City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00011
Application Type: Rezoning
CPC Hearing Date: April 24, 2014
Staff Planner: Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov

Location: 8600 Gateway East Boulevard
Legal Description: A portion of Lot 1, Pendale Industrial Unit A Replat, City of El Paso, El Paso County, Texas
Acreage: 2.91 acres
Rep District: 7
Current Zoning: P-I (Planned Industrial)
Existing Use: Warehouse
C/SC/SP/ZBA/LNC: No
Request: From P-I (Planned Industrial) to C-4 (Commercial)
Proposed Use: Indoor Go-Kart Track Facility

Property Owner: Calvin K. Kessler and Geraldine Kessler
Representative: Brock & Bustillos

SURROUNDING ZONING AND LAND USE
North: M-1/c (Manufacturing/conditions) Warehouse/C-4 (Commercial) Warehouse
South: P-I (Planned Industrial) / Warehouse
East: P-I (Planned Industrial) / Warehouse/ C-4 (Commercial) Warehouse
West: P-I (Planned Industrial) / Warehouse/ C-4/c (Commercial/conditions) Warehouse

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards) Mission Valley Plan Area
NEAREST PARK: Zaragoza Park (5,567 feet)
NEAREST SCHOOL: Loma Terrace Elementary (8,081 feet)

NEIGHBORHOOD ASSOCIATIONS
There are no registered neighborhood associations in the area. This was verified through community development department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 25, 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 P-I (Planned Industrial) to C-4 (Commercial) to allow for an indoor Go-Cart Track facility. The Go-Cart Track facility use is not a permitted in the P-I (Planned Industrial) district and requires a minimum of C-4 (Commercial) zone district. The subject property is 2.91 acres in size and is currently a vacant warehouse. The detailed site plan shows an existing 40,553 sq. ft. indoor Go-Cart Track facility and no improvements are proposed. Access to the subject property is provided from Gateway East Boulevard.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from P-I (Planned Industrial) to C-4 (Commercial) with the following conditions:

1. *That the following uses be prohibited: any residential uses and shopping centers, and;*

2. *That prior to the issuance of any building permits or certificates of occupancy, a detailed site development plan be submitted and reviewed as per City Code.*

The recommendation is based on the reuse of former Industrial Centers and the Plan El Paso Land Use Plan which allows for redevelopment to mixed-uses. The conditions are based on the permissible residential uses on the proposed C-4 zoning district and on the existence of Industrial uses remaining within close proximity of the proposed development.

Plan El Paso- Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

G-7 – Industrial: This sector applies to industrial parks, large free-sanding 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 mixed-use communities if the rail yards were moved out of town.

The purpose of C-4 (Regional Commercial) 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.

COMMENTS:

Planning Division - Transportation
Pending TIA

General Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) 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 comments received

City Development Department - Land Development
No comments received

Fire Department
Recommend Approval of the rezoning case, The Fire Planning Division has reviewed the submitted "Plan Application" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 12-inch diameter water main that extends along Gateway East Blvd. fronting the subject property. The main is located approximately 27 feet north of the Property's northern property line. This main is available for service.

2. There is an existing 12-inch diameter water main that extends along Pendale Rd. The main is located approximately 10 feet east of the right-of-way centerline. This main is available for service.

3. There is an existing 30-inch diameter water transmission main that extends along Gateway East Blvd. fronting the subject property. The main is located approximately 34 feet north of the Property's northern property 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 records indicate one active 2-inch domestic water service connection and a 10-inch fire line serving the subject property. The address for this service is 8600 Gateway East Blvd.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along Pendale Rd. The main is located approximately 5 feet west of the right-of-way centerline. This main is available for service

2. Application for new water 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. 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.

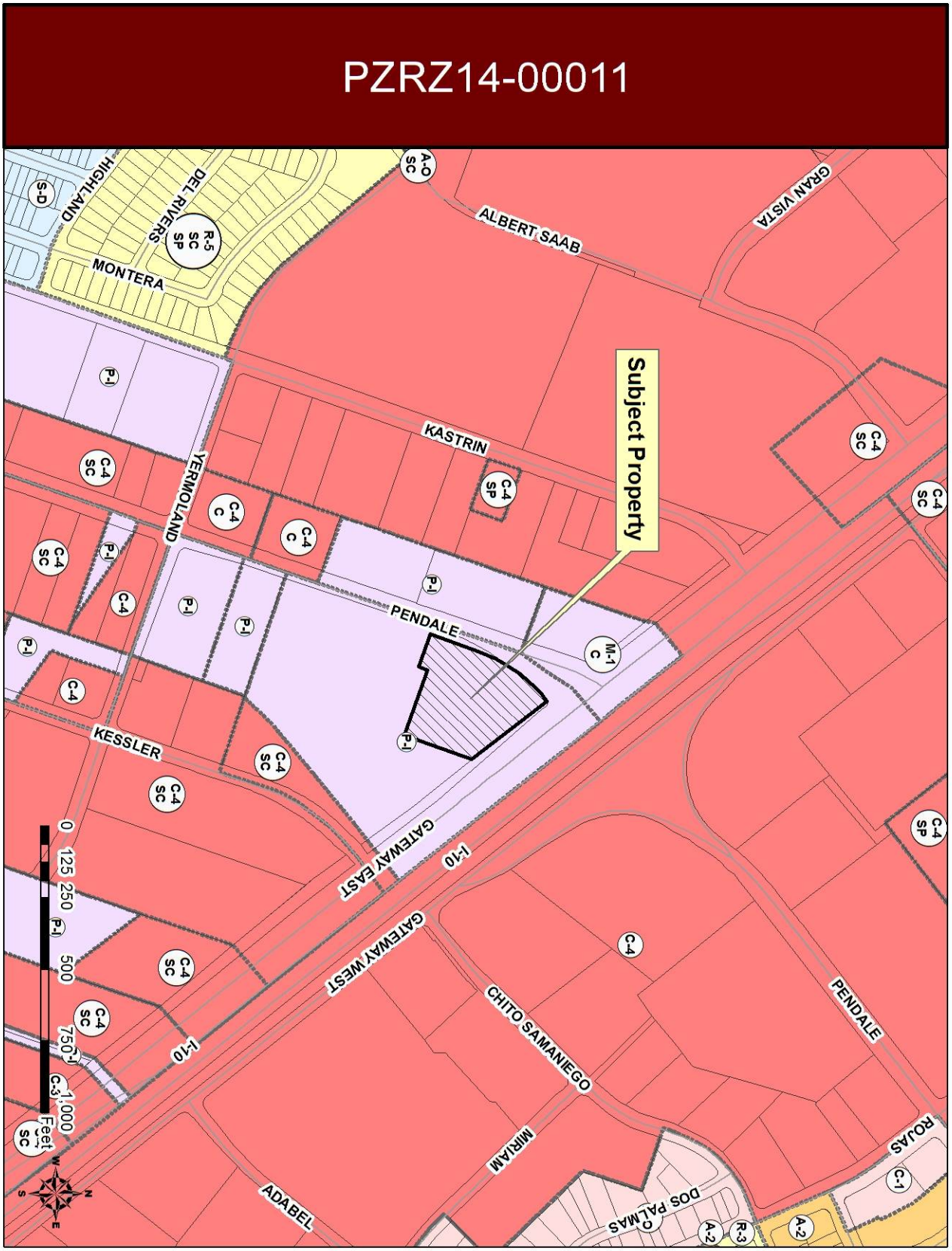
Sun Metro

Sun Metro does not oppose this request and recommends the construction of sidewalks to provide pedestrian access to mass transit opportunities.

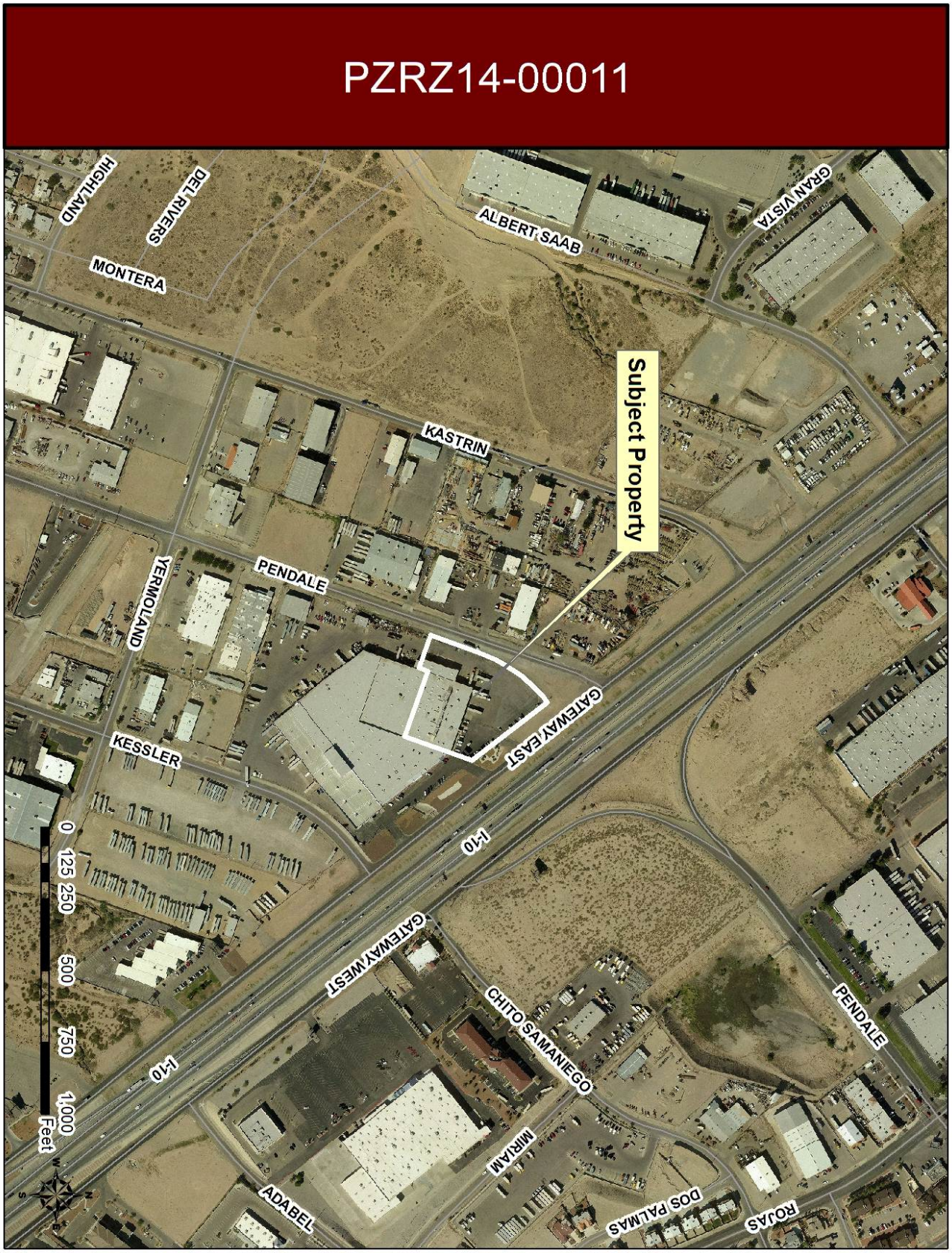
Attachments:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Development Plan
Attachment 4: Elevations

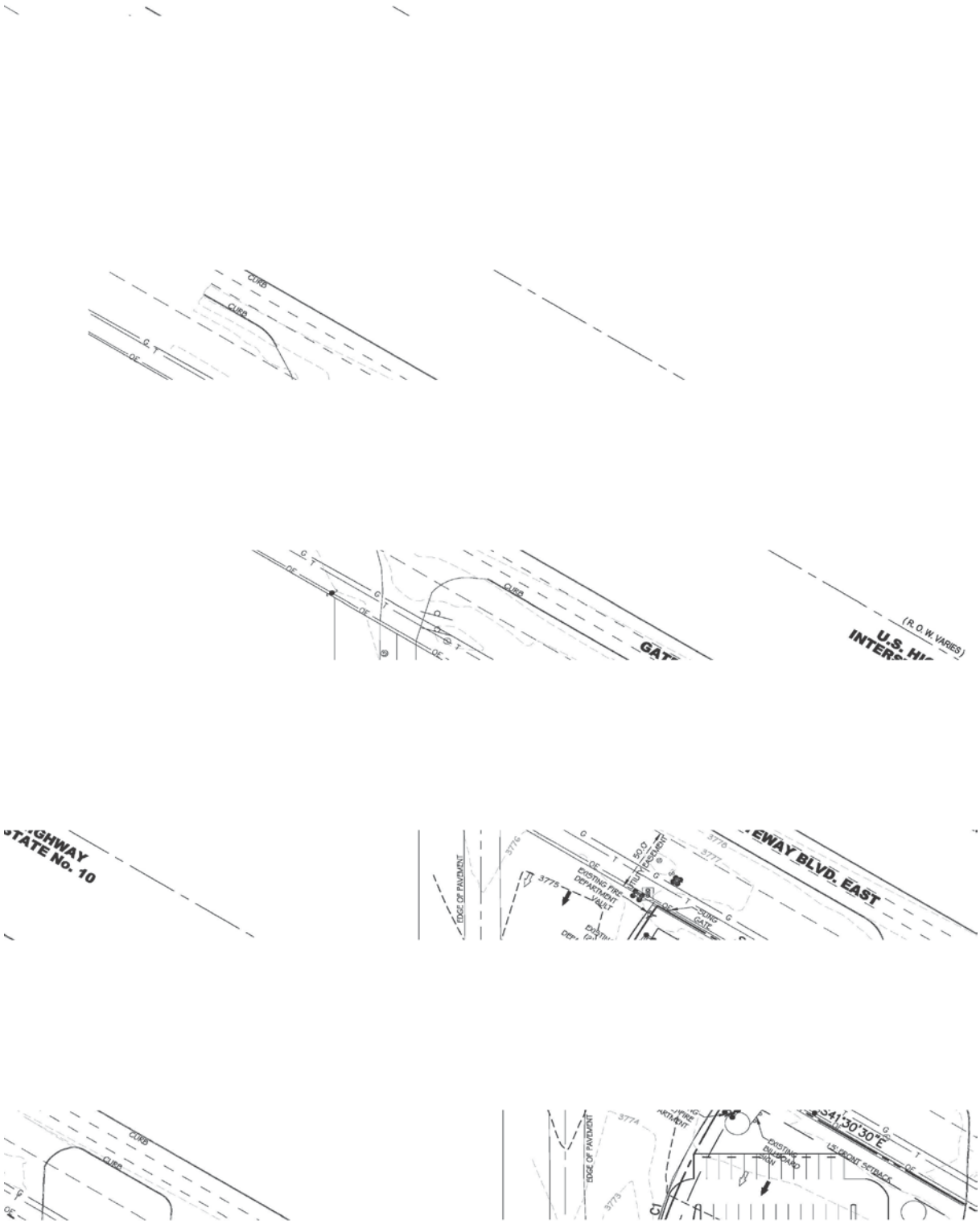
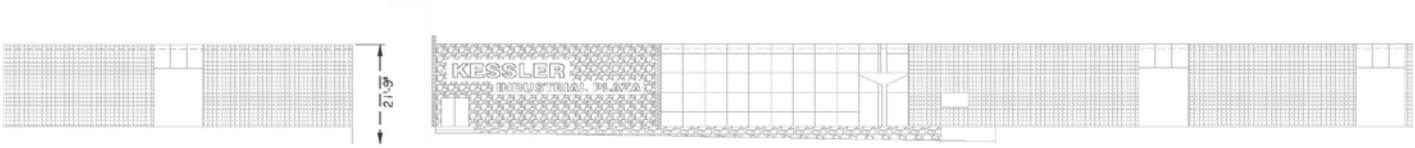
ATTACHMENT1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS