City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No: PZRZ14-00010
Application Type: Rezoning
CPC Hearing Date: April 24, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 261 Lindbergh Avenue
Legal Description: Tract 9A, Block 5, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Acreage: 1.0848
Rep District: 1
Current Zoning: R-1 (Residential)
Existing Use: Single-family dwelling
C/SC/SP/ZBA/LNC: None
Request: From R-1(Residential) to R-2 (Residential)
Proposed Use: Single-family dwelling

Property Owner: Lawrence L. and Patricia S. Bylicki
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE
North: R-2 (Residential) / Single-family dwelling
South: R-1 (Residential) / Single-family dwellings
East: R-1 (Commercial) / Single-family dwellings
West: R-1 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War, (Northwest Planning Area)
NEAREST PARK: Thorn Park (3,143 feet)
NEAREST SCHOOL: Mitzi Bond Elementary (54 feet)

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 April 9, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-1 (Residential) to R-2 (Residential) in order to allow for single-family dwellings. Currently, there is existing R-2 (Residential) zoned property to the north of the subject property that the applicant owns. By rezoning the subject property to R-2 (Residential), the two properties under common ownership can be constructed upon as one contiguous development to clean up the split zones. Access to the subject property is proposed from Lindbergh Avenue.

If rezoned to R-2 (Residential), the lot will comply with all dimensional standards for the zone:

Lot & Dwelling Size / Building Setback	Required (Minimum)	Proposed (Existing)
Lot Area	10,000 sq. ft.	91,476 sq. ft.
Lot Width	80 ft.	291 ft. 32 in.
Lot Depth	110 ft.	396 ft. 71 in.
Front Yard	25 ft.	35 ft. 3in.
Rear Yard	25 ft.	177 ft. 8 in.
Cumulative Front & Back Yard	60 ft.	213 ft. 1 in.
Side Yard	8 ft.	69 ft. 9 in. and 136 ft. 5in.
Side Street Yard	10 ft.	N/A
Cumulative Side & Side Street Yard	20 ft.	206 ft. 4 in.
Height (Maximum)	35 ft. (Maximum)	12 ft.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-1 (Residential) to R-2 (Residential). The recommendation is based on compatibility with surrounding land uses and the existing R-2 (Residential) zoned properties to the north, east, and west of the subject property and supports the Plan El Paso land use designations G-3, Post-War.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning 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.

The purpose of the R-2 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood

COMMENTS:

Planning Division - Transportation

TIA is not required.

Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No objections to the rezoning request.

City Development Department - Land Development

No objections.

Fire Department

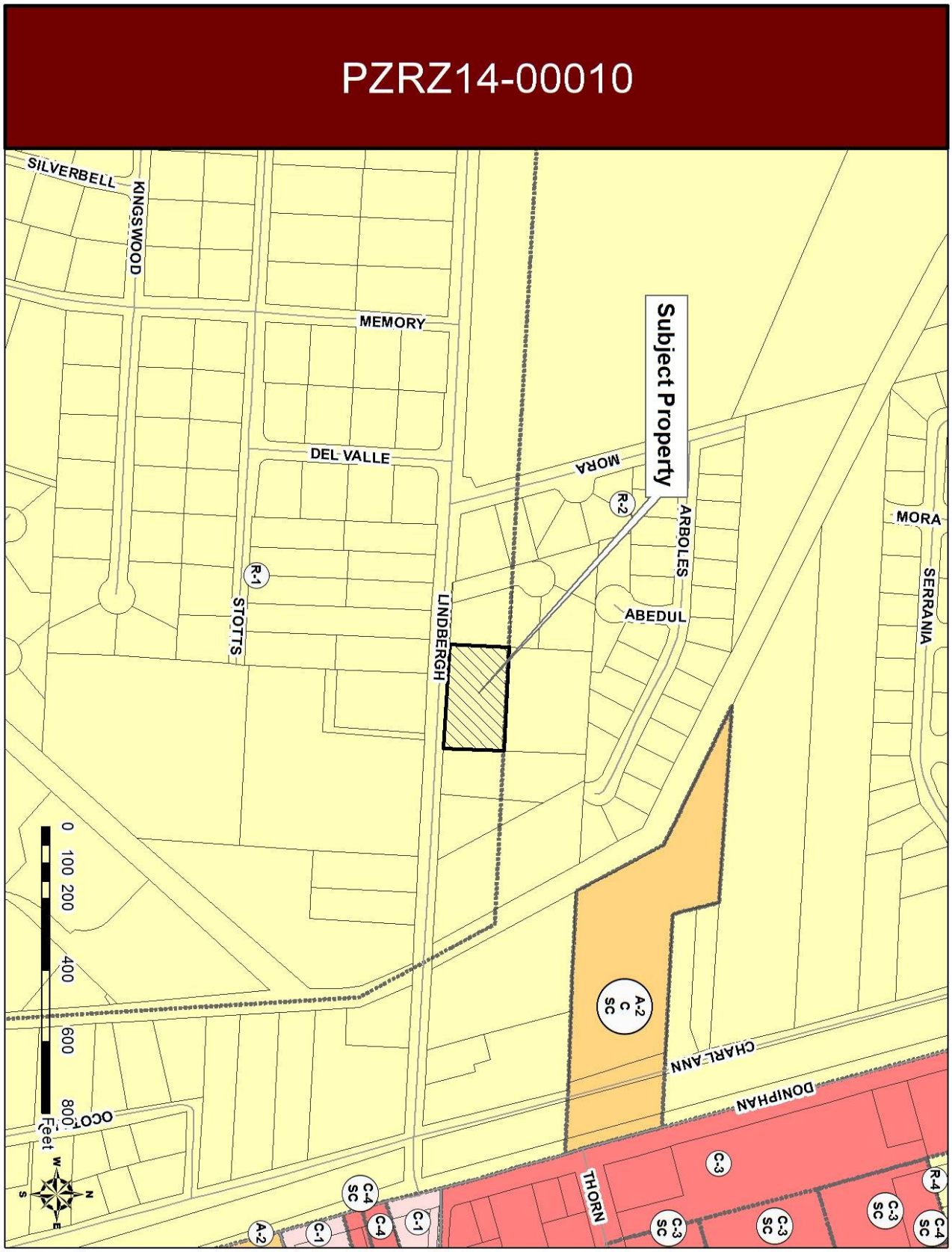
The Fire Department has no adverse comments therefore recommends approval of this case.

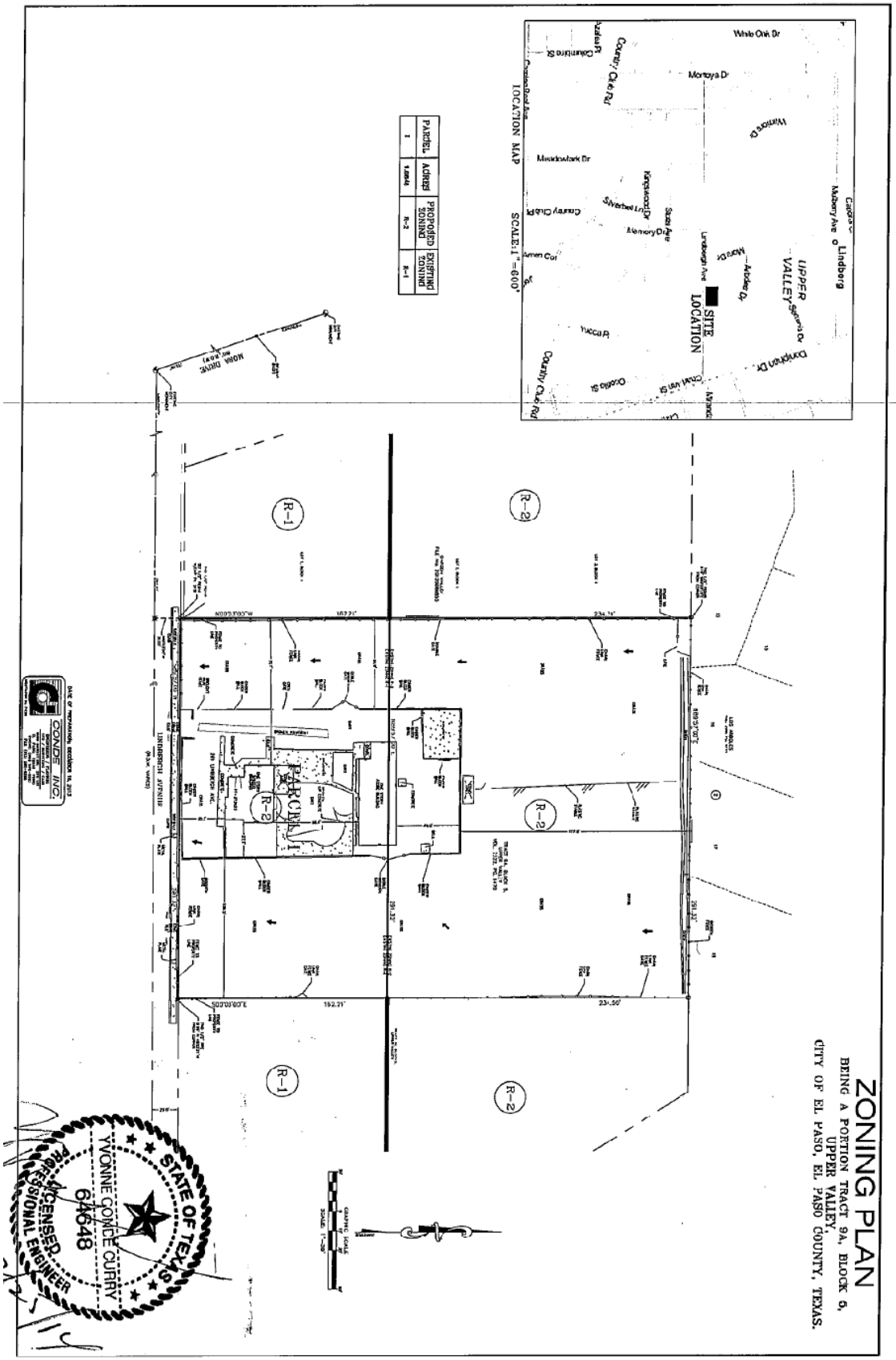
Police Department
No issues.

El Paso Water Utilities
We have reviewed the zoning change request described above and provide the following comments:
EPWU does not object to this request.
EPWU-PSB Comments
Water
Along Lindbergh Avenue between Charl Ann Road and Mora Drive there is an existing twelve (12) inch diameter water main located along the northernmost portion of Lindbergh Avenue.
Previous water pressure readings conducted on fire hydrant number 1382 located along Lindbergh Avenue at approximately 220 feet east of Mora Drive have yielded a static pressure of 80 pounds per square inch (psi), residual pressure of 75 psi, discharge of 1,055 gallons per minute (gpm).
As per EPWU-PSB Records, 261 Lindbergh Avenue has a single three – quarter (¾) inch diameter water service.
Sanitary Sewer
Along Lindbergh Avenue fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main located along the southernmost portion of Lindbergh Avenue. The average depth of this main is approximately six (6) vertical feet along the frontage of the subject Property.
General
Application for 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.

Attachments:
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN