



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ16-00009 (Related to Annexation Application SUAX16-00001)
Application Type: Rezoning
CPC Hearing Date: May 19, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: East of John Hayes and South of Pebble Hills Blvd.
Legal Description: **Parcel 1:** A Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Parcel 2: A Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Annexed as Parcel 1, City of El Paso, El Paso County, Texas
Parcel 3: A Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Parcel 4: A Portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, Annexed as Parcels 3 and 4, City of El Paso, El Paso County, Texas and A Portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County
Acreage: Parcel 1: 4.186
Parcel 2: 591.49
Parcel 3: 15.713
Parcel 4: 7.104
Rep District: ETJ (adjacent to District 5)
Existing Zoning: ETJ
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Parcel 1 From R-F (Ranch & Farm) to C-2 (Commercial)
Parcel 2 From R-F (Ranch & Farm) to R-5 (Residential)
Parcel 3 From R-F (Ranch & Farm) to C-2 (Commercial)
Parcel 4 From R-F (Ranch & Farm) to R-5 (Residential)
Proposed Use: Commercial & Residential
Property Owner: Rancho Real Land Holdings, LLC.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family dwellings

South: ETJ / Vacant

East: ETJ / Vacant

West: R-5 (Residential) / Single-family dwellings, S-D (Special Development), and C-2 (Commercial) / Single-family dwellings, Pebble Hills High School

PLAN EL PASO DESIGNATION: O5, Remote (Eastside Impact Fee Service Area)

NEAREST PARK: Tierra Del Este #64 (1,088 ft.)

NEAREST SCHOOL: Pebble Hills High School (138 ft.)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations; however, applicant did send notification to the two adjacent Neighborhood Associations (please see below) on March 21, 2016.

Eastside Civic Association

Las Tierras Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 5, 2016.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-5 (Residential) and C-2 (Commercial) to allow for residential and commercial development, in accordance with the Development Agreement and Development Plan approved by City Council. This rezoning application is related to Annexation Application SUAX16-00001. The annexed properties are automatically zoned to R-F (Ranch and Farm) District. Access to the subject property is proposed from East of John Hayes and South of Pebble Hills Blvd. The rezoning application complies with all annexation requirements.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property to a C-2 (Commercial) and R-5 (Residential) district. The approval recommendation is based on the compatibility with existing commercial and residential zoning in the area.

Plan El Paso- Future Land Use Map Designation

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

O-5 Remote: Remote land in the desert and mountains. Except where vested rights are in place, City regulations and policy decisions should not encourage urban development during this planning period, which extends until 2030. It is not known at this time whether O-5 land will be needed for development further in the future.

The purpose of the C-2 (Commercial) zoning district is to provide establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

The purpose of the R-5 (Residential) zoning district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning and Inspections Department- Planning Division - Transportation

Traffic Impact Analysis (TIA) is not 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 - City Development & Permitting- Landscape

No objections to proposed rezoning.

Planning and Inspections Department - Land Development

We have reviewed subject plans and recommend that the applicant addresses the following comments:

Note:

1. Provide complete drainage report for subdivisions.
2. All storm runoff shall be retained within the site; no runoff shall be re-directed to city maintained storm runoff facilities.

3. Delineate drainage area limits contributing to each of the ponds.
4. Add to general notes on the zoning plan: All historic and developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).
5. Include FEMA FIRM panel information and flood zone designation note.
6. 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.

Sun Metro

No objections to proposed rezoning.

Note: Developer needs to coordinate with Sun Metro in identifying locations of bus stops.

Police Department

Pending

Fire Department

No objections to proposed rezoning.

TxDot

Not in a State Roadway.

Texas Gas Service

No objections to proposed project limits.

Note:

1. Texas Gas Service requires that all street be public right-of-way and have dedicated utility easements.
2. It is the consultant and/or surveyors to illustrate the lines on the plans and to notify Texas Gas Service of the improvements will be in conflict with our existing facilities.
3. It is the contractor's responsibility to call for line spots before digging.
4. Mainline extensions, retirements, relocations or new service line requests would need to be directed to our Customer Service Department at elpasonewbusiness@txgas.com.
5. The actual cost and points of service will be determined upon review of the final site plan and required gas capacity.
6. The developer and/or customer will be responsible for any fees, cost of construction, permitting, etc. that will be incurred to extend and provide gas service.

El Paso Water Utilities

Stormwater Divison

We have reviewed the subdivision described above and have no objections

EPWU-PSB Comments

Supports and encourages voluntary annexation to the City of El Paso.

Water

Water storage improvements to the existing system are required to enable service to the subject property.

1. There is an existing sixteen (16) inch diameter water transmission main along Pebble Hills Boulevard between John Hayes Street and the easternmost portion of the Tierra Del Este Unit 72 (TDE 72) subdivision. The Developer of the Tierra Del Este Unit 76 (TDE 76) subdivision has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the water and sanitary sewer mains to serve TDE 76. The Developer is constructing the 16-inch diameter water transmission main that will extend along Pebble Hills Boulevard between the easternmost portion of TDE 72 to Tim Floyd Street as part of the described improvements. This main is not available for service; no direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
2. Along Tim Floyd Street between Pebble Hills Boulevard and Edgemere there are two (2) proposed sixteen (16) inch diameter water transmission mains. The main located along the westernmost portion of Tim Floyd Street will be constructed by the Developer of the subdivisions Tierra Del Este Unit 76, Unit 75 and Unit 77. The main that will be located along the easternmost portion of Tim Floyd Street will be a high pressure main and will not be connected to the westernmost main.
3. Along John Hayes Street between Pebble Hills Boulevard Montwood Drive there is an existing twenty-four (24) inch diameter water transmission main. This main is not available for service; no direct service connections are allowed to these water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
4. Along John Hayes Street between Pebble Hills Boulevard and Montwood Drive there is an existing twelve (12) inch diameter water main.
5. Water service for the Tierra Del Este Phase V area is *anticipated* to be provided by a proposed elevated tank (reservoir) and the construction of the following mains:
6. The existing twelve (12) inch diameter water main along Pebble Hills Boulevard between John Hayes Street and Mike Price Street.
7. The sixteen (16) inch diameter water transmission main that will extend along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street.

Sanitary Sewer

1. Along John Hayes Street between Edgemere Boulevard and Pebble Hills Boulevard there is an existing deep thirty-three (33) inch diameter sanitary sewer main. The size of this main south of Lookout Point Drive and Pebble Hills Boulevard increases to thirty-six (36) inches in diameter. The alignment of this main continues towards the west along Pebble Hills Boulevard. No direct service connections are allowed to these sanitary sewer mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
2. There is an existing fifteen (15) inch diameter sanitary sewer main along Pebble Hills Boulevard between John Hayes Street and the easternmost portion of the Tierra Del Este Unit 72 (TDE 72) subdivision. The Developer of the Tierra Del Este Unit 76 (TDE 76) subdivision has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the water and sanitary sewer mains to serve TDE 76. The Developer is constructing the

fifteen (15) inch diameter sanitary sewer main that will extend along Pebble Hills Boulevard between the easternmost portions of TDE 72 to Tim Floyd Street as part of the described improvements. This 15-inch sanitary sewer main is available for service.

3. Along Tim Floyd Street between Pebble Hills Boulevard and Edgemere there is a proposed twelve (12) inch diameter sanitary sewer main. This main will be located along the westernmost portion of Tim Floyd Street will be constructed by the Developer of the subdivisions Tierra Del Este Unit 76, Unit 75 and Unit 77.
4. From the intersection of John Hayes Street and Pebble Hills Boulevard along John Hayes Street towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main discharge unto the above-described 36-inch diameter main. The eight (8) inch diameter main that extends along John Hayes Street dead-ends at approximately 1,115 feet south of Pebble Hills Boulevard.
5. From the intersection of Charles Foster Avenue and John Hayes Street along Charles Foster Avenue towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 500 feet north of Charles Foster Avenue.
6. Along John Hayes Street between Charles Foster Avenue and Early Morn Avenue there is an existing fifteen (15) inch diameter sanitary sewer main.
7. Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twelve (12) inch diameter sanitary sewer main.
8. Sanitary sewer service to the Tierra Del Este Phase V area is anticipated to be provided with the construction of the following mains:
9. A proposed fifteen (15) inch diameter sanitary sewer main along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street and connection to the sanitary sewer main that extends along John Hayes Street.
10. The fifteen (15) inch diameter sanitary sewer main that will extend along Pebble Hills Boulevard between John Hayes Street and Tim Floyd Street.

General

In addition to the above described water and sanitary sewer mains, service to the Tierra Del Este Phase V area is to be provided by on-site water distribution mains and sanitary sewer collection mains that are to connect to the above-described mains. The on-site water and sanitary sewer mains must be constructed by the Developer to provide service to the Tierra Del Este Phase V area.

1. Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.
2. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. 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; (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.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 2: AERIAL MAP



