



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00037
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: November 19, 2015
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 5632 Saluki Drive
Legal Description: Lot 9, Block 13, A Revised Map of Sahara Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.152 acres
Rep District: 4
Existing Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development / Lot Area and Lot Width Reduction
Proposed Use: Dwelling, two-family (duplex)
Property Owner: Ricardo Benavente Jr.
Representative: Ricardo Benavente Jr.

SURROUNDING ZONING AND LAND USE

North: R-4/sp (Residential /special permit) / Church
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 (Northeast Planning Area)

NEAREST PARK: Dolphin Park (2,460 feet)

NEAREST SCHOOL: Dolphin Terrace Elementary School (2,345 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no Registered Neighborhood Associations in this area per the City of El Paso's Department of Community and Human Services – Neighborhood Services Division.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 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 7,000 sq. ft. to 6708.7 sq. ft. and lot width from the required 70 feet to 60 feet. The proposed use is a two-family dwelling (duplex). All other density and dimension standards are being met. The proposed development provides the four parking spaces required for the two-family dwellings (duplex). Access to the property is proposed from Saluki Drive.

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 Northeast 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-4 (Residential) district is intended to provide 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 property is in a state enterprise zone, and was platted in 1950 (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.

Two-family dwellings (duplex) are 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.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Area	7,000 sq. ft.	6,708.7 sq. ft.
Lot Width	70'	60'

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 four parking spaces required of two-family dwellings (duplex).

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 to the special permit and detailed site development plan.

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.

TXDOT

Not on a state roadway.

Planning and Inspections Department - Land Development

No objections to requested special permit.

Planning and Inspections Department – Plan Review

No objections to requested special permit.

Planning and Inspections Department - Landscaping

No objections.

El Paso Fire Department

No objections.

El Paso Police Department

No objections.

Sun Metro

Sun Metro does not oppose this request.

Note: Recommend constructions sidewalks.

El Paso Water Utilities

EPWU does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 8-inch diameter water main that extends along Saluki Ave. located approximately 8 feet north of the right-of-way centerline. This main is available for service.
2. Previous water pressure from fire hydrant #5405 located approximately 60 feet north east of the subject property along Saluki Ave yielded a static pressure of 100 (psi), a residual pressure of 88 (psi), and a discharge of 1300 gallons per minute.
3. 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

Sewer:

4. There is an existing 8-inch diameter sewer main that extends along the Saluki Ave located approximately 5 feet south the right of way centerline. This main is available for service.

General:

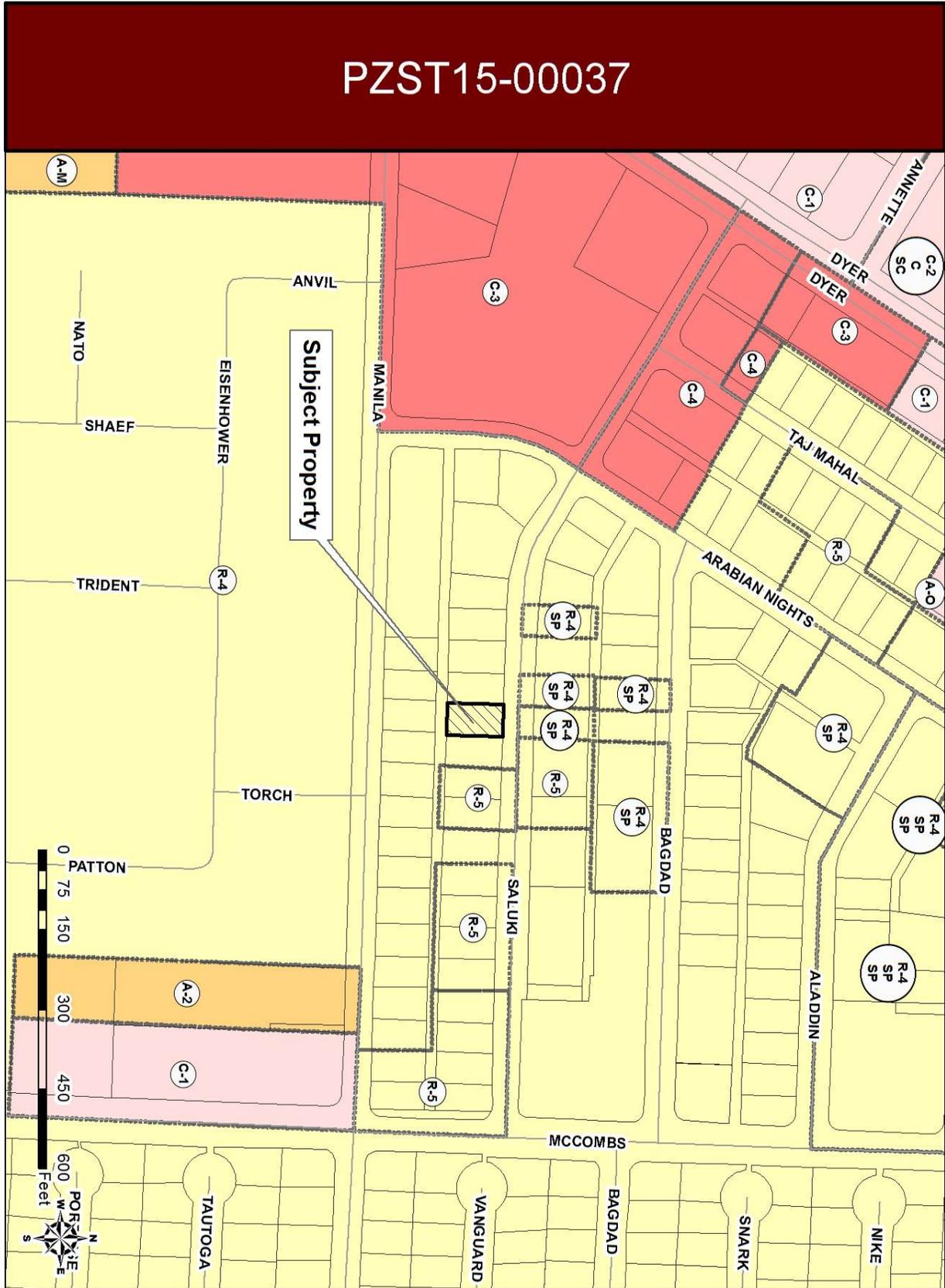
5. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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

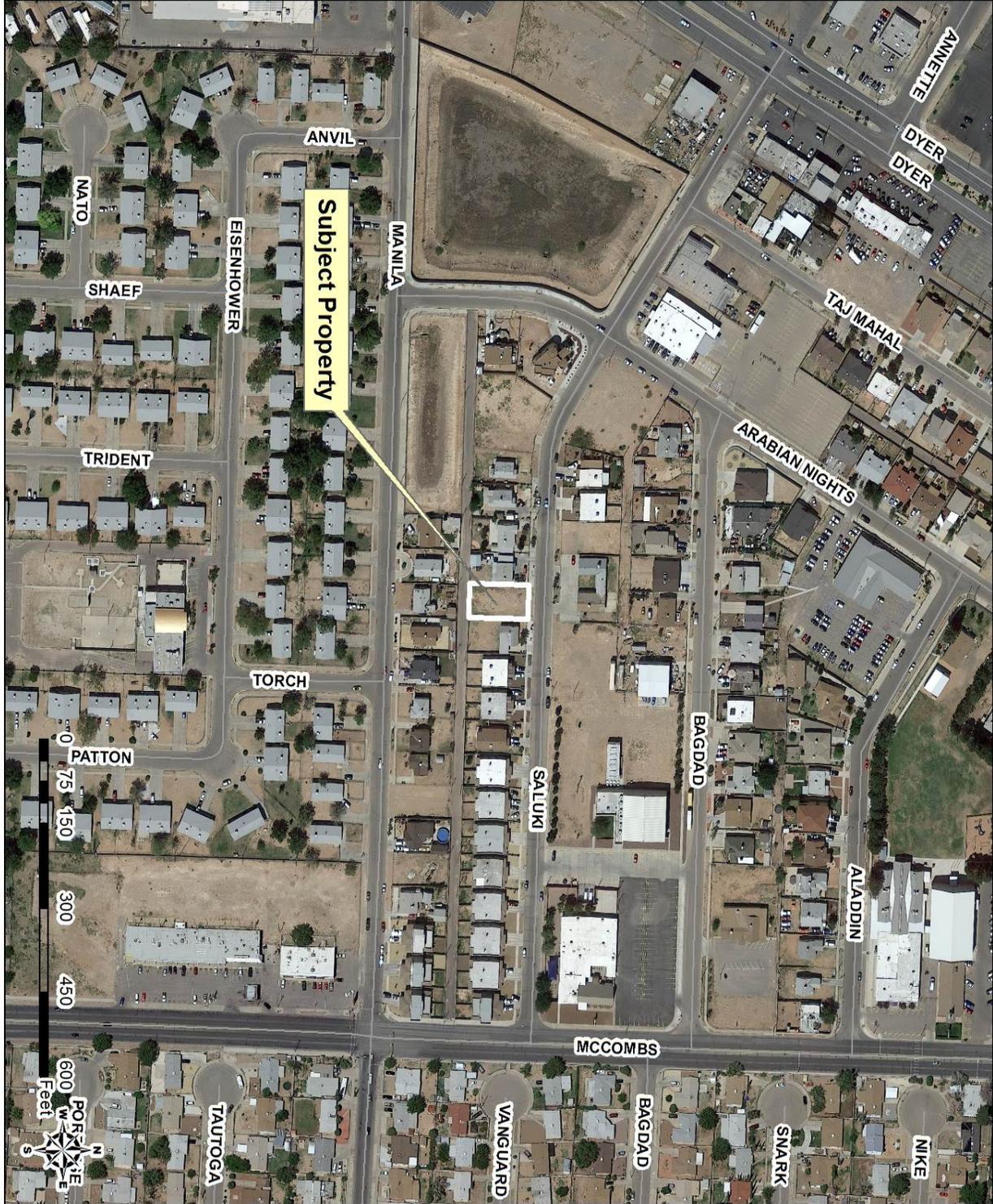
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Plat of Sahara Subdivision

ATTACHMENT 1: LOCATION MAP

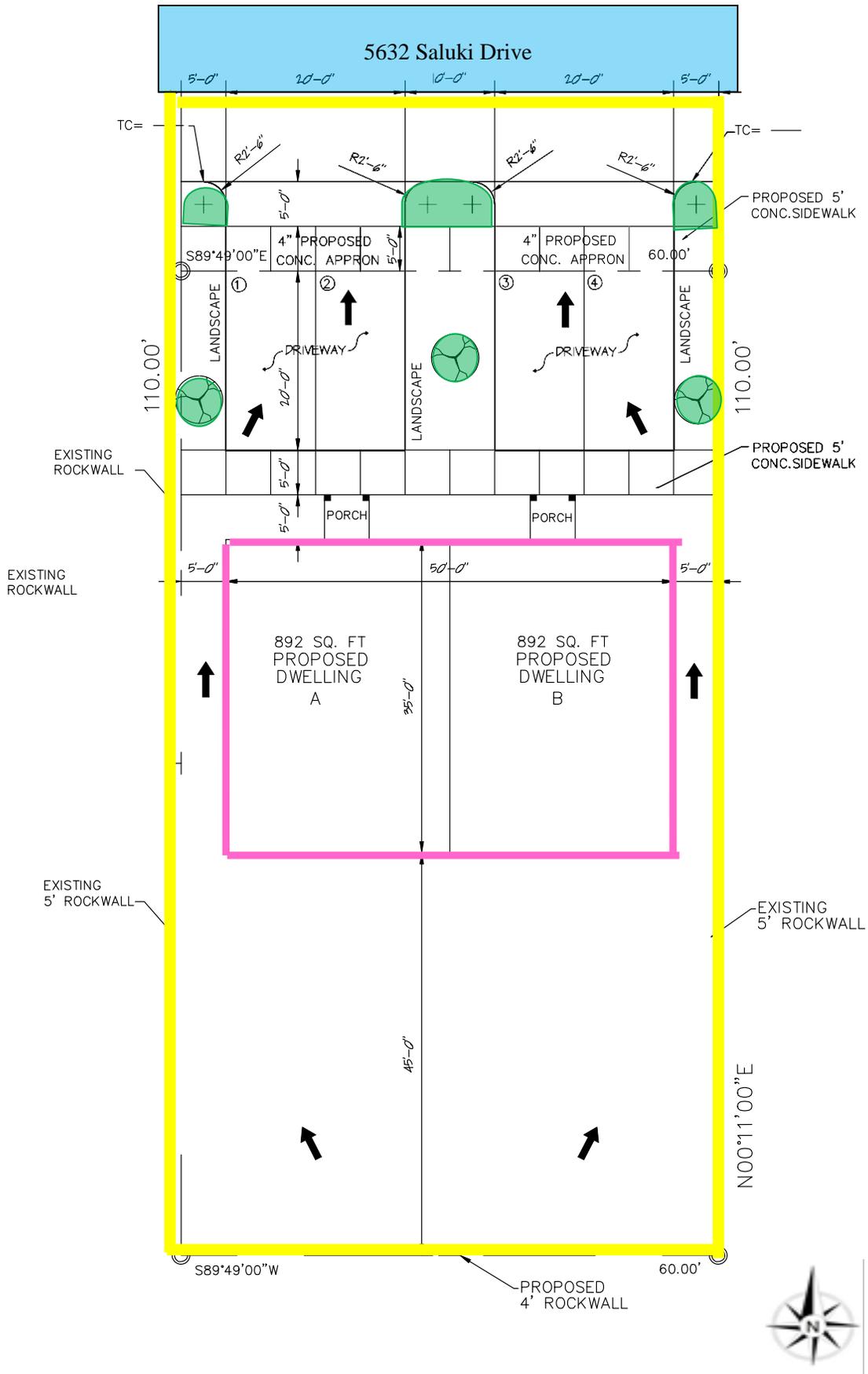
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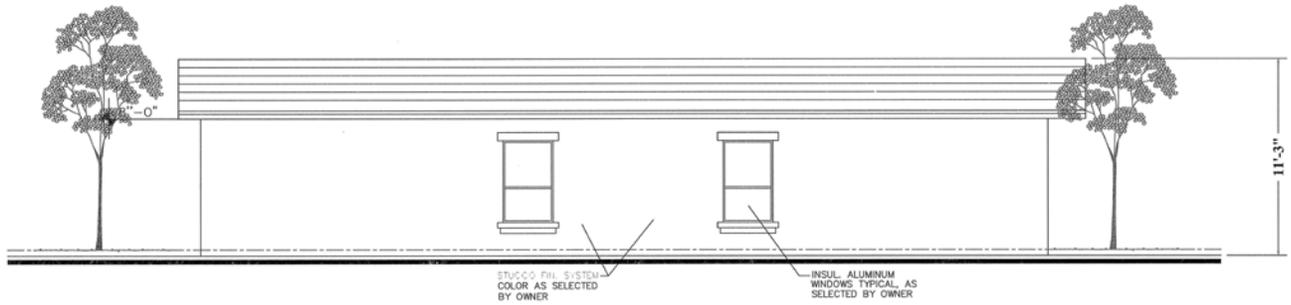
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

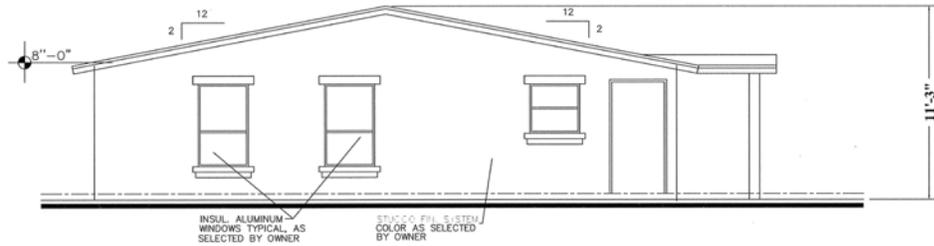


ATTACHMENT 4: ELEVATIONS



REAR ELEVATION

SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION (LEFT SIDE SIMILAR)

SCALE: 1/4" = 1' - 0"

