dove Street there is an existing fifteen (15) inch diameter sanitary sewer main.
2. Along Vista Del Monte Street between Sunset Drive Fair Way Street there are two (2) sanitary sewer mains of different sizes: ( a ) a twelve (12) inch diameter main with an average depth of 15 vertical feet, and, ( b ) an eight (8) inch diameter main with an average depth of 5 vertical feet fronting the Property. This 8-inch diameter main is available for service.

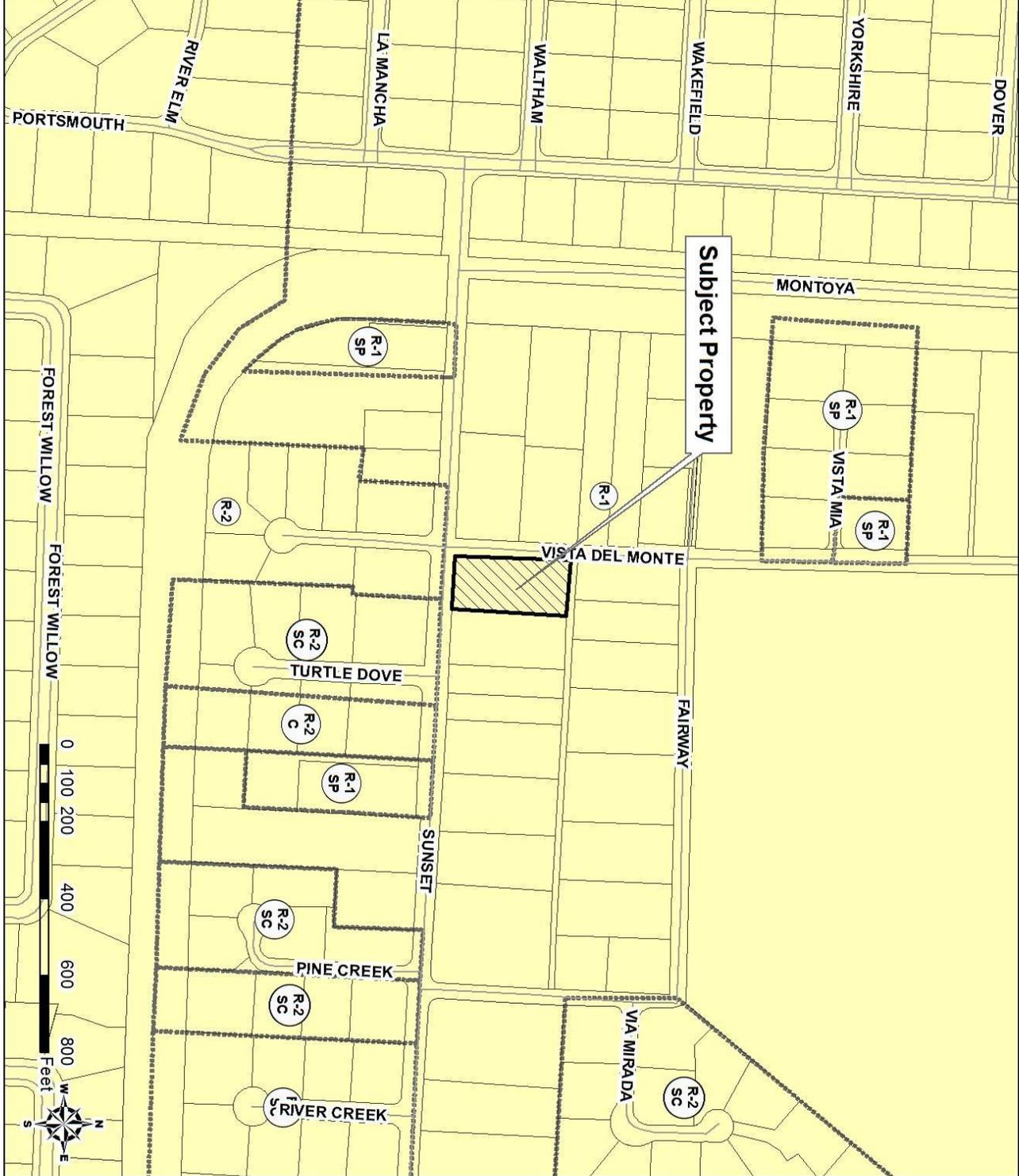
### **General**

1. As per EPWU-PSB Records 825 Sunset Road and 4808 Vista De Monte Street each have their own water service and sanitary sewer service.
2. Application for additional water and sanitary sewer 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, 3<sup>rd</sup> 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 and sanitary sewer lines and appurtenances.

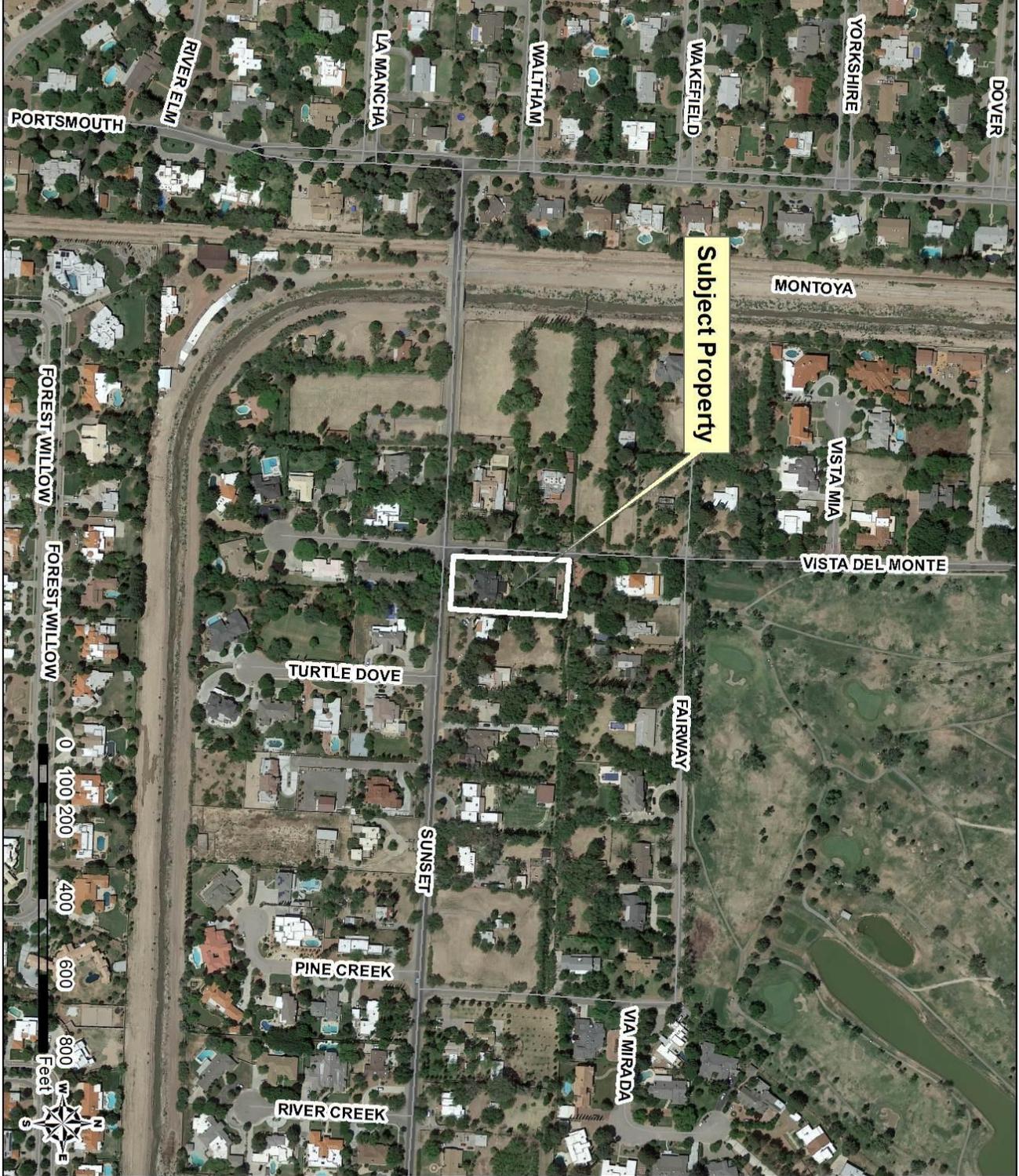
### **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Country Club Place South Side

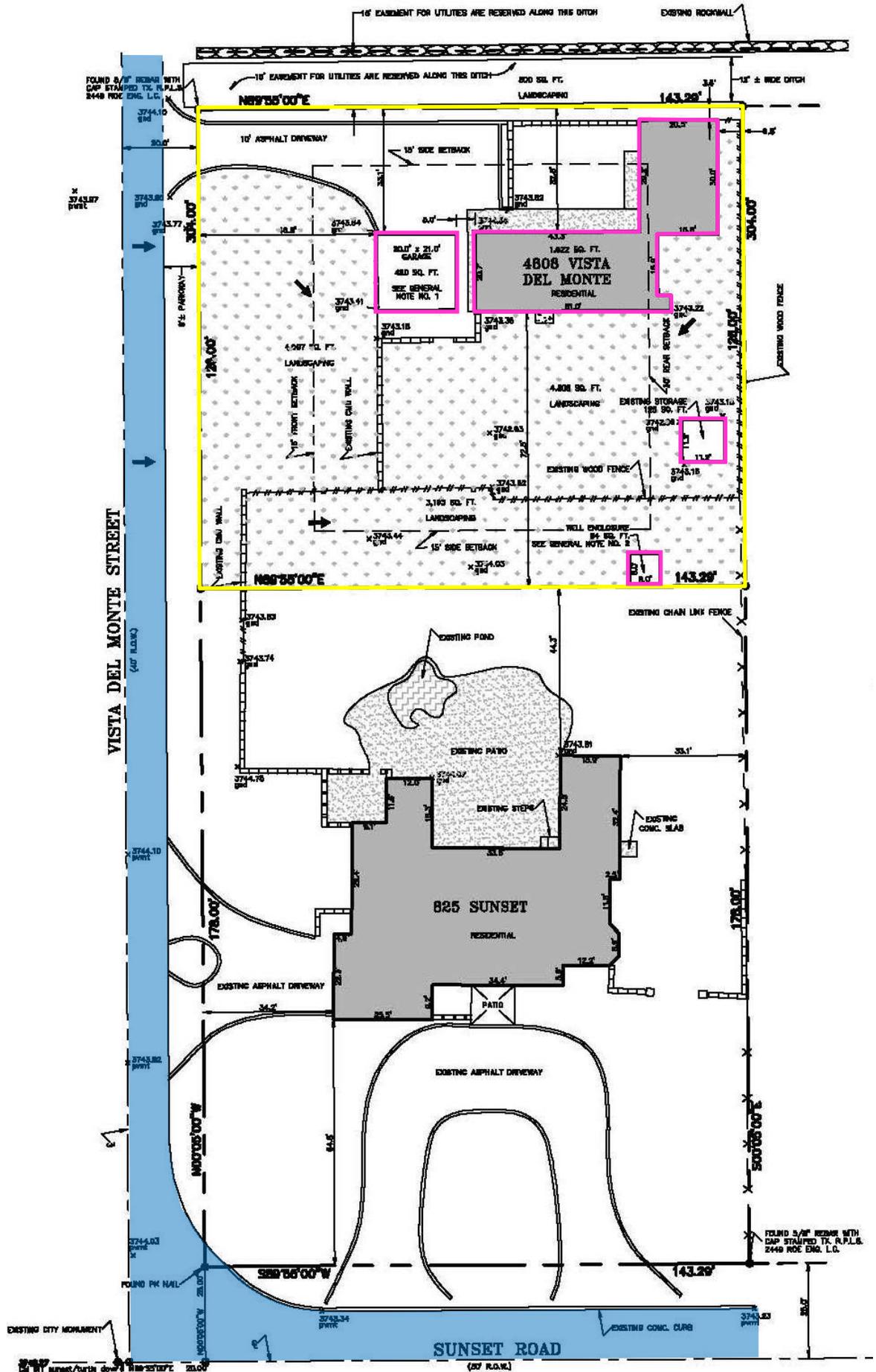
# PZST15-00033



PZST15-00033



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS

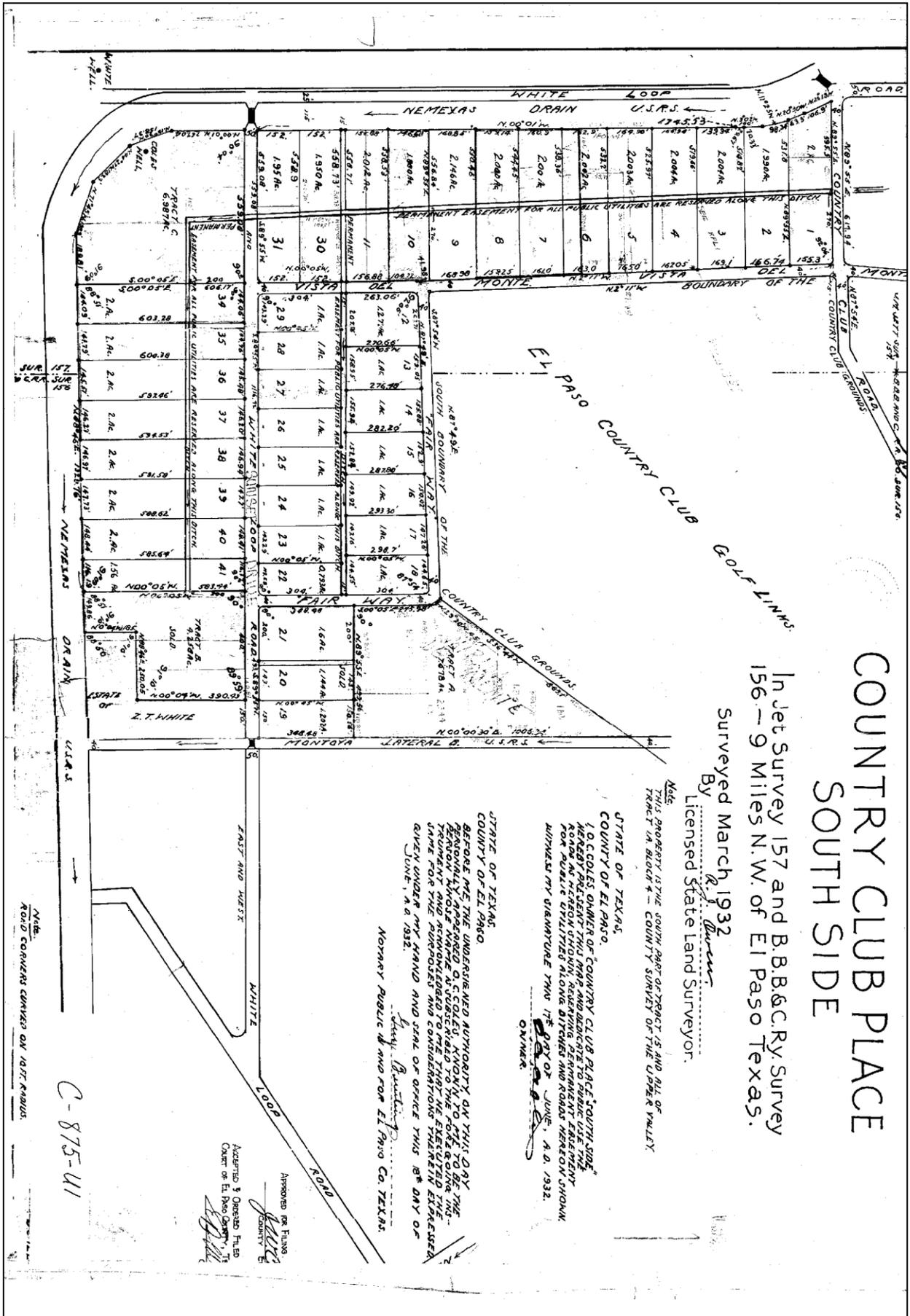


**BACK OF GARAGE**



**FRONT OF GARAGE**

ATTACHMENT 5: PLAT OF COUNTRY CLUB PLACE SOUTH SIDE



COUNTRY CLUB PLACE  
SOUTH SIDE

In Jet Survey 157 and B.B. & C.R. Survey  
156 — 9 Miles N.W. of El Paso Texas.

Surveyed March 1932  
By *R. J. Durbin*  
Licensed State Land Surveyor.

Note:  
THIS PROPERTY IS THE SOUTH PART OF TRACT 45 AND ALL OF  
TRACT 14 BLOCK 4 — COUNTY SURVEY OF THE UPPER VALLEY

STATE OF TEXAS,  
COUNTY OF EL PASO,  
I, O. C. COLES, OWNER OF COUNTRY CLUB PLACE SOUTH SIDE,  
HEREBY PRESENT THIS MAP AND DEDICATE TO PUBLIC USE THE  
ROADS AND HIGHWAYS, RESERVING PERMANENT EASEMENT  
FOR PUBLIC UTILITIES ALONG DITCHES AND ROADS HEREON SHOWN.  
WITNESS MY SIGNATURE THIS 17<sup>TH</sup> DAY OF JUNE, A.D. 1932.  
*O. C. Coles*  
OWNER.

STATE OF TEXAS,  
COUNTY OF EL PASO,  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY  
PERSONALLY APPEARED O. C. COLES, KNOWN TO ME TO BE THE  
OWNER OF THE ABOVE DESCRIBED PROPERTY, WHOSE NAME IS  
SET FORTH IN THE FOREGOING INSTRUMENT, AND HE REQUESTED THAT I  
DO CERTIFY TO THE FACTS HEREIN SET FORTH AND THAT THE  
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>TH</sup> DAY OF  
JUNE, A.D. 1932.  
*Notary Public*  
Notary Public for and for El Paso Co. TEXAS.

Note:  
ROAD CORNERS CURVED ON 1/4" SCALE

C-875-41

APPROVED FOR FILING  
*[Signature]*  
COUNTY CLERK