City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ14-00005
Application Type:	Rezoning
CPC Hearing Date:	May 7, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	East and West of Global Reach and North of Montana
Legal Description:	Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas
Acreage:	Parcel 1: 41.4376 acres Parcel 2: 21.9832 acres
Rep District:	2
Existing Zoning:	M-1 (Manufacturing)
C/SC/SP/ZBA/LNC:	N/A
Existing Use:	Vacant
Request:	M-1 (Manufacturing) to C-4 (Commercial) (Related to PLRG15-00003)
Proposed Use:	Commercial
Property Owner:	City of El Paso, Texas
Representative:	Brock & Bustillos Inc.

SURROUNDING ZONING AND LAND USE
North: M-1 (Manufacturing) / Vacant
South: C-4 (Commercial) / Vacant
East: M-1 (Manufacturing) & C-4 (Commercial) / Vacant
West: M-1 (Manufacturing) / Vacant

PLAN EL PASO DESIGNATION: O-7, Urban Expansion (Central Planning Area)
NEAREST PARK: Pebble Hills Park (5,464 feet)
NEAREST SCHOOL: R.E.L. Washington Elementary School (1,838 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 8, 2015.

APPLICATION DESCRIPTION
The property owner is requesting a rezoning from M-1 (Manufacturing) to C-4 (Commercial) to allow future commercial use of the property. Access to both parcels is proposed from Global Reach. As the property is currently classified as O-7 Urban Expansion, a separate, but related, amendment to our comprehensive plan has been submitted, for reclassification to G-4 Suburban (Walkable) to more align the proposed development with expected future land use.

Planning and Inspections Department – Planning Division Recommendation
The Planning Division recommends **approval** of rezoning the subject property from M-1 (Manufacturing) to C-4 (Commercial). The proposed zoning district is consistent with the adjacent C-4 (Commercial)

property along Montana. Furthermore, the C-4 (Commercial) district is an appropriate zoning district for frontage on Global Reach, a major arterial. Coupled with a reclassification to G-4 Suburban (Walkable) to align it with the existing Montana commercial corridor, the rezoning will serve to provide the desired clustered commercial activity along Montana, and supports the recently implemented Bus Rapid Transit system.

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

O-7 – Urban Expansion: Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

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 intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provides a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation
No objections. A TIA is 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.

Planning and Inspections Department - Land Development
No objection.

Planning and Inspections Department – Plan Review
No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping
No objection. At the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

El Paso Department of Transportation
The TIA shows that the addition of a traffic signal is required at the access point to West and East Parcel by 2018.

The TIA shows that two additional points of access off of Montana and construction of outer loop access road are required to provide connectivity to the proposed development by 2023.

Per the TIA, the developer is responsible for the proportionate share of optimization of traffic signals (15%) at the following intersections: 1). Wedgewood/Montana, 2). Lorne/Montana

Per the TIA, the developer is responsible for the proportionate share (15%) of construction of 2 dual left turns (Westbound) to mitigate the traffic from the proposed development at the following intersection by 2018: 1). McRae/Montana

El Paso Fire Department
Recommend approval.

El Paso Water Utilities
EPWU does not object to this request.

Water:

1. There is an existing 24-inch diameter water collector main that extends along an existing 24-foot easement east of Global Reach Drive. The water main is approximately 18 feet east of the right of way eastern boundary line. No direct service connections are allowed to the 24-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
2. There is an existing 24-inch diameter water main that extends along Global Reach Dr. approximately 10 feet east of the right-of-way centerline. There are 12-inch diameter water main stub-outs, one to each parcel, from this 24-inch diameter water main. These 12-inch diameter stub-outs are available for service.
3. There is an existing 24-inch diameter water main that extends parallel and approximately 46 feet east of the parcel 2 eastern boundary line. No direct service Connections are allowed to the 24 inch diameter water mains as per El Paso Water Utilities – Public Service Board Rules and Regulations.

Sewer:

4. There is an existing 15-inch diameter sanitary sewer main that extends along Global Reach Drive. The main is located approximately 10 feet west of the right-of-way centerline. This sewer main varies from 15 to 18 feet in depth. An 8-inch diameter sanitary sewer main extension will be required for service. There is an existing 12-inch diameter sanitary sewer main stub-outs, one to each parcel from this 15-inch sanitary sewer main. Verification of the stub-outs invert by the developer to confirm carrying capacity and service limitations is recommended by EPWU.

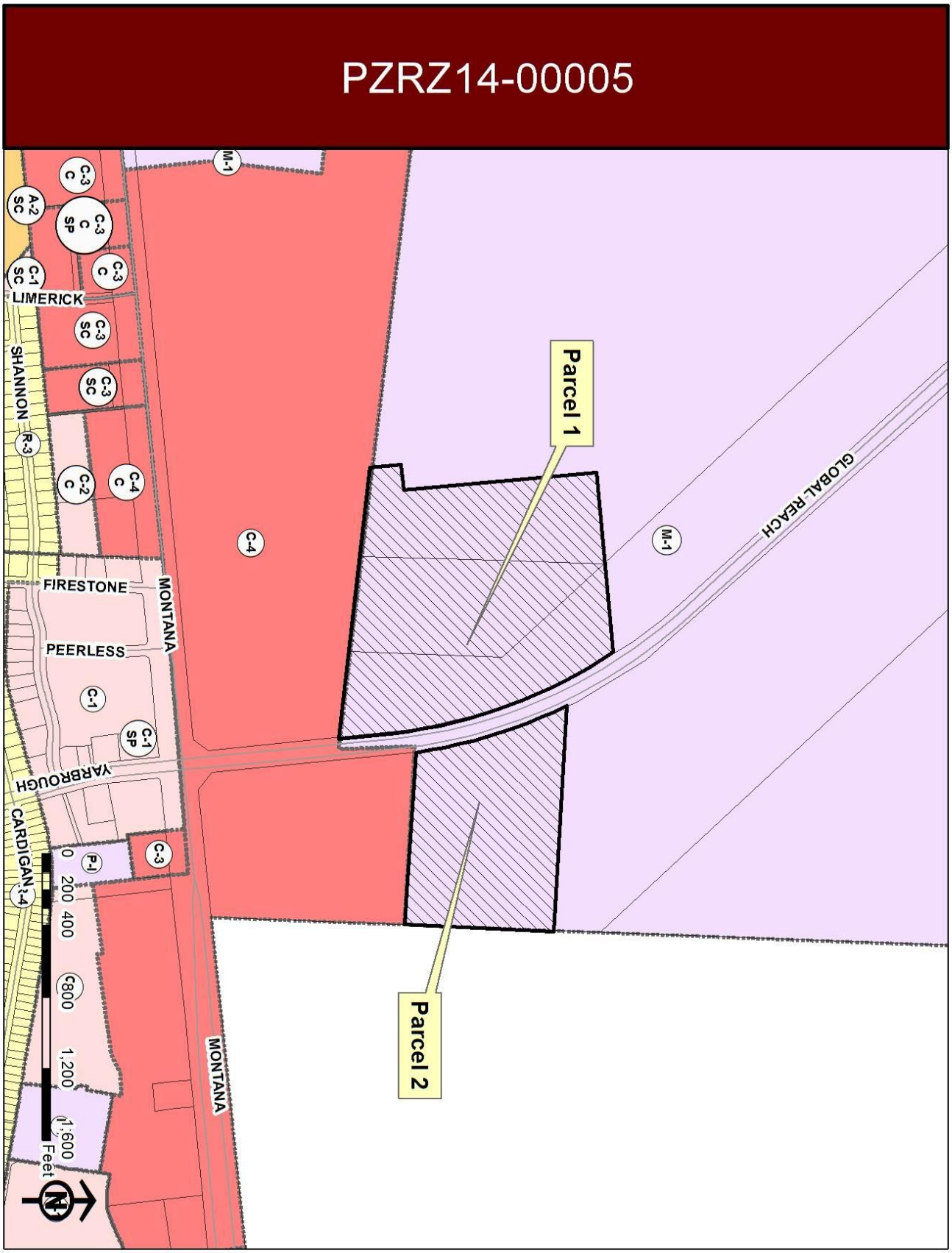
General

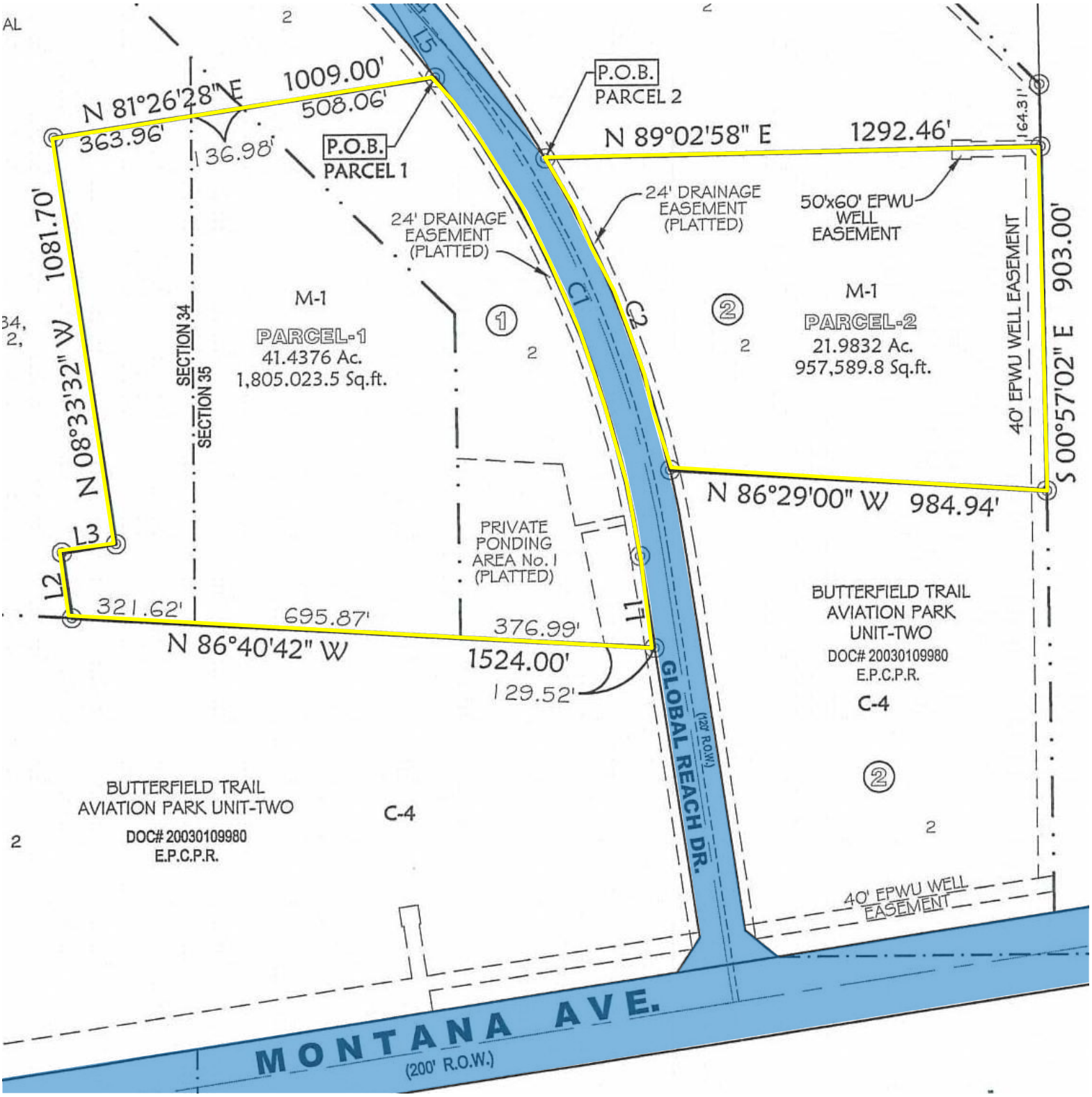
5. The EPWU operates and maintains a well (#509) within the boundary of Parcel 2 on the areal map that accompanied the request. Said well is located 2,000 feet North of Montana northern right-of-way line. Said well discharges raw well water into a 24-inch diameter main that conveys the water to the Montana Tank.
6. 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.
7. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.
8. EPWU-PSB requires a service application to provide new services. 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. Conceptual Site Plan

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN