



City of El Paso – City Plan Commission Staff Report

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

No comments provided.

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.

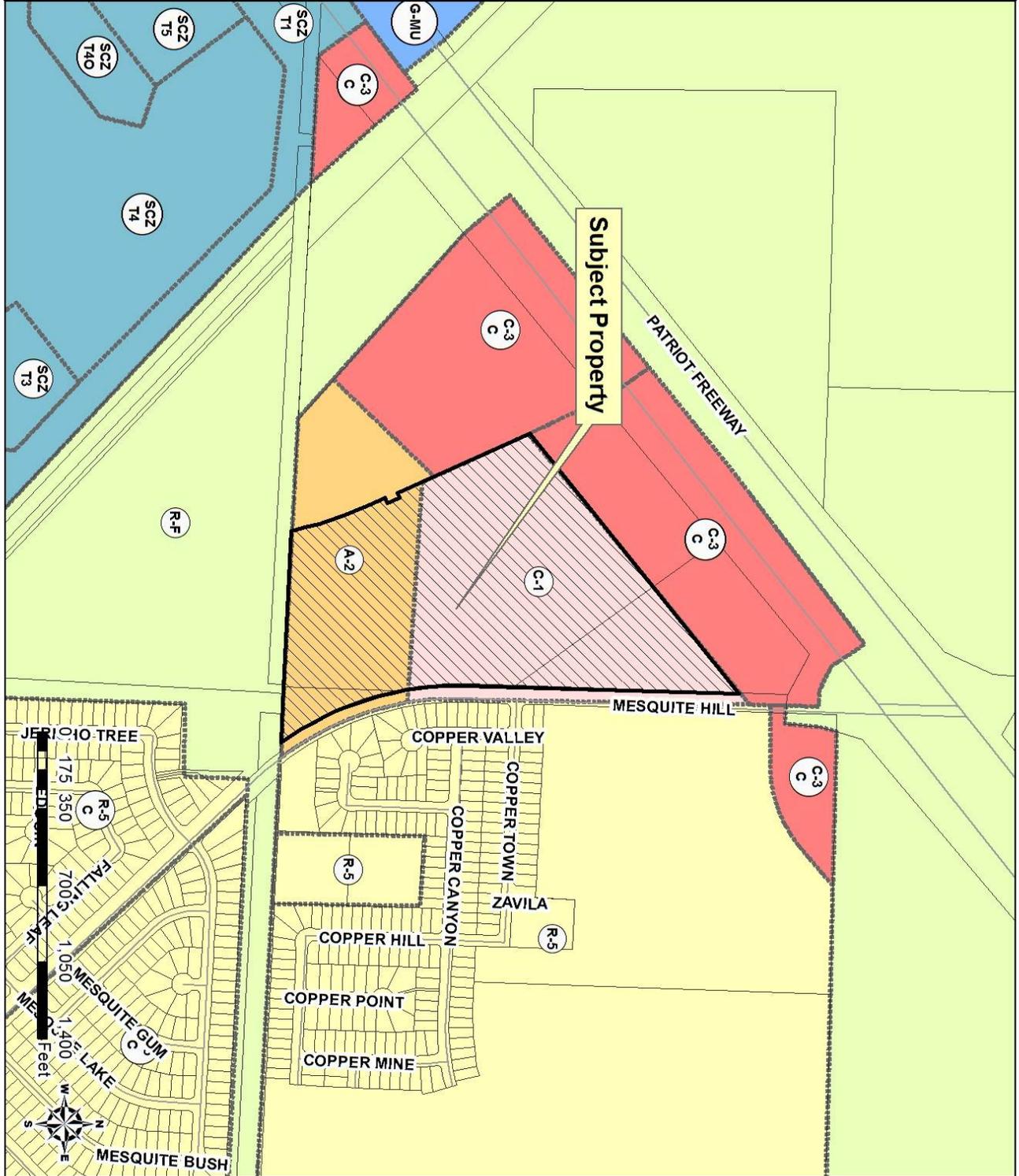
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Zoning Plan

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