



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ13-00045  
**Application Type:** Rezoning  
**CPC Hearing Date:** April 24, 2014  
**Staff Planner:** Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov  
**Location:** Parcel 1: 2814-2816 Mobile Avenue  
Parcel 2: 2812 Mobile Avenue  
**Legal Description:** Parcel 1: Lots 22 & 23, Block 127, Highland Park, City of El Paso, El Paso County, Texas  
Parcel 2: Lots 24 & 25, Block 127, Highland Park, City of El Paso, El Paso County, Texas  
**Acreage:** Parcel 1: 0.1377 acres  
Parcel 2: 0.1377 acres  
**Rep District:** 2  
**Current Zoning:** R-5 (Residential)  
**C/SC/SP/ZBA/LNC:** No  
**Existing Use:** Duplex and Single Family Home  
**Request:** R-5 (Residential) to C-2 (Commercial)  
**Proposed Use:** Commercial / Retail  
**Property Owner:** Stanton 2800, LLC  
**Representative:** Bearing Development, LLC

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 (Residential) / Single Family Homes  
**South:** R-5 (Residential) / Single Family Homes  
**East:** C-2 (Commercial) / Single Family Homes / Restaurant  
**West:** R-5 (Residential) / Single Family Homes

**PLAN EL PASO DESIGNATION:** G-2, Traditional Neighborhood (Walkable) (Central Planning Area)  
**NEAREST PARK:** Newman Park (2,423 feet)  
**NEAREST SCHOOL:** Austin High School (4,037 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 3, 2014. Planning has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION BACKGROUND**

On April 22, 2014 City Council approved a resolution granting eleven angled parking spaces on a portion of ROW along Mobile Avenue, adjacent to the subject property, to serve the general public as well as existing and future commercial development.

### **APPLICATION DESCRIPTION**

The property owner is requesting to rezone the subject properties from R-5 (Residential) to C-2 (Commercial). The properties currently feature a duplex and a single-family home. The applicant proposes to redevelop the properties for commercial and retail use and to complement the adjacent restaurant. Access to the subject properties is from Mobile Avenue and via the rear alley. The property presently complies with building code regulating separation of commercial and residential property.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to C-2 (Commercial). The property is situated in proximity to the Piedras Street minor arterial, a traditional El Paso commercial corridor. The properties and the parking area in the rear yards have for many years served as an extension of the established commercial property immediately to the east. As such, the rezoning brings the properties into conformance with their long-standing use, and provides for the development of the properties into true retail establishments.

## **Plan El Paso-Future Land Use Map Designation**

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

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-2 (Community Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. This district permits 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 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**

Recommend approval.

### **City Development Department - Land Development**

No objection.

### **El Paso Fire Department**

No objection to the rezoning case at this time.

### **El Paso Water Utilities**

EPWU does not object to this request.

### **EPWU-PSB Comments**

#### **Water:**

1. There is an existing 8-inch diameter water main that extends along Mobile Ave. located approximately 18 feet north of the street centerline. This main is available for service.
2. EPWU-PSB records indicate two active ¾-inch water meter services. The services address for these meters are 2812 and 2814 Mobile Ave.
3. Previous water pressure readings from fire hydrant number 1619 located at the south west intersection of Mobile Ave. and Piedras St. have yielded a static pressure of 60 pounds per square inch (psi), residual pressure of 50 psi and a discharge of 949 gallons per minute (gpm).

**Sewer:**

1. There is an existing 8-inch diameter sewer main along the alley between Mobile Ave. and Nashville Ave. located along the centerline of the alley. This main is available for service.

**General**

1. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> 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:**

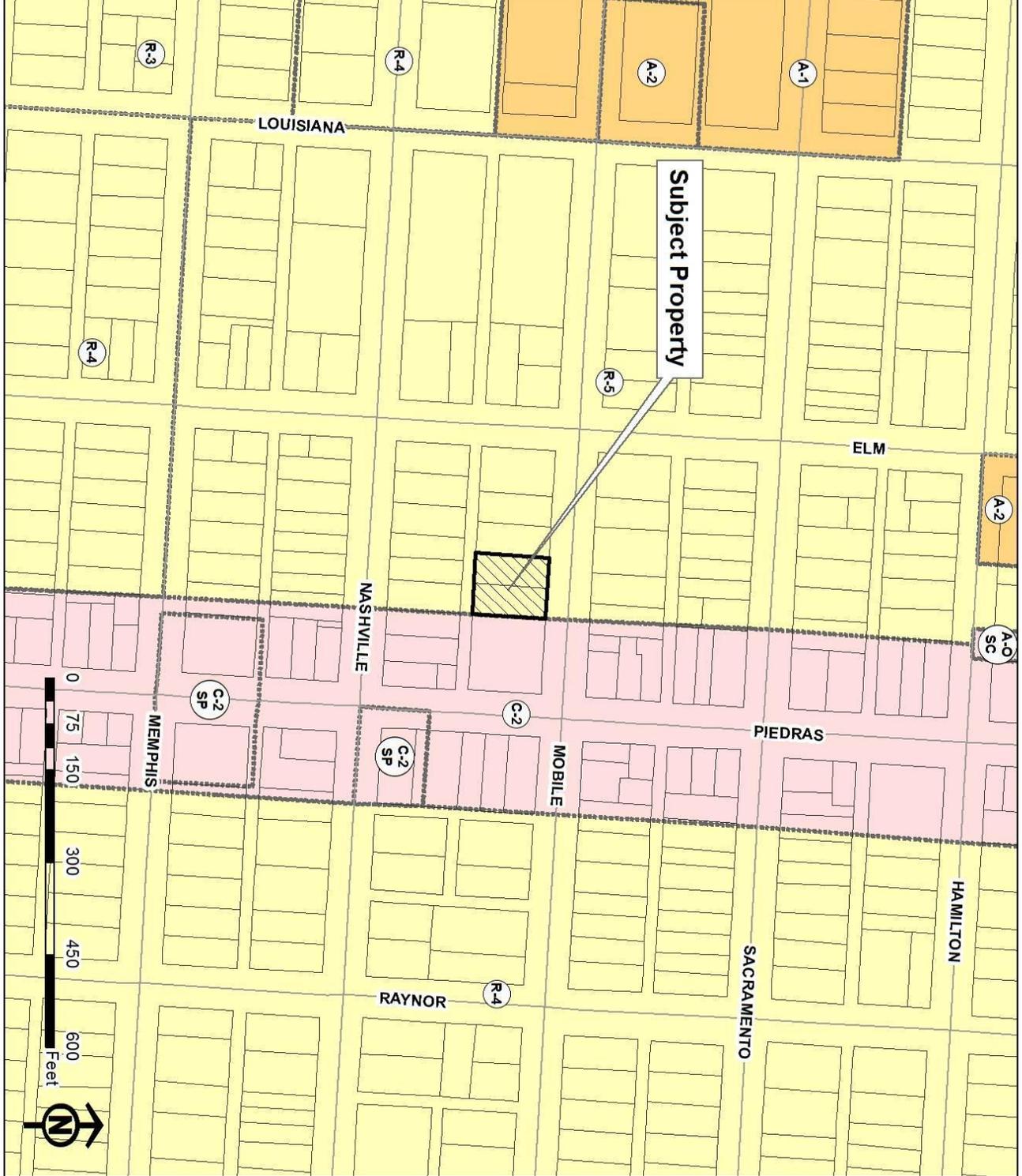
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

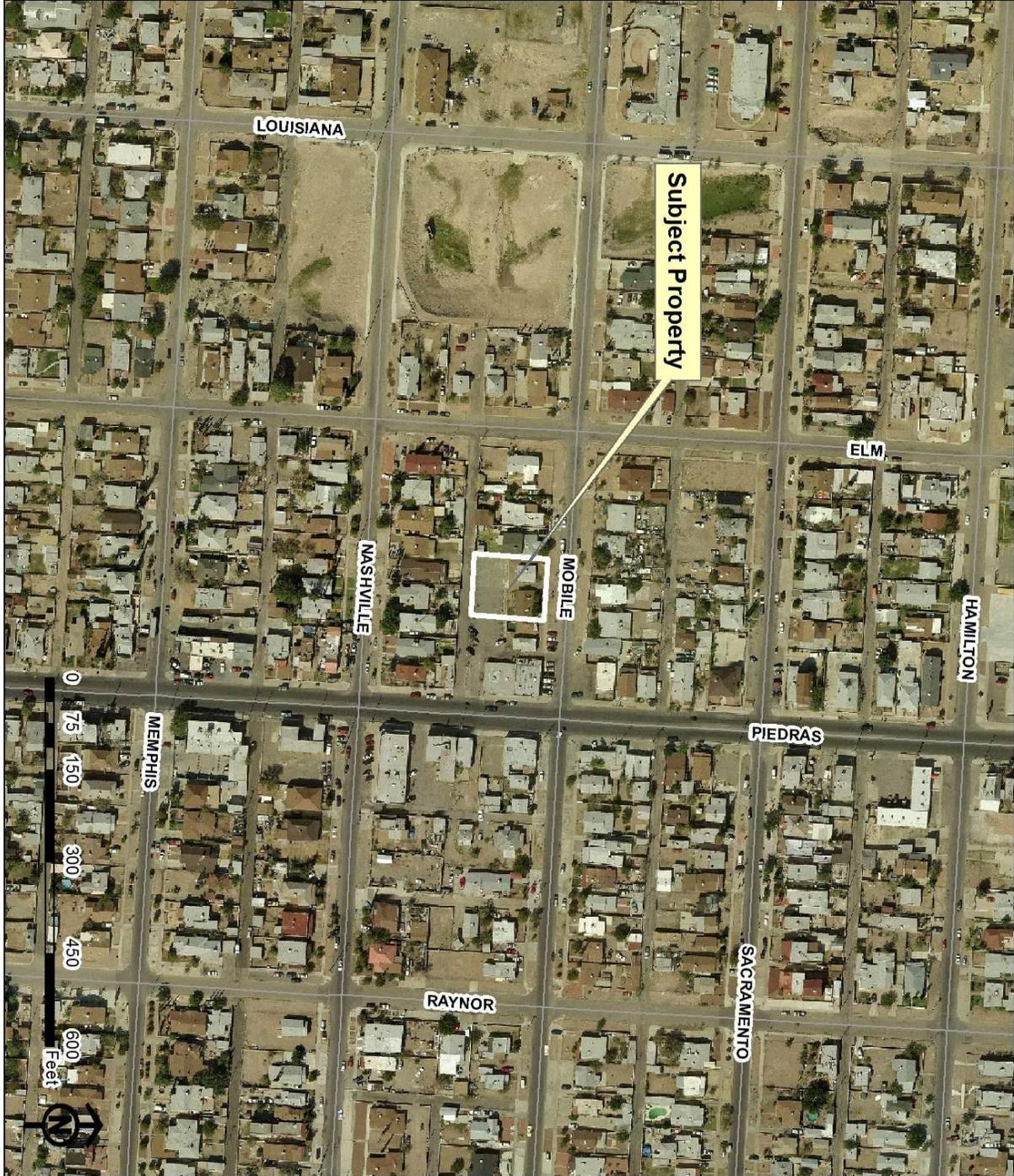
ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

