



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00058
Application Type: SmartCode Rezoning
CPC Hearing Date: May 3, 2012
Staff Planner: Laura Kissack, 915-541-4723, kissacklf@elpasotexas.gov

Location:
Parcel 1: north of Executive Center Boulevard and west of Mesa Street
Parcel 2: south of Castellano Drive, north of Executive Center Boulevard
Parcel 3: north of Castellano Drive and east of Mesa Street

Legal Description:
Parcel 1: A portion of Tract 1, all of Tracts 3 and 3A, John Barker Survey No. 10 and Tract 4F2B, A.F. Miller Survey No. 215 and Tracts 6 and 7, I.F. Harrison Survey No. 54 and Montecillo Unit Three Amending Plat save and except Lot 2, Block 2, Thereof as recorded in clerk's file no. 20090065237 and save and except 4.6007 acres being Lots 3 and 4, Block 9, Montecillo Unit Three Replat A, recorded in clerk's file No. 20110085971, Real property records City of El Paso, El Paso County, Texas
Parcel 2: Tract 4, John Barker Survey No. 10, City of El Paso, El Paso County, Texas.
Parcel 3: Lot 1, Block 3, Kings Hill Replat and Tract 4A, 6G and a portion of Tract 6A, A.F. Miller Survey No. 216 and Tract 21, John Barker Survey No. 10, City of El Paso, El Paso County, Texas.

Acreeage: Parcel 1 - 201.26 acres; Parcel 2 - 6.9054 acres; Parcel 3 - 83.91 acres
Rep District: 1 and 8
Existing Zoning:
Parcel 1: C-1, C-2, C-3/C, GMU/C, A-2, R-3, R-3A, R-5, M-1
Parcel 2: M-3
Parcel 3: C-1, C-1/SC, A-O/SC, A-O/C/SC, PR-1/SC and R-3
Existing Use: Vacant

Request:
Parcel 1: From **C-1, C-2, C-3/C, GMU/C, A-2, R-3, R-3A, R-5, M-1** to SCZ (SmartCode Zone)
Parcel 2: From **M-3** to SCZ (SmartCode Zone)
Parcel 3: From **C-1, C-1/SC, A-O/SC, A-O/C/SC, PR-1/SC and R-3** to SCZ (SmartCode Zone)

Proposed Use: TND(Traditional Neighborhood Development)
Property Owner: EPT Mesa Development, LP
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: A-2, A-3/SP, R-3, PR-2/ (Apartments)/(Single, Two and Multi-family)
South: M-1, M-3, C-1/SC,A-2/ (Commercial)/(Multi-Family)
East: A-3, C-1, GMU/C, C-3, SCZ, M-3, PMD/ (Single, Two and Multi-family)/ (Vacant)
West: A-2/SC, M-1, M-3, C-3, C-1, GMU/C / (Multi-Family)/ (Vacant)

Plan El Paso Designation: G2, Traditional Neighborhood, walkable
Nearest Park: Galatzan Park (0.30 miles)
Nearest School: LB Johnson Elementary; Morehead Middle (0.75 miles)

NEIGHBORHOOD ASSOCIATIONS

Mesa Hills Neighborhood Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Save the Valley
Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed out to all property owners within 300 feet of the subject property on April 19, 2012.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning to SmartCode Zone (SCZ) to permit three New Community Traditional Neighborhood Developments (TND) with a Transit Oriented Development (TOD) Overlay. The regulating plan shows three pedestrian sheds with transect zone allocations T1, T3, T4, T4O, T5 and T5O. Total Civic Space for the three sites is 97.4 acres in size. Main access to the subject properties is proposed from Mesa Boulevard.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from current zones to SCZ (SmartCode Zone) based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with Title 21 SmartCode and furthers the City Council direction to promote smart growth.

Plan El Paso-Regional Land Use Patterns

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

New Neighborhoods

Goal 1.4: The City of El Paso notes that recent development patterns have created isolated and oversized concentrations of homogeneous land uses which force residents into automobile travel for daily needs and make it difficult for residents to stay within the same neighborhood when they need a different type or size of housing. The City wishes to augment this conventional development pattern with strategic suburban retrofits or urban infill where practical. This goal and policy apply to land in G-4 “Suburban” growth sector and to future development in the O-6 “Potential Annexation” and O-7 “Urban Expansion” open-space sectors on the Future Land Use Map. G-3 and G-4 sectors, as depicted on the Future Land Use Map, may be permitted to continue development and uses as are consistent with the surrounding and existing development in the area. Also see goals and policies in the Urban Design Element.

Policy 1.4.1: The City’s zoning and land development regulations should be reviewed and amended when appropriate to encourage new neighborhoods to have:

- a. Greater interconnection of internal streets;
- b. Provision of small parks and civic functions within neighborhoods;
- c. A greater variety of housing types within each neighborhood; and
- d. Protection of natural features such as critical arroyos.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

No comments received.

Department of Transportation

1. Cross Section #14 is not shown on the Thoroughfare Assignment. Please clarify where the transect will be used.
2. Cross Sections #11, #12, and #5 – “no parking” signs on one-side of the street shall be required.
3. Provide revised TIA from previously approved Montecillo Land Study reflecting changes in trip distribution and traffic volumes.

Notes:

1. 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.
2. Recommend traffic calming along streets 11 (north/south near proposed school site)
3. Recommend traffic calming 11-9 north/south near western edge of development. Also along 9 at south of development (Monte Cassino), 9 that connects to adjacent development (Suncrest), and 10 at Festival.

El Paso Water Utilities

1. Before committing to provide water and sanitary sewer service to the entire property, developed as SmartCode, EPWU needs to conduct water and sanitary sewer analysis of the area to determine the improvements/upgrades to the existing system required to provide service to the property due to the significant increase of density. The water and sanitary sewer facilities that are currently under construction within the platted Montecillo Unit 3, including a sanitary sewer lift station, are designed and sized based on conventional development densities and do not have the capacity to serve the additional units based on a SmartCode development.
2. EPWU requests copies of preliminary grading plans, detailed phasing plan, and anticipated plans related to the proportion of housing and other functions as per Title 21 to determine the impact on the existing water and sewer systems. EPWU needs ample time to conduct the analysis and requests the Owner to provide EPWU with the information required to facilitate the analysis.

Parks Department

We have reviewed the **Montecillo Development Regulating Plan**, a smart growth development and have the following comments / concerns:

The following areas have no unstructured recreational value and should not be considered as "Park Acreage", and should not count towards the required civic space percentage:

1. Park acreage labeled as "H" , "Q", portion of "P", the sloped area adjacent to the apartments with-in the Montecillo Unit #1, the sloped area east of the future extension of Montecillo Blvd., and the small trapezoidal shaped area next to Montecillo Unit #3

Fire Department

No comments received.

Police Department

No comments received.

Sun Metro

No comments received.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

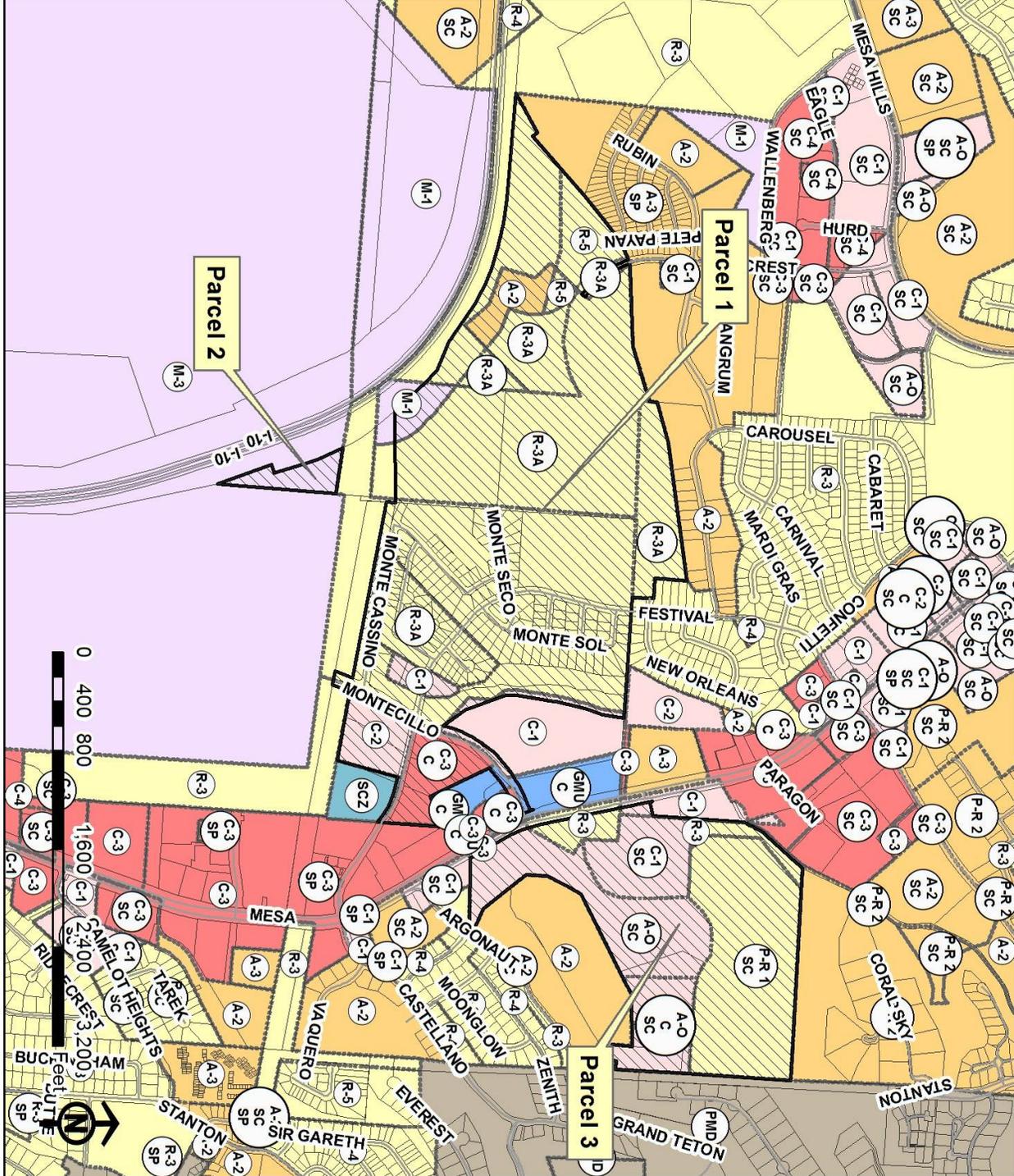
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Regulating Plan (Exhibit "F" of Ordinance)

ATTACHMENT 1

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