



City of El Paso – City Plan Commission Staff Report

Case No: PZDS12-00009
Application Type: Detailed Site Development Plan
CPC Hearing Date: November 1, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 8630 North Loop
Legal Description: Portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas
Acreage: 1.48 acres
Rep District: 7
Zoning: R-F (Ranch-Farm)
Existing Use: Single-Family Home & Vacant
Request: P-R II (Planned Residential 2). (Related to PZRZ12-00023).
Proposed Use: Apartments & Duplex
Property Owner: Socorro Benavente
Representative: Enrique Rey

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Vacant
South: R-3 (Residential) / Single family homes
East: C-1 (Commercial) & R-4 (Residential) / Domestic Cleaning Service & Residential
West: R-F (Ranch-Farm) / Single family home

Plan El Paso Designation: G3, Postwar (East)
Nearest Park: Marian Manor Park (4,035 ft.)
Nearest School: Valley View Middle School (187 ft.)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley 21

NEIGHBORHOOD INPUT

Detailed Site Development Plan review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The request is to approve a detailed site plan to permit the construction of apartment and duplex dwelling units. The detailed site plan proposes a development consisting of 6 buildings, comprised of 16 total dwelling units. Access is proposed from North Loop.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 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-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 P-R II (Planned Residential 2) district is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections to the rezoning request.

Notes:

1. North Loop Drive is designated as a major arterial with bike lanes on the Major Thoroughfare Plan. Additional right-of-way dedication and improvements may be required with the subdivision plat.
2. Access and improvements to North Loop Drive shall be coordinated and approved by TxDOT.
3. Sidewalks shall continue across driveways. This will be addressed with the building permit.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

Coordination with TXDOT. *

* This requirement will be applied at the time of development.

El Paso Fire Department

Recommend approval.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane. D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

El Paso Water Utilities

EPWU does not object to this request.

Water

Along North Loop Road between Pendale Road and Link Drive there in an existing twelve (12)

inch diameter water main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there is an existing eight (8) inch diameter water main. This main is located along the northernmost portion of North Loop Road right-of-way.

Sanitary Sewer

Along North Loop Road between Pendale Road and Link Drive there is an existing fifteen (15) inch diameter sanitary sewer main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the northernmost portion of North Loop Road right-of-way.

General

Water and sanitary sewer service is available from the described mains located along North Loop Drive.

North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

EPWU-PSB records reveal an existing three-quarter (3/4) inch diameter water service and a four (4) inch diameter sanitary sewer service pertaining to 8630 North Loop Road. Once the Property becomes developed EPWU-PSB requests the Owner to inform in writing if the water service is to remain or the water service is required to be removed.

The El Paso Water Utilities - Public Service Board (EPWU-PSB) is interested in leasing the water rights of this subdivision. Please contact Jim Shelton at 594-5511.

Application for 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, 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 and sanitary sewer 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 detailed site development plan application:

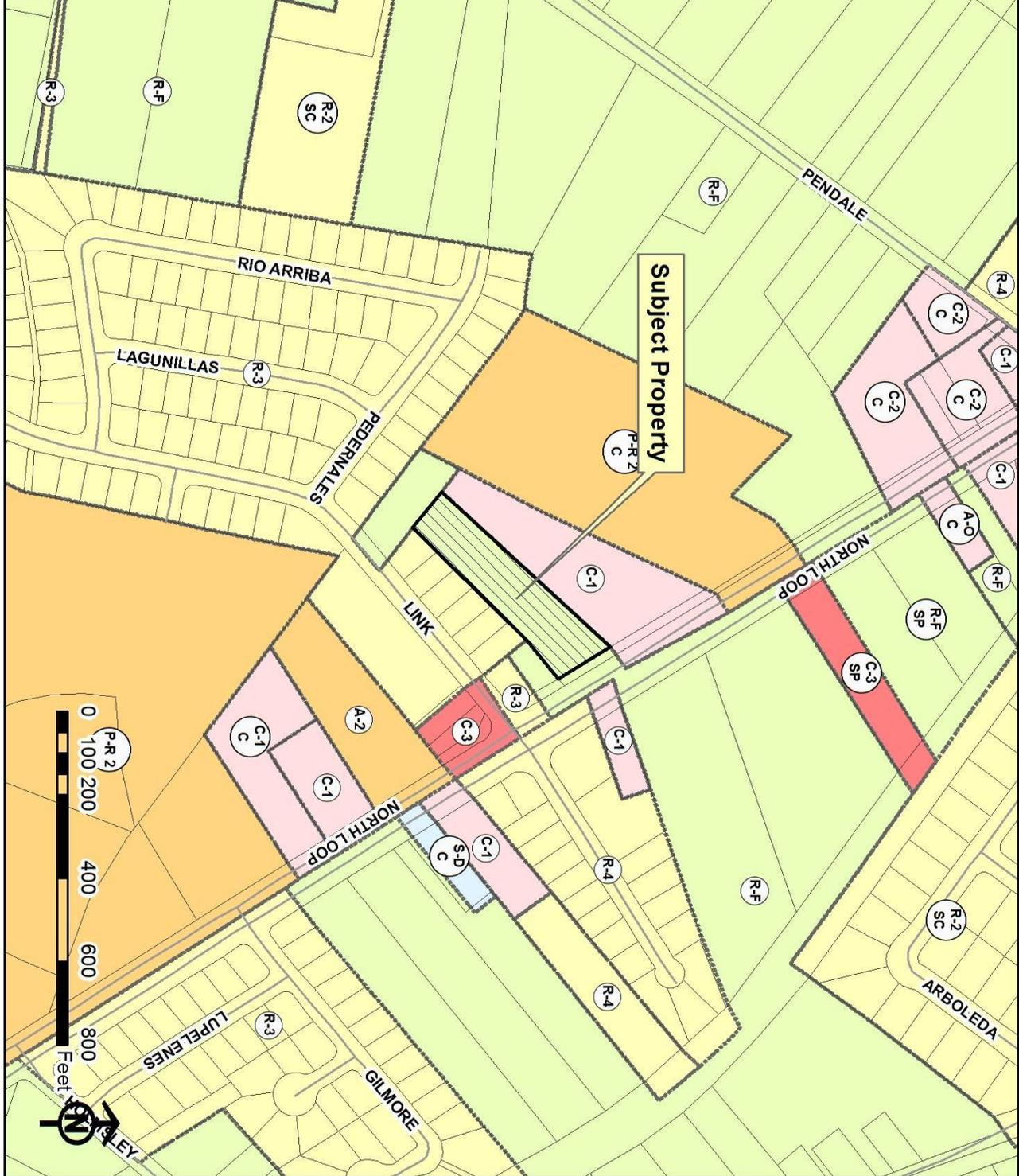
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the 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 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

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

