

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Development Department

AGENDA DATE: Introduction: March 12, 2013
Public Hearing: April 2, 2013

CONTACT PERSON/PHONE: Michael McElroy, (915) 541-4238,
mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance granting Special Permit No. PZST12-00015, to allow for infill development with reduced front setback, reduced side setback, a parking reduction and to allow for a 50% increase in density on the property described as Lots 9 through 14, Block 25, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2413 Tremont. Property Owner: Hector F. Barraza. PZST12-00015 (**District 2**)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (6-0)

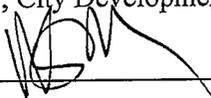
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: _____

Mathew S. McElroy
Director, City Development Department



APPROVED FOR AGENDA: _____

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST12-00015, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED FRONT SETBACK, REDUCED REAR SETBACK, REDUCED SIDE SETBACK, A PARKING REDUCTION AND TO ALLOW FOR A 50% INCREASE IN DENSITY ON THE PROPERTY DESCRIBED AS LOTS 9 THROUGH 14, BLOCK 25, THIRD AMENDED MAP OF HIGHLAND PARK ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Hector Barraza, Owner, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for an apartment complex with reduced front setback, reduced rear setback, reduced side setback, a parking reduction and to allow for a 50% increase in density; and,

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in a **S-D (SPECIAL DEVELOPMENT)** Zone District:

Lots 9 through 14, Block 25, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for an apartment complex with reduced front setback, reduced rear setback, reduced side setback, a parking reduction, and to allow for a 50% increase in density; and,

3. That this Special Permit is issued subject to the development standards in the **S-D (SPECIAL DEVELOPMENT)** District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City

ORDINANCE NO. _____

PZST12-00015

Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "A"** and incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST12-00015 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2013.

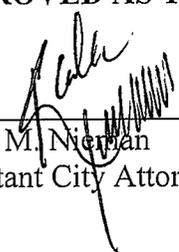
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

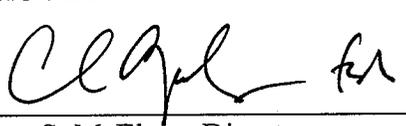
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla M. Nierman
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Director
City Development Department

ORDINANCE NO. _____

PZST12-00015

AGREEMENT

Hector Barraza, Owner, referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the S-D (SPECIAL DEVELOPMENT) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 6 day of December, 2012.

Hector Barraza, Owner:

By: Hector Barraza (owner)
(name/title)

Hector Barraza
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ~~EL PASO~~)
HARRIS JMB

This instrument is acknowledged before me on this 6 day of

December, 2012, by Hector Barraza, for Hector Barraza, as Owner.

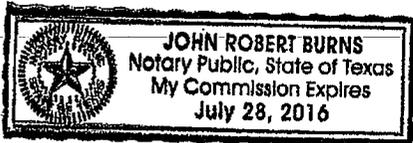
My Commission Expires:

July 28, 2016

John Robert Burns
Notary Public, State of Texas

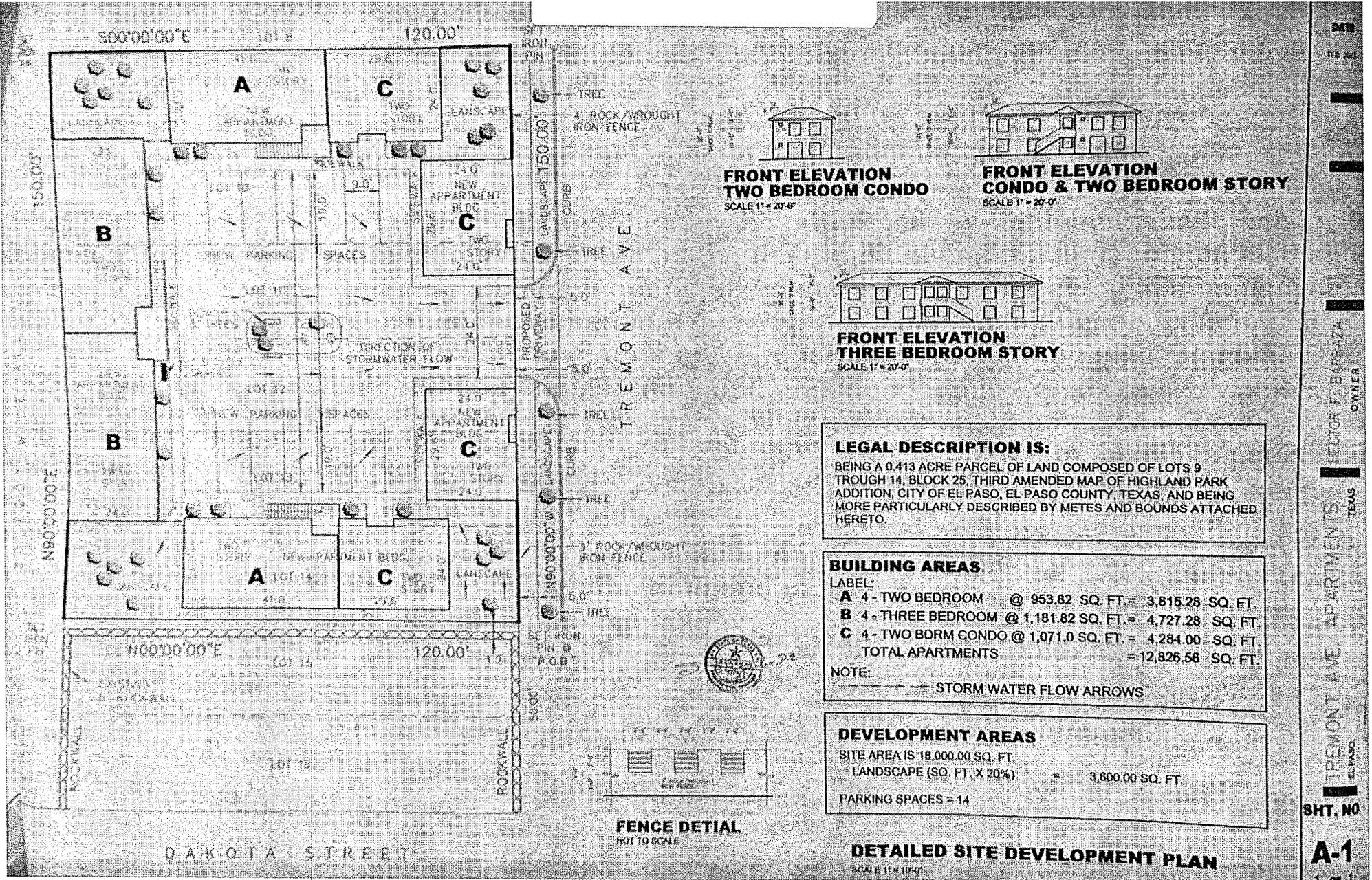
Notary's Printed or Typed Name:

John Robert Burns



ORDINANCE NO. _____

PZST12-00015



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

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

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

LEGAL DESCRIPTION IS:

BEING A 0.413 ACRE PARCEL OF LAND COMPOSED OF LOTS 9 THROUGH 14, BLOCK 25, THIRD AMENDED MAP OF HIGHLAND PARK ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

BUILDING AREAS

LABEL:

A	4 - TWO BEDROOM	@ 953.82 SQ. FT. =	3,815.28 SQ. FT.
B	4 - THREE BEDROOM	@ 1,181.82 SQ. FT. =	4,727.28 SQ. FT.
C	4 - TWO BDRM CONDO	@ 1,071.0 SQ. FT. =	4,284.00 SQ. FT.
	TOTAL APARTMENTS		= 12,826.56 SQ. FT.

NOTE: --- STORM WATER FLOW ARROWS

DEVELOPMENT AREAS

SITE AREA IS 18,000.00 SQ. FT.
 LANDSCAPE (SQ. FT. X 20%) = 3,600.00 SQ. FT.
 PARKING SPACES = 14

FENCE DETAIL
NOT TO SCALE

DETAILED SITE DEVELOPMENT PLAN
SCALE 1" = 10'-0"

SHT. NO. **A-1**
 TREMONT AVE. APARTMENTS
 VECTOR F. BARRAZA
 OWNER
 TEXAS
 S.C. PAGO

MEMORANDUM

DATE: February 28, 2013

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Michael McElroy, Planner

SUBJECT: PZST12-00015

The City Plan Commission (CPC) on November 15, 2012, voted **6-0** to recommend **APPROVAL** of the special permit application to allow for infill development with reduced front setback, reduced side setback, a parking reduction and a 50% increase in density in the S-D/c (Special Development/condition) zoning district.

The CPC found that the special permit is in conformance with Plan El Paso and that the proposed use is in conformance with the Plan El Paso-Future Land Use Map Designation for the Central Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; and the special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were no letters in support or opposition to the special permit request.

Attachments: Staff Report



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/c (Special Development/condition)
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 BACKGROUND

The property was rezoned in October 2012 from R-5 to S-D with the condition that no development may exceed 35' in height.

APPLICATION DESCRIPTION

The applicant is requesting an infill development special permit to allow reductions in rear setback from 10' to 0', front setback from 20' to 0', side setback from 10' to 3', 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

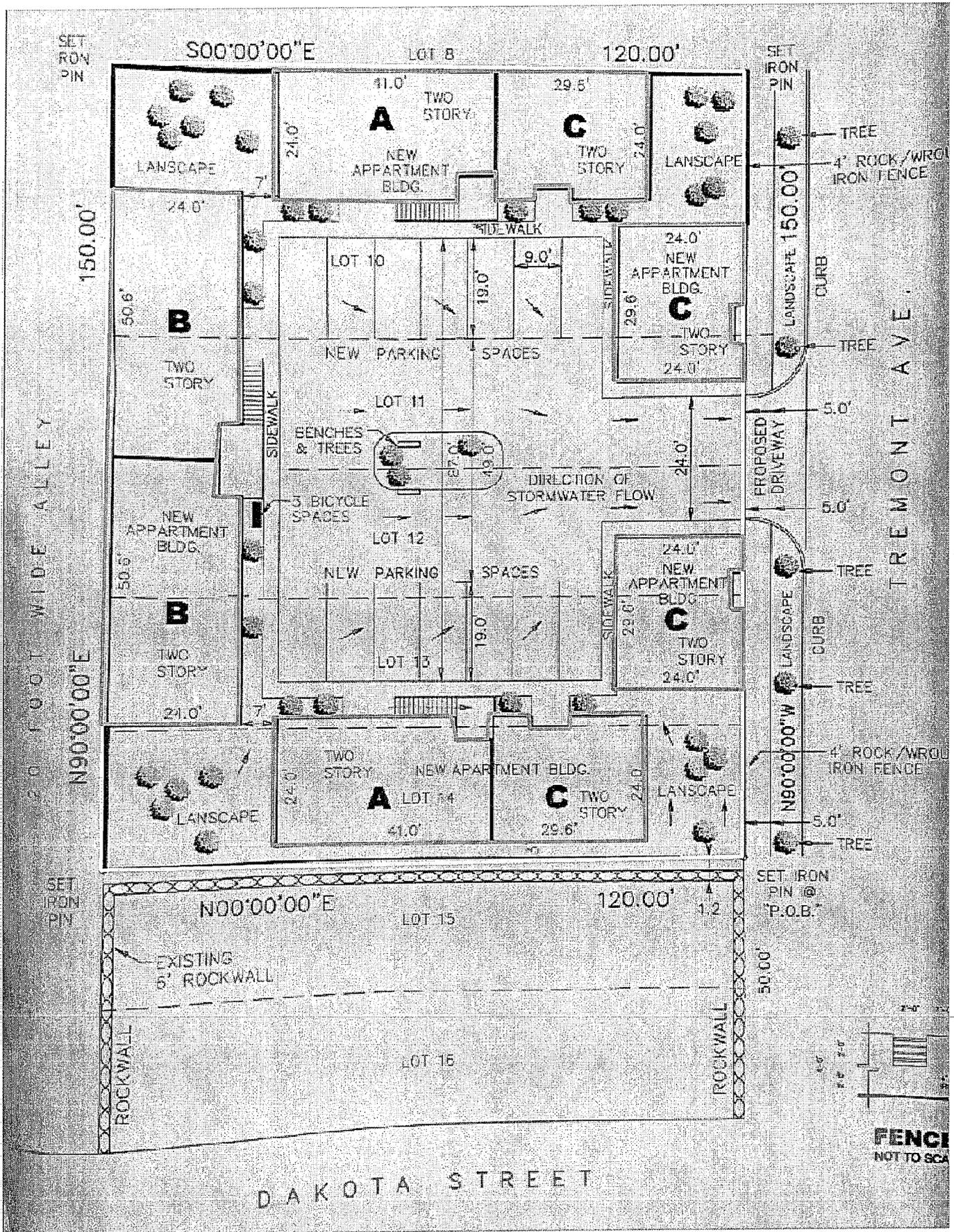
PZST12-00015



PZST12-00015



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



FENCE NOT TO SCALE