City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ13-00003
Application Type:	Rezoning
CPC Hearing Date:	April 18, 2013
Staff Planner:	Michael McElroy, 915-541-4238, *mcelroyms@elpasotexas.gov*
Location:	4864 Doniphan Drive
Legal Description:	Portion of Tracts 12 and 13, J. M. Jett Survey 155, City of El Paso, El Paso County, Texas
Acreage:	2.1085 acres
Rep District:	8
Zoning:	R-5 (Residential)
Existing Use:	Vacant
Request:	C-3 (Commercial)
Proposed Use:	Bus Depot
Property Owner:	El Paso Independent School District
Representative:	Roe Engineering L.C.

SURROUNDING ZONING AND LAND USE

North: C-3/sc (Commercial/Special contract) / Grocery store
South: C-3 (Commercial) / Utilities Yard
East: C-4/sc (Commercial/Special contract) / Warehousing
West: C-3 (Commercial) / Bus Depot / Maintenance Yard

Plan El Paso Designation: G7, Industrial and/or Railyards (Northwest)
Nearest Park: White Spur Park (234 ft.)
Nearest School: Mitzi Bond Elementary (5,401 ft.)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Upper Valley Neighborhood Association, Save the Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 19, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to change the zoning from R-5 (Residential) to C-3 (Commercial) to allow for the expansion of the existing EPISD bus depot. The detailed site plan proposes an existing development consisting of four buildings, including a media production facility, auto shop, and offices, totaling 38,157 sq. ft. Access is proposed from Doniphan Drive.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning to C-3 (Commercial) from R-5 (Residential).

Plan El Paso-Future Land Use Map Designation

All applications for 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-3 (Community Commercial) district is to allow establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

City Development Department – Planning Division - Transportation
No objections to the rezoning request. Transportation comments to be addressed with the subdivision plat submitted for the property.

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.

City Development Department – Building Permits & Inspections
No objections conditional that when developed the project will meet landscape ordinance of section 18.46, addition to existing parcel.

Sun Metro
Sun Metro does not oppose this request.

El Paso Fire Department
Recommend approval.

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

2. Doniphan Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Doniphan Drive right-of-way requires written permission from TxDOT.

Water:
3. There is an existing 8-inch diameter water main extending along Doniphan Drive that is available for service, the water main is located approximately 16 feet east from the center line of the right-of-way.

4. There is an existing 54-inch diameter transmission water main extending along Doniphan Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. There is an existing inactive and abandoned 36-inch diameter transmission water main extending along a 40-ft wide PSB utility easement within the subject property. The pipe extends across the property from north to south. The pipe is located approximately 570-ft east of Doniphan's east

right-of-way. If the property owner's site improvement plans require that the existing abandoned 36-inch diameter water main be removed, the property owner shall remove the water main at his cost and the pipe shall be discarded appropriately.

6. EPWU records indicate a 2-inch water meter serving the subject property. The service address for this meter is 4864 Doniphan Drive.

Sanitary Sewer:
7. There is an existing 24-inch diameter sanitary sewer main extending along Doniphan Drive that is available for service, the sewer main is located approximately 34 feet west from the center line of the right-of-way.

8. There is an existing 8-inch diameter sanitary sewer main extending along a 40-ft wide PSB utility easement within the subject property. Said main is located approximately 10-ft west of the eastern PSB utility easement line and dead ends approximately 560 feet north of Sunset Drive.

General:
9. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

10. 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.

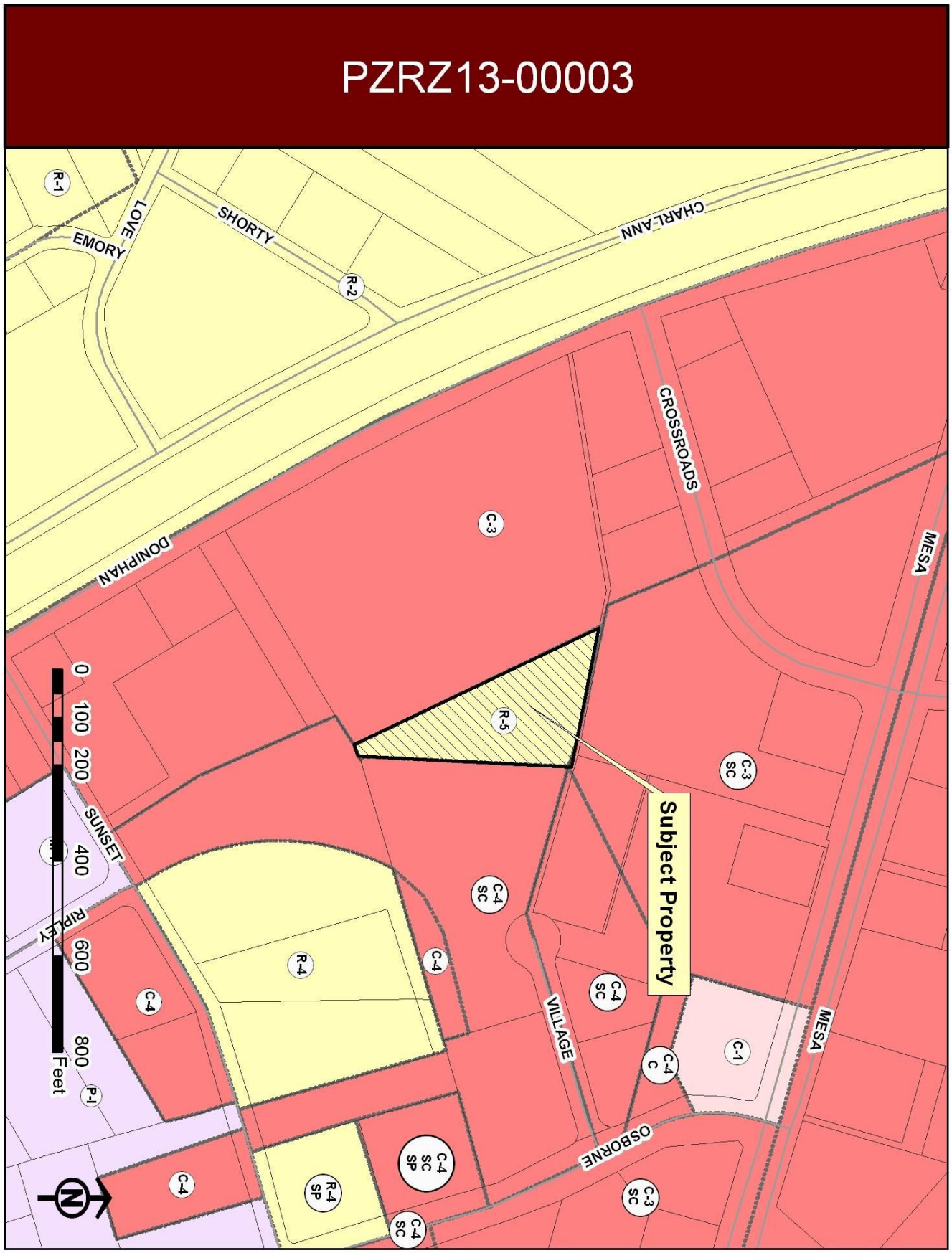
CITY PLAN COMMISSION OPTIONS

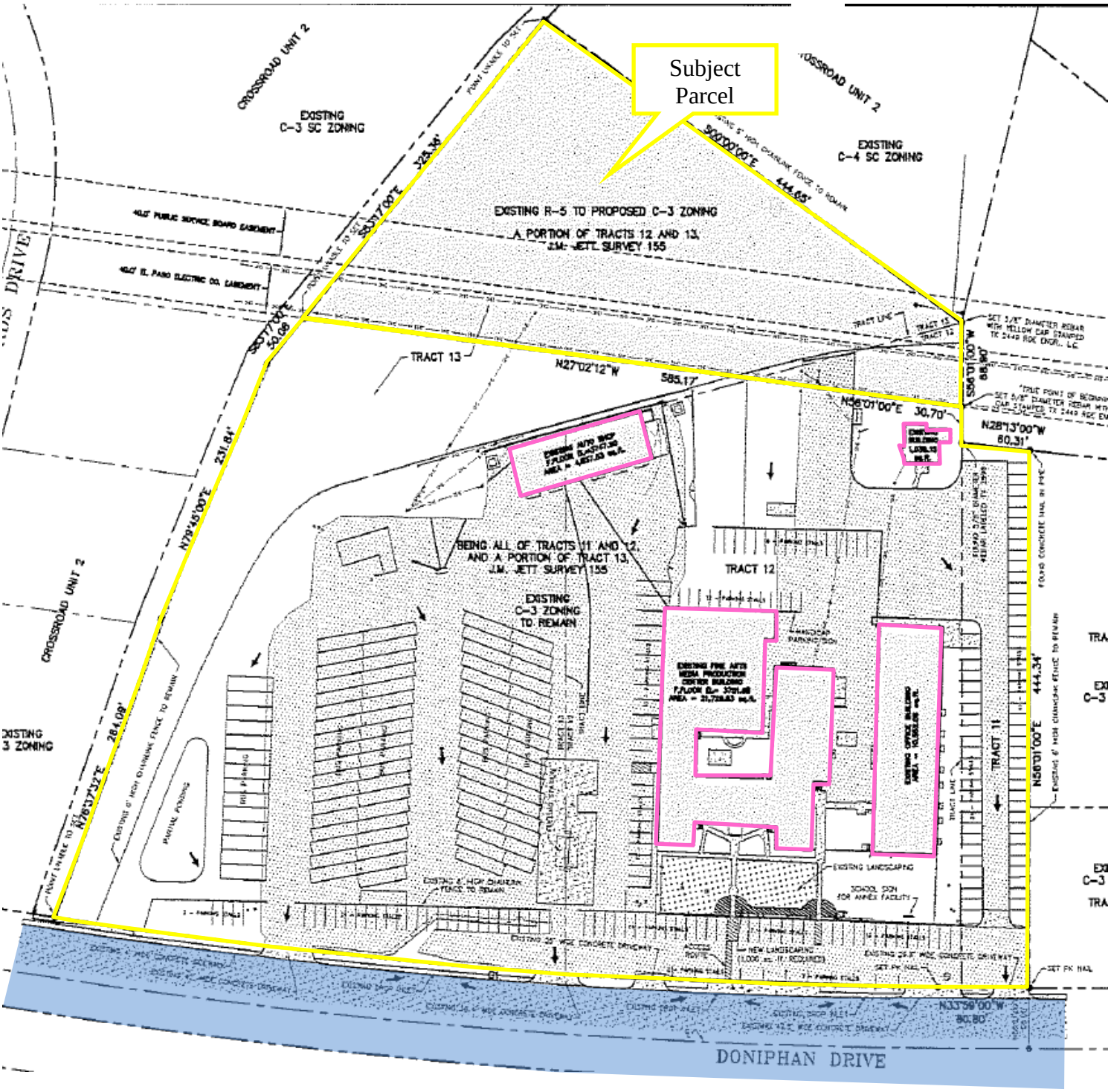
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

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 from the Plan by the CPC.

Attachments
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN