



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00001
Application Type: Rezoning
CPC Hearing Date: March 8, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: South of Montana Avenue and West of Dominican Street
Legal Description: Tracts 9A1, 9A1A and 9A2, Block 79, Section 32, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 2 acres
Rep District: 5
Zoning: R-3 (Residential)
Existing Use: Vacant
Request: From R-3 (Residential) to C-4 (Commercial)
Proposed Use: Large contractor yard
Property Owner: Acala Investments, LLC
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: Ft. Bliss / Vacant
South: RMH (Residential Mobile Home District) / Vacant
East: RMH (Residential Mobile Home District) / Mobiles Homes
West: C-4 (Commercial District) / Truck lot

Plan for El Paso Designation: East (Mixed Use)
Nearest Park: Hueco Mountain Park (1,693 ft.)
Nearest School: Jane A. Hambric Elementary (2,384 ft.)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notices of the March 8, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on February 13, 2012. The Planning Division received one phone call in opposition to the rezoning and proposed use.

APPLICATION DESCRIPTION

The request is to change the zoning from R-3 (Residential) to C-4 (Commercial) to allow for a large contractor yard.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **denial** of C-4 (Commercial).

C-4 (Commercial) is incompatible with the adjacent residential uses to the immediate east (RMH), south (R-3) and west (R-3), particularly as it extends deeply into residential. In addition, the request is incompatible with the 2025 Projected Land Use Map which calls for mixed use. Furthermore, 20.10.010 requires legal access, of which Tract 9A1 does not have. “No lot or portion thereof shall be used or occupied unless such lot has frontage upon an accessway, except for agricultural uses associated with the conduct of a farm or ranch.”

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

The purpose of the C-4 district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **denial**.

Department of Transportation

Transportation recommends denial of the proposed rezoning request based on the following: 1. Montana is currently experiencing an average level of service (LOS) of F and exceeds capacity. The proposed zoning change would add to the delays experienced along Montana Avenue. 2. The uses within the C-4 (Commercial) zoning have the potential to generate trips in excess of 3,000 Average Daily Trips (ADT) and peak hour (PH) trips in excess of 300 trips. 3. A TIA is required in accordance with Section 20.04.380.G as the proposed zoning permits uses that have the potential to increase the traffic impact on adjacent traffic infrastructure. 4. Tracts 9-A-1-A and Tract 9-A-2 are currently landlocked and do not comply with Section 20.10.010.C (Legal Access Required). 5. Should the rezoning be approved, Transportation recommends a deceleration lane to remove heavy trucks from the path of travel along Montana. The proposed deceleration lane requires coordination and approval from TxDOT. The following comments are to be addressed at the time of development: 1. The parking spaces adjacent to Montana do not comply with the aisle width requirements for 90 degree angled parking. A minimum aisle width of 24ft. is required for 90 degree angled parking. 2. The proposed driveway poses potential hazards as it is not lined up with the existing median opening on Montana and drivers will attempt to cross against traffic in order drive westbound on Montana. 3. The driveway also poses potential hazards as the last parking space is directly in front of the driveway, thus potentially causing vehicle stacking on Montana. 4. Sidewalks shall be provided along Montana. Notes: 1. The property is located along the Montana Rapid Transit System (RTS) Corridor. Coordinate with Sun Metro regarding the location of bus stops and/or bus pull in bays. 2. Access and improvements to Montana shall be coordinated and approved by TxDOT. 3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

Land Development

ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.* Grading plan and permit shall be required.* Storm Water Pollution Prevention Plan and/or permit required.* Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.* Six ft. Rockwall is required abutting residential. The property shall be subject to On-Site Ponding. The Applicant shall coordinate with TxDOT for access and drainage on Montana. The Subdivision is within Flood Zone C-"Areas of minimal flooding" – Panel # 480214 0037B, dated October

15, 1982. * This requirement will be applied at the time of development.

Sun Metro

Sun Metro does not oppose this request.

Building Permits & Inspections

Recommend Approval

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing twenty-four (24) inch diameter water main that extends along Montana Avenue fronting the northern boundary of the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations.

3. There is an existing twelve (12) inch diameter water main that extends along Montana Avenue fronting the northern boundary of the subject property. If tracts 9A1 & 9A1A and 9A2 are developed simultaneously, service will be available from this water main.

4. If tracts 9A1 & 9A1A and 9A2 are developed separately a water main extension will be required to serve Tract 9A2. This extension will be made at owner's expense.

Sanitary Sewer:

5. There is an existing 12-inch diameter sanitary sewer main at the south boundary of the subject property. If tracts 9A1 & 9A1A and 9A2 are developed simultaneously, service will be available from this sanitary sewer main.

6. If tracts 9A1 & 9A1A and 9A2 are developed separately a sanitary sewer main extension will be required to serve Tract 9A1 and 9A1A. This extension will be made at owner's expense.

General:

7. Application for new 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.

CITY PLAN COMMISSION OPTIONS

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

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for 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 The Plan for 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 The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: CONCEPTUAL SITE PLAN

