City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ15-00003
Application Type:	Rezoning
CPC Hearing Date:	April 23, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	9950 Railroad Drive
Legal Description:	Portion of Lot 1, Block 1, 375/Railroad Commercial Park, City of El Paso, El Paso County, Texas
Acreage:	7.612 acres
Rep District:	4
Existing Zoning:	M-1 (Manufacturing)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	From M-1 (Manufacturing) to C-3 (Commercial) (Related to PLRG15-00002)
Proposed Use:	Apartments
Property Owner:	NE Railroad 12, LLC
Representative:	Quantum Engineering Consultants – Robert Gonzalez

SURROUNDING ZONING AND LAND USE
North: M-1 (Manufacturing) / Manufacturing
South: M-1 (Manufacturing) / Manufacturing
East: Fort Bliss Military Reservation
West: R-5/sp (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Northeast Planning Area)
NEAREST PARK: Franklin Park (4,078 feet)
NEAREST SCHOOL: Parkland Middle School (2,214 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no Registered Neighborhood Associations in this area per the City of El Paso's Department of Community and Human Services – Neighborhood Services Division.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 6, 2015. The Planning Division has not received any communication in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from M-1 (Manufacturing) to C-3 (Commercial) to permit the construction of a 20 building apartment complex inclusive of 126 dwelling units. The property is currently vacant. Access is proposed from Railroad Drive. As the property is currently classified as G-7 Industrial and/or Railyards, a separate, but related, amendment to our comprehensive plan has been submitted, for reclassification to G-3 (Post-War) to more consistently align the proposed development with expected future land use.

Planning and Inspections Department – Planning Division Recommendation

Pending

Plan El Paso-Future Land Use Map Designation
All applications for special permit 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.

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 (Commercial) district is to provide 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:

Planning and Inspections Department – Planning Division - Transportation
No objections. A TIA is 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.

Planning and Inspections Department - Land Development
No objection.

Planning and Inspections Department – Plan Review
No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping
No objection. At the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

El Paso Department of Transportation
Pending

El Paso Fire Department
Recommend approval

El Paso Water Utilities
EPWU does not object to the rezoning request.

EPWU-PSB Comments
Water:
1. There is an existing 12-inch diameter water main that extends along Railroad Drive. This main is available for service.
2. Previous water pressure tests from fire hydrant #7101 located at the northeast corner of Cross Drive and

Railroad Drive have yielded a static pressure of 98 pounds per square inch (psi), a residual pressure of 82 psi and a discharge of 1556 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

3. There is an existing 21-inch diameter sanitary sewer main along a 50-foot wide PSB easement located west and parallel to the eastern property line. This main is located approximately 2.5 feet east of the western easement line. Also, there is an existing 27-inch diameter sanitary sewer main along the easement. This main is located approximately 12.5-feet east of the western easement line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
4. EPWU-PSB requires access to the existing sanitary sewer facilities, appurtenances within the easement 24 hours a day, seven (7) days a week. Building setback lines are required abutting all easements (5-foot minimum). Also, the existing manholes shall be located in a parking island. No trash enclosures shall be located on the easement and trees are to be located at least 10-feet away from the existing mains.
5. There is an existing 8-inch diameter sewer main along a 20-foot easement located on the northwest corner of the property. This sewer main dead-ends approximately 20-feet south of the north property line.

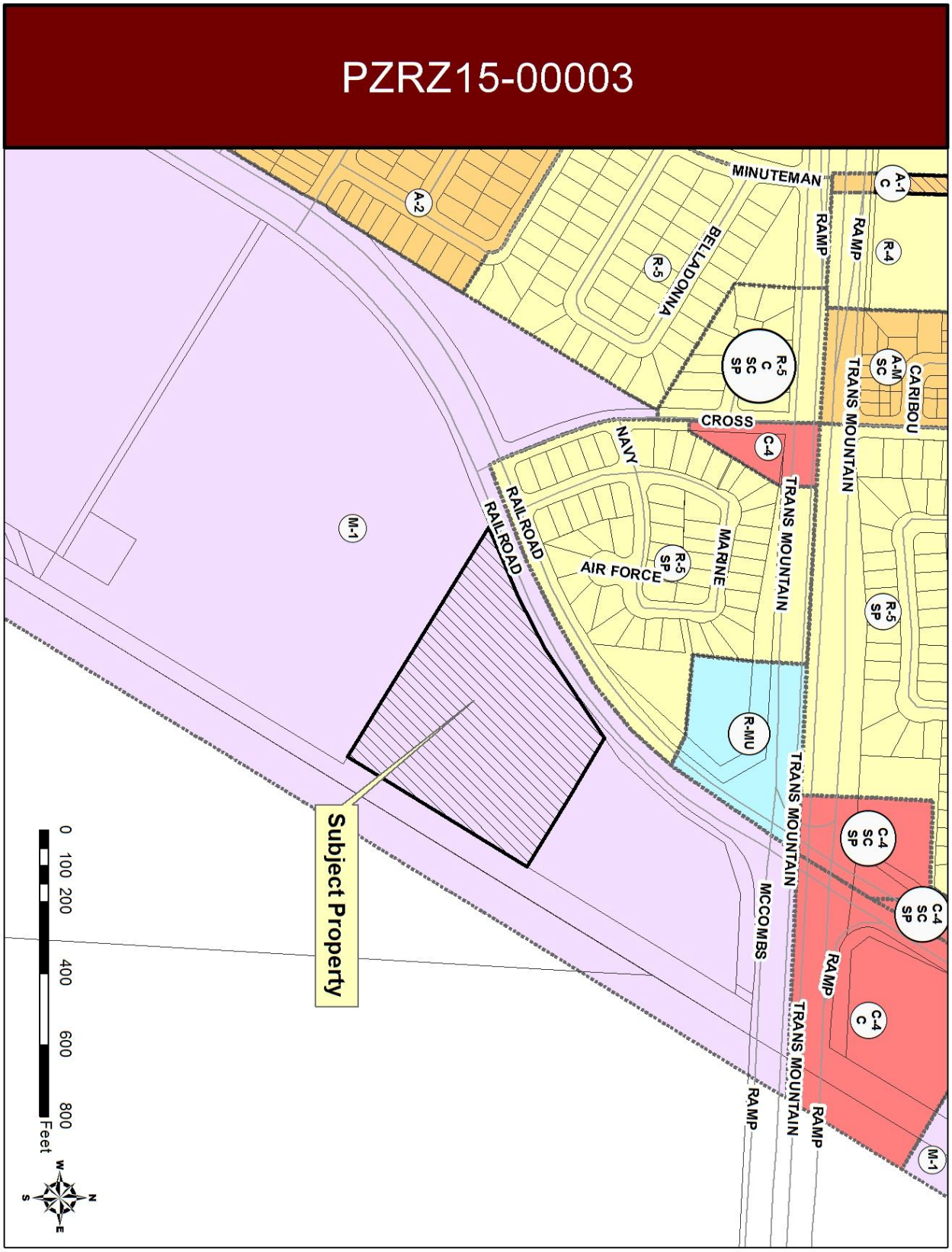
General:

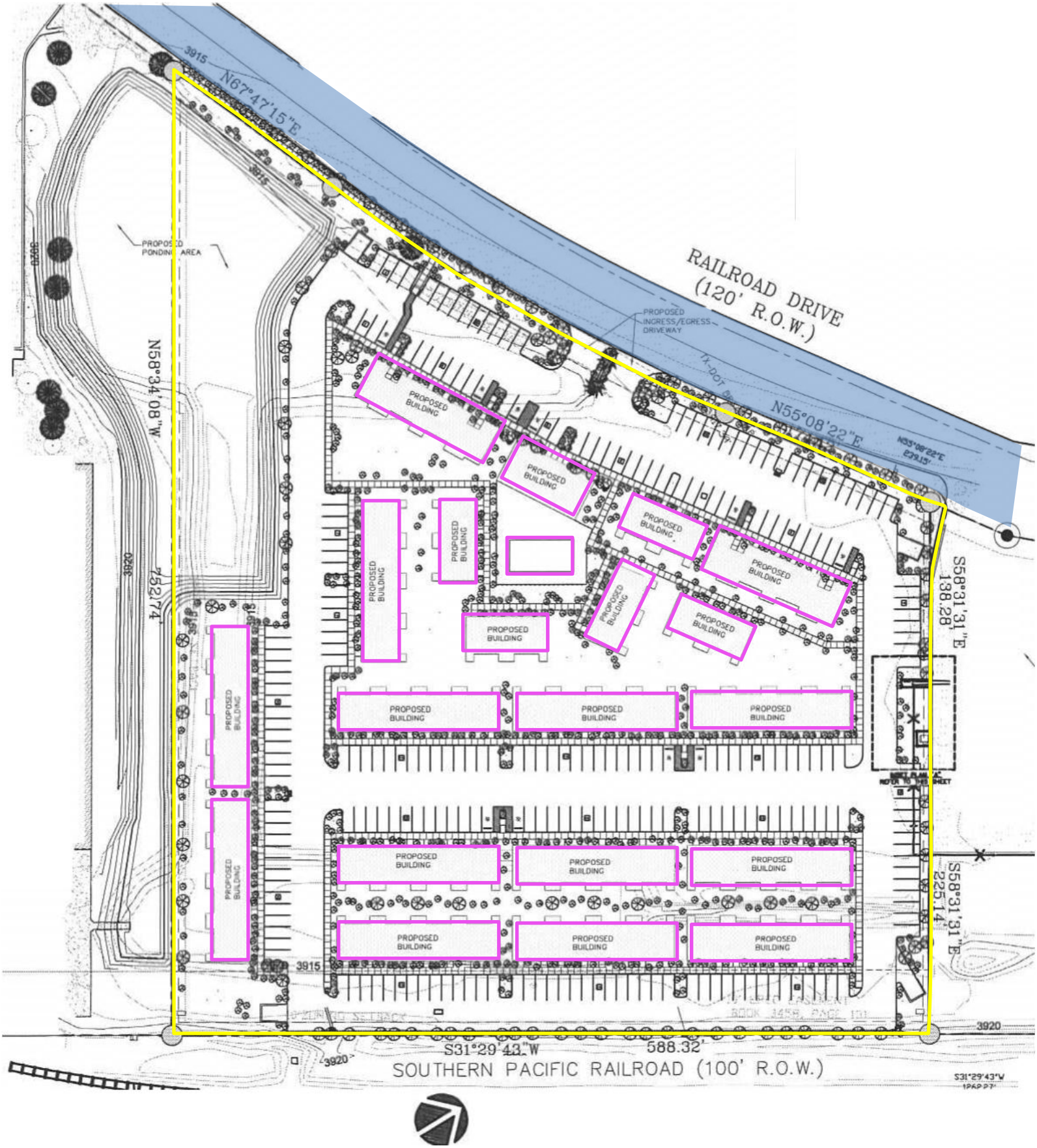
6. No building, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. Use of low maintenance easement surface improvements is required.
7. EPWU-PSB requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the property where the existing PSB facilities are located. This is required in to ascertain that the proposed improvements and/or grading will not adversely affect the existing mains that extends along the easements.
8. During the improvement work of the site, the Developer shall safeguard the existing water main and appurtenant structures. If any PSB facilities are damaged during the improvement work, the Owner/Developer is responsible for the repair costs. Also, the Owner/Developer shall minimize changes in grade above or near the vicinity of the existing mains.
9. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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

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

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN