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

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| **Case No:** | PZST14-00028 |
| **Application Type:** | Special Permit and Detailed Site Development Plan Review |
| **CPC Hearing Date:** | November 6, 2014 |
| **Staff Planner:** | Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov |
| **Location:** | 634 Casa Grande Place |
| **Legal Description:** | Lot 226, Singh Addition Third Section, City of El Paso, El Paso County, Texas |
| **Acreage:** | 0.1582 acre |
| **Rep District:** | 6 |
| **Existing Zoning:** | R-4 (Residential) |
| **Existing Use:** | Vacant |
| **Request:** | Infill development / Reduction in minimum lot area and width / 50 percent parking reduction |
| **Proposed Use:** | Two-family dwelling |
| **Property Owner:** | Juan Alderete, Jr. |
| **Representative:** | Juan Alderete, Sr. |

**SURROUNDING ZONING AND LAND USE**
**North:** R-4 (Residential) / Single-family dwelling
**South:** R-4 (Residential) / Single-family dwelling
**East:** R-4 (Residential) / Single-family dwelling
**West:** R-4 (Residential) / Single-family dwelling

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Mission Valley Planning Area)
**NEAREST PARK:** Ysleta Park (5,234 feet)
**NEAREST SCHOOL:** South Loop Elementary (752 feet)

**NEIGHBORHOOD ASSOCIATIONS**
Mission Valley Civic Association

**NEIGHBORHOOD INPUT**
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 23, 2014. The Planning Division 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 plan approval to allow for infill development for a reduction in lot area and lot width and a 50 percent parking reduction, to permit the construction of a duplex. The property is currently vacant. The applicant is requesting a reduction in lot area from the required 7,000 sq. ft. to 6,891 sq. ft. and a reduction in lot width from the required 70 ft. to 63 ft. 10 in. Bay window encroachments of 24 in. into the required 5 ft. side yard are proposed, as permitted by Section 20.12.040.E.2. As such, side yard reductions are not necessary as part of the special permit request. The site plan includes a 2,080 sq. ft. duplex with two parking spaces to serve the property. Access is proposed from Casa Grande Place.

**City Development Department – Planning Division Recommendation**
The Planning Division recommends **approval** of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 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-4 (Residential) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit 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 applicant meets two of the required criteria, being located in a state enterprise zone and having been subdivided for thirty years or more (see attachment 4)*

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.

*A duplex is a permissible use in the R-4 (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.

| Dimension | Required | Proposed |
|---|---|---|
| Lot Area | 7,000 | 6,891 |
| Lot Width | 70’ | 63’10” |

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 development requires four parking spaces and proposes two, a 50 percent reduction in the required parking.*

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.*

**YARD STANDARDS**

20.12.040.E.2, Yards: Sills, eaves, belt courses, wing-walls at heights above six feet, window air conditioning units, chimney backs, bay windows, cornices and ornamental features may project a distance not to exceed twenty-four inches into a required side yard, and thirty inches into a required rear yard.

*Bay window encroachments of 24 in. to within 3 ft. and 3 ft. 10 in. of the required 5 ft. side yard are proposed, as permitted by 20.12.040.E.2.*

**COMMENTS:**

**City Development 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.

**City Development Department - Land Development**

No objection.

**City Development Department – Building Development & Permitting**

Recommend approval of special permit request. At the time of application for building permits, construction documents will need to comply with all provisions of the 2009 IRC and municipal code requirements.

**City Development Department - Landscaping**

Recommend approval.

**El Paso Fire Department**

Recommend approval.

**El Paso Water Utilities**

EPWU does not object to this request.

**Water:**

1. There is an existing 6-inch diameter water main extending along Casa Grande Place that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way.
2. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 634 Casa Grande Place.

3. Previous water pressure tests from fire hydrant # 623 located at the northeast corner of Corralitos Avenue and Casa Grande Place have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 86 (psi) pounds per square inch, and a discharge of 1321 (gpm) gallons per minute.
4. The owner should, for his own protection and at his own expense, 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 above-described water pressure regulating device.

**Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main extending along Casa Grande Place that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way.

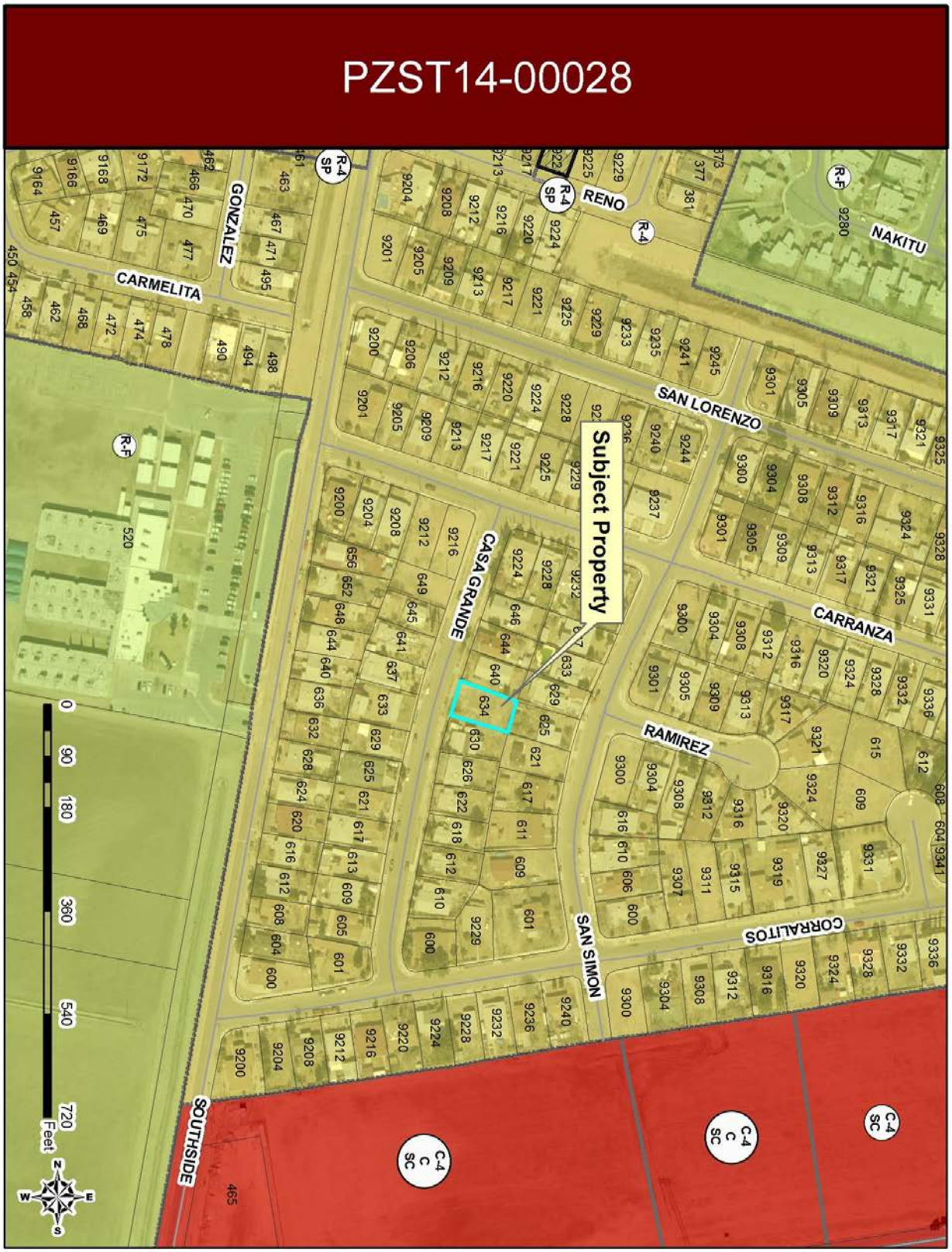
**General:**

EPWU requires a new service application to provide additional 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**

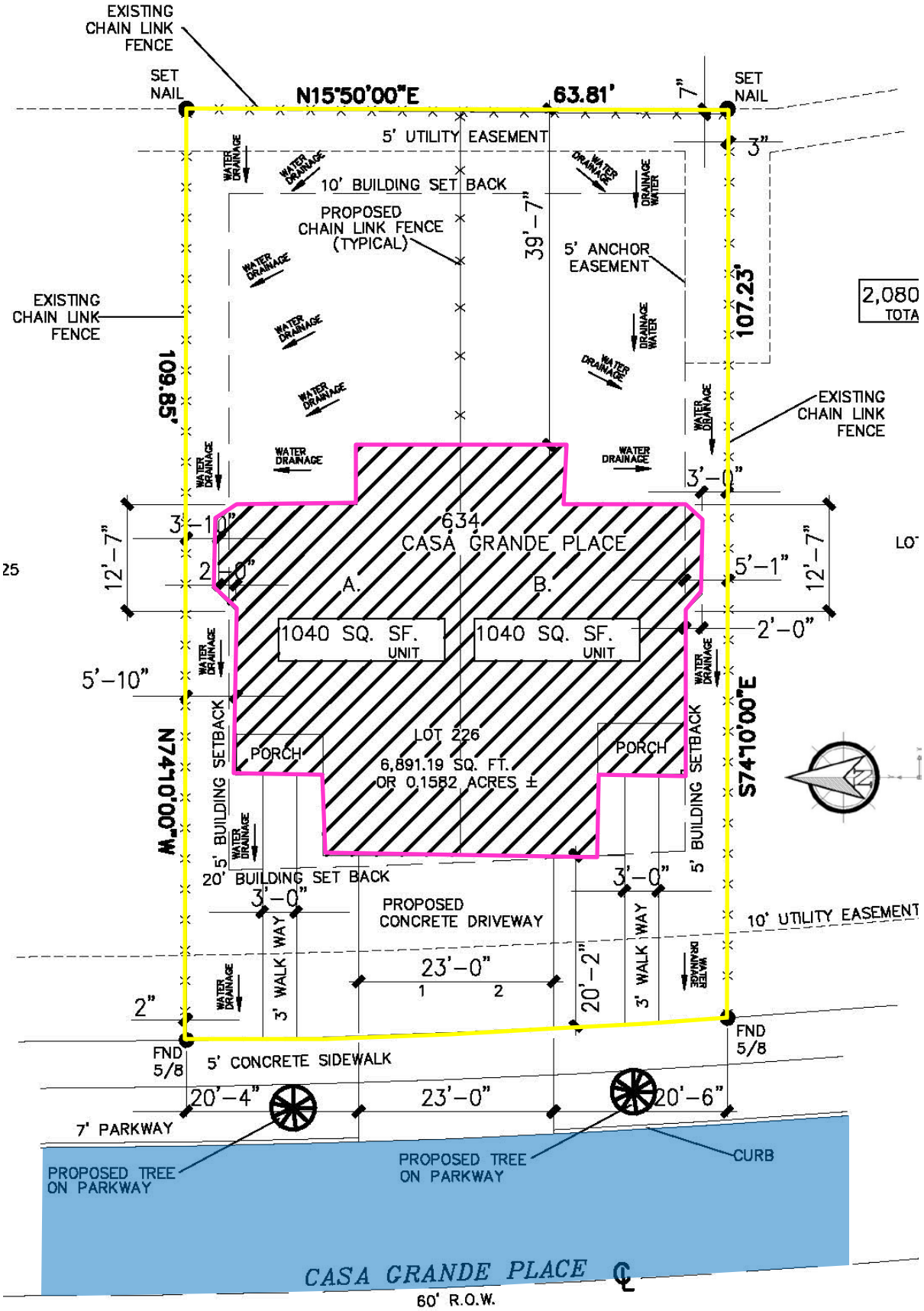
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Singh Addition Third Section

ATTACHMENT 1: LOCATION MAP

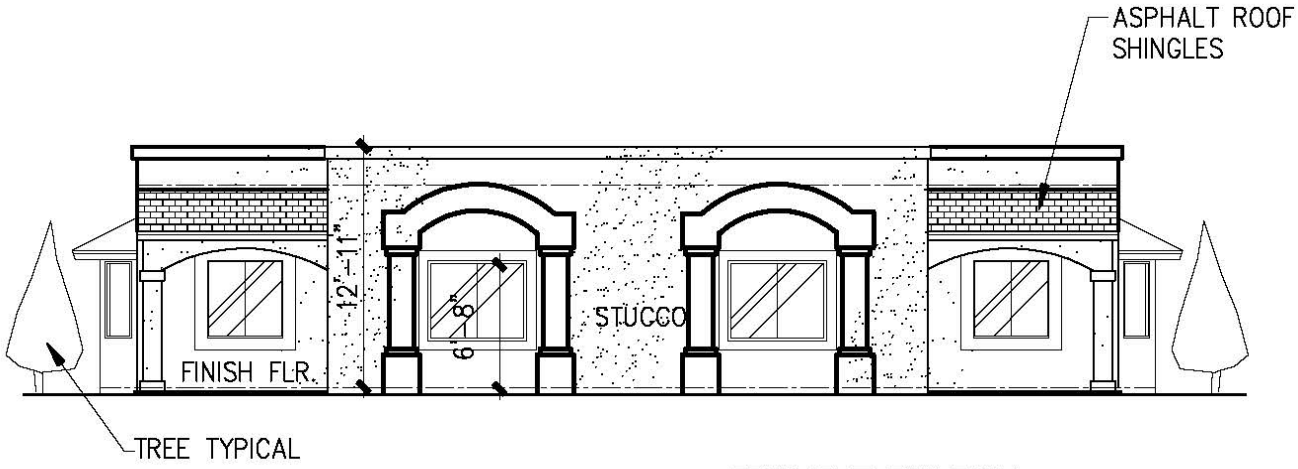


ATTACHMENT 2: AERIAL MAP

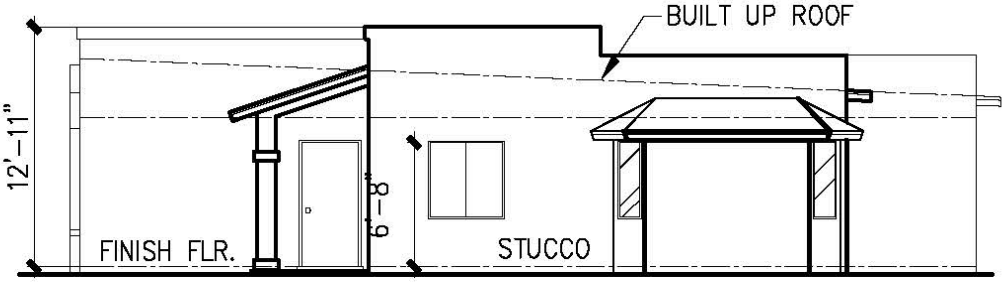
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS




FRONT ELEVATION
SCALE: 3/16"=1'-0"




SIDE ELEVATION
SCALE: 3/16"=1'-0"

# ATTACHMENT 5: PLAT OF SINGH ADDITION THIRD SECTION