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

DEPARTMENT: **Planning and Inspections Department, Planning Division**

AGENDA DATE: **Introduction: January 24, 2017**
Public Hearing: February 28, 2017

CONTACT PERSON/PHONE: **Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov**
Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:
An Ordinance granting Special Permit No. PZST16-00023, to allow for infill development with a reduction in side yard setback, rear yard setback, and cumulative front and rear yard setback and a reduction in lot area and lot width requirements on the property described as Lot 35, save and except a portion thereof, plus a portion of Lot 36, Block 21, Kern Place Addition, 904 Park Road, 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. Property Owner: Rosaline Stevenson. PZST16-00023 **(District 1)**

BACKGROUND / DISCUSSION:
On December 15, 2016, the CPC reviewed and recommended approval of the special permit request.

PRIOR COUNCIL ACTION:
There is no prior City Council action on this special permit application.

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
City Plan Commission (CPC) – Approval Recommendation (4-1).

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Larry F. Nichols
Director, Planning and Inspection Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

PZST16-00023

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST16-00023, TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN SIDE YARD SETBACK, REAR YARD SETBACK, AND CUMULATIVE FRONT AND REAR YARD SETBACK AND A REDUCTION IN LOT AREA AND LOT WIDTH REQUIREMENTS ON THE PROPERTY DESCRIBED AS LOT 35, SAVE AND EXCEPT A PORTION THEREOF, PLUS A PORTION OF LOT 36, BLOCK 21, KERN PLACE ADDITION, 904 PARK ROAD, 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, Rosaline Stevenson, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City Code for a reduction in side yard setback, rear yard setback, and cumulative front and rear yard setback and a reduction in lot area and lot width requirements.

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 Section 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 an **R-3 (Residential)** Zone District:

   Lot 35, save and except a portion thereof, plus a portion of Lot 36, Block 21, Kern Place Addition, 904 Park Road, City of El Paso, El Paso County, Texas; as more particularly described by metes & bounds on the attached Exhibit "A"; and,

2. That the City Council hereby grants a Special Permit for an infill development under Section 20.10.280 of the El Paso City Code to allow a reduction in the side yard setback, rear yard setback, and cumulative front and rear yard setback and a reduction in lot area and lot width requirements; and,

3. That this Special Permit is issued subject to the development standards in the **R-3 (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 "B" 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. PZST16-00023 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

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.

APPROVED this _____ day of _____, 2017.

THE CITY OF EL PASO

_____
Oscar Leeser
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Larry F. Nichols, Director
Planning and Inspections Department

AGREEMENT

Roselina Stevenson, 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-3 (Residential)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 9th day of January, 2017.

Roselina Stevenson

By: Roselina Stevenson
(name/title)

Roselina Stevenson
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 9th day of January, 2017, by Roselina Stevenson, as Owner.

OMAR MONTELONGO
Notary Public, State of Texas
Comm. Expires 04-14-2020
Notary ID 130619927

My Commission Expires:

4-14-2020

Notary Public, State of Texas

Notary's Printed or Typed Name:

Omar Montelongo

Exhibit A

BROCK & BUSTILLOS INC.
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION

A 0.1238 acre parcel of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Lots 35 and 36, Block 21, Map of Kern Place Addition de Luxe Filed on November 05, 1914, Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a chiseled "X" found at the northeasterly corner of said Lot 35 and the southerly right-of-way line of Park Road (60 feet wide), identical to the northwesterly corner of Lot 34, Block 21, Map of Kern Place Addition de Luxe;

THENCE, leaving the southerly right-of-way line of said Park Road and following the boundary line common to said Lots 34 and 35, South 50°04'26" East, a distance of 120.10 feet to a 3/8 inch rebar found for the beginning of a non-tangent curve to the left and the southeasterly corner of the parcel herein described, identical to the common corner to said Lots 34, 35 and Lots 18, 19, Block 21, Map of Kern Place Addition de Luxe;

THENCE, leaving the boundary line common to said Lots 34 and 35 and following and passing the boundary line common to said Lots 35 and 18 and continuing along the boundary line common to said Lot 36 and 17, Block 21, Map of Kern Place Addition de Luxe along the arc of said non-tangent curve to the left having a radius of 349.40 feet, a central angle of 07°20'51", an arc length of 44.81 feet and whose long chord bears, South 36°15'47" West, a distance of 44.78 feet to the southwesterly corner of the parcel herein described;

THENCE, leaving the boundary line common to said Lots 36 and 17, North 49°49'02" West, a distance of 123.82 feet to a 1/2 inch rebar found for the northwesterly corner of the parcel herein described and the southerly right-of-way line of said Park Road;

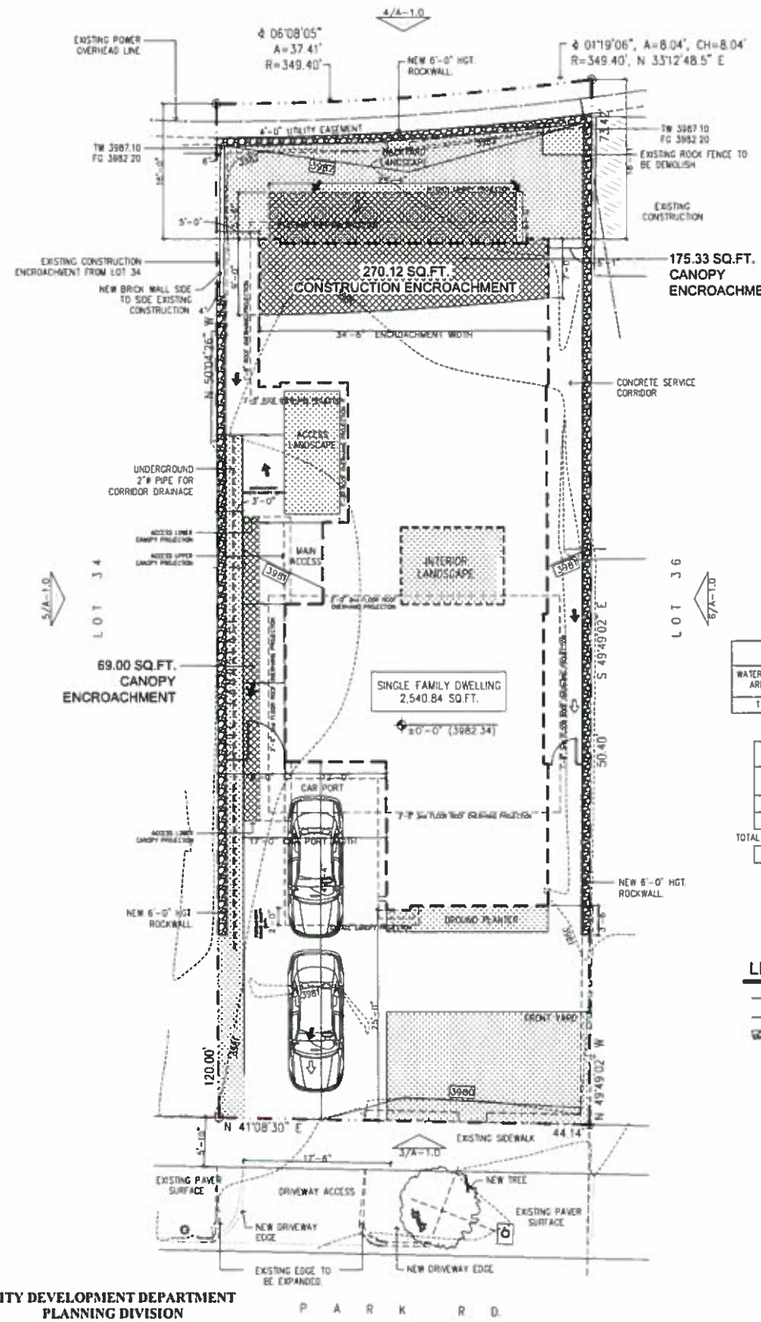
THENCE, following the southerly right-of-way line of said Park Road, North 41°02'30" East, a distance of 44.14 feet to the ***POINT OF BEGINNING.***

Said parcel containing 0.1238 acres (5,394.2 square feet), more or less, and being subject to all easements, restrictions or covenants of record.

Aaron Alvarado, TX R.P.L.S. No.6223
Date: October 17, 2016
07090-001-904 Park Dr.doc



Exhibit B



1 **DETAILED SITE DEVELOPMENT PLAN**
1/8" = 1'-0"

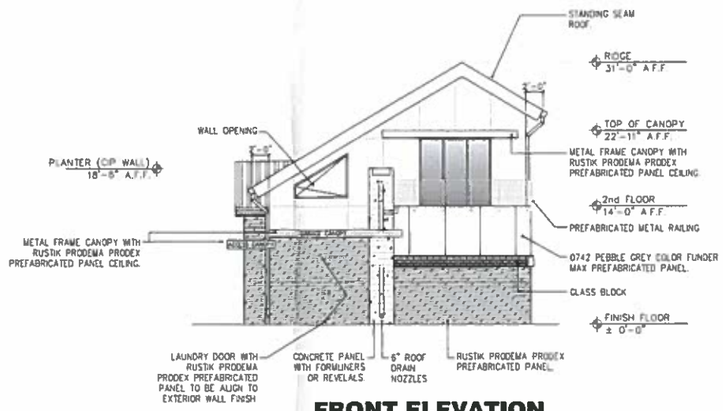
CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY THE CITY COUNCIL

DATE

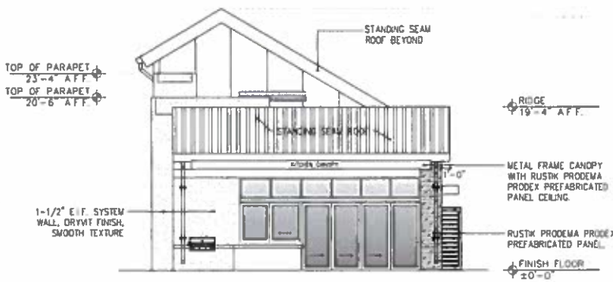
APPLICANT

EXCECUTIVE SECRETARY, CITY PLAN COMMISSION

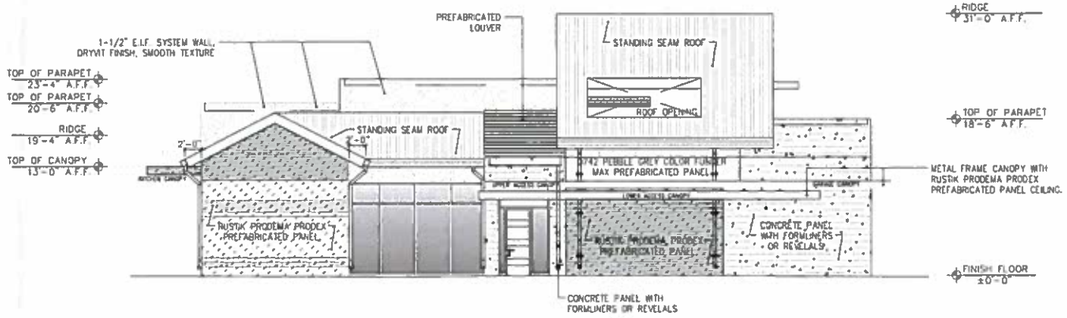
CITY MANAGER



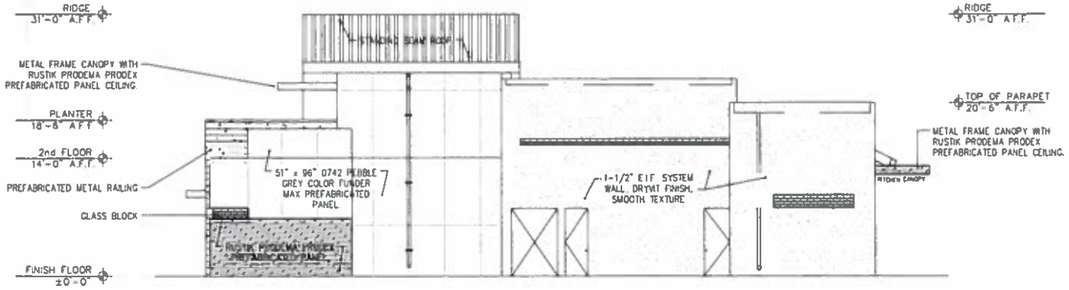
3 **FRONT ELEVATION**
1/8 = 1'-0"



4 **REAR ELEVATION**
1/8 = 1'-0"



5 **SIDE ELEVATION**
1/8 = 1'-0"



6 **SIDE ELEVATION**
1/8 = 1'-0"

DRAINAGE CALCULATIONS

WATERSHED AREA	AREA (AC)	C	I_{60} (IN/MN)	Q_{60} (CFS)
1	0.13	0.75	5.19	0.50

CUMULATIVE SETBACK TABLE

	CITY SETBACK's ORDENANCES	SETBACK's PROPOSAL
FRONT SETBACK	20'-0"	25'-0"
REAR SETBACK	30'-0"	16'-0"
TOTAL CUMULATIVE SETBACK	50'-0"	41'-0"
SIDE SETBACK	5'-0"	3'-0"

LEGENDS:

3980	EXISTING CONTOURS
3980	PROPOSED CONTOURS
	PROPOSED ROCKWALL
TW 3987.10	PROP. TOP OF WALL
BW 3982	PROP. BOTTOM OF WALL
TRW 3983.50	PROP. TOP OF RETAINING OF WALL
BRW 3982.10	PROP. BOTTOM OF RETAINING OF WALL
➡	PROPOSED FLOW DIRECTION
⇨	EXISTING FLOW DIRECTION

GENERAL AREAS:

PROPERTY LAND:		LANDSCAPE:		CANOPIES:	
LOT 35	5,099.60 SQ.FT.	BACKYARD	524.05 SQ.FT.	KITCHEN CANOPY (19'-4" x 9'-0")	175.33 SQ.FT.
PORTION LOT 36	292.95 SQ.FT.	ACCESS LANDSCAPE	96.00 SQ.FT.	LOWER CANOPY (17'-2" x 9'-8")	191.55 SQ.FT.
TOTAL PROPERTY LAND	5,392.55 SQ.FT.	SIDE LANDSCAPE	183.42 SQ.FT.	UPPER CANOPY (5'-6" x 28'-0")	44.30 SQ.FT.
		INTERIOR LANDSCAPE	111.27 SQ.FT.	GARAGE CANOPY (11'-1" x 17'-6")	196.79 SQ.FT.
LIVING AREA		GROUND PLANTER	57.69 SQ.FT.	TOTAL CANOPIES AREA	607.97 SQ.FT.
1st LEVEL	2,014.12 SQ.FT.	FRONT YARD	316.88 SQ.FT.		
2nd LEVEL	526.72 SQ.FT.	TOTAL LANDSCAPE AREA	1,289.51 SQ.FT.		
TOTAL LIVING AREA	2,540.84 SQ.FT.				

LEGAL DESCRIPTION:

904 PARK DR.
LOT 35, SAVE AND EXCEPT A PORTION, PLUS A PORTION OF LOT 36, BLOCK 21, KERN PLACE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND WHICH PORTION OF LOT 35 IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND WHICH PORTION OF LOT 36 IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

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CONSTR

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Lev ARCH
Architecture Studio

NEW SINGLE FAMILY RESIDENCE FOR:
FERNANDEZ FAMILY
904 PARK DR
EL PASO, TX 79922

Architect Seal
REGISTERED ARCHITECT CARLOS A. LEVARIO LIZARRAGA 23481 STATE OF TEXAS
11/23/2016

Date: AUGUST 18, 2016
Revised:
Project No. 1612
File Name: PARK HOUSE
Title: DETAILED SITE DEVELOPMENT PLAN

Sheet No. **A-1**
Sheet 1 Of 1

MEMORANDUM

DATE: January 16, 2017

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

FROM: Jeff Howell, Senior Planner

SUBJECT: **PZST16-00023**

The City Plan Commission (CPC), on December 15, 2016, voted 4-1 to recommend **approval** of the special permit to allow for infill development with a reduction in side yard setback, rear yard setback, and cumulative front and rear yard setback and a reduction in lot area and lot width requirements on the property.

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 effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division did not receive any opposition or support to the special permit request.

Property Owner: Rosaline Stevenson
Applicant: Carlos Lievanos
Representative: Carlos Lievanos

Attachments:
Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	PZST16-00023
Application Type:	Special Permit
CPC Hearing Date:	December 15, 2016
Staff Planner:	Jeff Howell, 915-212-1607, howelljb@elpasotexas.gov
Location:	904 Park Road
Legal Description:	Lot 35, save and except a portion thereof, plus a portion of Lot 36, Block 21, Kern Place Addition, City of El Paso, El Paso County, Texas
Acreage:	0.123-acre
Rep District:	1
Existing Zoning:	R-3 (Residential)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	Infill development – to allow for a reduction in side yard setback, rear setback, and cumulative front and rear yard setback, and a reduction in lot area and lot width requirements
Proposed Use:	Single-Family Dwelling
Property Owner:	Rosaline Stevenson
Representative:	Carlos Lievanos

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings
South: R-3 (Residential) / Single-family dwellings
East: R-3 (Residential) / Single-family dwellings
West: R-3 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)
NEAREST PARK: Madeline Park (645 feet)
NEAREST SCHOOL: Mesita Elementary School (2,454 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Kern Place Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 30, 2016. Planning has not received any communication in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site development plan approval to allow for infill development to permit a reduction in the side yard setback from 5' to 3', rear setback from 20' to 16', reduction in cumulative front and rear yard setbacks from 50' to 41', as well as a reduction in lot area and lot width requirements (see tables on Pages 3 and 4). The detailed site development plan shows a proposed 2,540.84 sq. ft. single-family dwelling. Access to the subject property is proposed from Park Road.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of the special permit request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding single-family residential development. The proposed development is compliant with the G-2, Traditional Neighborhood (Walkable) land use designation in the Central 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 permits shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): 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 the Comprehensive Plan.

The purpose of the R-3 (Residential) district is 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.

The proposal includes redevelopment of an existing single-family property which utilizes the current configuration of the existing lot.

Plan El Paso - Goals & Policies

This application addresses policy 2.1.12. "Preferred locations for higher density development and redevelopment are sites in Compact Urban areas, which include the following land as identified on the Future Land Use Map:

a. Existing walkable neighborhoods, identified as land in the G-1 "Downtown" and G-2 "Traditional Neighborhood" sectors."

The proposal includes redevelopment of an existing single-family lot which utilizes the current configuration of the existing lot within the G-2 Traditional Neighborhood growth sector.

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 meets two criteria, residing within a state enterprise zone and is part of an older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Kern Place Addition subdivision was platted in 1914 (Attachment #6).

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.

Single-family dwellings are a permissible use in the R-3 (Residential) zone district.

C. Setback Provisions. The 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
Side Setback	5’	3’
Rear Setback	20’	16’
Cumulative Front and Rear Yard Setback	50’	41’

The applicant is requesting side setback, rear setback, and cumulative front and rear yard setback reductions. All other setback requirements are being met.

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 requires 2 parking spaces, and provides 2.

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-2, Traditional Neighborhood (Walkable) (Central Planning Area). There are similar lots in the area which do not meet the lot dimension requirements for the R-3 zoning district, therefore setbacks encroachments appear to be common. Existing structures in the area are one to two stories in height with much of the front yard being landscaped.

F. Landscaping. The landscape standards contained within Title 18 of this Code shall apply to an infill development.

The application includes one street tree as required by Title 18.

G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty percent for an infill development as approved by city council.

The application is requesting a single-family dwelling.

H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Width	60’	44.14’
Lot Area	6,000 s.f.	5,392 s.f.

The applicant is requesting lot width and lot area reductions. All other lot dimensional standards are being met.

20.04.320 Special permit approvals.

A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
    1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
    2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
    3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
    4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
    5. The design of the proposed development mitigates substantial environmental problems;
    6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
    7. The proposed development is compatible with adjacent structures and uses;
    8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render

a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Procedure.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
    1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
    2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
    3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
    4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
    5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

COMMENTS:

Planning and Inspections Department - Land Development

1. No objections to setback reductions.

2. 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.

Planning and Inspections Department – Plan Review

No objections to proposed special permit. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping
No objections to proposed special permit. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

El Paso Fire Department
Recommend approval.

El Paso Water Utilities
We have reviewed the request described above and provide the following comments:

1. EPWater does not object to the rockwall extension to the property line contingent that the Owner executes an acknowledgement letter with EPWater prior to the issuance of permits.

Water:
2. There is an existing 8-inch diameter water main extending along Park Rd. This water main is available for service EPWU records indicate one water service, (one 3/4" active service meter) on property for 904 Park.

Sanitary Sewer:
3. There is an existing 8-inch diameter sanitary sewer main extending along the easement located at the rear of 904 Park Rd. This sanitary sewer main is available for service.

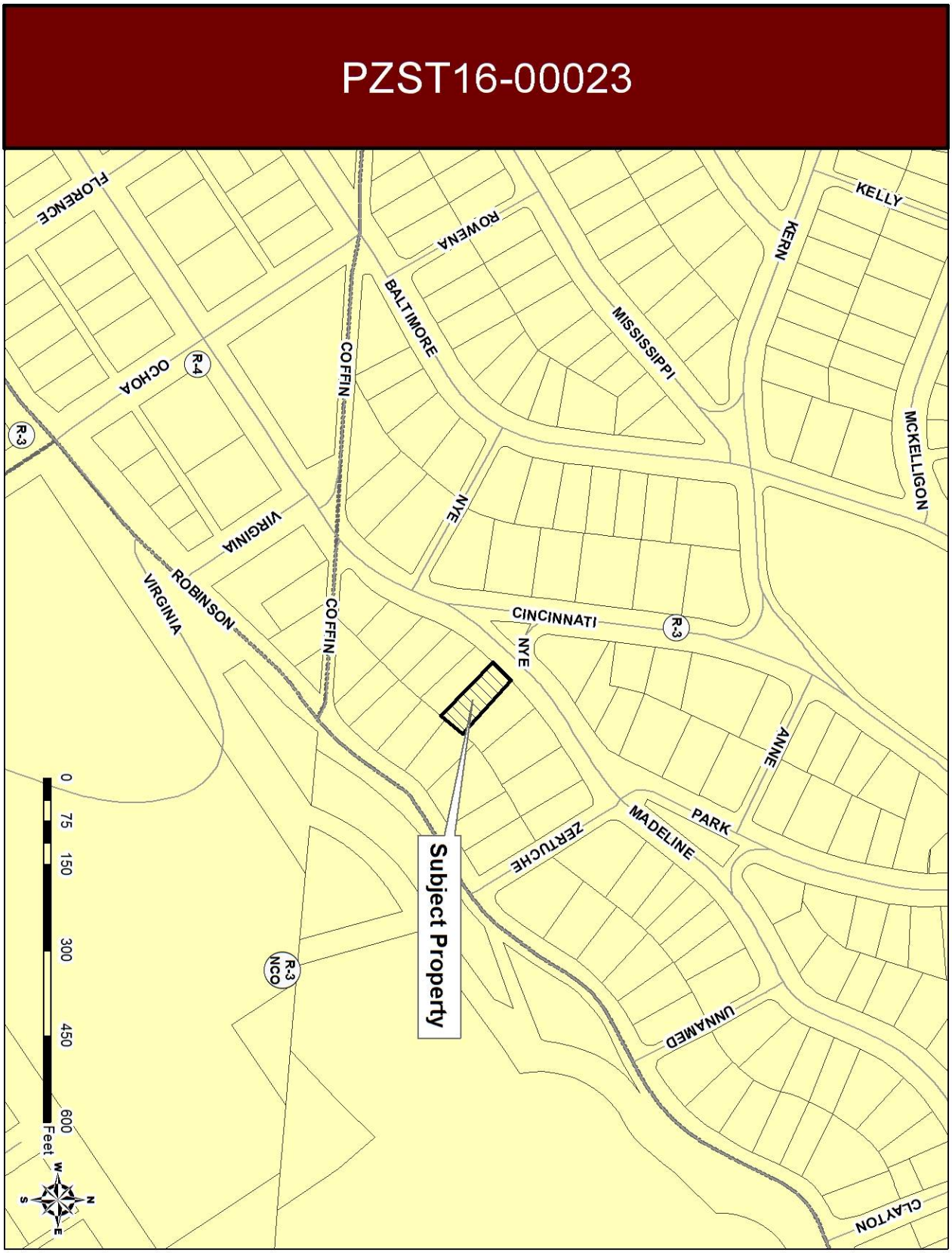
General:
4. EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and 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.

El Paso Water Utilities-Stormwater Division
Stormwater Engineering has reviewed the parcel described above and has no objections. However, we recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro
Sun Metro does not oppose this request.

Attachments
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Subdivision Map

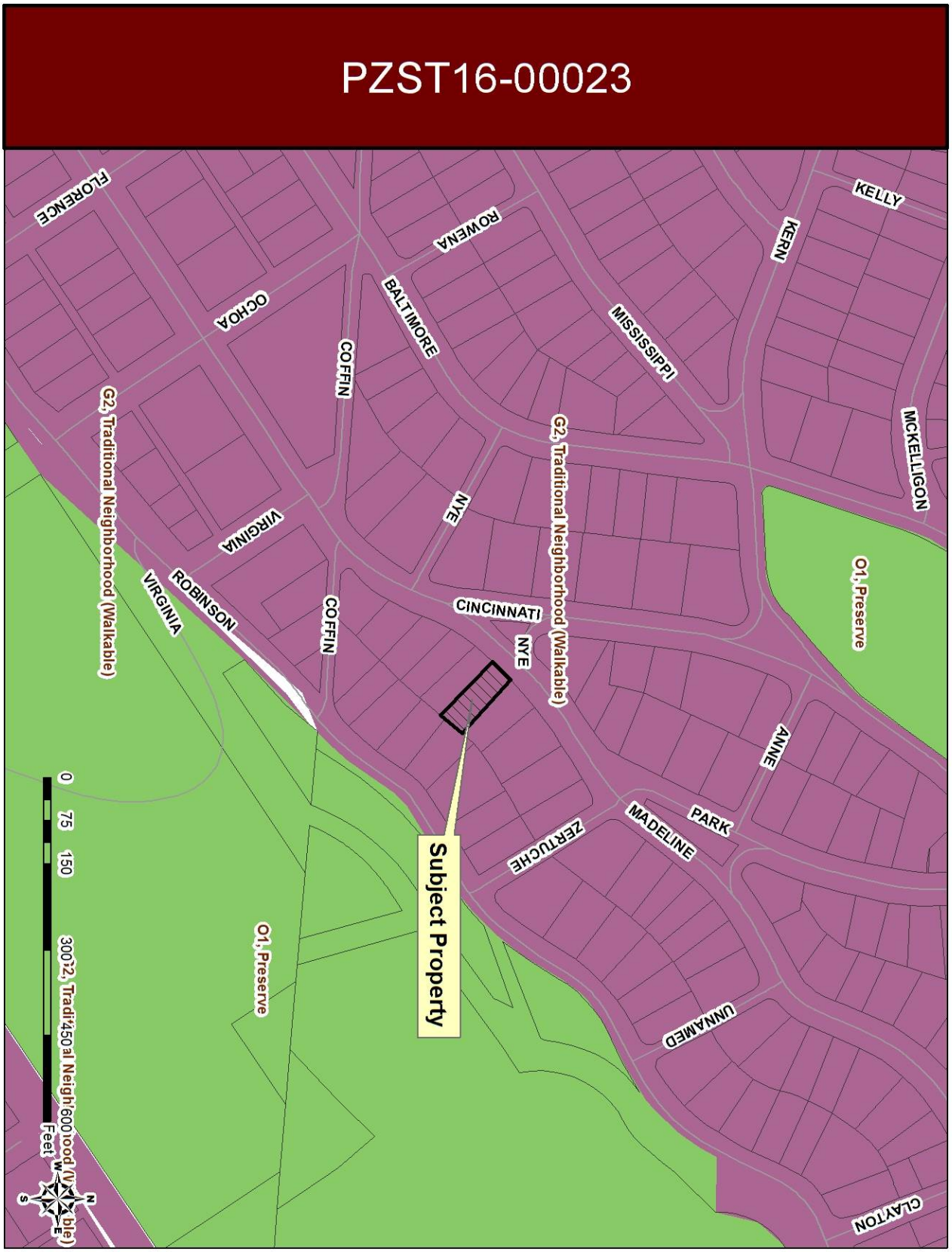
ATTACHMENT 1: LOCATION MAP



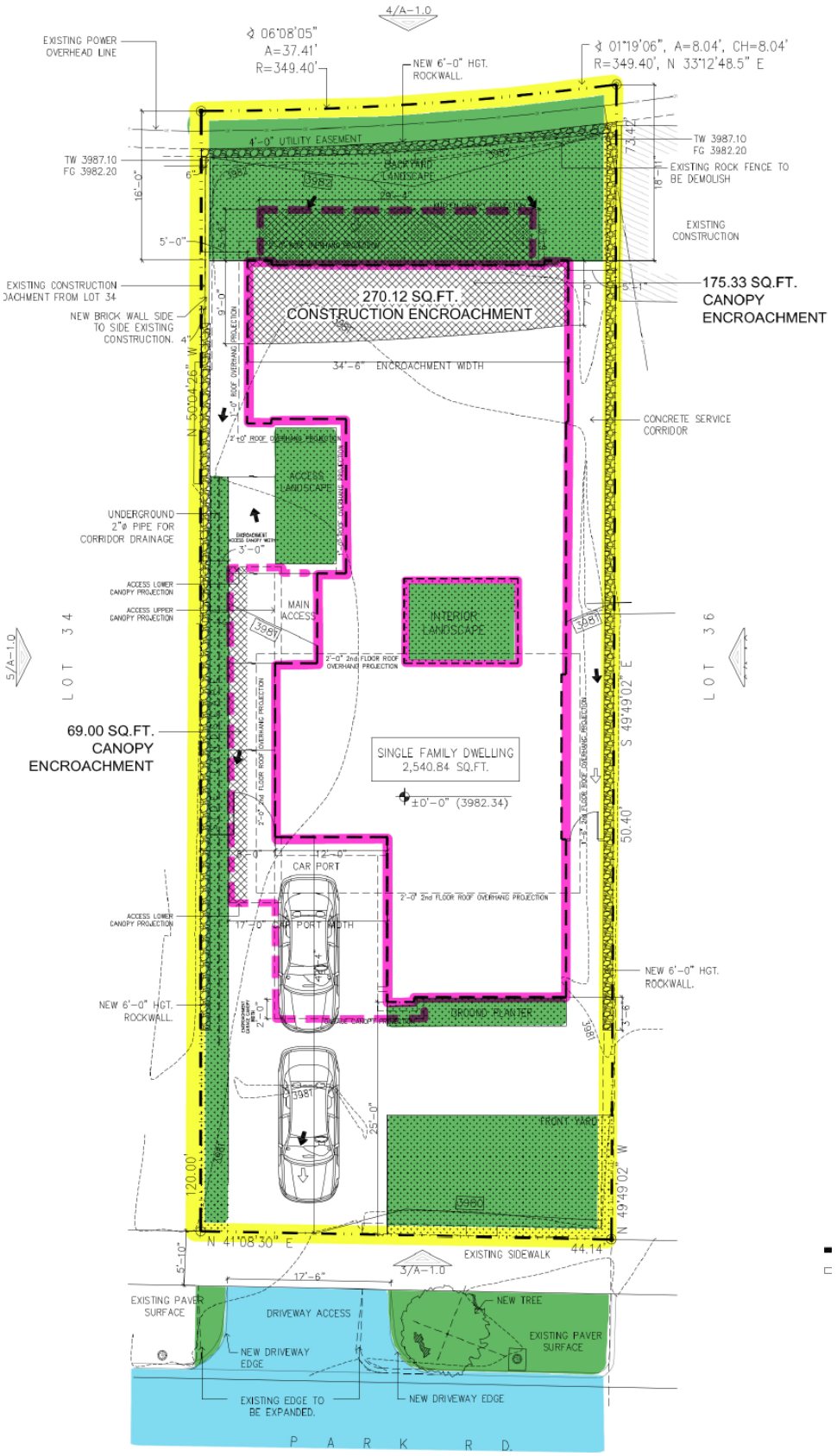
ATTACHMENT 2: AERIAL MAP



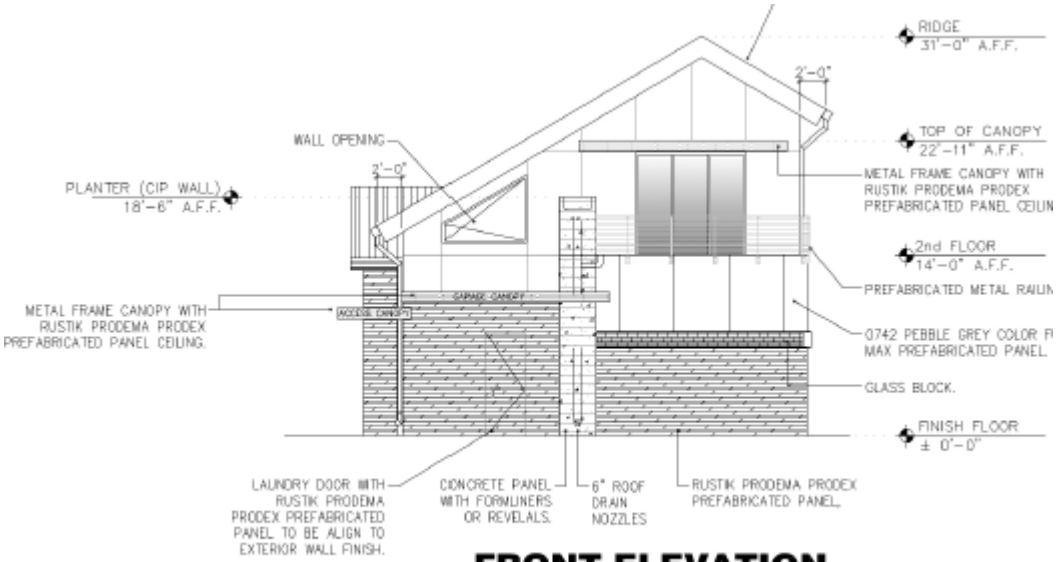
ATTACHMENT 3: FUTURE LAND USE MAP



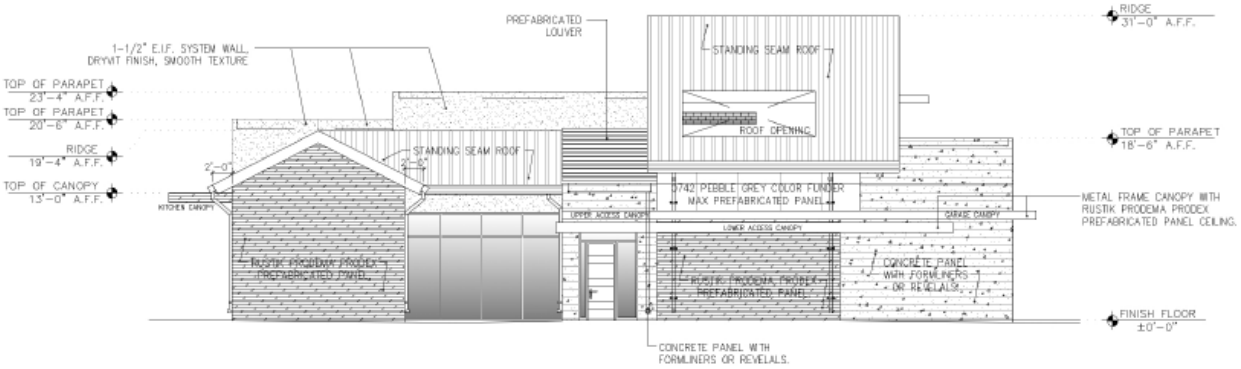
ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 5: ELEVATIONS

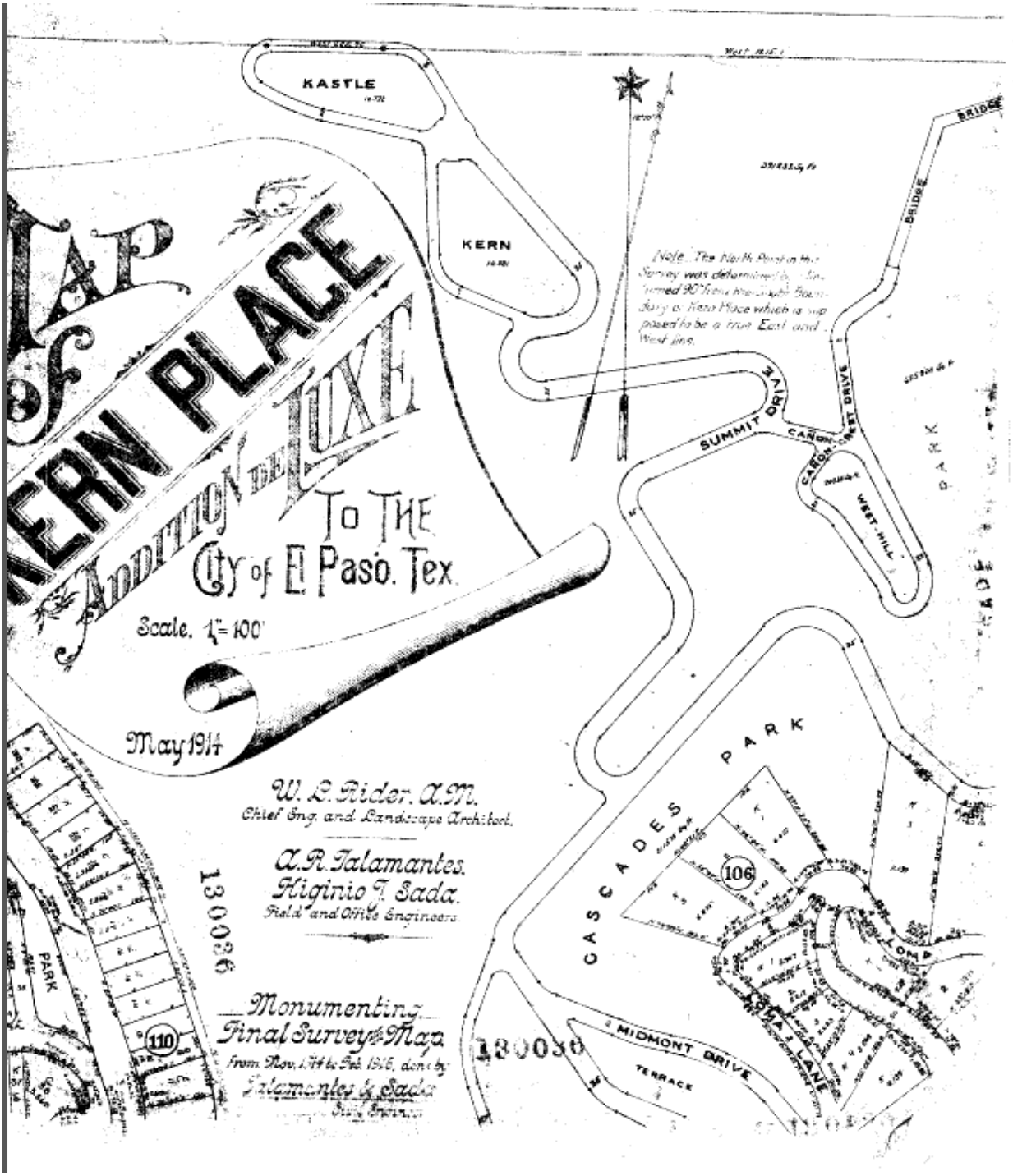


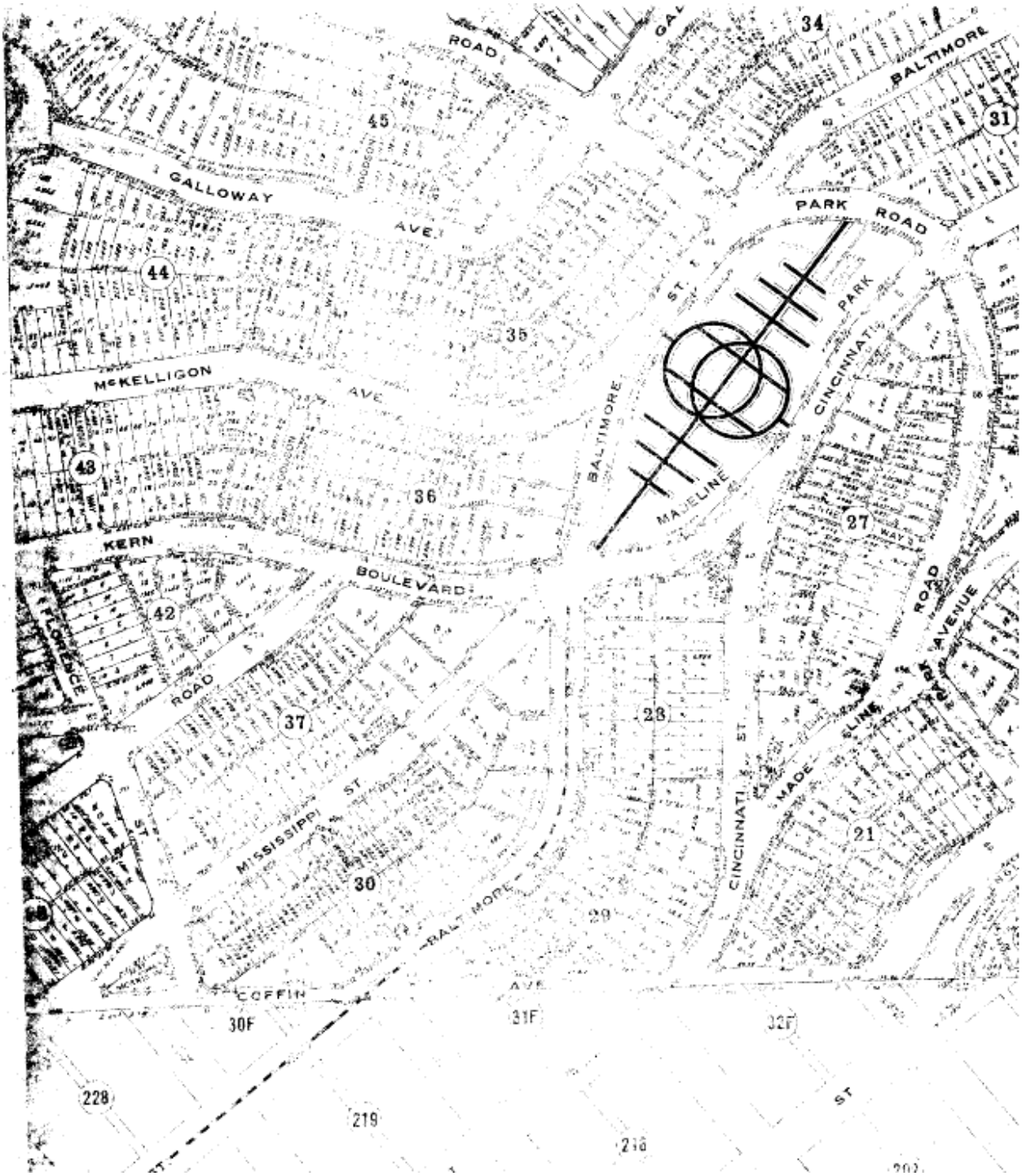
3 FRONT ELEVATION
1/8 = 1'-0"



5 SIDE ELEVATION
1/8 = 1'-0"

ATTACHMENT 6: SUBDIVISION MAP




ROAD
34
BALTIMORE
31
45
GALLOWAY
AVE.
PARK ROAD
44
35
McKELLIGON
AVE.
BALTIMORE
ST.
PARK
CINCINNATI
43
36
MADELINE
27
KERN
BOULEVARD
42
FLORENCE
ROAD
37
28
ROAD
AVENUE
MADE LINE
MISSISSIPPI ST
30
CINCINNATI ST.
21
BALTIMORE ST
29
COFFIN
AVE
30F
31F
32F
228
219
ST

Recommendation/Public Input

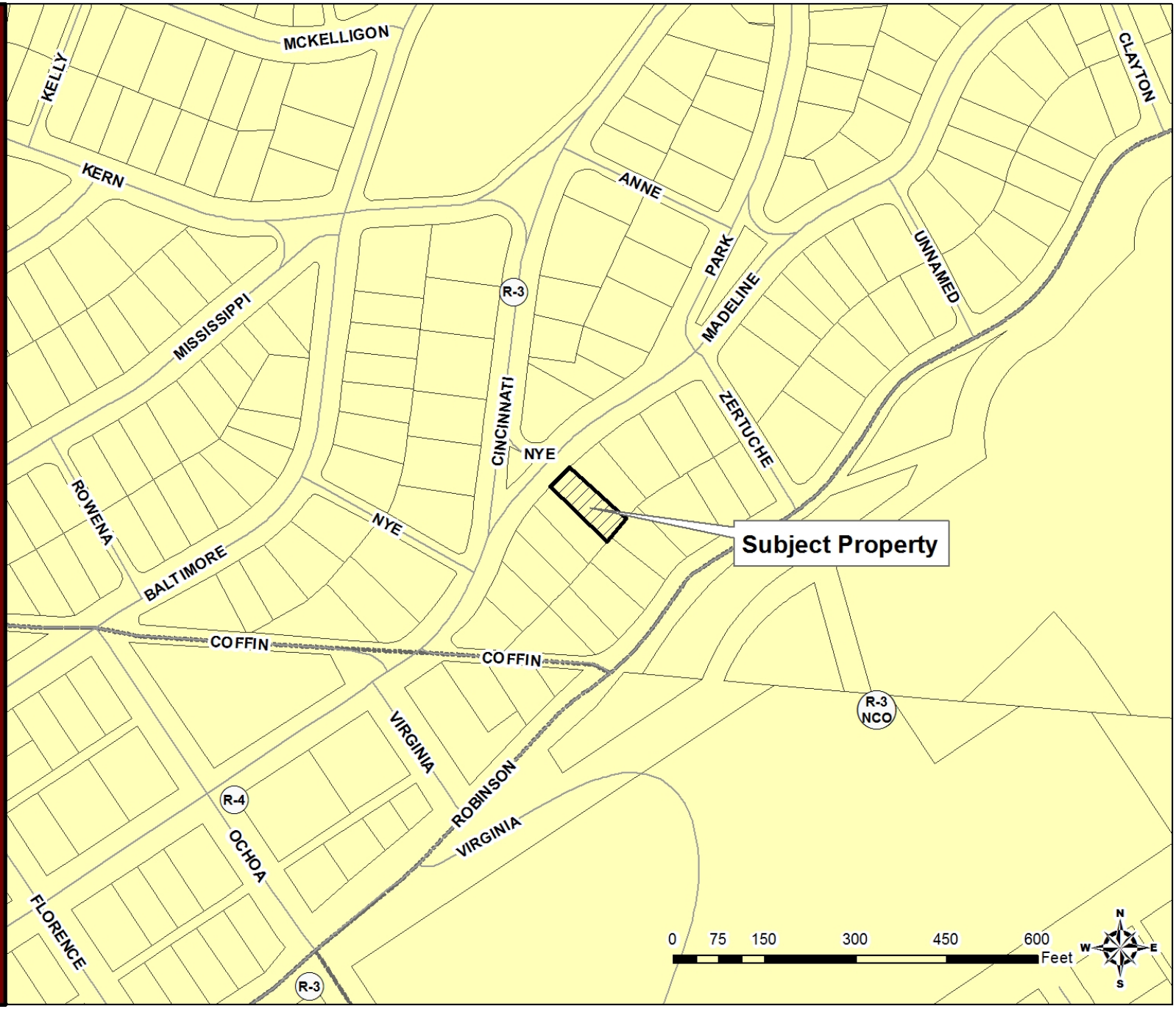
- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (4-1)
- Public Input: No communication in support or opposition to the Special Permit request.

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

1

PZST16-00023

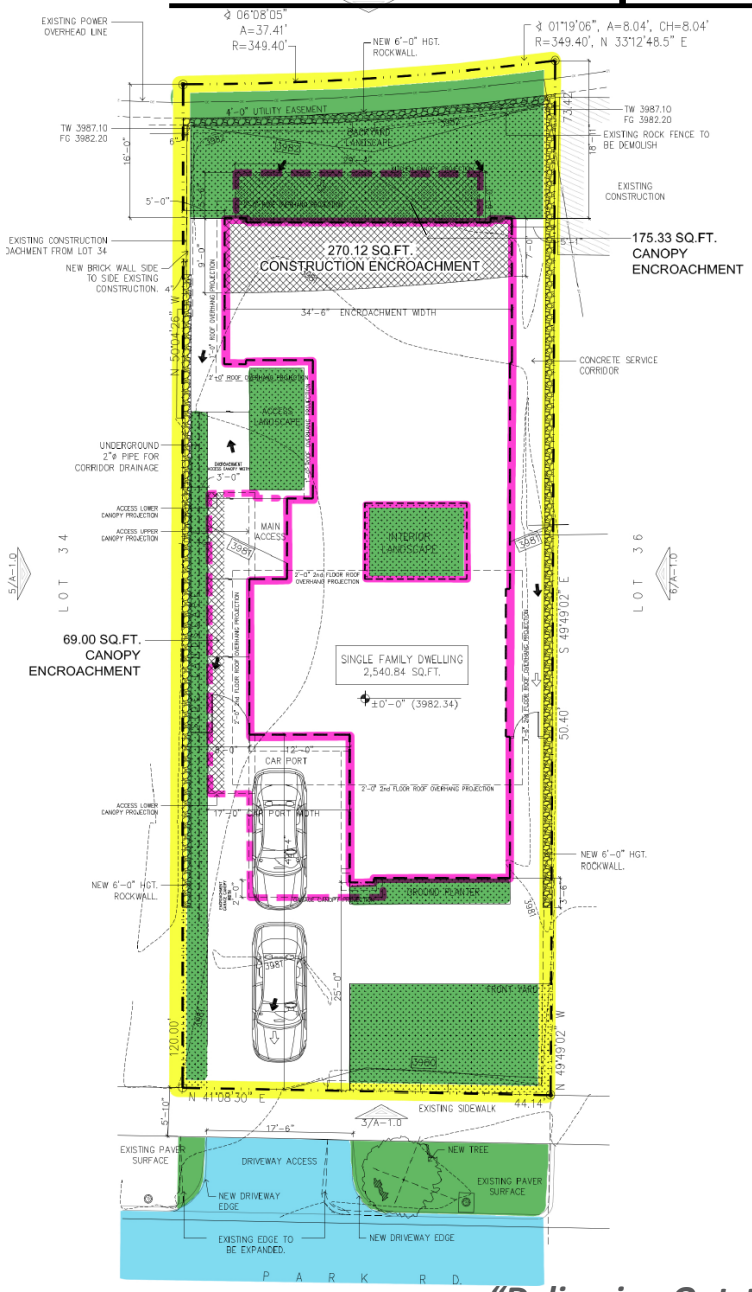


2

PZST16-00023

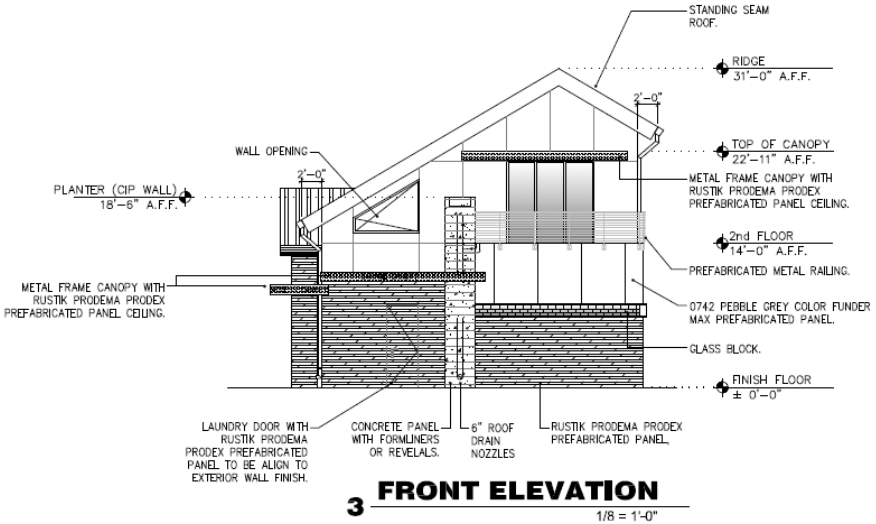
3

Detailed Site Development Plan

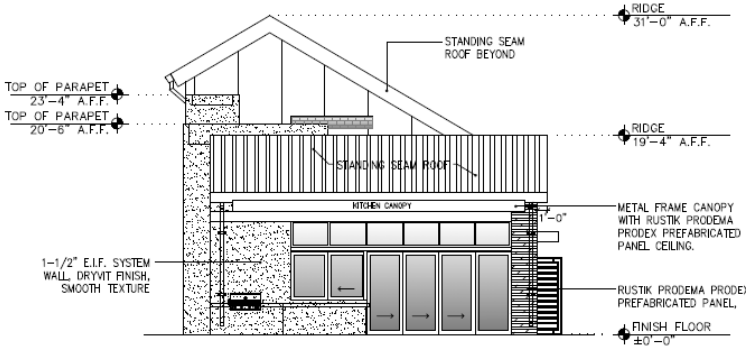


Standards Required and Proposed		
Standard	Required	Proposed
Side Setback	**5'**	**3'**
Rear Setback	**20'**	**16'**
Cumulative Front and Rear Yard Setback	**50'**	**41'**
Lot Width	**60'**	**44.14'**
Lot Area	**6,000 s.f.**	**5,392 s.f.**

Elevations

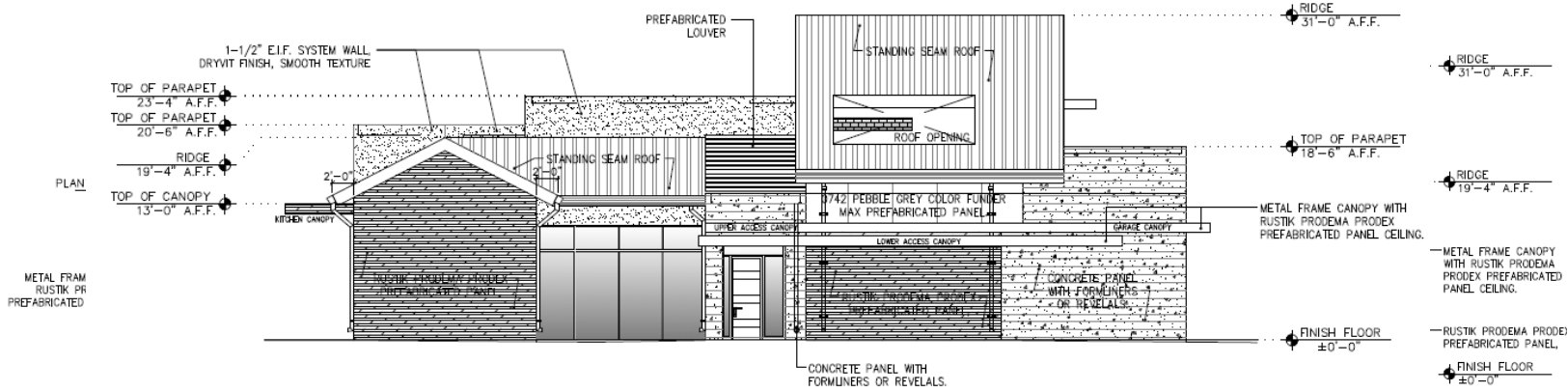


3 FRONT ELEVATION
1/8 = 1'-0"

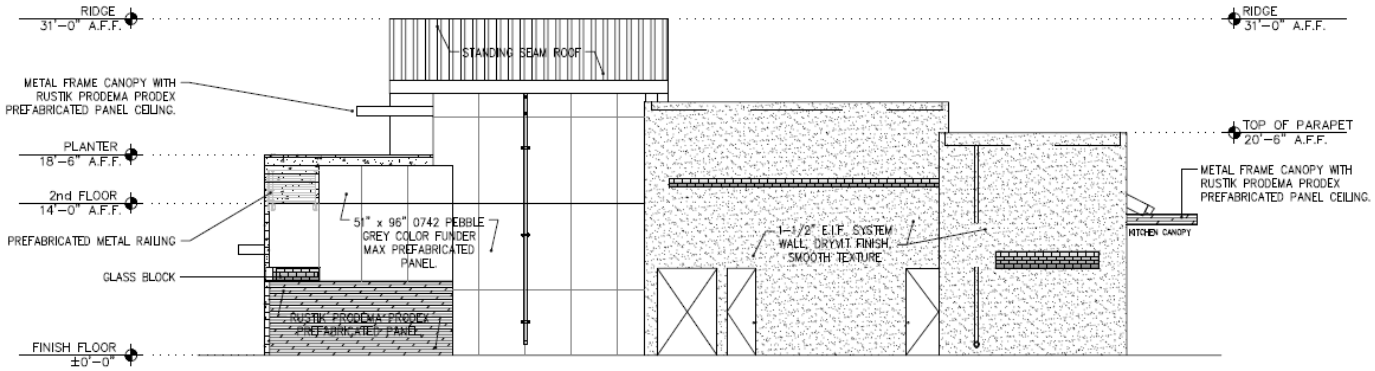


4 REAR ELEVATION
1/8 = 1'-0"

Elevations



5 SIDE ELEVATION
1/8 = 1'-0"



6 SIDE ELEVATION
1/8 = 1'-0"



Subject Property



North



East



West

PZST16-00023

9

