City of El Paso – City Plan Commission Staff Report

Case No:	PZST15-00036
Application Type:	Special Permit and Detailed Site Development Plan Review
CPC Hearing Date:	November 19, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	10628 Drillstone Drive
Legal Description:	Lot 4, Block 7, Pebble Hills Subdivision, City of El Paso, El Paso County, Texas
Acreage:	0.1493 acres
Rep District:	3
Existing Zoning:	R-4 (Residential)
Existing Use:	Single-family dwelling
C/SC/SP/ZBA/LNC:	N/A
Request:	Special Permit for a Group Residential Facility
Proposed Use:	Group Residential Facility
Property Owner:	Ana Luisa Vega
Representative:	Jose M. Uresti

SURROUNDING ZONING AND LAND USE
North: R-4 (Residential) / Single-family Dwellings
South: A-2 (Apartment) / Apartments
East: R-4 (Residential) / Single-family Dwellings
West: R-4 (Residential) / Single-family Dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (East Planning Area)
NEAREST PARK: Pebble Hills Park (3,016 feet)
NEAREST SCHOOL: Edgemere Elementary School (3,337 feet)

NEIGHBORHOOD ASSOCIATIONS
Eastside Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 28, 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 a group residential facility of 8 persons in a residential zoning district. The subject property contains an existing 2,150 sq. ft. single-family dwelling proposed to be converted into a group residential facility. The proposed development provides the two parking spaces required of a group residential facility of 8 persons, to include ADA and bicycle parking. All density, dimensional, and supplemental standards are being met. Access to the property is proposed from Drillstone Drive.

Section 20.02.426 defines a "Group residential facility as an "interim or permanent residential facility (as opposed to a lodging or medical treatment facility) that provides room and board to more than eight (8) disabled persons, and who live together as a single housing unit. Disabled person has the meaning defined by the Federal Fair Housing Act of 1988, as amended. This use does not include a homeless shelter or halfway house defined in this Title."

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, 20.04.150, Detailed Site Development Plan, and 20.10.265 Group Residential Facilities.

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 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.

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
Conversion of residence to commercial facility will require submittal of plans for a change of occupancy. The submitted documents will need to comply with all provisions of the International Building Code and Texas Accessibility Code. A sprinkler system may be required at the time of submittal for building permits.

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. Rt. 67 has a bus stop approximately 347 ft. southeast of subject property.

El Paso Fire Department
Special Permit and Detailed Site Plan does not adversely affect the Fire Department.

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

General
As per EPWU-PSB Records 10628 Drillstone Drive has a single three-quarter (¾) inch diameter water service and a single four (4) inch diameter sanitary sewer service.

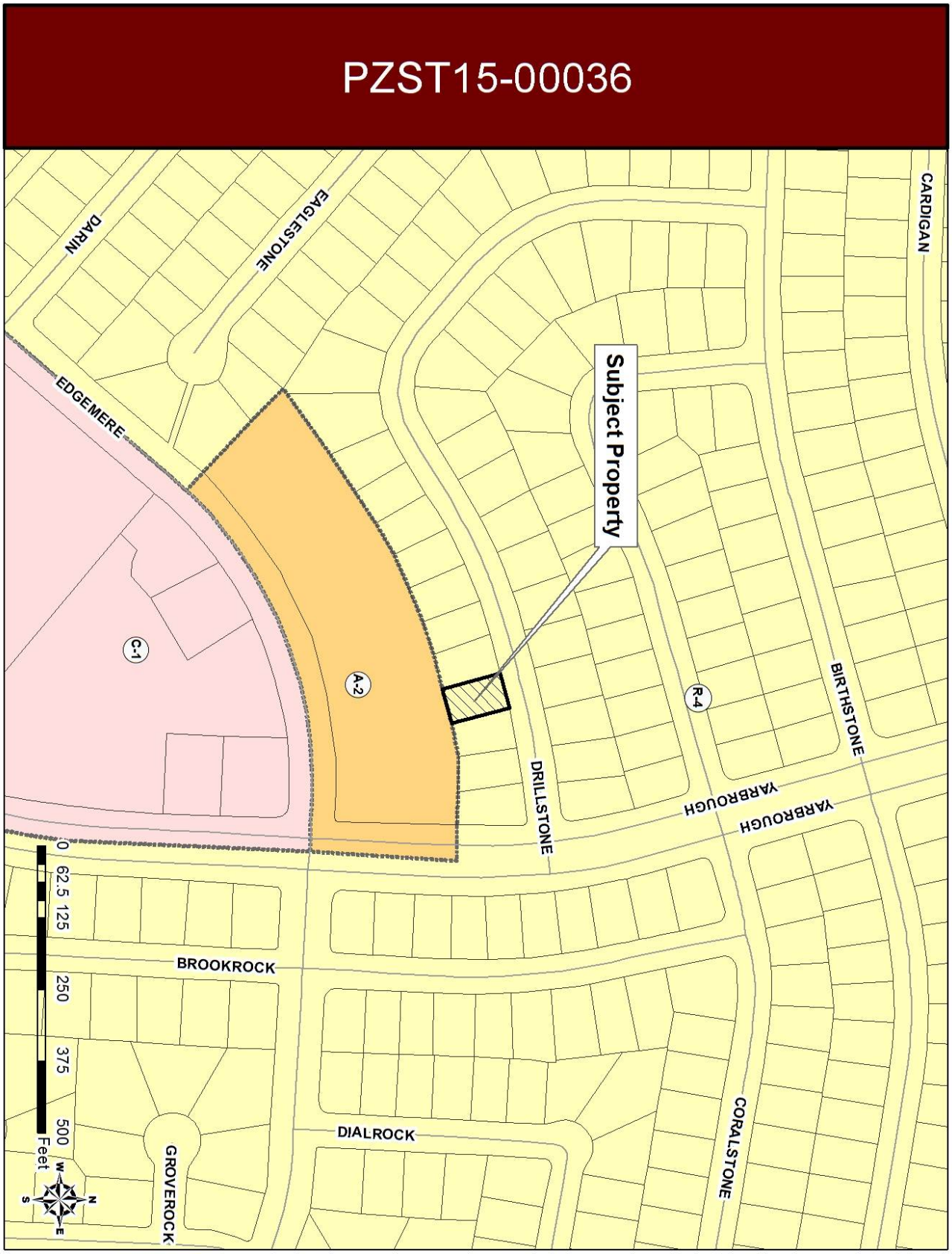
Water and sanitary sewer mains exist along Drillstone Drive and are available to provide additional service(s) to 10628 Drillstone Drive.

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, 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.

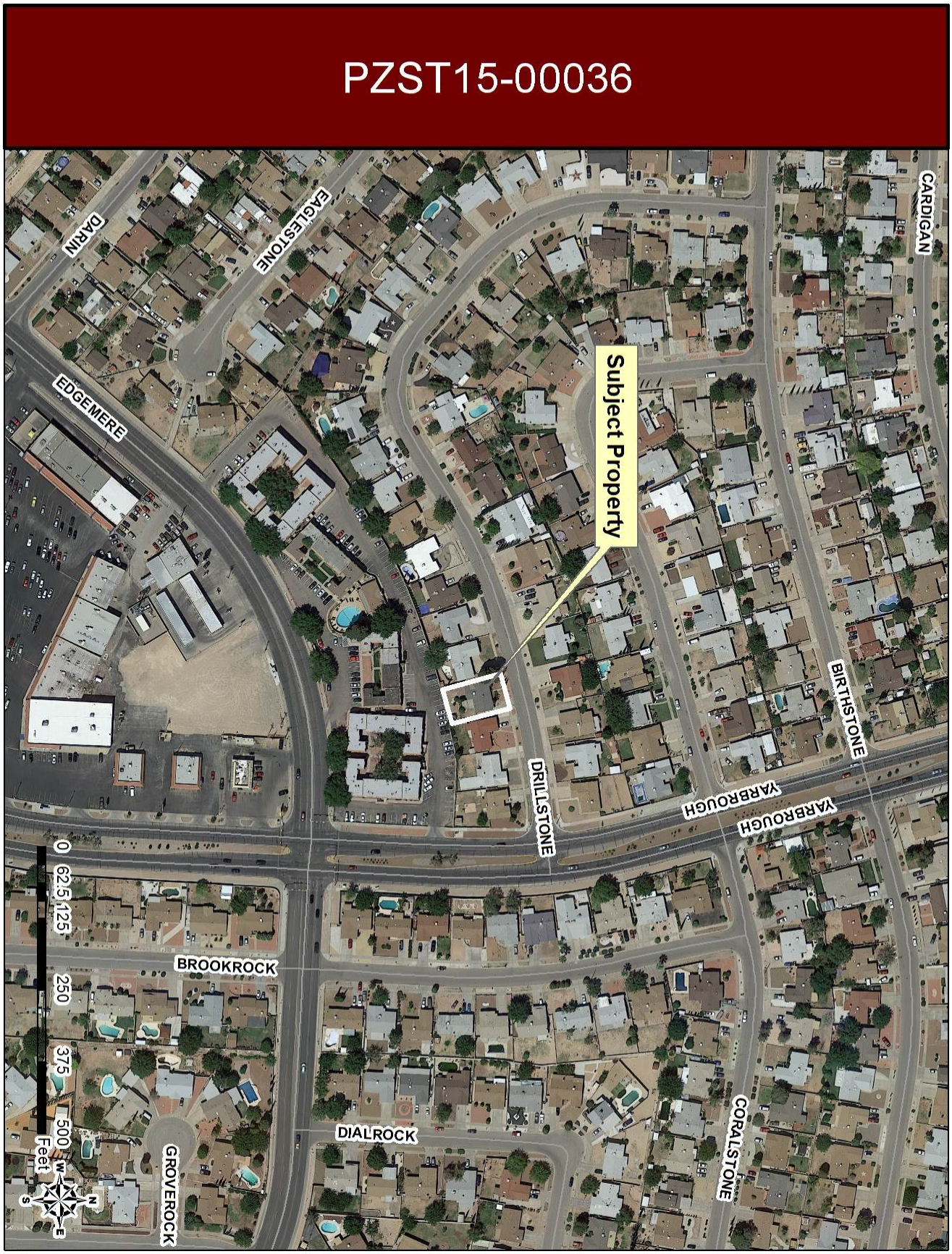
Attachments

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

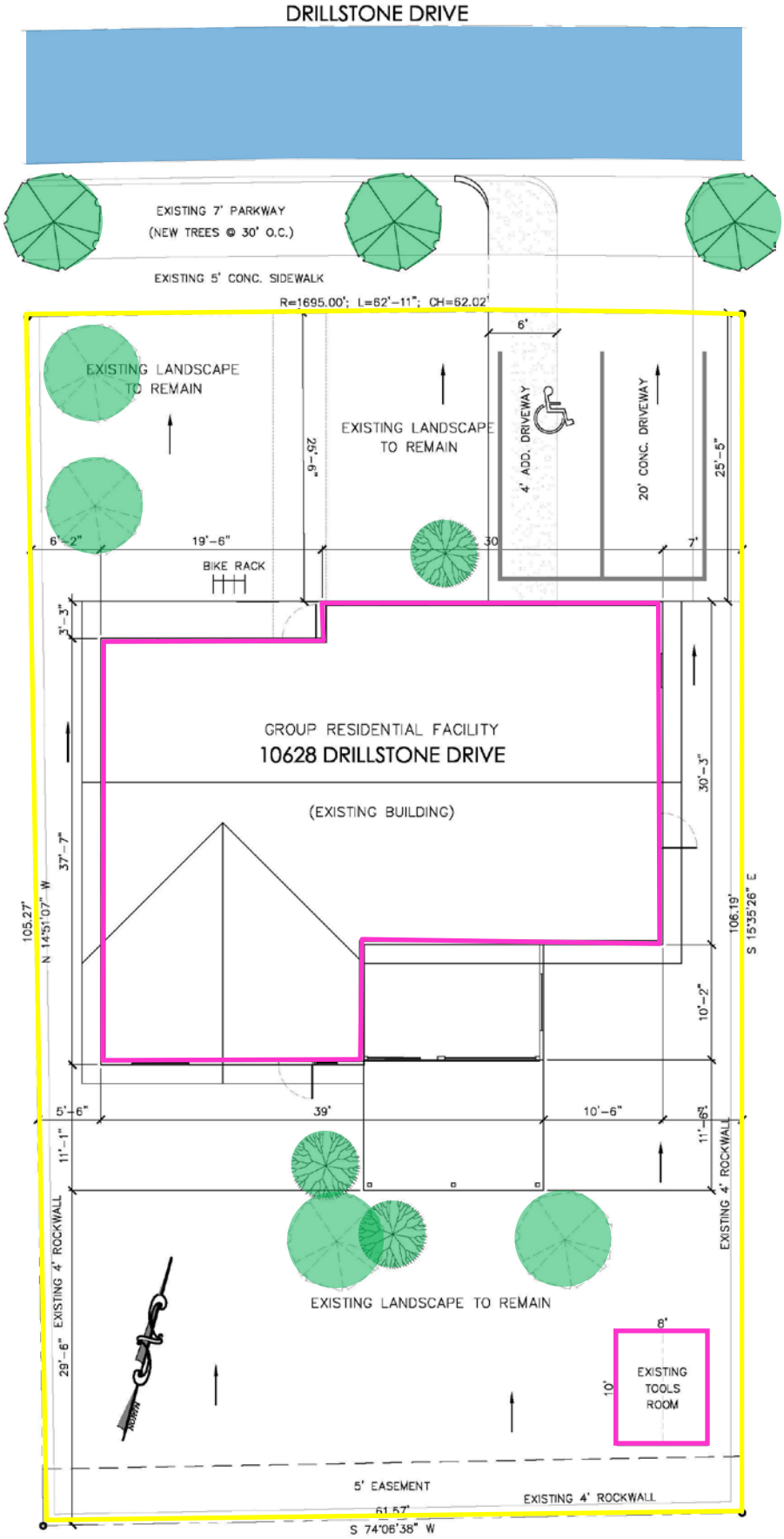
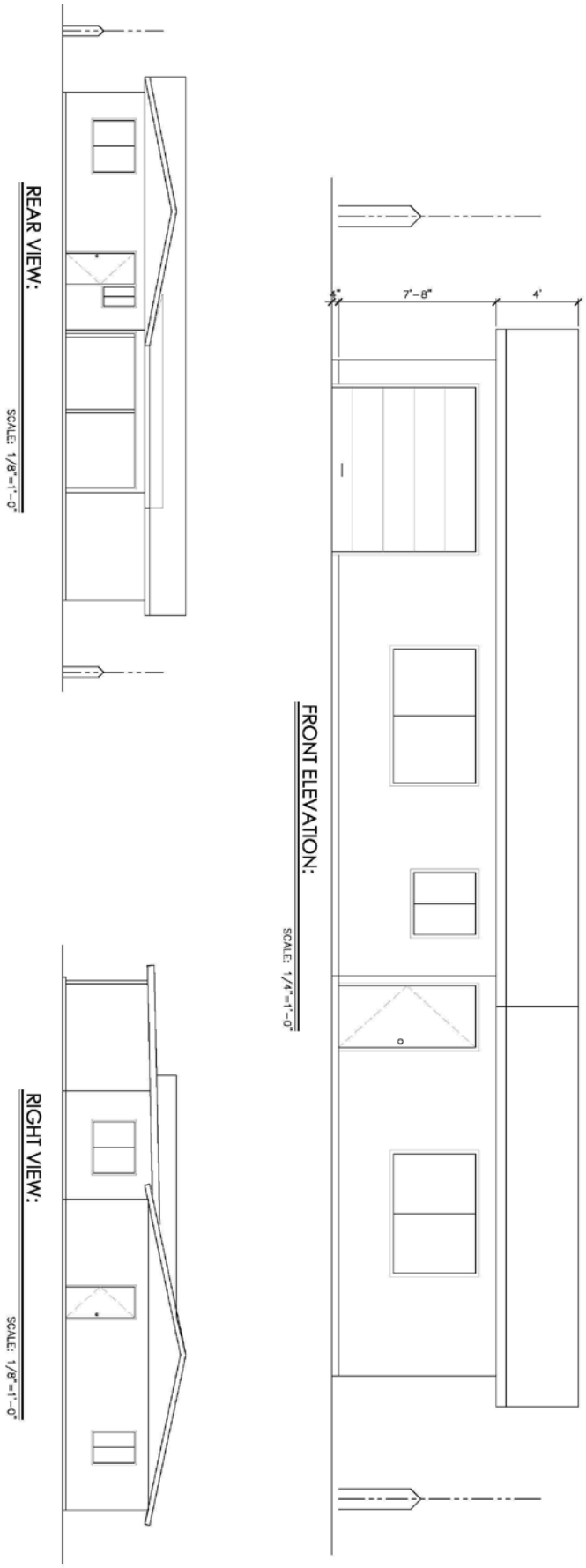
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS