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

Case No: PZRZ16-00010
Application Type: Rezoning
CPC Hearing Date: May 19, 2016
Staff Planner: Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

Location: 1115 Airway Boulevard
Legal Description: A portion of Lot 20, Block 1, International Industrial Center Unit 1, City of El Paso, El Paso County, Texas
Acreage: 0.204-acre
Rep District: 3
Existing Zoning: P-I (Planned Industrial)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From P-I (Planned Industrial) to C-4 (Commercial)
Proposed Use: Retail

Property Owner: James A. Dick Co.
Applicant: David W. Dick
Representative: Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE
North: C-4/c (Commercial/conditions) / Vacant; C-4/sc (Commercial/special contract)/ Restaurant
South: C-3 (Commercial) / Hotel and restaurant
East: C-3 (Commercial) / Automobile Dealership
West: C-4/c (Commercial/conditions) / Vacant; C-4/sc (Commercial/special contract)/ Restaurant

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)
NEAREST PARK: Ponder Park (1,715 feet)
NEAREST SCHOOL: Bonham Elementary School (3,126 feet)

NEIGHBORHOOD ASSOCIATIONS
Cielo Vista Neighborhood Association
Eastside Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 4, 2016. 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) in order to allow for retail. Retail is not permitted in P-I (Planned Industrial) district, therefore necessitating the rezoning change. The subject property is 0.204-arce in size. Currently, there is an existing C-4 (Commercial) zoned property to the north of the subject property that the applicant owns. The conceptual site plan shows 3,440 sq. ft. retail. Access to the subject property is proposed from Airway Boulevard.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from P-I (Planned Industrial) to C-4 (Commercial). The recommendation is based on the compatibility with surrounding land use and the

existing C-4 (Commercial) zoned properties to the north of the subject property and compliance with the Plan El Paso land use designations G-4, Suburban (Walkable) in the East Planning Area.

Plan El Paso- Future Land Use Map Designation
All applications for rezoning 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.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation
Traffic Impact Analysis (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.

Planning and Inspections Department – Building and Development Permitting
No objections to proposed rezoning.
Due to plan submitted being schematic in nature the project was not reviewed for conformance with any applicable codes.

Planning and Inspections Department - Land Development
Show all existing and proposed street and drainage improvements, proposed drainage flow patterns, structures, drainage easements, etc. within and abutting this Subdivision.

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

*Note to the applicant: will need to comply with all requirements of development at the time of permitting.

TXDOT -
Not in TXDOT right-of-way.

Street and Maintenance Department
TIA is not required.

Sun Metro
Sun Metro does not oppose this request.

Fire Department
Recommend approval.

Police Department
EPPD do not see any conflicts with this.

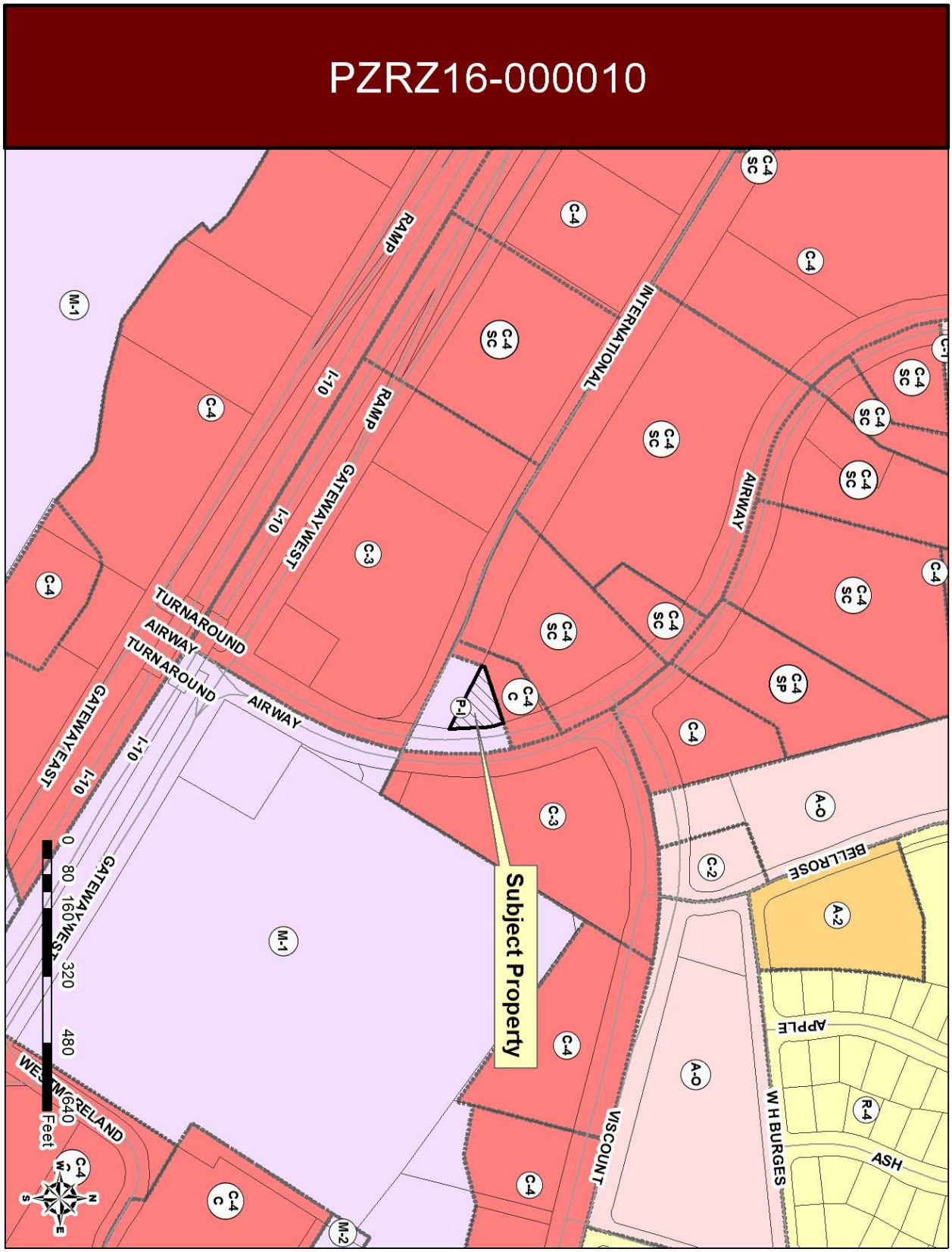
El Paso Water Utilities
EPWU does not object to this request.
Water:
There is an existing 12-inch diameter water main extending along the center line of Airway Blvd. This main is available for service. EPWU records indicate one 3/4" service meter (Active) on this property with 1111 Airway Blvd. as the service address.
There is an existing 8-inch diameter water main extending along north side of International Road.
Previous water pressure from fire hydrant #871 located approximately International and Northwest Airway, has yield a static pressure of 105 (psi), a residual pressure of 80 (psi), and a discharge of 1186 gallons per minute.
The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.
Sanitary Sewer:
There is an existing 12-inch diameter sanitary sewer main along the west side of Airway Blvd. This main is available for service.
There is an existing 12-inch diameter sanitary sewer main along the south side of International Road.
General:
EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

El Paso Water Utilities - Stormwater Division
Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.
Upon building this new development, we recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

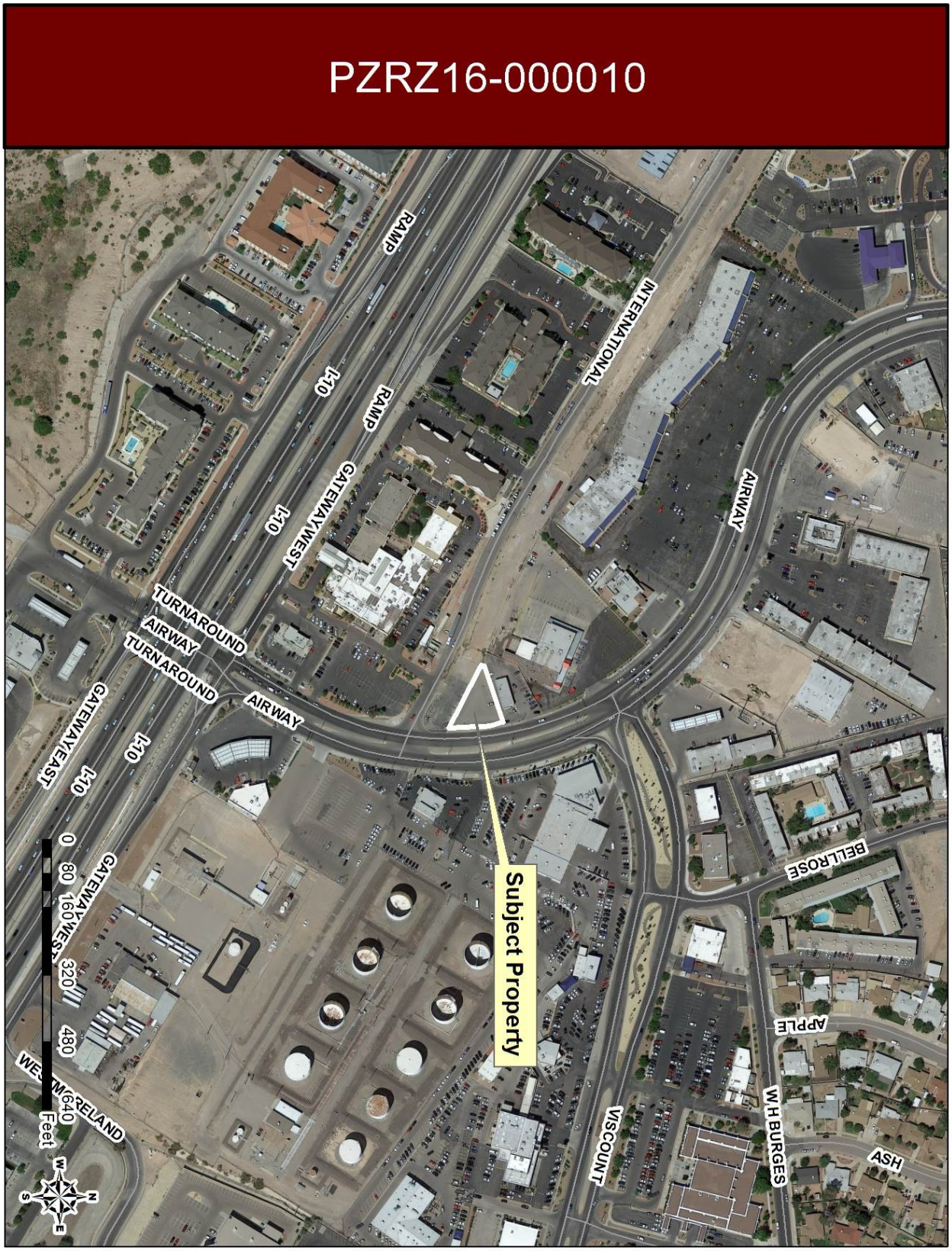
*Note to the applicant: will need to comply with all requirements of development at the time of permitting.

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

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN