



City of El Paso – City Plan Commission Staff Report

Case No: PZDS14-00010
Application Type: Detailed Site Development Plan
CPC Hearing Date: April 24, 2014
Staff Planner: Arturo Rubio, 915-212-1613 rubioax@elpasotexas.gov

Location: South of Zaragoza Street and West of Edgmere Boulevard
Legal Description: A portion of Lot 1, Block 3, Tierra Commercial Unit 3, City of El Paso, El Paso County, Texas

Acreage: 11.18 acres
Rep District: 5
Zoning: C-4/c (Commercial/conditions)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Rezoning Conditions per Ordinance No. 016386 dated June 27, 2006
Request: Detailed Site Development Plan Review per rezoning conditions
Proposed Use: Shopping Center

Property Owner: River Oaks Properties, LTD
Representative: SLI Engineering

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / C-3/c (Commercial/conditions) / C-2 (Commercial)
South: R-5 (Residential)/ Single-family dwellings
East: C-4/c/ (Commercial/conditions)/C-1/c (Commercial/conditions)
West: C-3/c (Commercial/conditions)/Vacant/C-3 (Commercial)

PLAN EL PASO DESIGNATION: G-4, Suburban Walkable (East Planning Area)

Nearest Park: Tierra Del Este #44 Park (2,060 Feet)

Nearest School: Chester Jordan Elementary School (3,136 Feet)

NEIGHBORHOOD INPUT

Detailed site development plan review does not require public notification as per Section 20.04.520, *Notice of the El Paso City Code*.

APPLICATION DESCRIPTION

This is detailed site development plan review for an 11.18 acre C-4/c (Commercial/conditions) zoned vacant property. Detailed site development plan review is a requirement of the rezoning conditions imposed by Ordinance No. 016386, dated June 27, 2006. The detailed site development plan shows a new shopping center with retail shell buildings of 10,000, 14,450 and 41,117 square feet in size and a future 5,180 square feet restaurant. Access to the subject property is proposed from Zaragoza Road.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4 – Suburban Walkable: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 C-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to 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.

City Development Department – Land Development

No comments received

City Development Department – Planning Division - Transportation

No objections to Special Permit.

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 – Building Permits & Inspections

No comments received

Fire Department

Recommend approval, but please note that streets that are over 28 ft. in width do not require fire lanes as noted on the site plans for this project.

Sun Metro

Sun Metro does not oppose this request. Sun Metro requests coordination from property owner with the construction of a bus stop along Edgemere between the two driveways accessing the site. Coordination would assist in the advanced planning for future transit services to the subject site.

EPWU

1. EPWU-PSB does not object to this request.
2. The Owner/Developer will enter into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct, 12-inch diameter, 8-inch diameter water main and 8-inch diameter sanitary sewer mains within the property to provide service to this property. The Developer's utility contractor will soon begin installing the required water and sanitary sewer mains which will be available for permanent service once EPWU-PSB issues a Letter of Final Acceptance of the facilities.

Water:

1. There is an existing 12-inch diameter water main extending along Edgemere Blvd., located approximately 37 feet north of street centerline. This main is available for service.
2. There is an existing 24-inch diameter water transmission main extending along Edgemere Blvd., located approximately 25 feet north of street centerline. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

1. There is an existing 15-inch diameter sanitary sewer main extending along Edgemere Blvd., located approximately 5 feet south of the street centerline and also extends along an existing

EPWU-PSB easement at the north west corner of the subdivision

2. EPWU has coordinated with the Developer of the property on the means of providing service. Water and sanitary sewer service will be provided by on-site extensions within dedicated EPWU-PSB easements. Easements will be dedicated by a separate instrument.

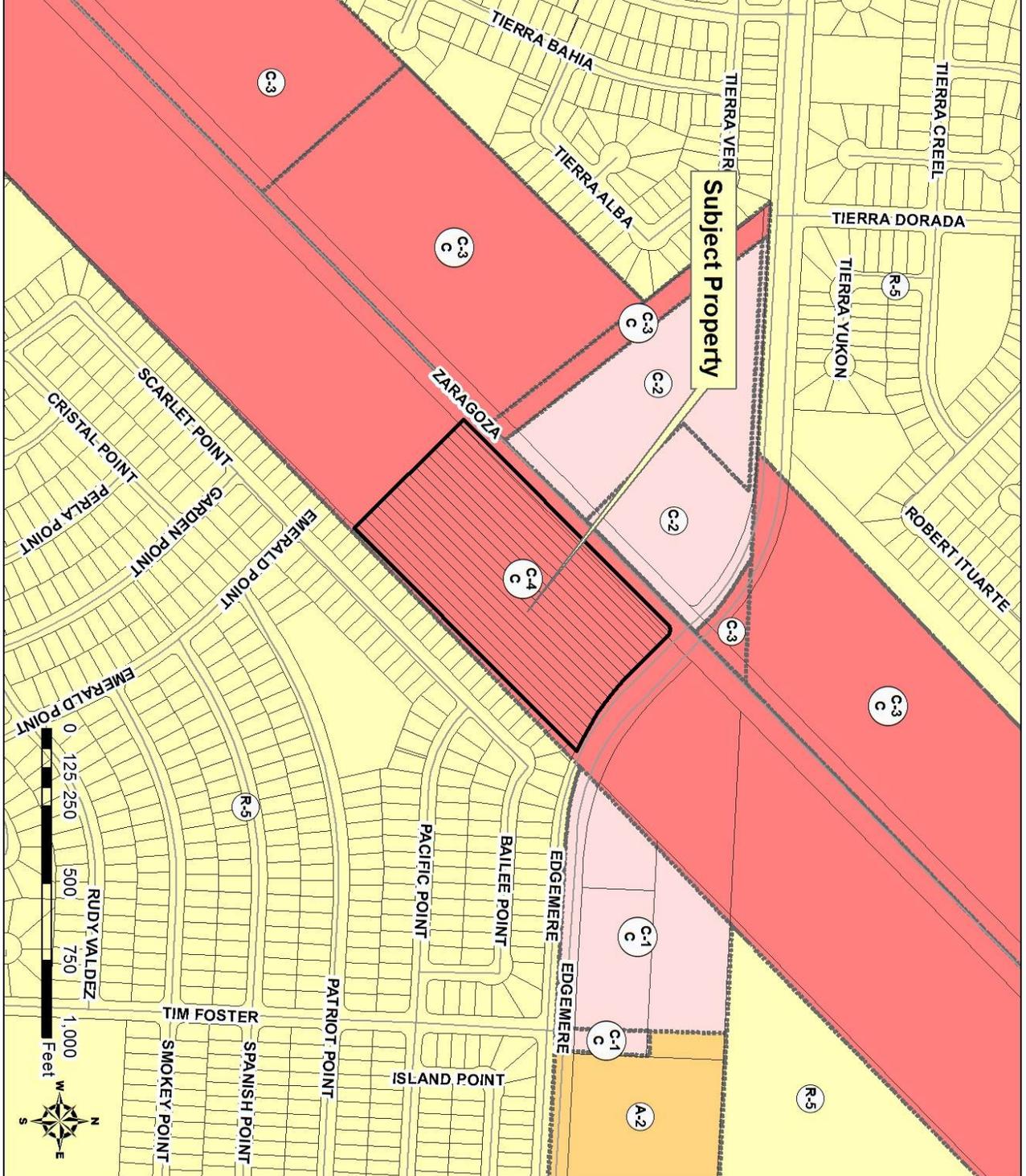
General:

3. EPWU-PSB requires a new service application to serve the subdivision. 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.

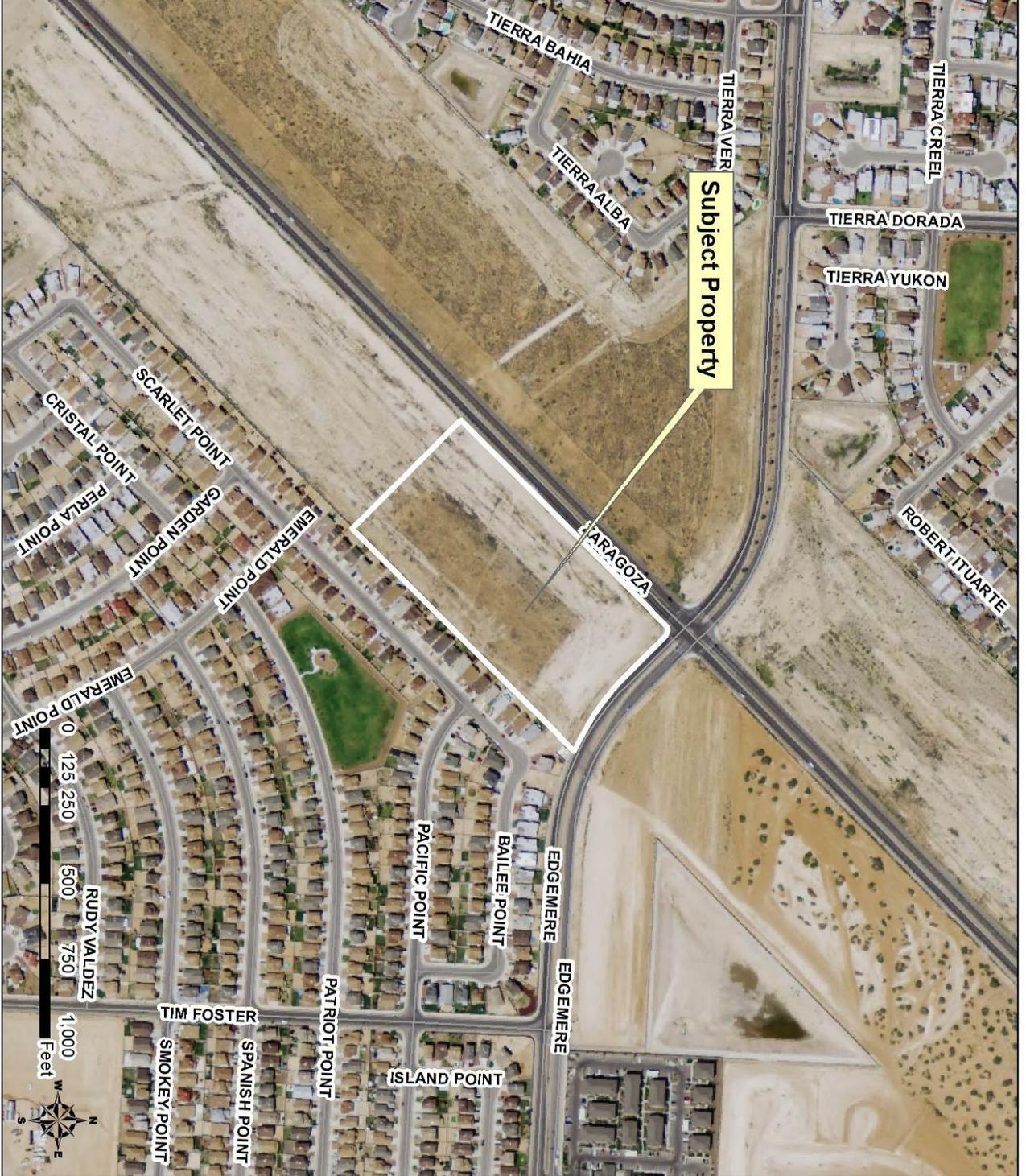
Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance No. 016386 dated June 27, 2006

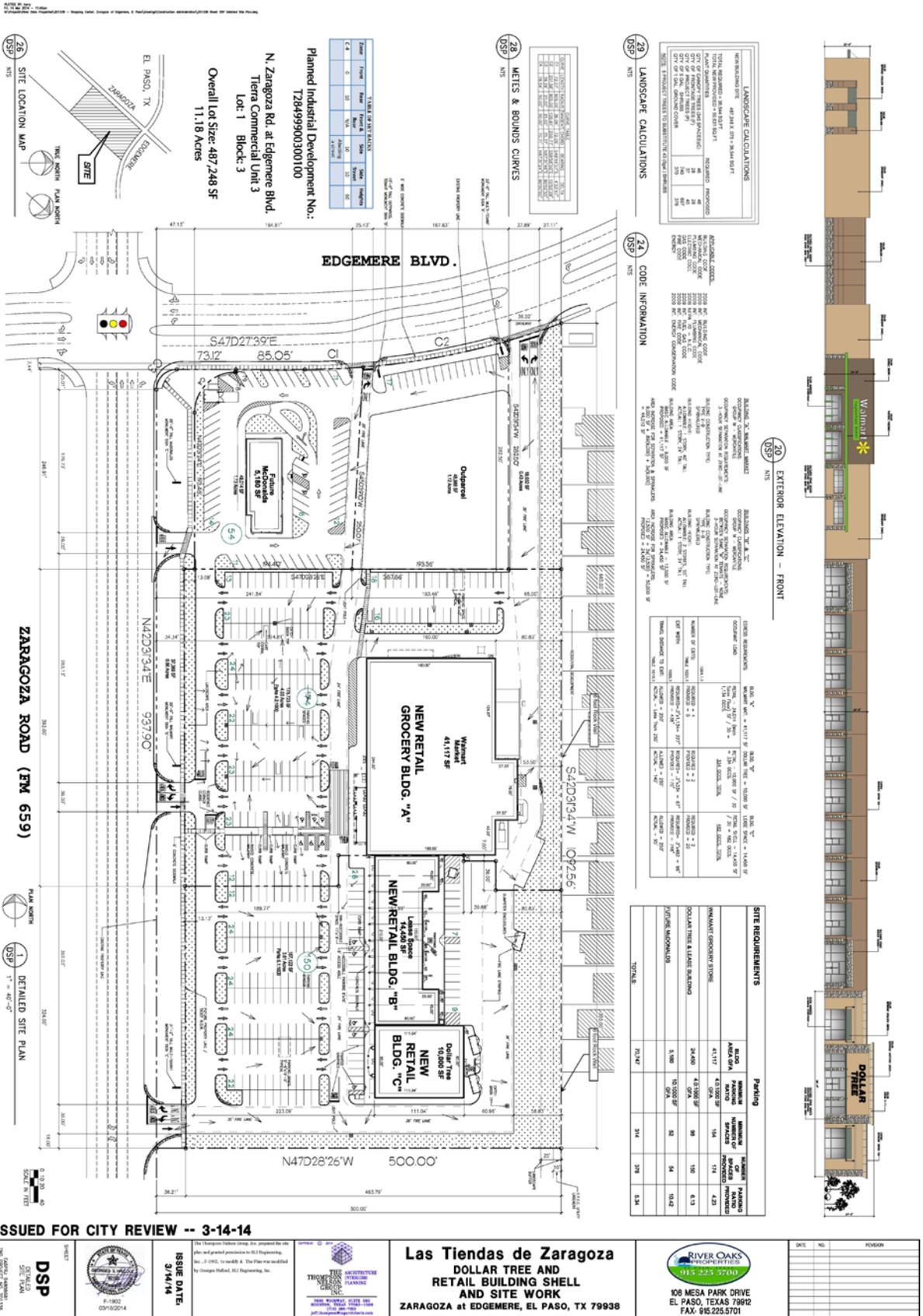
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ISSUED FOR CITY REVIEW -- 3-14-14

DSP
 DESIGN PROFESSIONAL
 STATE OF TEXAS
 No. 00000000000000000000

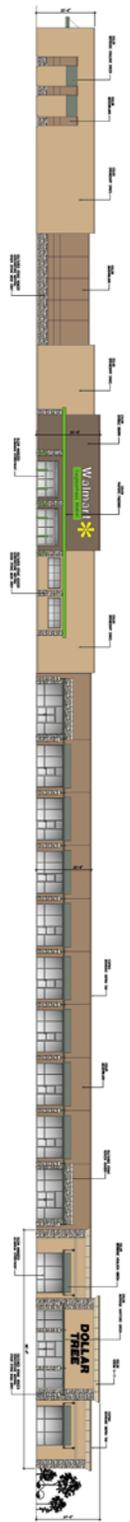
ISSUE DATE:
 3/14/14

The Engineer hereby certifies that this project has been prepared in accordance with the provisions of the Professional Engineering Act, Chapter 486, Title 10, Texas Occupations Code. The Plan was modified by George Helms, P.E. Engineering, Inc.

Las Tiendas de Zaragoza
DOLLAR TREE AND
RETAIL BUILDING SHELL
AND SITE WORK
 ZARAGOZA at EDMERER, EL PASO, TX 79938

RIVER OAKS
 ARCHITECTURE
 915.225.5700
 108 MESA PARK DRIVE
 EL PASO, TEXAS 79912
 FAX: 915.225.5701

DATE	NO.	REVISION



29 LANDSCAPE CALCULATIONS

NET REQUIREMENTS	487.24	431.34	34.90	852.48
TOTAL PERMITTED	487.24	431.34	34.90	852.48
TOTAL PERMITTED - NET REQUIREMENTS	0.00	0.00	0.00	0.00

24 CODE INFORMATION

SECTION	REQUIREMENT	COMPLIANCE
24.01	MINIMUM LOT AREA	11.18 ACRES
24.02	MINIMUM LOT WIDTH	111.50 FT
24.03	MINIMUM LOT DEPTH	111.50 FT
24.04	MINIMUM LOT AREA PER BUILDING	41,117 SF
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20 EXTERIOR ELEVATION - FRONT

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28 METES & BOUNDS CURVES

LINE	BEARING	DISTANCE
1	S 47° 27' 39" E	73.12'
2	S 85° 05' 00" E	85.05'
3	S 47° 27' 39" E	73.12'
4	S 85° 05' 00" E	85.05'
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99	S 47° 27' 39" E	73.12'
100	S 85° 05' 00" E	85.05'

29 LANDSCAPE CALCULATIONS

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ORDINANCE NO. 016386

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS: PARCEL 1: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 2: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 3: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 4: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 5: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 6: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 7: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-2 (APARTMENT); PARCEL 8: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); PARCEL 9: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 10: A PORTION OF SECTIONS 35, 26, 27, 38, 39, 46 AND 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL) AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Doc#22629/Planning/ZON06-00052

016386

ORDINANCE NO. _____

JUN 27 2006
 10:15 AM
 ZON06-00052
 4540 201

Parcel 9: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "I", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 9, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits; and,

2. That a twenty-five foot (25') wide landscape buffer with high profile native trees placed at ten feet (10') on center, and if Mondale pine trees, fifteen feet (15') on center, be required along the property line abutting any residential zone prior to the issuance of any certificate of occupancy for this Parcel."

Parcel 10: A portion of Sections 35, 26, 27, 38, 39, 46 and 47, Block 79, Township 2, Texas and Pacific Railroad Company Surveys El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "J", incorporated by reference, from **R-F (Ranch and Farm) to C-4 (Commercial)**; and,

Further, that the property described as Parcel 10, be subject to the following condition, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

"1. That a detailed site development plan be reviewed and approved per the El Paso City Code in effect at the time of submittal of the application for detailed site development plan review, prior to the issuance of any building permits"

PASSED AND APPROVED this 27th day of June, 2006.

THE CITY OF EL PASO



John F. Cook
Mayor

ATTEST:



Richarda Duffy Momsen
City Clerk

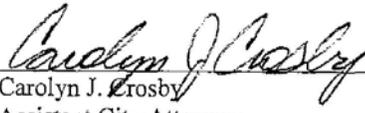
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ORDINANCE NO. 016386

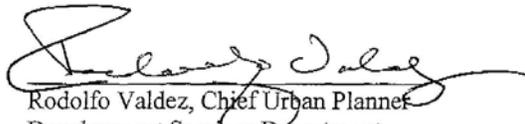
ZON06-00052

APPROVED AS TO FORM:



Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

Doc#22629/Planning/ZON06-00052

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ORDINANCE NO. _____

ZON06-00052