City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	PZRZ14-00053
Application Type:	Rezoning
CPC Hearing Date:	January 8, 2015
Staff Planner:	Harrison Plourde, 212-1584 plourdeht@elpasotexas.gov
Location:	West of Mesquite Hill Drive, South of Patriot Freeway
Legal Description:	A Portion of Tract 6C, Section 16, and a portion of Tracts 1D and 1E, Section 17, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas
Acreage:	37.338 acres
Rep District:	4
Existing Zoning:	C-1 (Commercial) / A-2 (Apartment)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	From C-1 (Commercial) and A-2 (Apartment) to R-5 (Residential)
Proposed Use:	Single-Family Residential
Property Owner:	Newman Ranch Partners, L.P.
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/conditions)/Vacant
South: R-F (Ranch-Farm)/Vacant
East: R-5 (Residential)/Single-family residential
West: A-2 (Apartment)/Vacant
C-3/c (Commercial/conditions)/Vacant
R-F (Ranch-Farm)/Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable) (Northeast Planning Area)
NEAREST PARK: Mesquite Hills #4 (996 feet)
NEAREST SCHOOL: Desertaire Elementary (3.17 miles)

NEIGHBORHOOD ASSOCIATIONS

No Neighborhood Associations registered in the area as verified by Community Development Neighborhood Association Registry.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 18, 2014. The Planning Division has not received any letters or phone calls in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from A-2 (Apartment) and C-1 (Commercial) to R-5 (Residential) to allow for the development of single-family residential housing similar to that of the adjacent Mesquite Hills development to the east. The site plan shows that the request includes portions of three vacant parcels, the total area of which is approximately 37 acres. Access to the subject area is from Mesquite Hill Drive.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from A-2 (Apartment) and C-1 (Commercial) to R-5 (Residential).

The area proposed for rezoning is in close proximity to other R-5 (Residential) zoned properties. The rezoning request is compatible with adjacent properties and is compliant with the *Plan El Paso* Land Use Designation G-4 in the Northeast Planning Area.

Plan El Paso-Future Land Use Map Designation
All applications for a rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhoods.

COMMENTS:

Planning Division – Transportation
No objections.

General Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning & Inspections Department – Building Development & Permitting
No comments provided.

Planning & Inspections Department – Landscape Review
No comments provided.

Planning & Inspections Department – Land Development
No comments provided.

El Paso Fire Department
Zoning change request does not adversely affect the fire department.

El Paso Police Department
There are no objections or comments to add.

El Paso Water Utilities
1. We have reviewed the zoning change request referenced above and provide the following comments:

2. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed at the teim of platting and collected by EPWU prior to the issuance of a Building Permit.

3. EPWU is in the construction phase of a 24-inch diameter transmission main that extends parallel to US-54 from Sean Haggerty and McCombs to a proposed elevated tank at the southeast crossing of US-54 and the gas easement. Under a different project by the year 2016 the 24-inch diameter water main will continue in a northerly direction along US-54 and will connect to a proposed elevated tank which will be located approximately 3,400-feet north from the northwestern subject property line.

Water

1. There is an existing 12-inch diameter water main along Mesquite Hill Drive fronting the subject subdivision. Said main is located approximately 8-feet east from the center line of the right-of-way.

2. The subject subdivision is planned by EPWU to be ultimately serviced from the future Franklin East 1 Pressure Zone. The maximum pressures then will be approximately 90 psi. In anticipation of higher pressures in the future when serviced from Franklin East 1 Pressure Zone, the EPWU recommends the installation of private pressure regulating devices at the discharge of each water meter within the development at this time.

3. On-site water main extensions will be required along the streets within the proposed subdivision. The Developer is responsible for all water main extension costs.

Sanitary Sewer

1. There is an existing 18-inch diameter sanitary sewer main along Mesquite Hill Drive fronting the subject subdivision. Said main is located approximately 6-feet west from the center line of the right-of-way.

2. On-site sanitary sewer main extensions will be required along the streets within the proposed subdivision. The Developer is responsible for all sewer main extension costs.

General

EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins Drive, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU-PSB Rules and Regulations. The owner 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.

Sun Metro

Sun metro does not oppose this request.

Texas Department of Transportation

This area is not abutting TxDOT right-of-way, only Zone C-3/C to the north. Once this area is developed TxDOT will have to review development plans for area along US-54.

Attachments:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Zoning Plan

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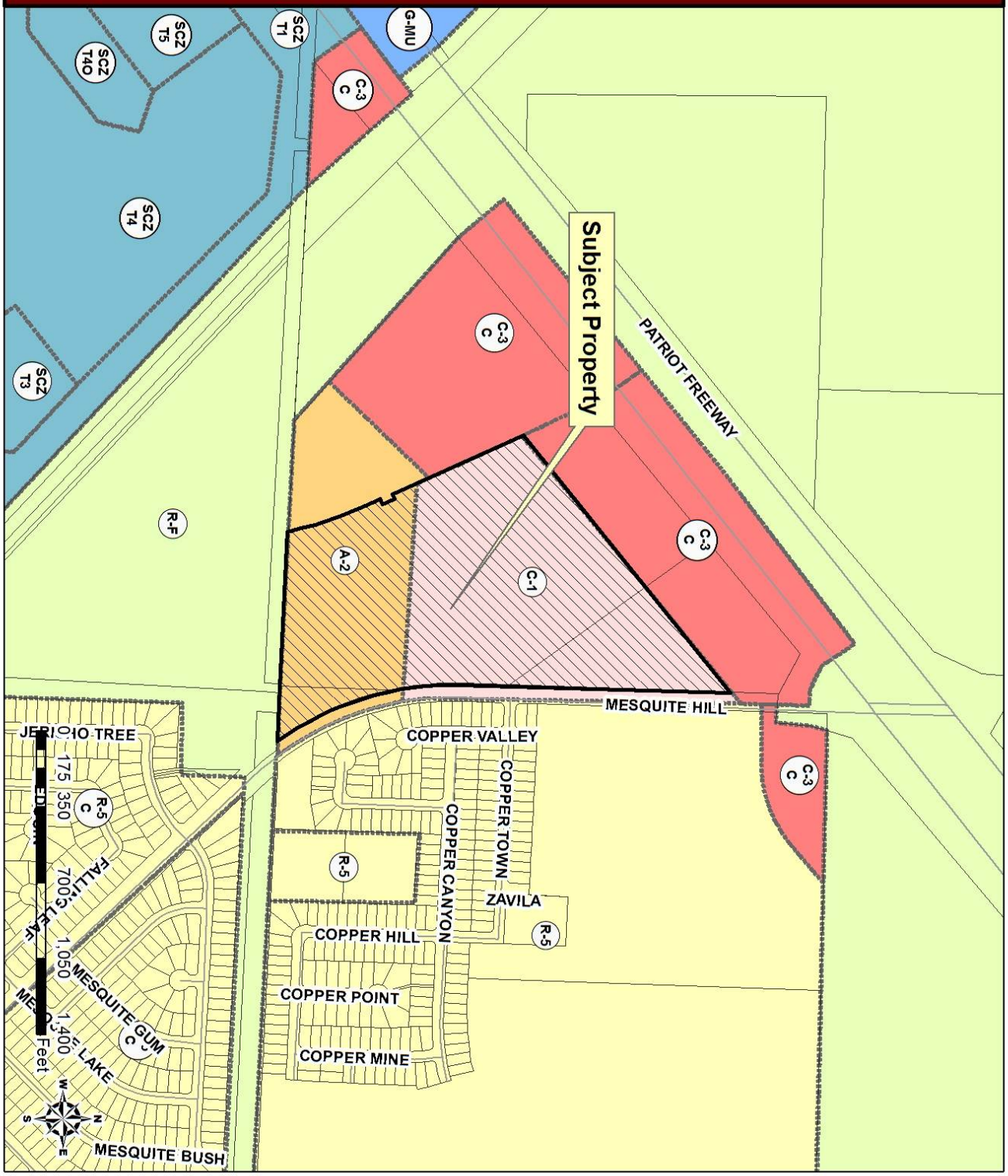

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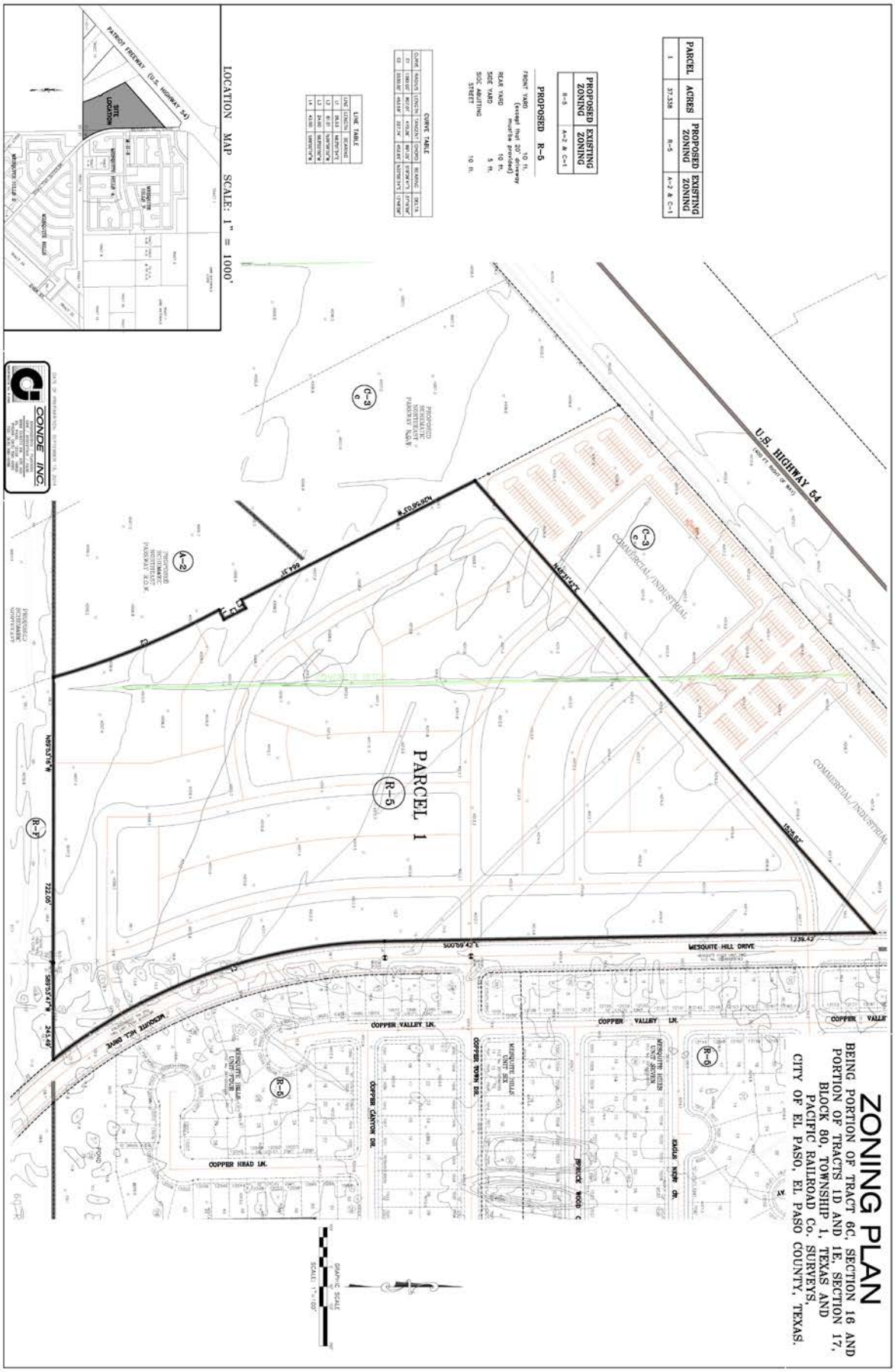
ZONING PLAN
BEING PORTION OF TRACT 6C, SECTION 16 AND PORTION OF TRACTS 1D AND 1E, SECTION 17, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD Co. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
PARCEL 1
R-5
U.S. HIGHWAY 54
COMMERCIAL/INDUSTRIAL
MESQUITE HILL DRIVE
COPPER VALLEY LN.
COPPER HEAD LN.
COPPER CANYON DR.
COPPER TOWN DR.
MESQUITE HILLS UNIT SEVEN
MESQUITE HILLS UNIT FOUR
MESQUITE RIDGE UNIT SEVEN
EAGLE RIDGE DR.
SPRUCE WOOD
PROPOSED RECREATIONAL VEHICLE PARKING LOT
PROPOSED RECREATIONAL VEHICLE PARKING LOT
PROPOSED SECONDARY SETTLEMENT PARKWAY
PROPOSED SECONDARY SETTLEMENT PARKWAY
MESQUITE HILL DRIVE
PROPOSED SECONDARY SETTLEMENT PARKWAY
PROPOSED SECONDARY SETTLEMENT PARKWAY
PROPOSED SECONDARY SETTLEMENT PARKWAY