City of El Paso – City Plan Commission Staff Report

Case No:	PZST12-00018
Application Type:	Special Permit
CPC Hearing Date:	December 6, 2012
Staff Planner:	Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov
Location:	1216 Copia Street
Legal Description:	A portion of Lots 30 through 32, Block 117, East El Paso Addition, City of El Paso, El Paso County, Texas
Acreage:	0.0643-acre
Rep District:	8
Zoning:	C-2 (Commercial)
Existing Use:	Vacant
Request:	Infill Development/request reduced rear setback/parking reduction
Proposed Use:	Motor vehicle repair, minor (Tire Repair)
Property Owner:	Victor M. Olivas and Estela Herrera
Representative:	Jose Uresti

SURROUNDING ZONING AND LAND USE
North: C-3/sc (Commercial/special contract) / Motor vehicle repair, minor
South: C-2 (Commercial) / Vacant
East: C-2 (Commercial) / Office
West: C-2 (Commercial) / Daycare and Restaurant

The Plan for El Paso Designation: G-2, Traditional neighborhood (Walkable) (Central Planning Area)
NEAREST PARK: Memorial Park (1,634 feet)
NEAREST SCHOOL: Alta Vista Elementary (1,043 feet)

NEIGHBORHOOD ASSOCIATIONS
El Paso Central Business Association
Five Points Development Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 20, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting a special permit for infill development and a detailed site development plan. The detailed site development plan shows a new 1,200 sq. ft. minor tire repair shop. The applicant is requesting the following reductions in yard setback: from 20-foot required rear yard setback to 5-foot. The development requires 3 parking spaces and the applicant is providing 2 parking spaces and 3 bicycle spaces. The applicant is also requesting a 100% parking reduction. Access to the subject property is proposed from Copia Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the development meets all guidelines for infill development, special permit 20.04.320 and detailed site development plan 20.04.150.

Plan El Paso-Future Land Use Map Designation

All applications for special permit 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 faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-2 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

City Development Department - Planning Division - Transportation

Comments:

1. The site plan has several additional dimensions that do not correspond with anything on the site plan.
2. The proposed site plan shows parking spaces backing up onto Copia which is a Minor Arterial on the MTP belonging to TxDOT. It is recommended that the applicants consider alternative methods for parking layout.
3. Show height of the existing "rockwall" adjacent to the property.
4. The handicap parking layout does not correspond to the site plan.
5. Minimum bicycle parking is three spaces not two as shown in the calculations.
6. Where is the proposed rockwall going?
7. Sidewalks shall continue across the driveway and are not permitted to ramp down.

Notes:

1. The property is located adjacent to the Dyer Rapid Transit System (RTS) Corridor. Coordination of the location and arrangement of any bus stops and/or bus pull in bays shall be coordinated with Sun Metro.
2. Access and improvements to Copia Drive shall be coordinated and approved by TxDOT.
3. 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 – Plan Review

No objections.

City Development Department - Landscaping Division

Landscape calculations are correct but if this isn't a zero lot line application the applicant shall install a buffer per 18.46.

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.*

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

Fire Department
Recommend approval of "site plan" as presented. It does not adversely affect fire department at this time.
** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Police Department
The El Paso Police Department does not have an issue with this request with the information provided.

Sun Metro
Sun Metro does not oppose this request.

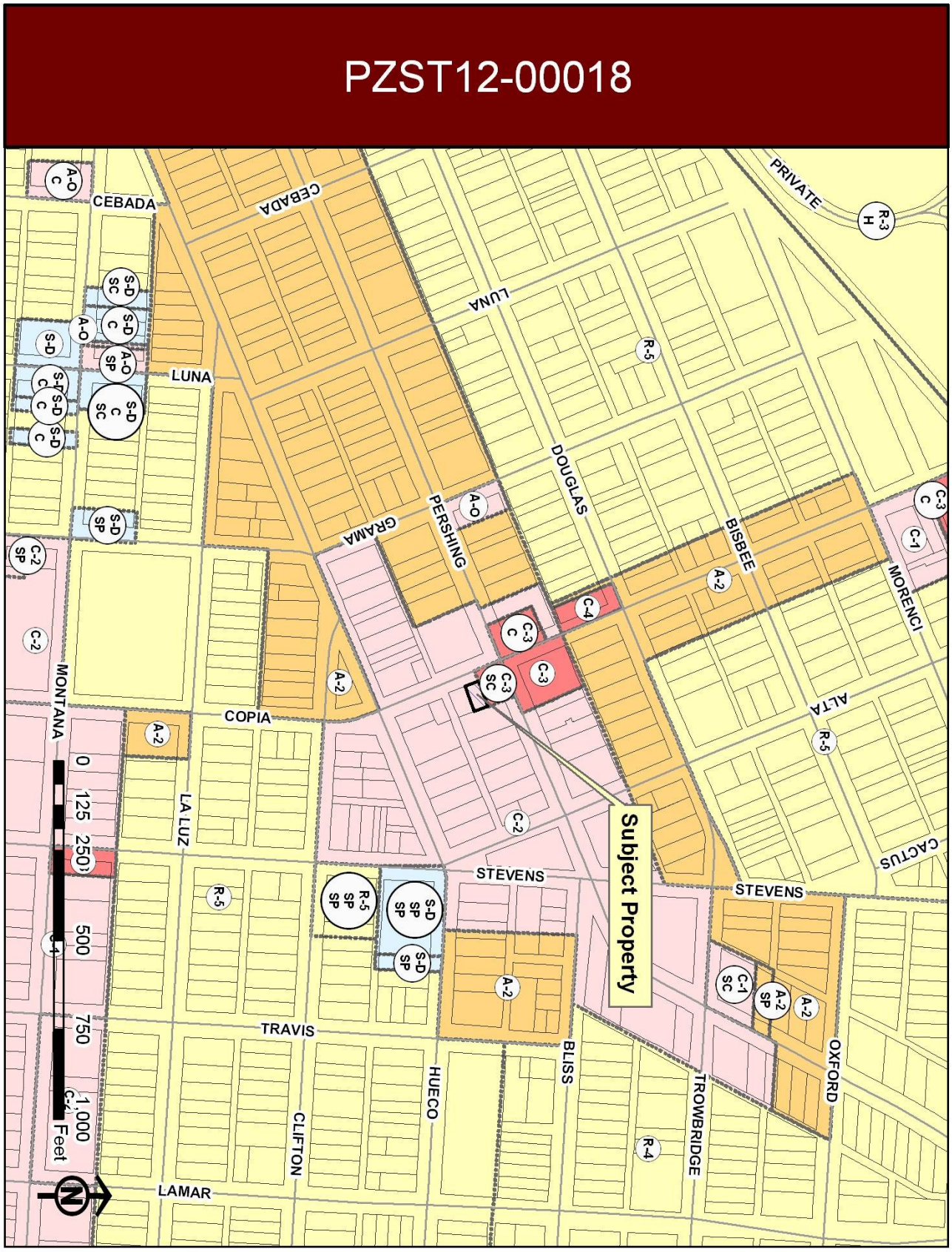
El Paso Water Utilities
1. EPWU does not object to this request.
Water:
2. There is an existing 4-inch diameter water main along the alley between Pershing Drive and Hueco Avenue. The water main is located approximately 5-ft south from the southern property line.
3. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 1216 Copia Street.
Sanitary Sewer:
4. There is an existing 8-inch diameter sanitary sewer main along the alley between Pershing Drive and Hueco Avenue. The sewer main is located approximately 10-ft south from the southern property line.
General:
5. 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.

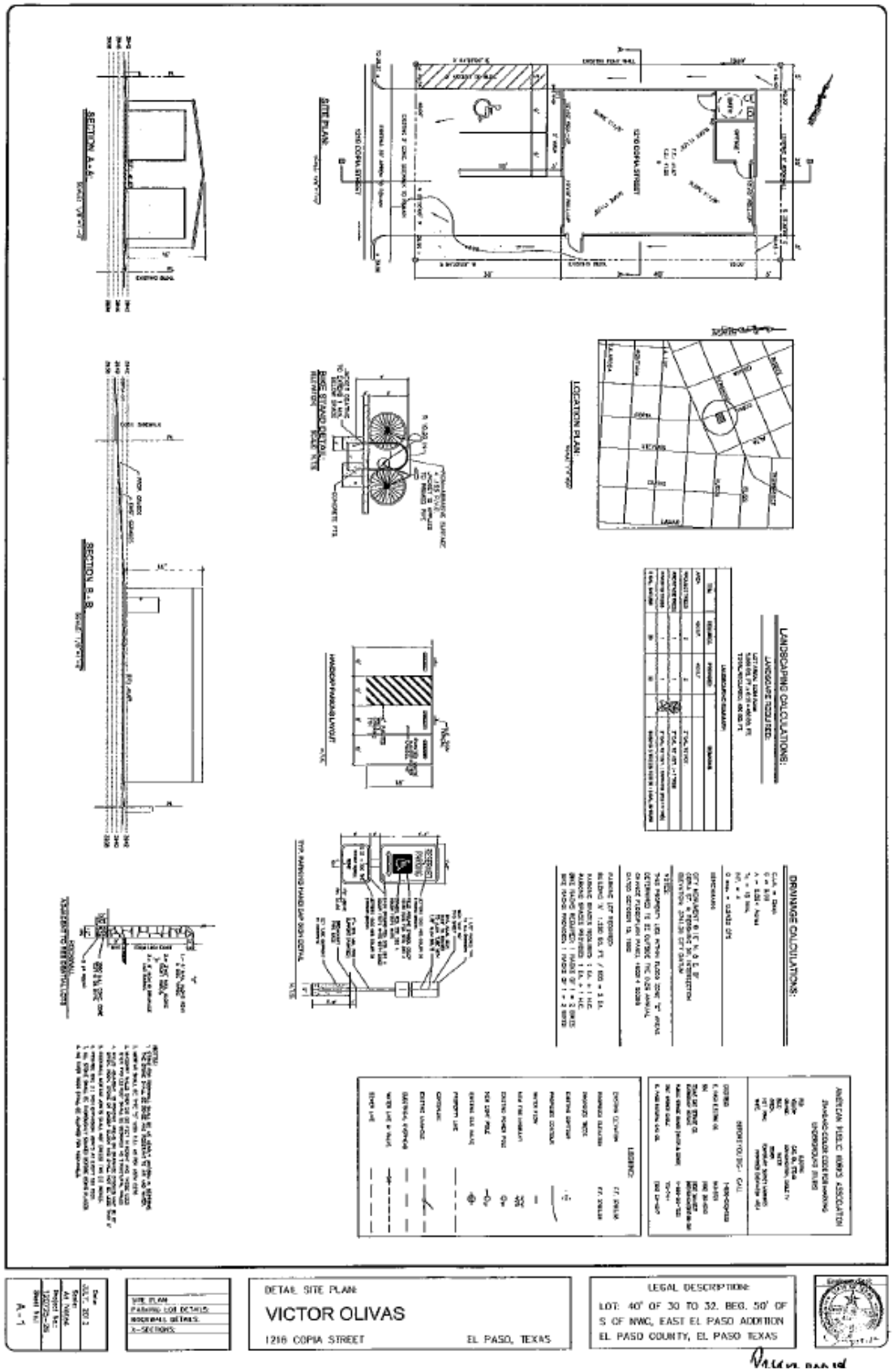
CITY PLAN COMMISSION OPTIONS
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

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

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN