1509 N. Campbell Street - REVISED

City of El Paso — Plan Commission — 10/18/2018 **PZRZ18-00033**

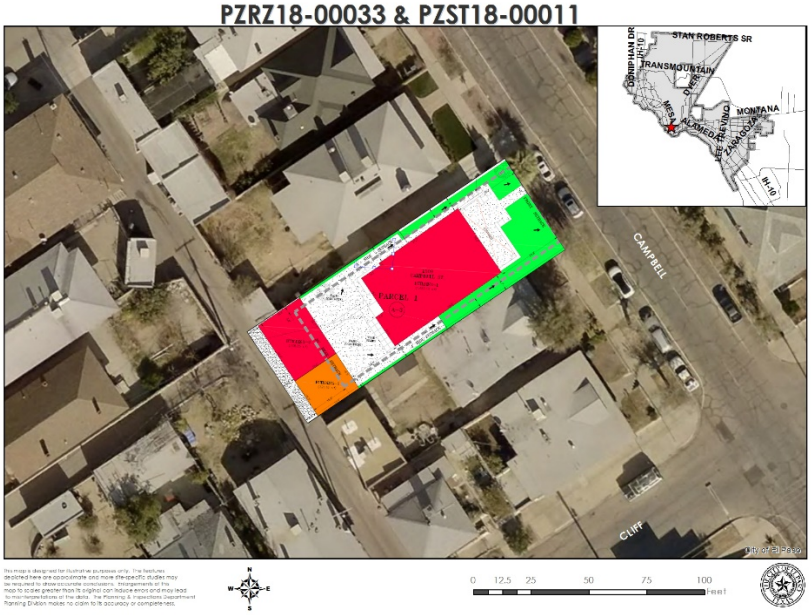
Rezoning

STAFF CONTACT:	Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov
OWNER:	Jesus Navarro
REPRESENTATIVE:	Conde, Inc.
LOCATION:	1509 N. Campbell Street, District 8
LEGAL DESCRIPTION:	Lot 5 and a Portion of Lot 4, Block 43, Alexander Addition, 1509 N. Campbell Street, City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-5 (Residential)
REQUEST:	To rezone from R-5 (Residential) to A-3 (Apartment) for a proposed apartment building
RELATED APPLICATIONS:	Special Permit PZST18-00011 (Request for infill development for parking and setback reductions)
PUBLIC INPUT	No public comment received; Notices sent to property owners within 300 feet on September 20, 2018
STAFF RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The owner of the subject property is requesting to rezone it from R-5 (Residential) to A-3 (Apartment) to allow for a quadruplex.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from R-5 (Residential) to A-3 (Apartment). The proposed zoning district is consistent with other apartment districts and low to moderate density residential uses in the immediate area, and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G2, Traditional Neighborhood land use designation of Plan El Paso, in the Central Planning Area.

PZRZ18-00033 & PZST18-00011



DESCRIPTION OF REQUEST

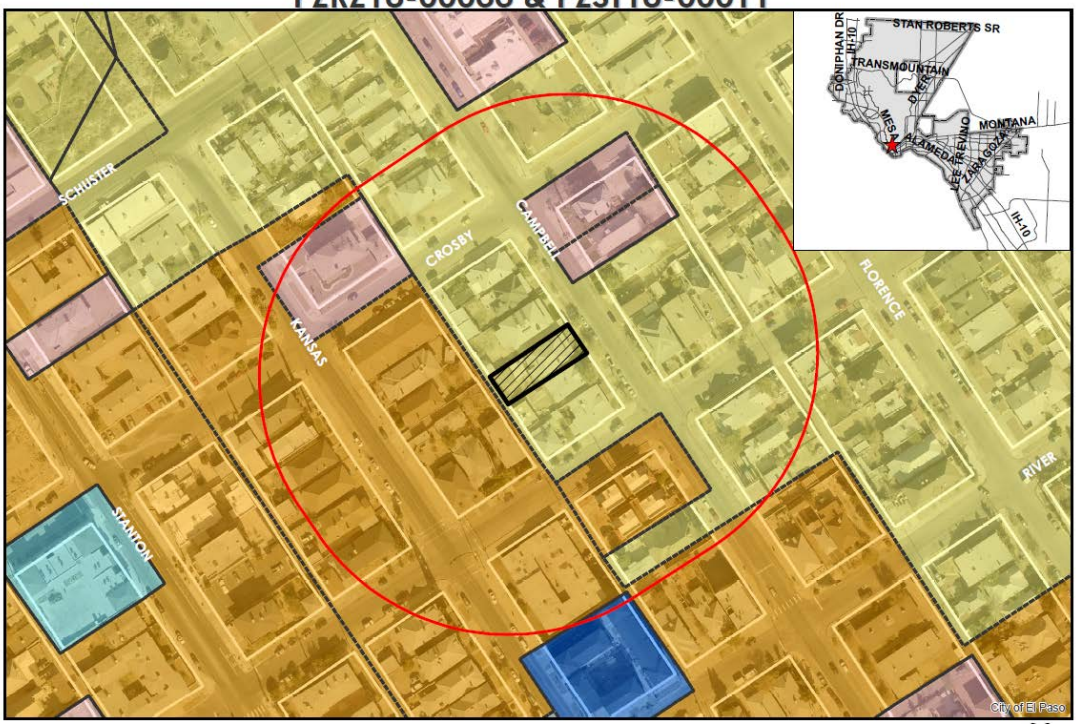
The property owner is requesting a rezoning from R-5 (Residential) to A-3 (Apartment) to accommodate five apartments. The current use of the property is a single family home. The detailed site plan shows the existing single family home and accessory structure converted to five apartments. The existing single family home meets all applicable dimensional requirements. The existing accessory structure does not meet the side or rear yard requirements of the A-3 District. An addition is proposed to the accessory structure that would also encroach into the required side and rear yards. A related Special Permit Application, case number PZST18-00011, for infill development is also being considered to address those encroachments, and to request a one hundred percent (100%) parking reduction.

REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned low to moderate density residential.
Plan El Paso Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-1, G-2, or G-7)	Yes, the property is designated G2, Traditional Neighborhood and meets the intent by proposing an increase in density over the existing zoning.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located on the 1500 block of Campbell Street, which was part of the original El Paso City Charter in 1889. It was platted prior to 1915. It is currently occupied. Adjacent properties are zoned R-5 (Residential), and A-2 (Apartment). Within 300 feet, there are also properties zoned A-O (Apartment/Office). Surrounding uses include low density residential and moderate density residential.

PZRZ18-00033 & PZST18-00011



RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G2, 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 SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	Yes. The subject property and its neighborhood are consistent with the G2, Traditional Neighborhood Future Land Use Designation. The subject property is on a small block of six properties on each side of Campbell Street, each around forty-five (45) feet in width. Paved alleys abut the rear property lines. Buildings directly face the street. The proposed improvements to the subject property, and the lack of on-site parking, are also consistent with the G2 Designation.
ZONING DISTRICT	**DOES IT COMPLY?**
A-3 (Apartment) District The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.	Yes. Quadruplexes are a permitted use in the A-3 (Apartment) District.
POLICY	**DOES IT COMPLY?**
Policy 2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	Yes. The proposed addition and apartment conversion will allow for additional medium-density housing options within a neighborhood containing single-family homes and apartments. The configuration of apartments shown on the site plan shows studio, one bedroom and two bedroom units, which provides further options beyond simply multi-family or single family. This would enable the subject property and its neighborhood to better accommodate potential residents at various ages and stages of life.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The subject property and its improvements meet the dimensional requirements for a single-family home in the R-5 (Residential) District. Accessory structures are permitted to be located within 0' of the side and rear lot lines as long as they are not dwelling units and meet certain dimensional requirements. However, the proposed quadruplex use is not permitted in the R-5 (Residential) District.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject property meets all dimensional requirements applicable to apartments in the A-3 (Apartment) District, other than those for which reductions are requested through the related infill special permit.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the A-3 (Apartment)

District is to permit a mix of housing types within new and existing neighborhoods. The proposed rezoning would allow for the adaptive reuse of an existing single family home and accessory structure as two apartment buildings with units of varying configuration to allow for multiple housing options for potential residents. The subject property meets all applicable requirements, other than the side and rear yard setbacks, and on-site parking, which this Special Permit has been requested to address.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: No negative comments were received, and the proposed development on the subject property will be adequately served by the existing infrastructure.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or environmentally sensitive areas, and no negative impacts are anticipated.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Central Business Association. They were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 20, 2018. The Planning Division has not received any public comment on this item.

STAFF COMMENTS: No objections to proposed rezoning request. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1:

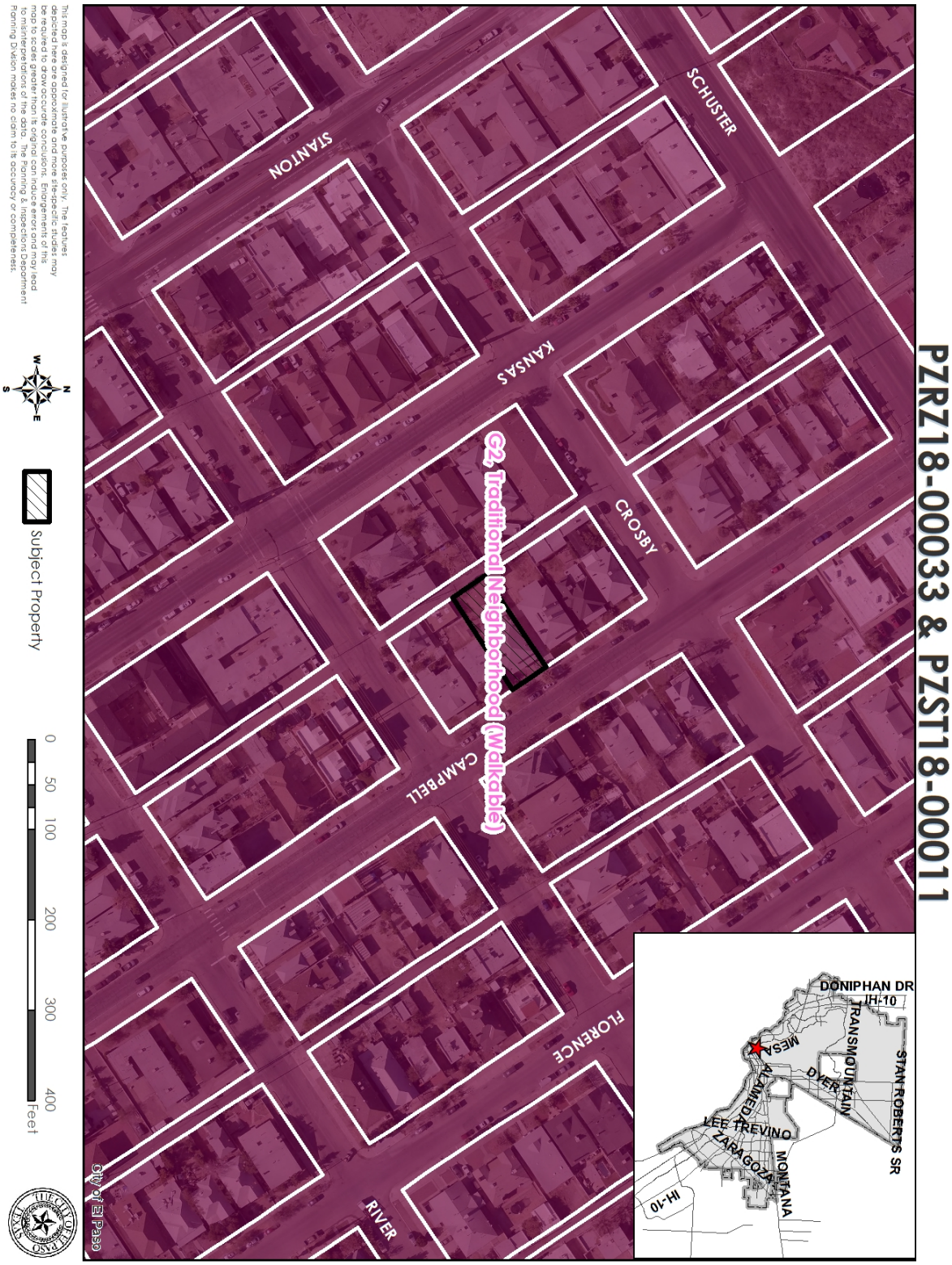
Detailed Site Development Plan

ATTACHMENT 2:

Zoning Map

ATTACHMENT 3:

Future Land Use Map



ATTACHMENT 4

Department Review Comments

Planning and Inspections Department - Planning Division

1. All review comments satisfactorily addressed.

Planning and Inspections Department - Subdivisions Division

2. Subdivisions has no objection to this request as the property has been platted and split by metes and bounds prior to June 2008, when residential splits by metes and bounds were allowed.

Texas Department of Transportation

Project not abutting TXDOT right of way.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. Reviewed for rezoning purposes only.

Planning and Inspections Department – Land Development

PZRZ18-00033 & PZST18-00011 – 1509 Campbell – Rezoning & Detailed Site Plan

1. Review comments satisfactorily addressed.

Fire Department

Recommend approval

Police Department

No comments received

Sun Metro

No objections.

Environmental Services Division

1. With the zoning changing from R-5 to A-3, and because this does not appear to meet the definition of a triplex or quadriplex, it appears this property will require private commercial waste service.

Therefore, I think this portion of our ESD Planning Guidance would apply:

a. Waste Collection (City-franchised Private Haulers)
1. Waste container storage area screening required in residential, apartment and special districts (20.10.030.A.8)
2. For multi-family dwellings, each unit may generate 0.3 cubic yards of waste per week, on average (dumpsters range in size from 2, 4, 6, and 8 cubic yards) *Ensure compliance at the appropriate phase of development*

El Paso Water Utilities

We have reviewed the zoning change request described above and provide the following comments:

EPWater does not object to this request.

EPWU-PSB Comments

1. Along Campbell Street between Crosby Avenue and Cliff Drive there is an existing six (6) inch diameter water main. This main is available for service.
2. Previous water pressure readings conducted on fire hydrant number 551 located at Campbell Street and Cliff Drive have yielded a static pressure of 52 pounds per square inch (psi), residual pressure of 48 psi, discharge of 1300 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

3. Located along the alley between Kansas Street and Campbell Street between Crosby Avenue and Cliff Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

General

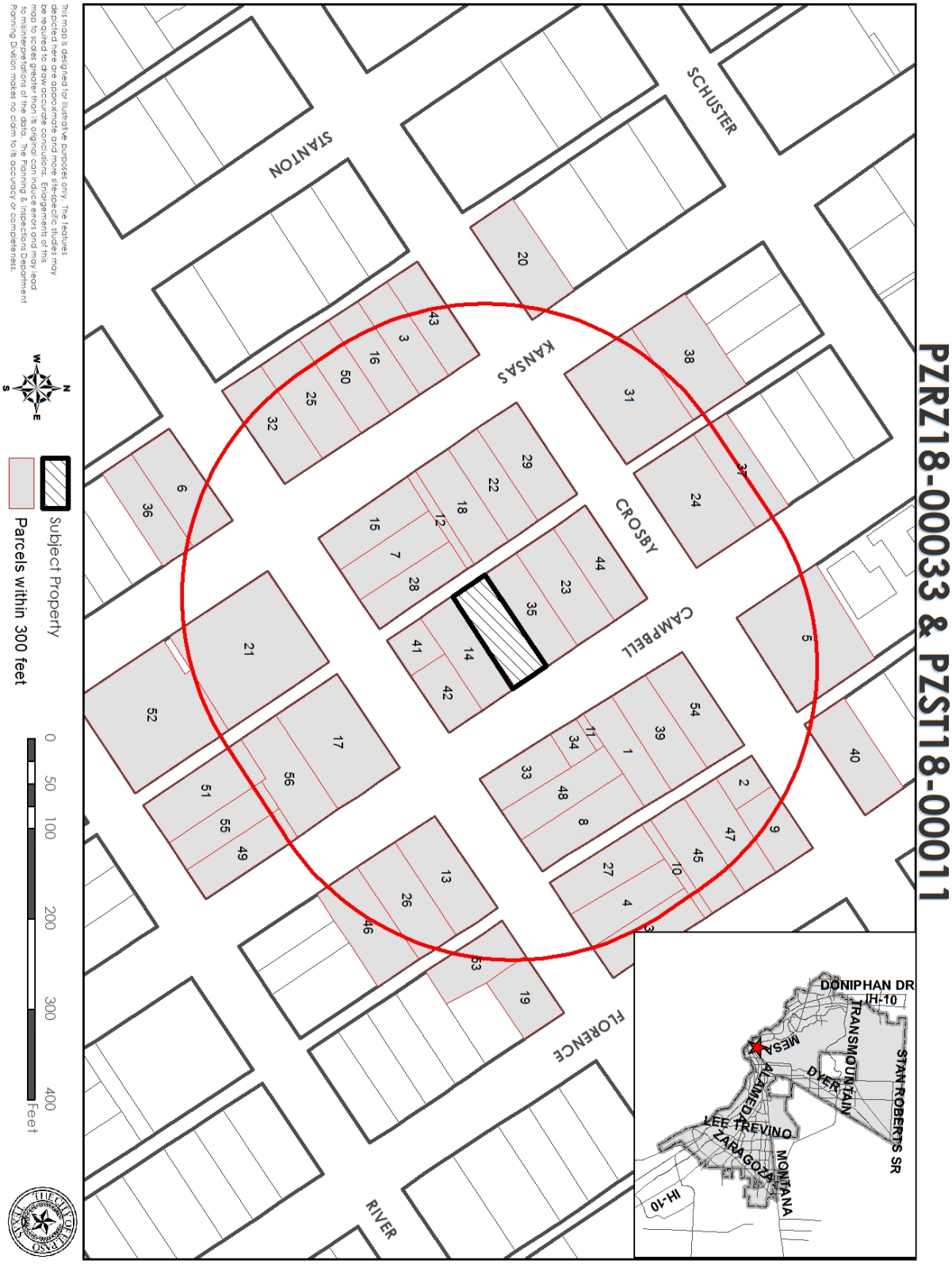
4. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – 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.

Stormwater:

1. See Land Development

Texas Gas Service

No objection, however the Applicant shall coordinate with TGS if existing buildings will be demolished or square footage will be added to the existing building(s). TGS has existing meter(s) and service lines that should not end up underneath permanent structures.

ATTACHMENT 5

Owner Notification Map