

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: January 12, 2016
Public Hearing: February 9, 2016

CONTACT PERSON/PHONE: Larry F. Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Michael McElroy, (915) 212-1612, McelroyMS@elpasotexas.gov

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance granting Special Permit No. PZST15-00036, to permit a group residential facility on the property described as Lot 4, Block 7, Pebble Hills Subdivision, 10628 Drillstone Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.265 Group Residential Facilities of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 10628 Drillstone Drive. Property Owner: Ana Luisa Vega. PZST15-00036 (**District 3**)

BACKGROUND / DISCUSSION:

The request is for a special permit to allow for a group residential facility of 8 persons in a residential zoning district.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST15-00036, TO PERMIT A GROUP RESIDENTIAL FACILITY ON THE PROPERTY DESCRIBED AS LOT 4, BLOCK 7, PEBBLE HILLS SUBDIVISION, 10628 DRILLSTONE DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.265 GROUP RESIDENTIAL FACILITIES OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Ana Luisa Vega, has applied for a Special Permit under Section 20.10.265 of the El Paso City Code for a group residential facility; 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 20.10.265 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 R-4 (Residential) Zone District:

Lot 4, Block 7, Pebble Hills Subdivision, 10628 Drillstone Drive, City of El Paso, El Paso County, Texas

2. That the City Council hereby grants a Special Permit under Section 20.10.265 of the El Paso City Code, to allow for a group residential facility; and,
3. That this Special Permit is issued subject to the development standards in the R-4 (Residential) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City 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 Owner fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST15-00036 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

ORDINANCE NO. _____

PZST15-00036

5. That the Owner 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.

ADOPTED this _____ day of _____, 2016.

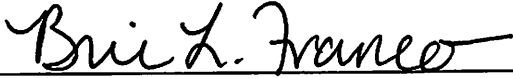
THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Brie L. Franco
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

PZST15-00036

AGREEMENT

Ana Luisa Vega, 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 R-4 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 201_.

OWNER:

Ana Luisa Vega

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

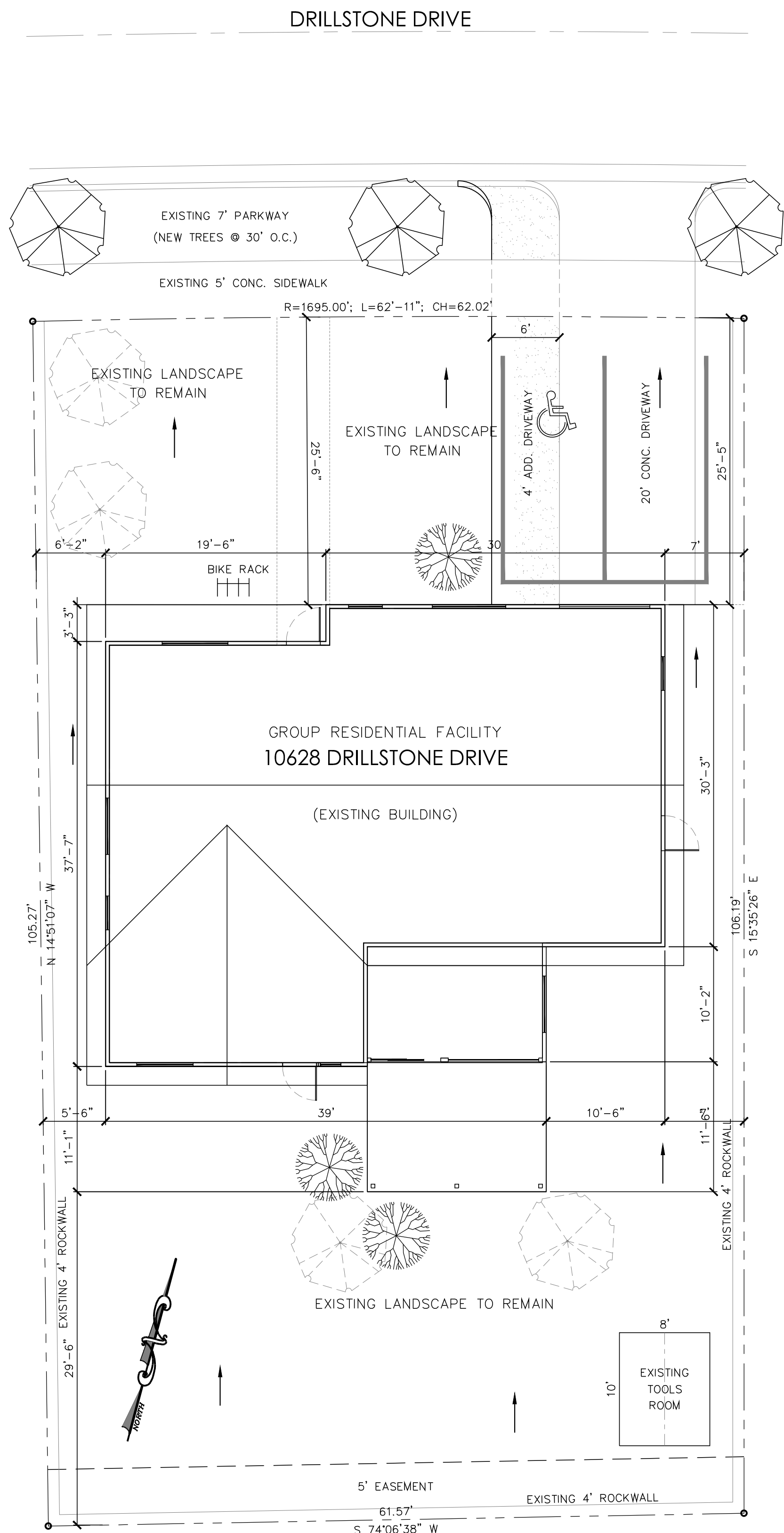
This instrument is acknowledged before me on this ____ day of _____,
201_, by Ana Luisa Vega, as Owner.

My Commission Expires:

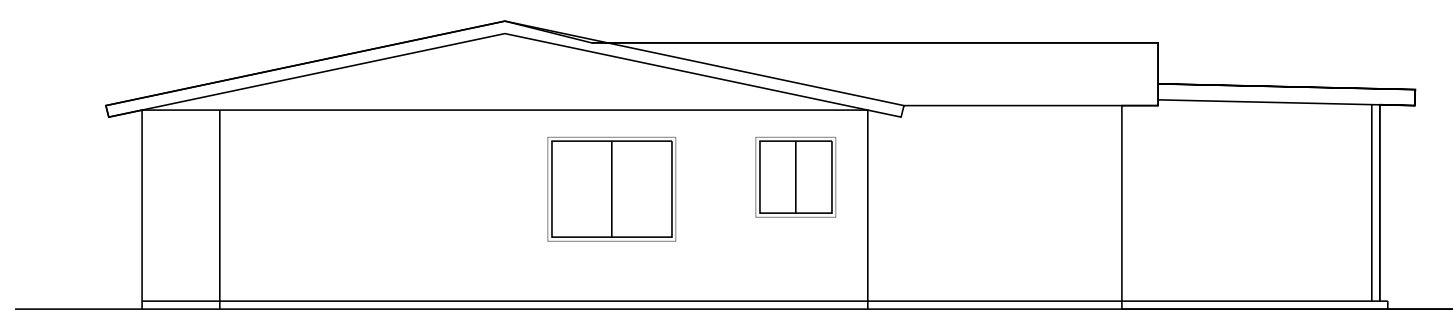
Notary Public, State of Texas
Notary's Printed or Typed Name:

ORDINANCE NO.

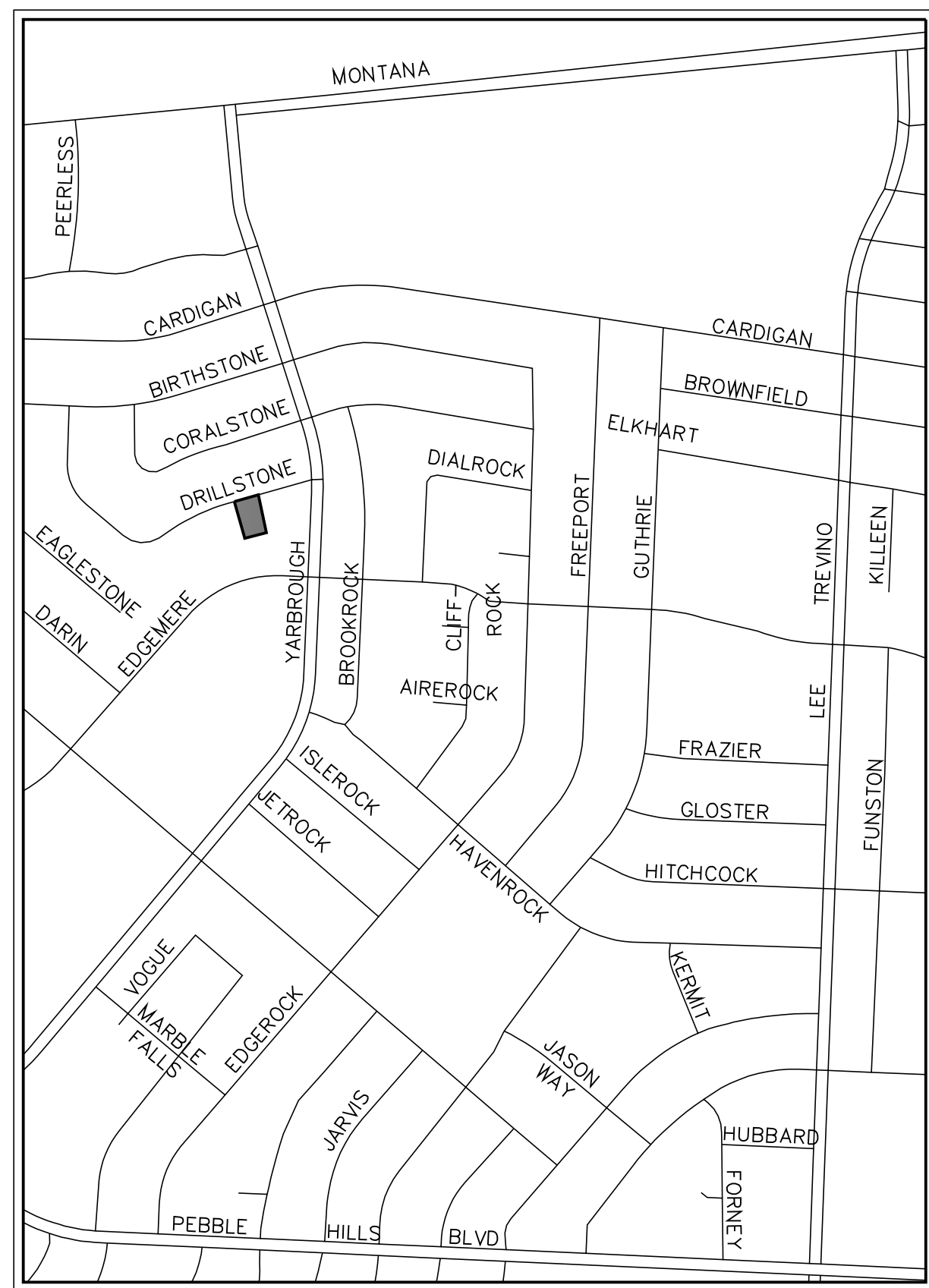
PZST15-00036



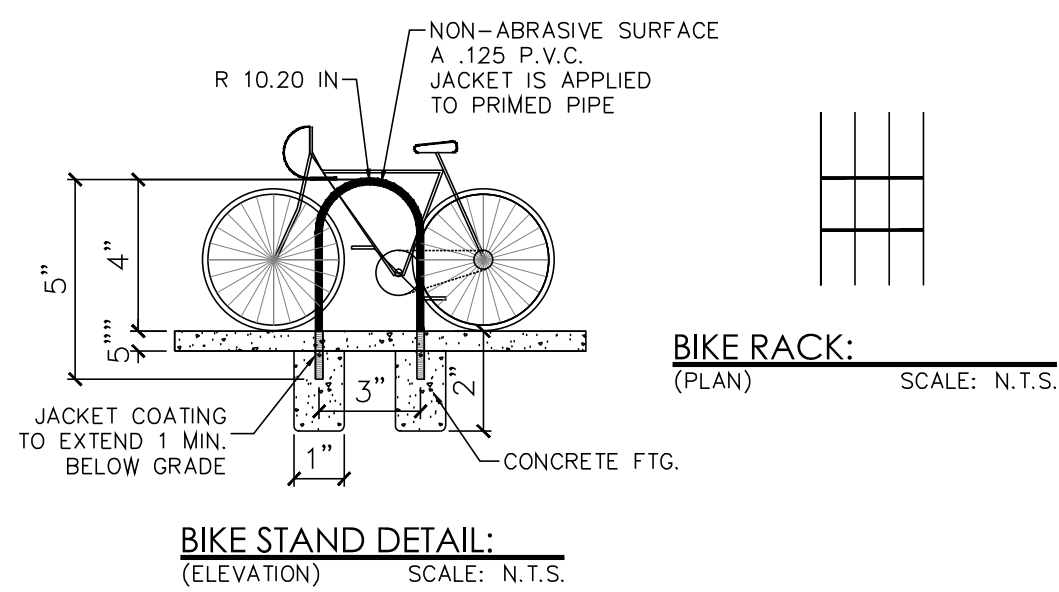
SITE PLAN:
SCALE: 1/8"=1'-0"



LEFT VIEW:
SCALE: 1/8"=1'-0"



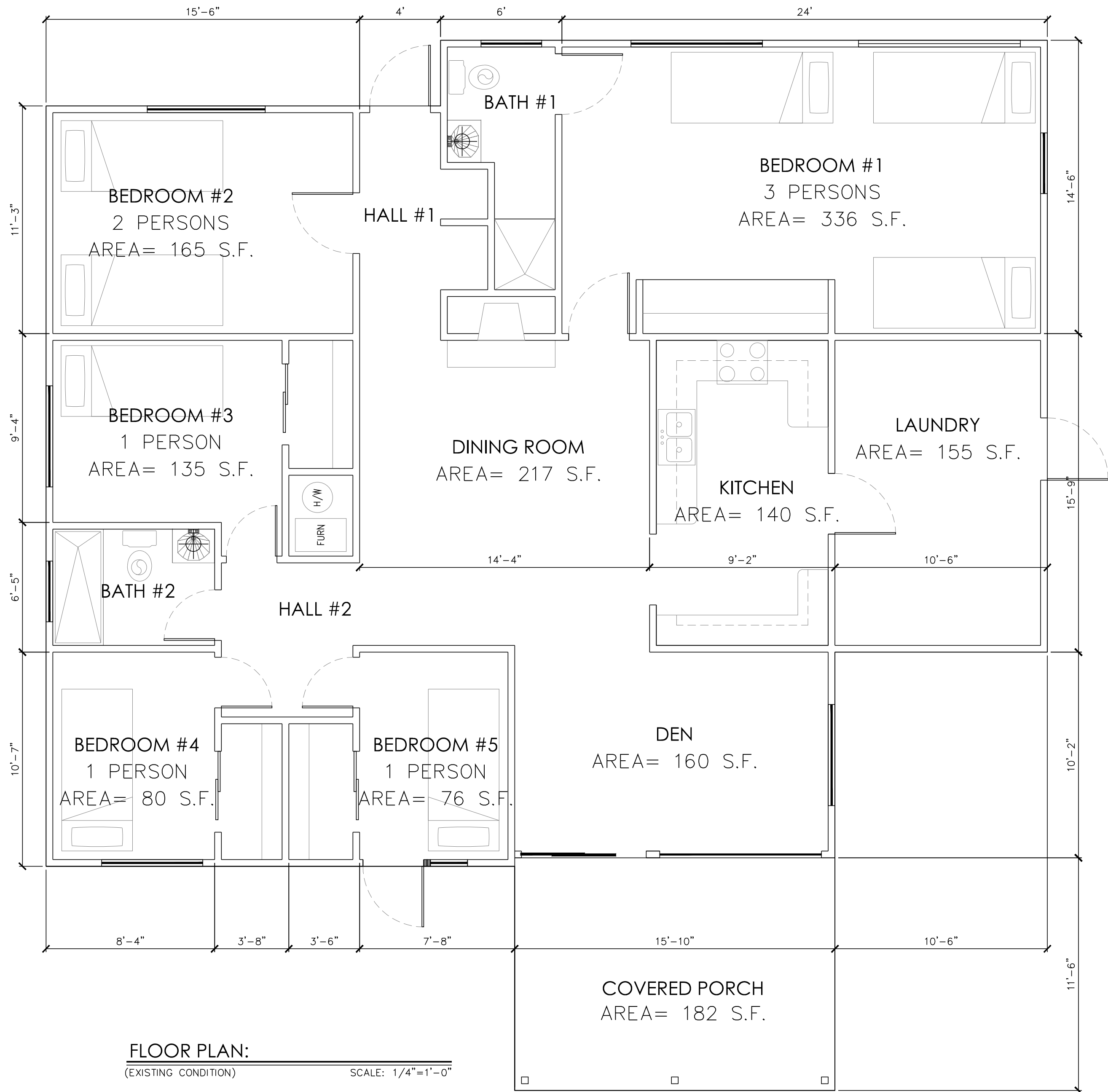
LOCATION PLAN:
SCALE: 1"=600'



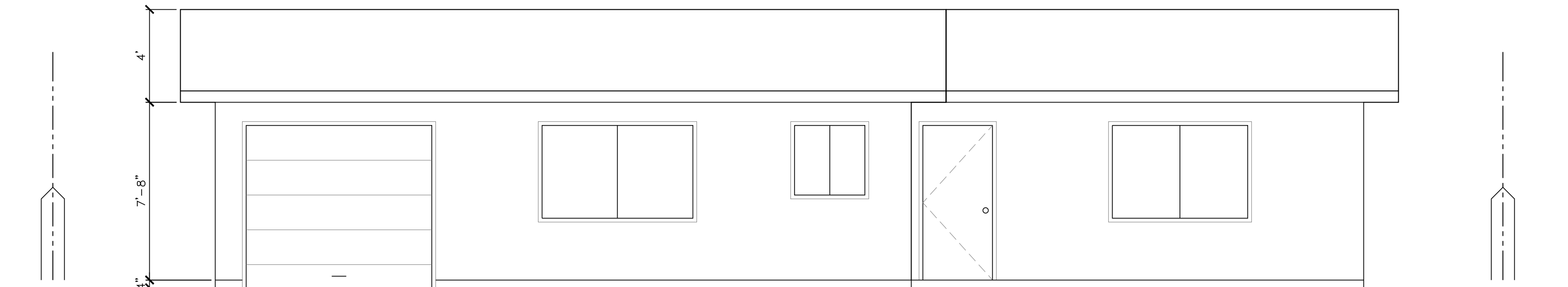
BIKE STAND DETAIL:
SCALE: N.T.S.

LEGEND:

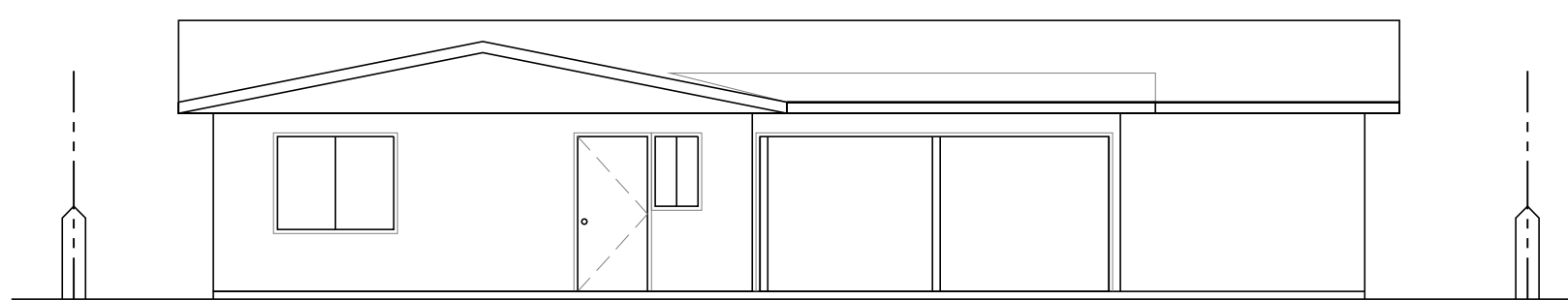
- FLOW
CB. & GTR.
TREES



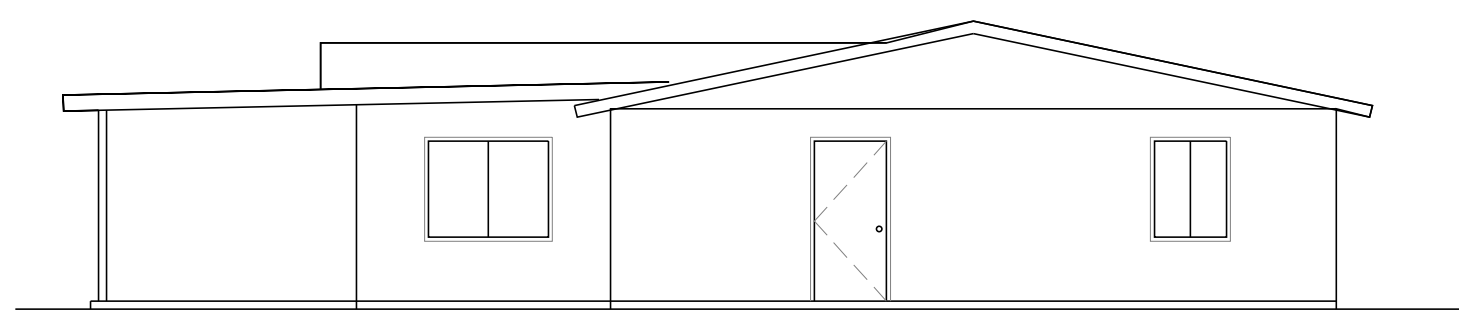
FLOOR PLAN:
SCALE: 1/4"=1'-0"



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



REAR VIEW:
SCALE: 1/8"=1'-0"



RIGHT VIEW:
SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION:
LOTS: 4, BLOCK: 7
PEBBLE HILLS SUBDIVISION
CITY OF EL PASO
EL PASO COUNTY, TEXAS

DETAIL SITE PLAN:
THE VEGA FAMILY
10628 DRILLSTONE DRIVE

BUILDING AREA PER UNIT:	
PORCH, BATHS, & CLOSETS	556 S.F.
EXISTING LIVING AREA	1594 S.F.
TOTAL LIVING AREA:	2150 S.F.

Date:
SEPTEMBER, 2015
Scale:
As Noted
Project No.:
150902-24
Sheet No.:

MEMORANDUM

DATE: December 18, 2015

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Michael McElroy, Senior Planner

SUBJECT: PZST15-00036

The City Plan Commission (CPC), on November 19, 2015, voted 5-0 to recommend **approval** of a special permit to allow for a group residential facility of 8 persons in a residential zoning district.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

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

Attachment:
Staff Report



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 ($\frac{3}{4}$) inch diameter water service and a single four (4) inch diameter sanitary sewer service.

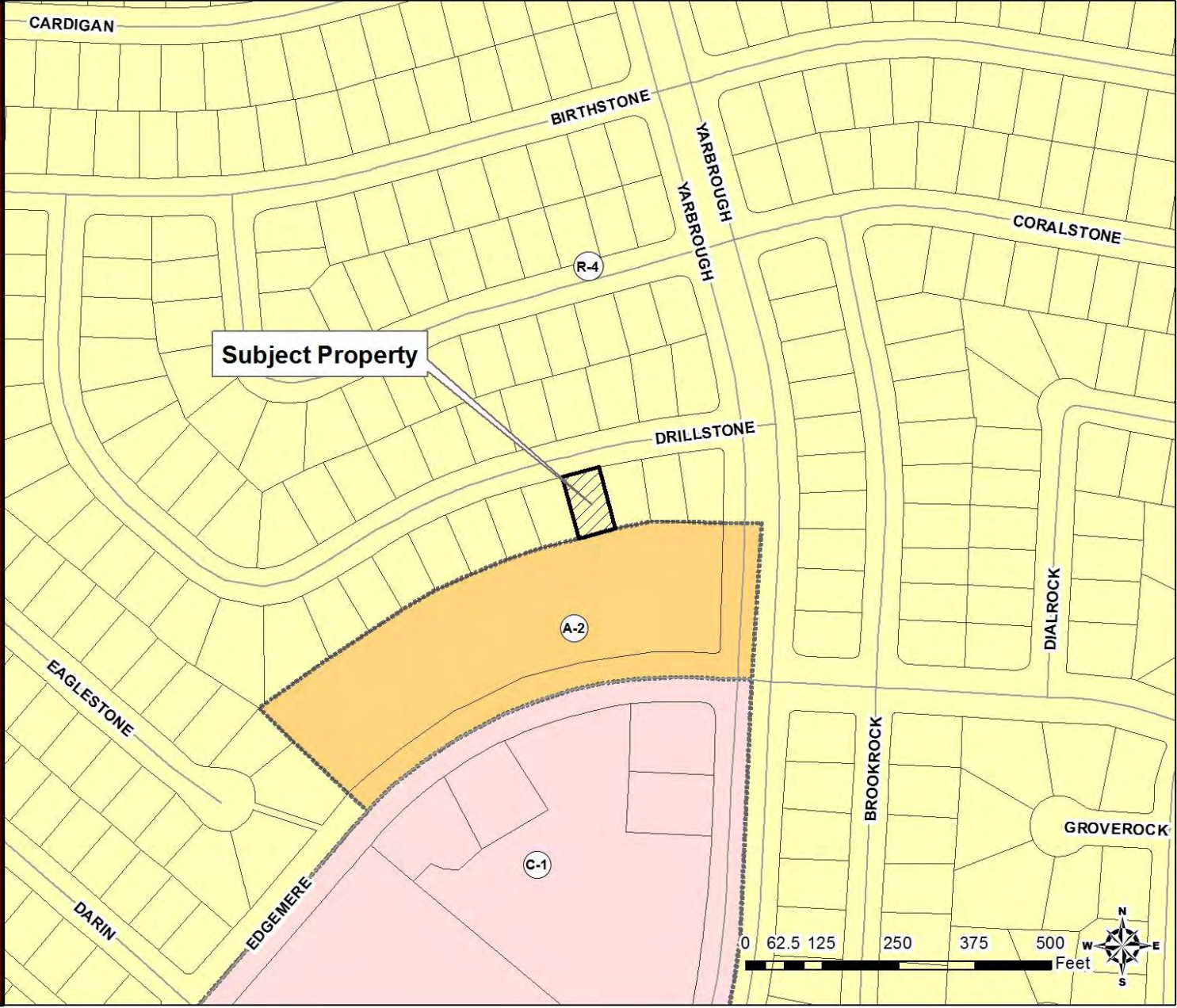
Water and sanitary sewer mains exist along Drillstone Drive and are available to provide additional service(s) to 10628 Drillstone Drive.

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

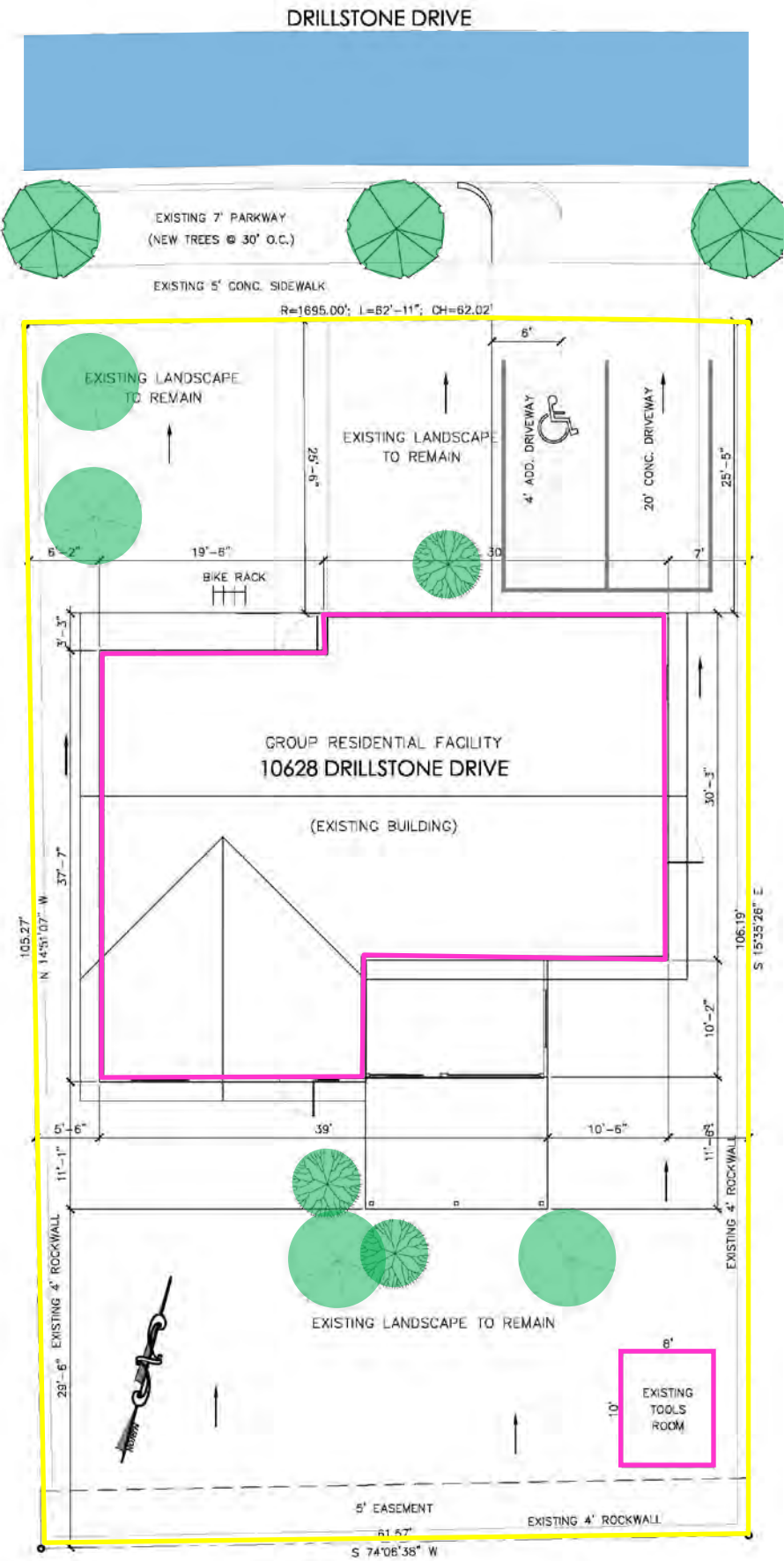
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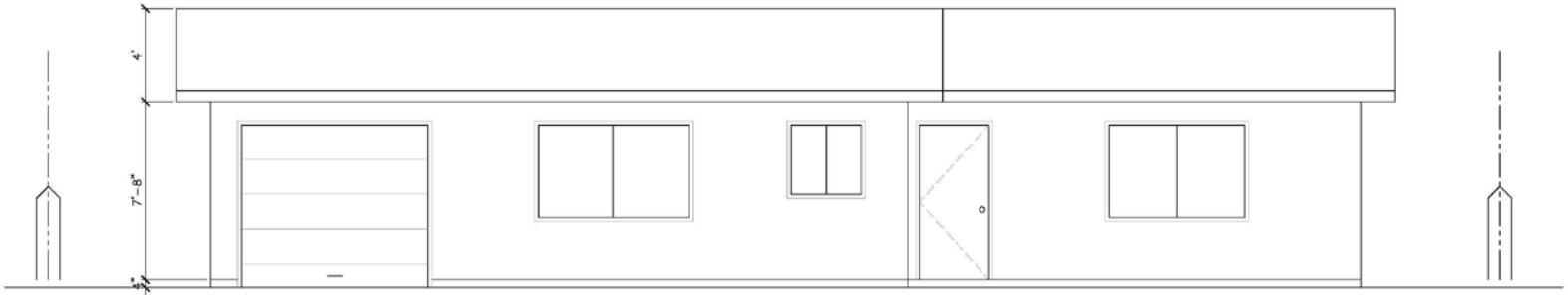


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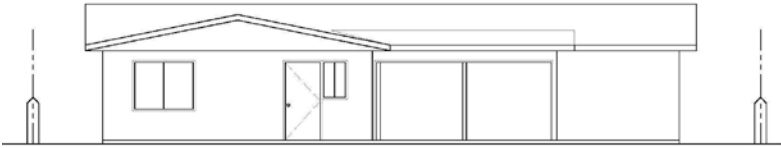
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN





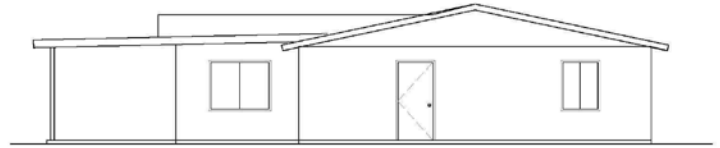
FRONT ELEVATION:

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



REAR VIEW:

SCALE: 1/8"=1'-0"



RIGHT VIEW:

SCALE: 1/8"=1'-0"



Recommendation/Public Input

- Planning Division Recommendation: Approval
- CPC Vote: Approval Recommendation (5-0)
- Public Input: No communications in support or opposition to the special permit request.

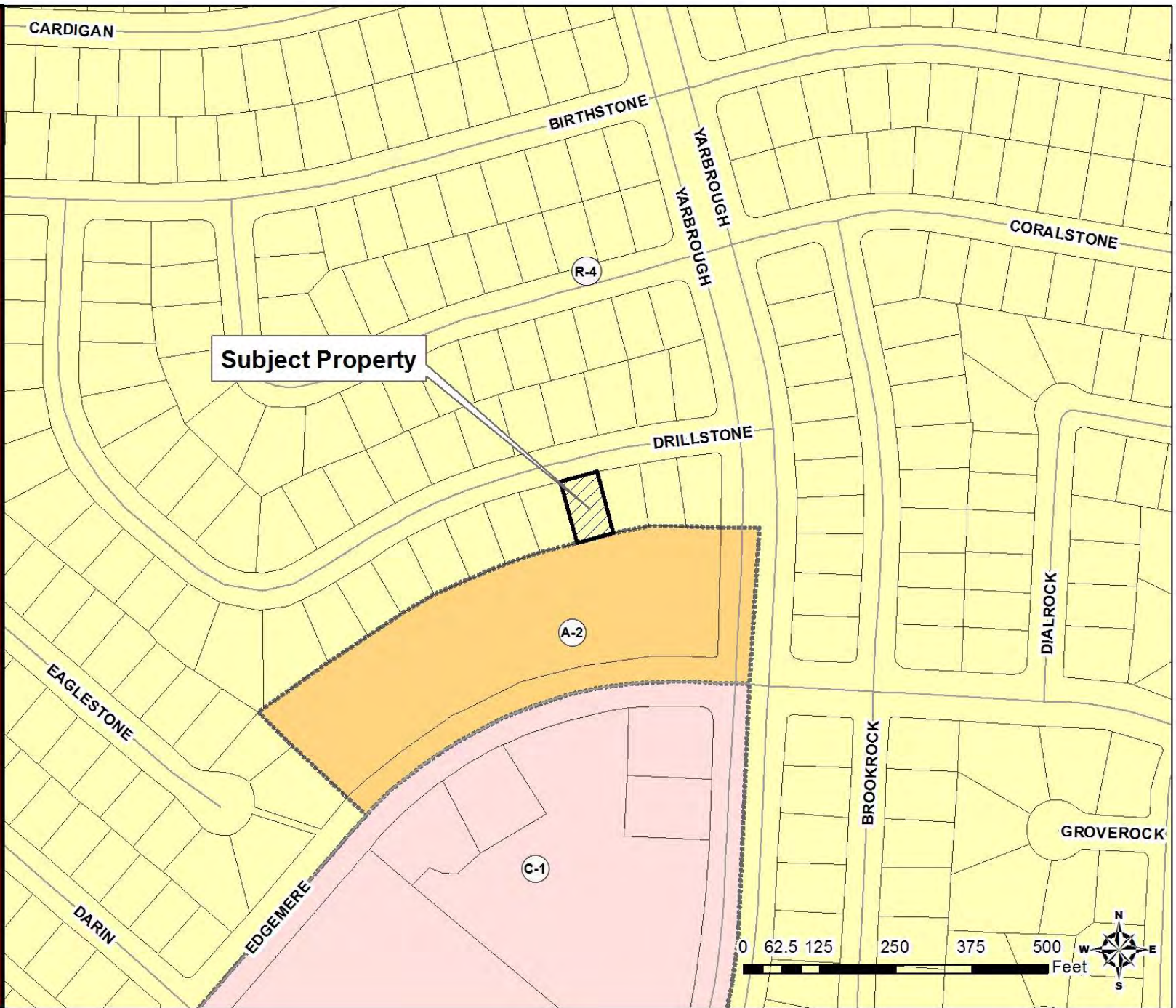
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

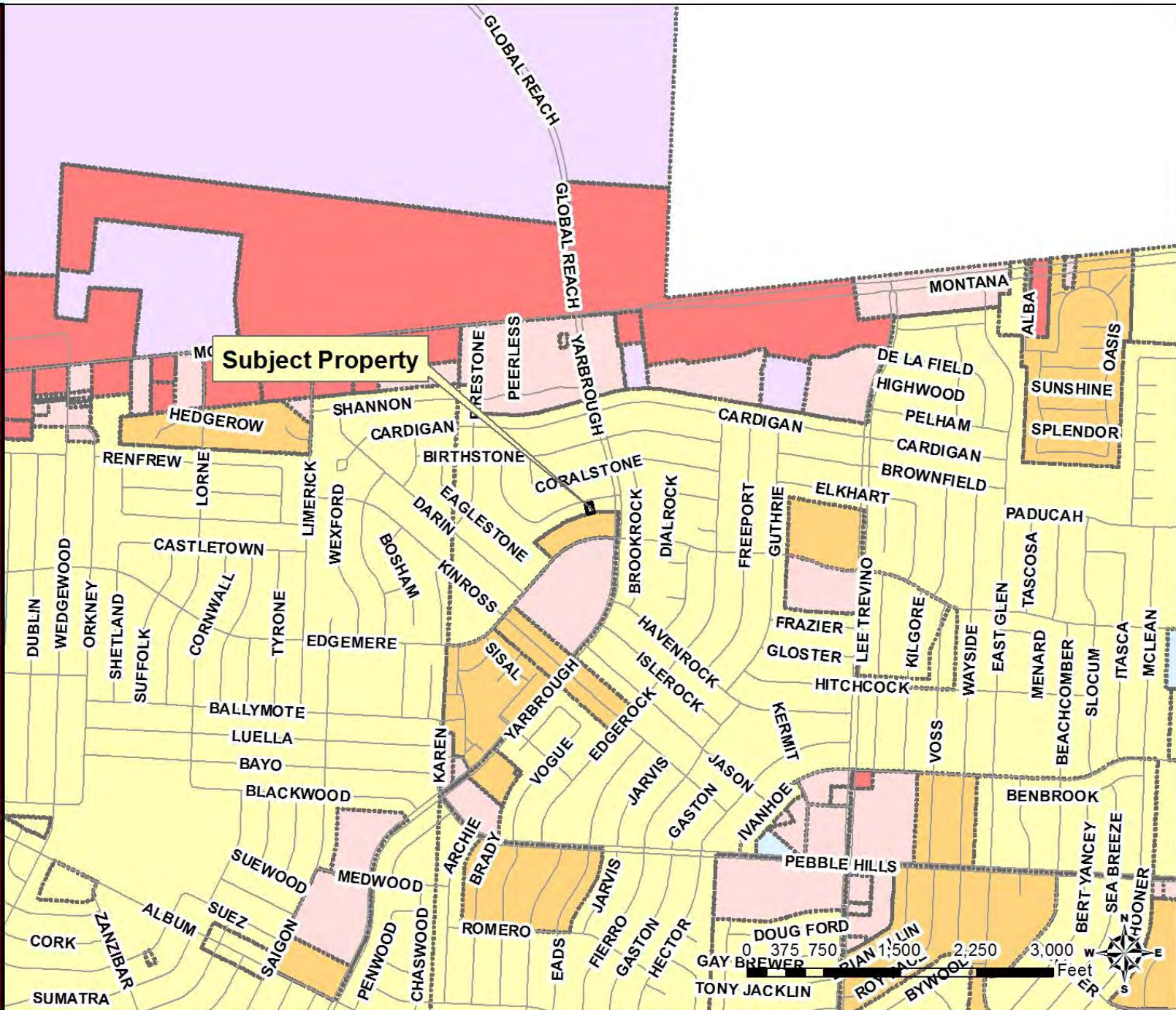
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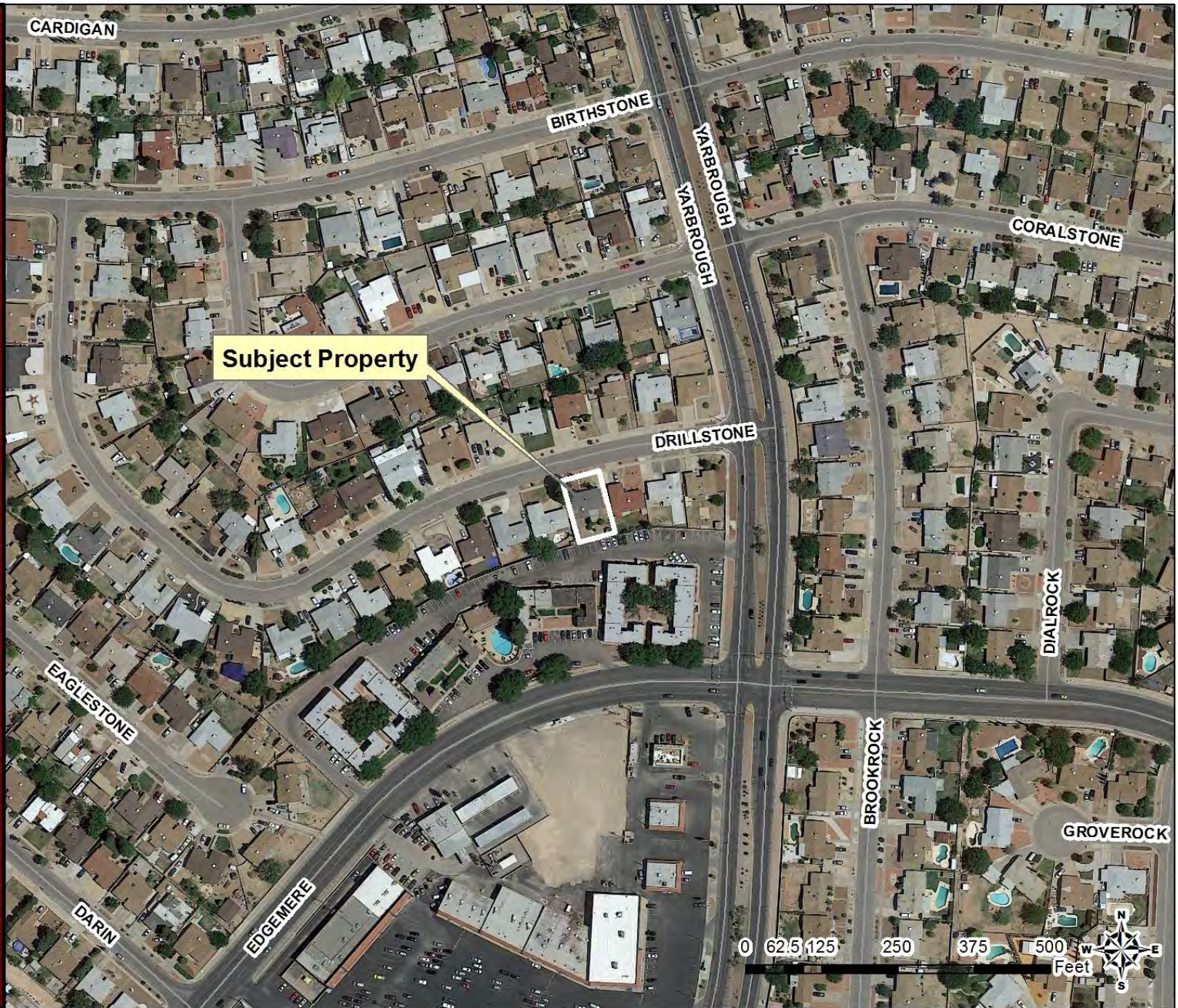


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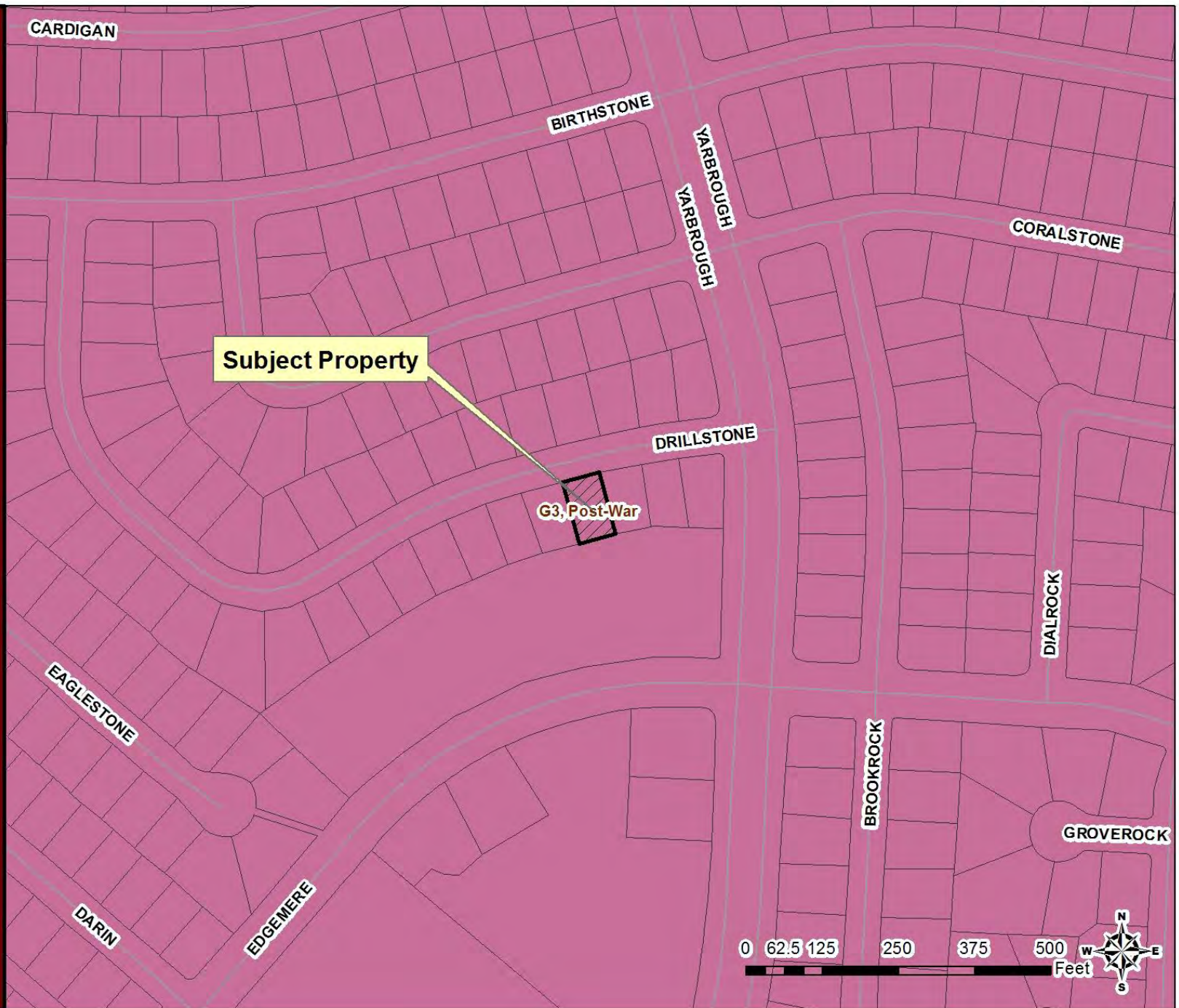


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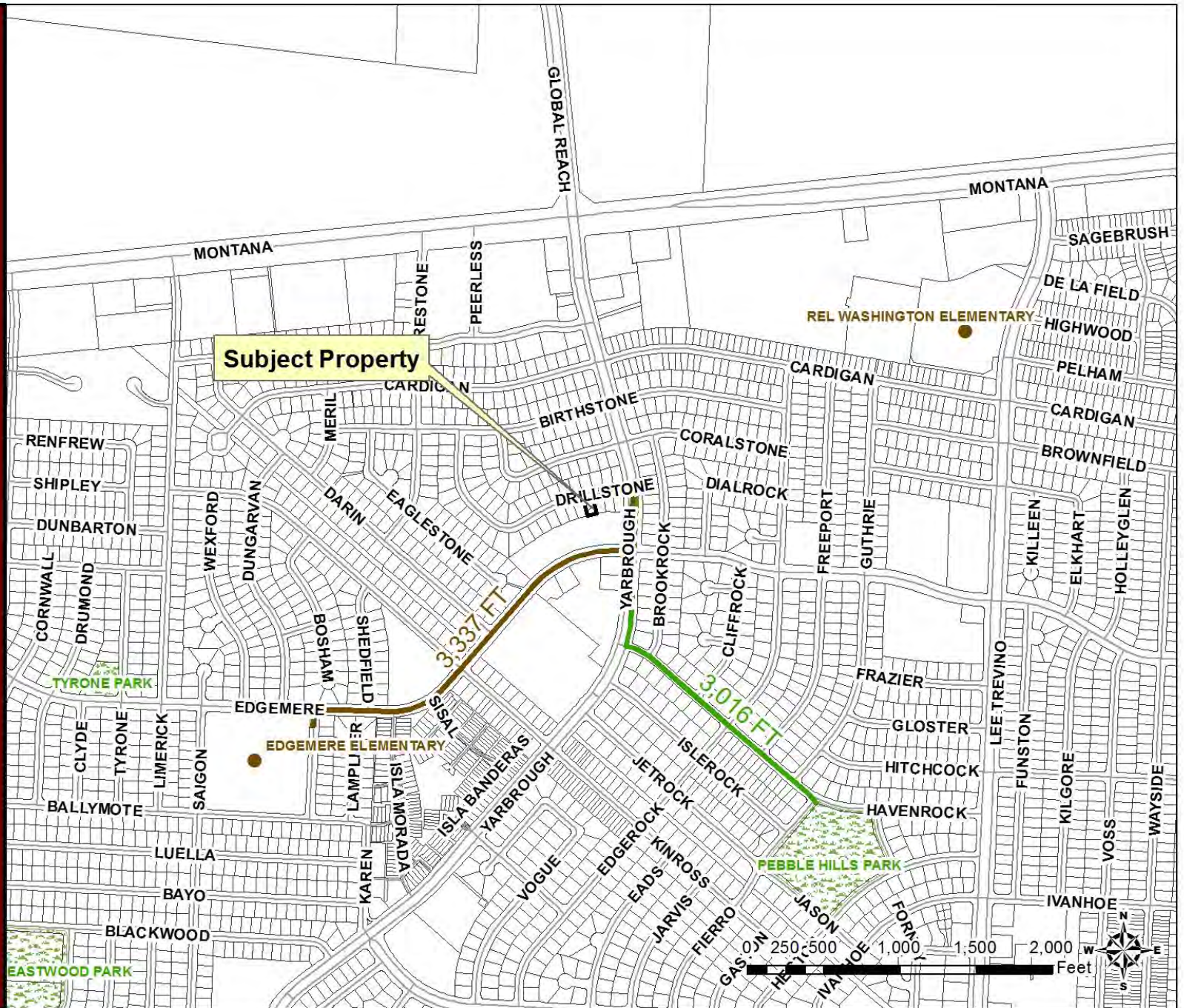
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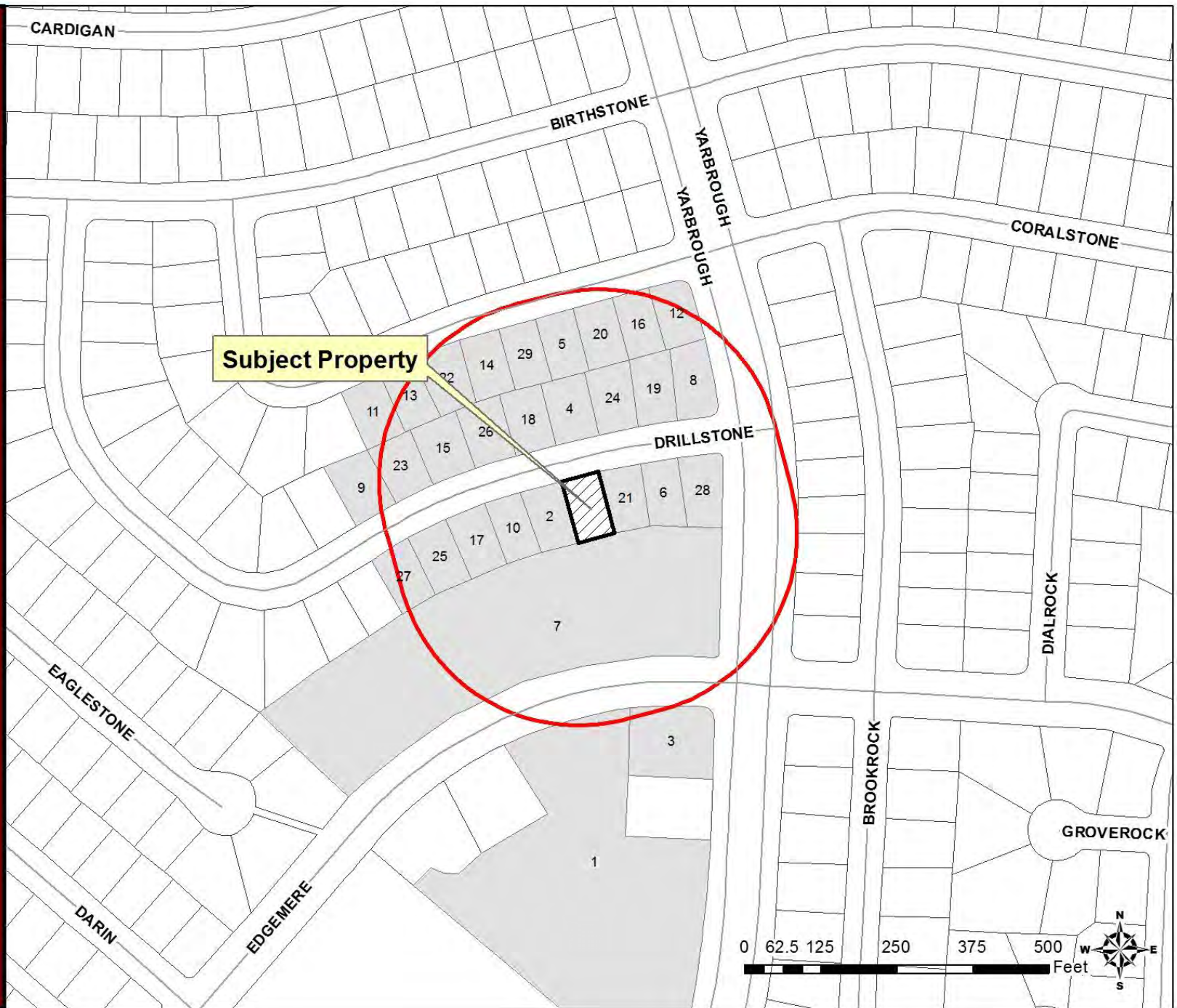


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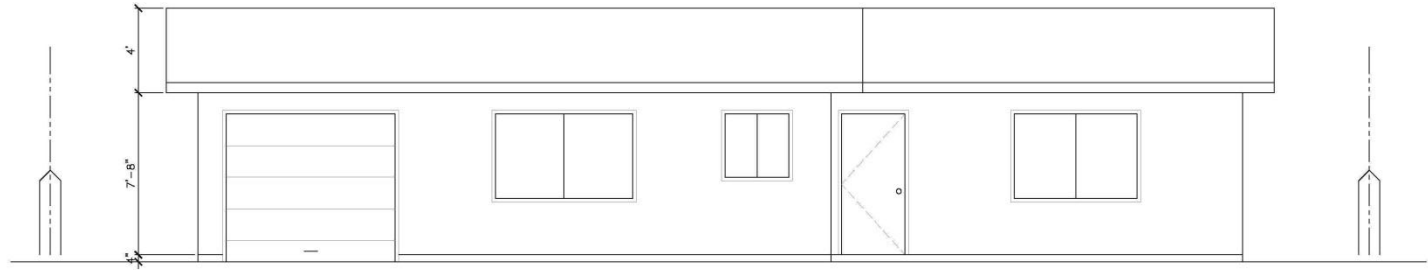


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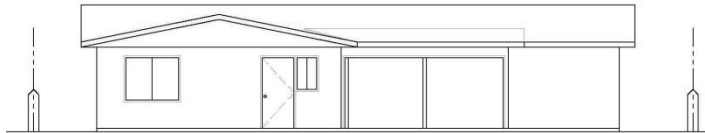


Elevations



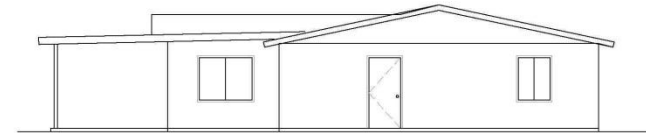
FRONT ELEVATION:

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



REAR VIEW:

SCALE: 1/8"=1'-0"



RIGHT VIEW:

SCALE: 1/8"=1'-0"





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North





PZST15-00036

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