



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00002
Application Type: Rezoning
CPC Hearing Date: March 13, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 1139, 1149, & 1175 Southside Road
Legal Description: Tracts 15, 15A, 15B and 16D, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 6.1939 acres
Rep District: 6
Current Zoning: R-F (Ranch-Farm)
Existing Use: Automobile Salvage yard
C/SC/SP/ZBA/LNC: No
Request: R-F (Ranch-Farm) to C-4 (Commercial)
Property Owners: Karina Ruiz Sanchez, Guadalupe Daniel Ruiz, & Daniel Ruiz
Representative: Roman Bustillos

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Manufacturing/Special contract) / Vacant

South: C-4/c (Commercial/Contract) / Agriculture

East: R-F (Ranch-Farm) / Vacant

West: C-4/c (Commercial/Contract) / Agriculture

PLAN EL PASO DESIGNATION: G-7 Industrial and/or Railyard (Mission Valley Planning Area)

NEAREST PARK: Caribe Park (9,199 feet)

NEAREST SCHOOL: South Loop Elementary School (5,207 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area as verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 25, 2014. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-F (Ranch-Farm) to C-4 (Commercial). The property is currently operating as an automobile salvage yard. The property proposes 5 phases of development. The proposed uses for the property include a contractor's yard, warehousing, a veterinary clinic, and a church. Access to the subject property is from Southside Road.

APPLICATION HISTORY

An inspection by the Code Enforcement Division on September 27, 2013 found that the property was in violation of the zoning code for storage of inoperable vehicles on the property, a use impermissible in the present R-F (Ranch-Farm) district. Since the initial violation the El Paso Municipal Court has ordered the vehicles to be removed from the property, a process which is ongoing at this time.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) to C-4 (Commercial). The property is situated between high intensity commercial and light intensity manufacturing

zoning districts. Furthermore, it exists squarely within the G-7 industrial growth sector. An analysis shows a steady transition to C-4 for the peninsula of land extending from Loop 375 encompassed by M-1 zoned property on three sides. Accordingly, the proposed rezoning is compatible with both existing land use and future growth patterns.

Plan El Paso-Future Land Use Map Designation

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

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the C-4 (Regional Commercial) district is to provide commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. 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.

COMMENTS:

Planning Division - Transportation

No objections. A TIA is not required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Plan Review

No objections to proposed rezoning.

City Development Department - Land Development

No objection

El Paso Fire Department

No objection to the rezoning case at this time.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 12-inch water main approximately 240 ft. from the intersection of the Playa Drain and Southside Road east. An off-site water main extension is required from the end of the existing 12-inch water main to the most western end of Tract 15. The developer is responsible for all water main extension costs.

Sanitary Sewer:

1. No sanitary sewer service is available to the site. A License of Approval for an on-site sewage disposal system, issued by the OSSF (On-Site Sewage Facility) Program of El Paso County, is required at the time of application for any water service.

2. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 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.

Attachments:

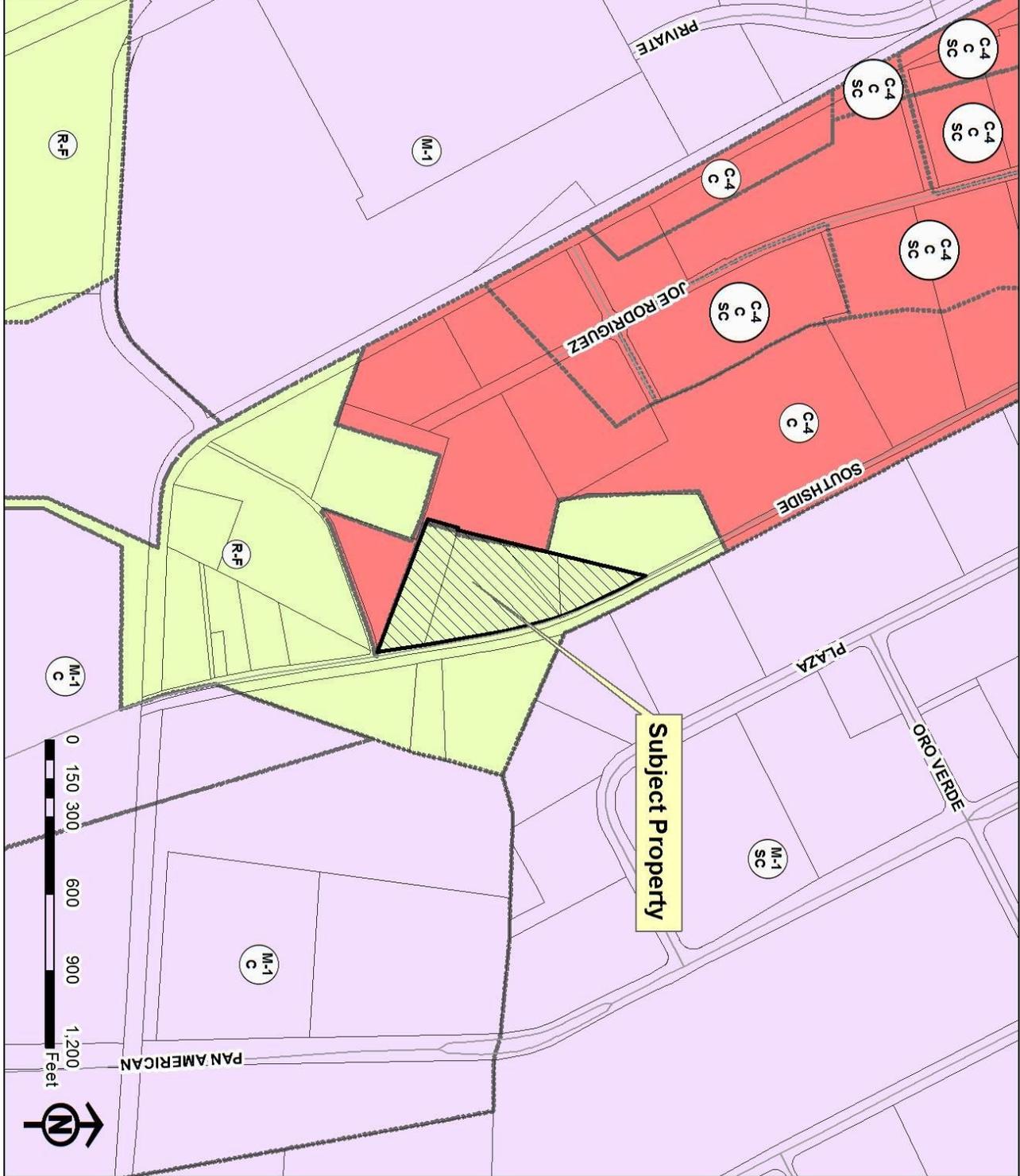
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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