City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZST12-00015
Application Type:	Special Permit
CPC Hearing Date:	November 15, 2012
Staff Planner:	Michael McElroy, 915-541-4238, *mcelroyms@elpasotexas.gov*
Location:	2413 Tremont
Legal Description:	Lots 9 through 14, Block 25, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas
Acreage:	0.413 acres
Rep District:	2
Zoning:	S-D (Special Development)
Existing Use:	Vacant
Request:	Infill development / Reduction in front, rear, and side setback / 50% parking reduction
Proposed Use:	Apartments
Property Owner:	Hector Barraza
Representative:	Jorge Avila

SURROUNDING ZONING AND LAND USE
North: R-5 (Residential) / Single family homes
South: R-5 (Residential) & A-2 (Apartments) / Single family homes & Vacant
East: A-2/sc (Apartments/Special contract) / Parking structure
West: R-5 (Residential) / Single family homes

Plan El Paso Designation: G2, Traditional Neighborhood (Central)
Nearest Park: Scenic Drive Park (2,197 ft.)
Nearest School: Moreno Annex Elementary (573 ft.)

NEIGHBORHOOD ASSOCIATIONS
El Paso Central Business Association

NEIGHBORHOOD INPUT
Notices of the November 15, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on October 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' and front setback from 20' to 0', as well as a 50-percent parking reduction, to permit the construction of an apartment complex.

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 and 20.04.150 Detailed Site Development Plan.

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 S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

City Development Department - Planning Division - Transportation

1. The location does not comply with Section 20.10.010.C (legal access required). Tremont Avenue is not constructed adjacent to the proposed development.
2. Improvements to Tremont are required to provide access to the site.
3. The proposed new sidewalk shall continue across the proposed driveway.

Note:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City 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 Fire Department

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surface. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 4-inch diameter water main that is available for service along the alley between Dakota and Kentucky Streets. The water main is located approximately 16-ft north from the northern property line.

3 Previous water pressure reading from fire hydrant # 1965 located at the northeast intersection of Pittsburg Avenue and Indiana Street, have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 30 (psi) pounds per square inch and a discharge of 667 (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:
5. There is an existing 8-inch diameter sanitary sewer main along Tremont Avenue that is available for service, the sewer main is located approximately 1-ft south from the center line of the right-of-way.

6. The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work along Tremont Avenue East of Dakota Street fronting the subject property. This is required in order to ascertain that the proposed improvement and/or grading will not adversely affect the existing eight inch diameter sanitary sewer main.

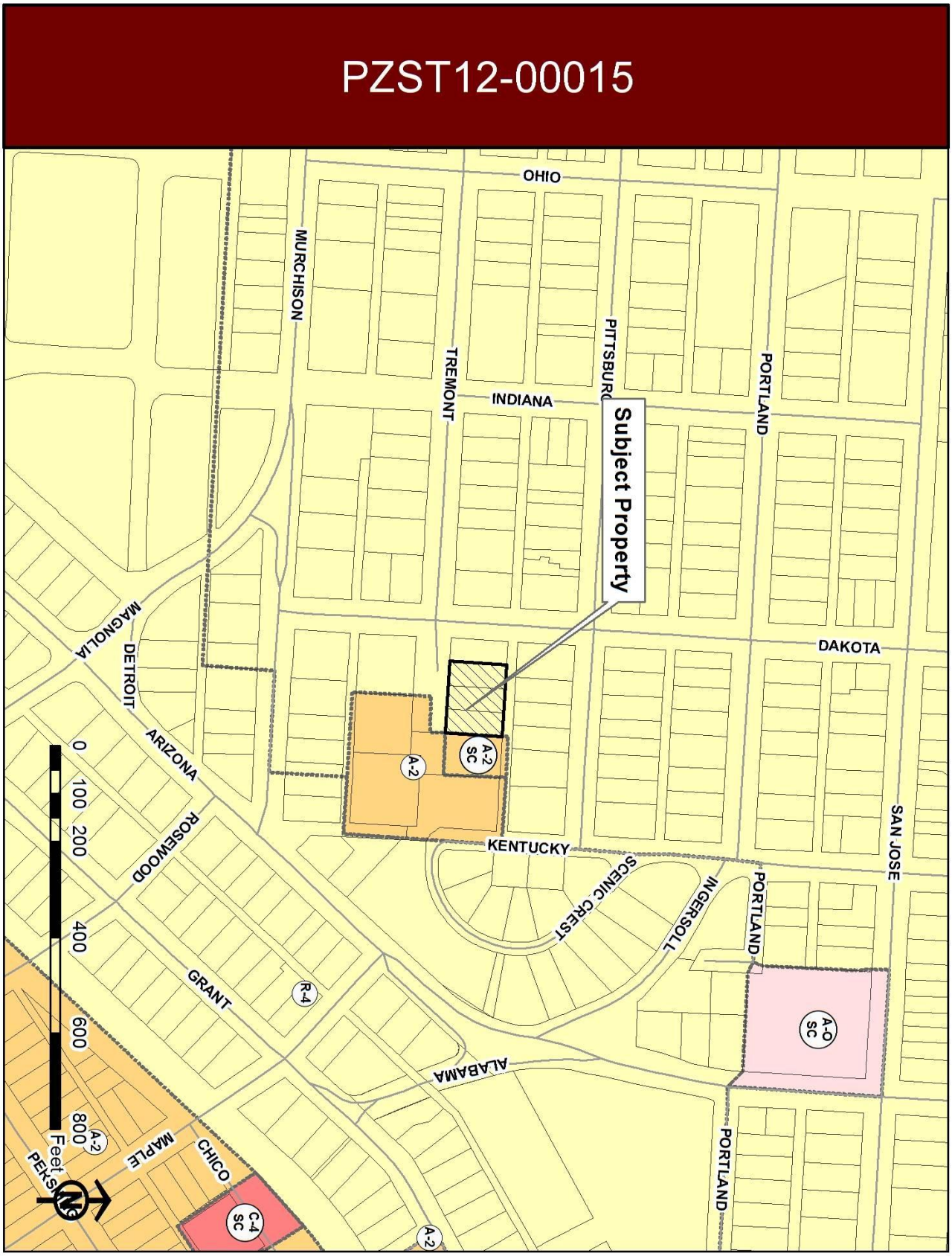
General:
7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, 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.

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.

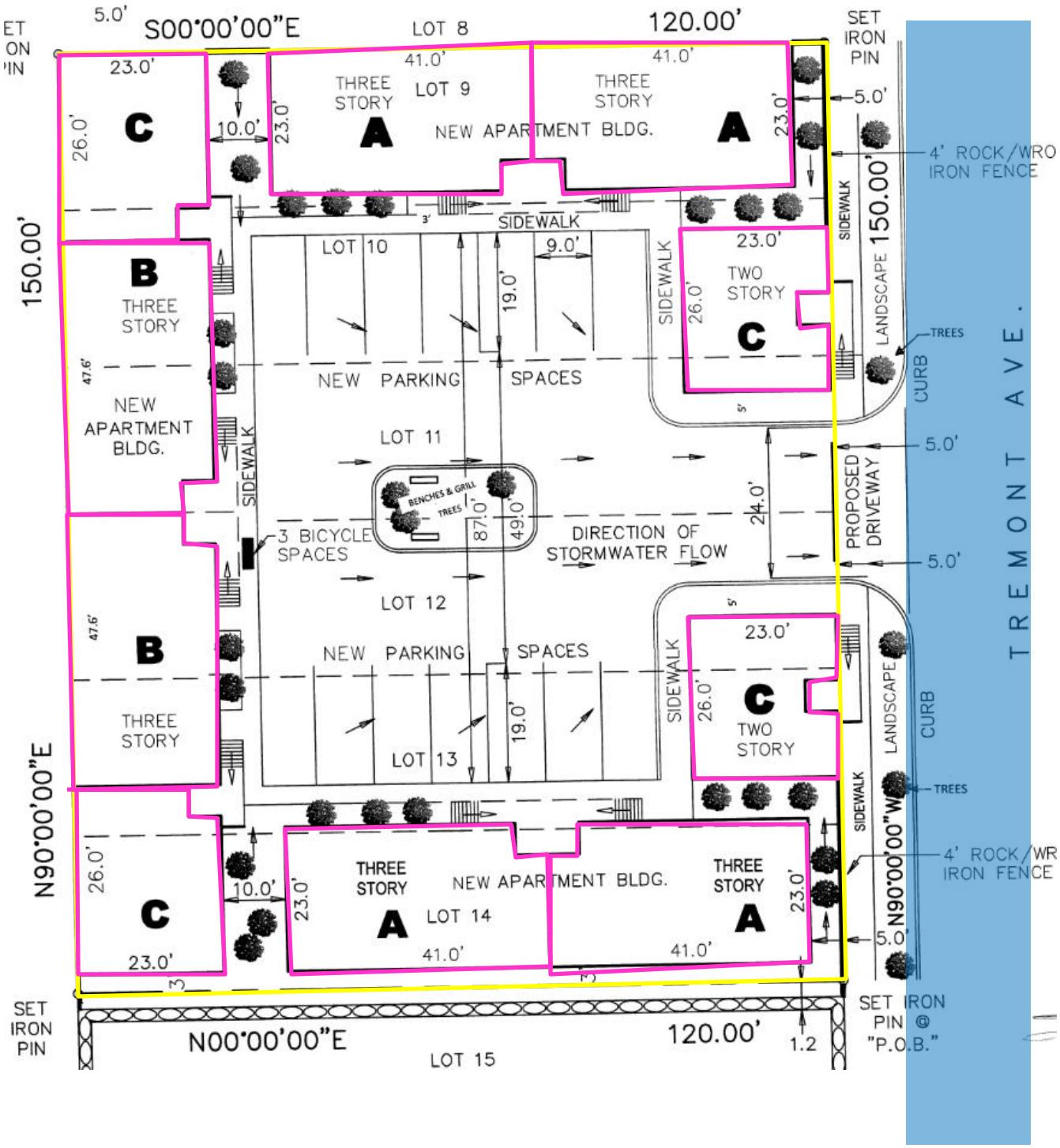
Attachments:
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Development Plan

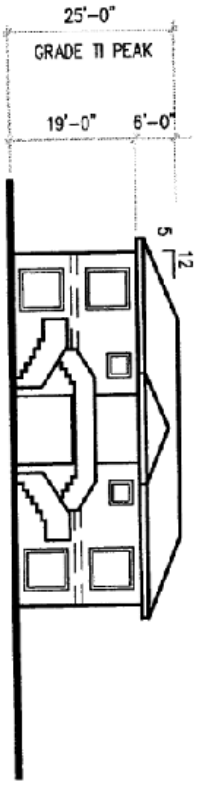
ATTACHMENT 1: LOCATION MAP



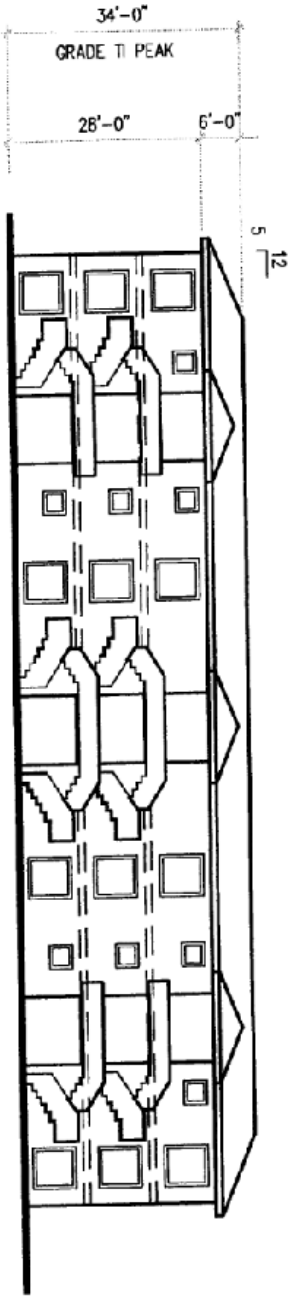
ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

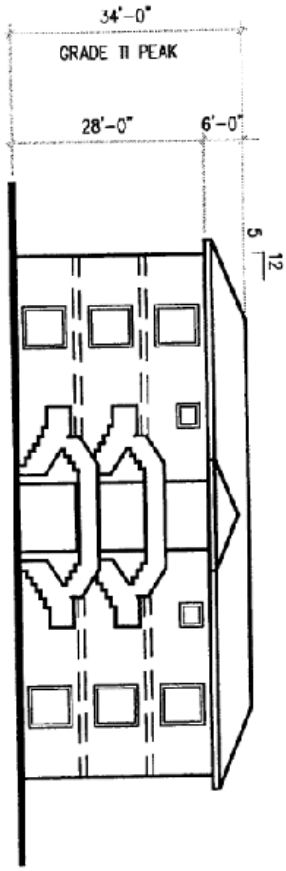




FRONT ELEVATION
ONE BEDROOM STORY
SCALE 1" = 20'-0"



FRONT ELEVATION
ONE & THREE BEDROOM STORY
SCALE 1" = 20'-0"



FRONT ELEVATION
TWO BEDROOM STORY
SCALE 1" = 20'-0"