



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00040
Application Type: Rezoning
CPC Hearing Date: March 7, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 9399 Alameda Avenue
Legal Description: Tract 3C, Block 47, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 1.1336 acres
Rep District: 6
Existing Zoning: R-4 (Residential)
Existing Use: Single-family dwelling and mobile home
Request: From R-4 (Residential) to C-1 (Commercial)
Proposed Use: Automobile Part Sales

Property Owner: Kathleen Louise Key
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Light Manufacturing/special contract) / School
South: R-F (Ranch and Farm) / Single-family dwelling
East: R-4 (Residential) / Single-family dwellings
West: R-5/sc (Residential/special contract) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning)

NEAREST PARK: Pavo Real Park (916 feet)

NEAREST SCHOOL: Camino Real Middle (210 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 22, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-4 (Residential) to C-1 (Commercial) to allow for automobile part sales. The conceptual site plan shows 1 existing building in the front yard to remain and be converted to a store, an addition for a warehouse and, 1 existing storage building to remain. The existing house and mobile home in the rear yard will be demolished. Access is proposed from Alameda Avenue and Carnes Road.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **denial** of rezoning the subject property R-4 (Residential) to C-1 (Commercial) and instead recommends S-D (Special Development) zone district with a condition per Transportation's recommendation:

That no access be permitted from the residential street Carnes Road.

The recommendation is based on the surrounding residential uses and school immediately adjacent to the subject property. Plan El Paso land use designation is G-3, Post-War. The predominant land use in the area is residential.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning 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 C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

Recommend a condition be placed on the rezoning to restrict access to the site from Carnes as it is a substandard local residential street. Commercial vehicular traffic should be limited through Alameda.

Site plan comments:

1. Show width of driveways (minimum width of 25 ft. required for commercial).
2. Show existing driveway on Carnes to be removed.
3. Show width of the parking aisle (24ft. minimum required for 90 degree angle parking).
4. Sidewalks shall continue across driveways.

Notes:

1. Site is located along the Alameda Rapid Transit System (RTS) Corridor. Location and arrangement of any bus stops and/or bus pull in bays shall be coordinated and approved by Sun Metro.
2. Access and improvements to Alameda shall be coordinated and approved by TxDOT.
3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

Provide Parking is required.

City Development Department - Landscaping Division

Landscaping is required.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development

Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time. **

Note, A more detailed reviewed will be done by fire plan review during the permitting process .

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

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

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the water main is located approximately 14.5 feet west from the center line of the right-of-way.

3. There is an existing 6-inch diameter water main extending along Carnes Road that is available for service, the alignment of the water main varies between the southeast and southwest property lines.

4. There is an existing 8-inch diameter water main extending along Alameda Avenue that is available for service, the water main is located approximately 25 feet east from the center line of the right-of-way.

5. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 9399 Alameda Avenue.

6. Previous water pressure from fire hydrant #3239 located approximately 440-ft east of the eastern subject property line has yield a static pressure of 96 (psi), a residual pressure of 84 (psi), and a discharge of 1,256 gallons per minute.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 20 feet east from the center line of the right-of-way.

8. There is an existing 8-inch diameter sanitary sewer main extending along Carnes Road that is available for service, the sewer main is located approximately 28-feet south of the southern property line. Said main continues west and ends at approximately 129-feet west from the southeast subject property line.

General:

9. EPWU requires a new service application to provide 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

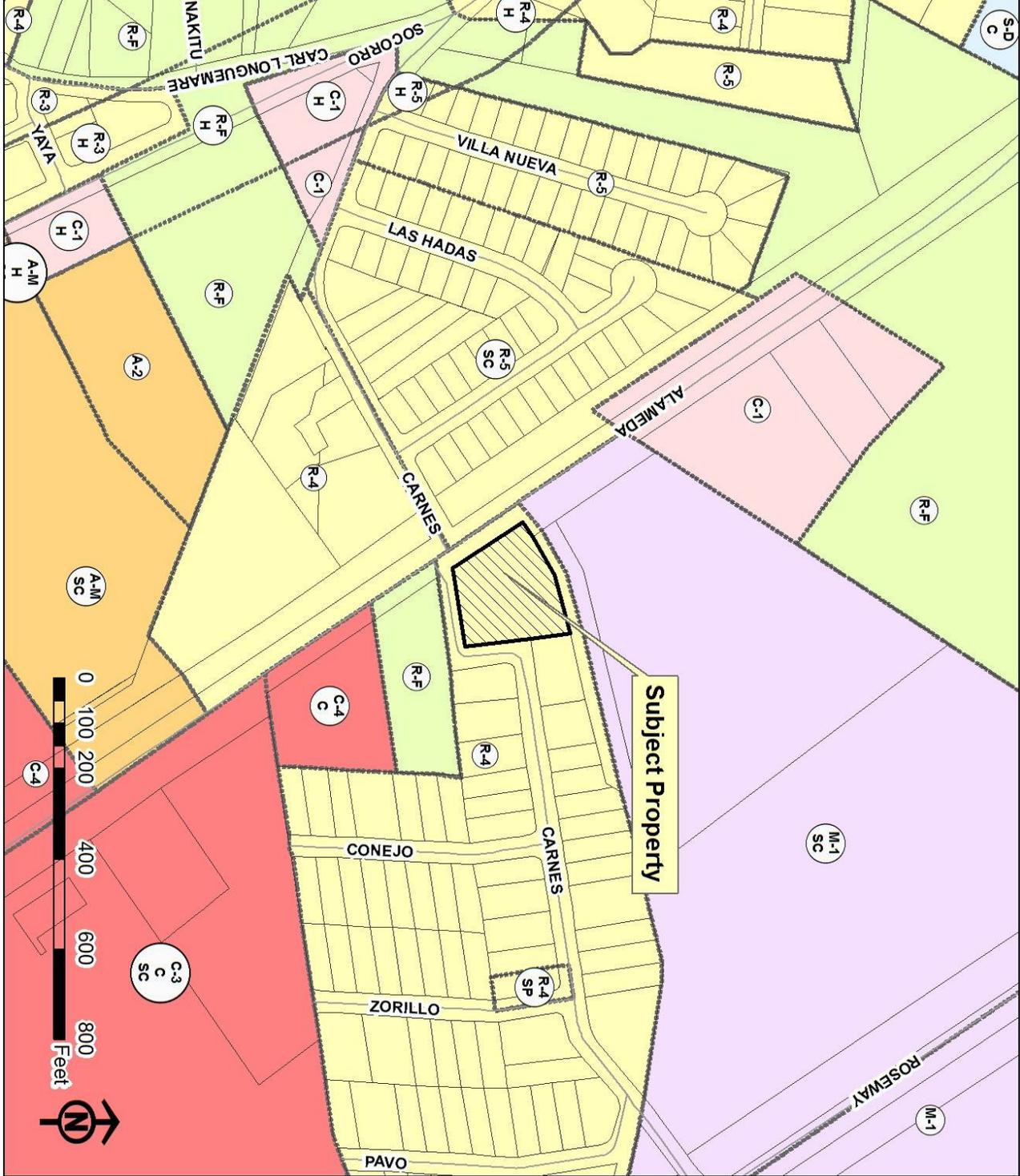
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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