City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ16-00008
Application Type:	Rezoning
CPC Hearing Date:	May 19, 2016
Staff Planner:	Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location:	3320 Montana Ave.
Legal Description:	Lot 23 and the West ½ of Lot 22 and the East 6.5 feet of Lot 24, Block 92, of East El Paso Addition, an addition to the City of El Paso, El Paso County, Texas
Acreage:	0.14 acres
Rep District:	2
Existing Zoning:	R-5 (Residential)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	From R-5 (Residential) to S-D (Special Development)
Proposed Use:	Commercial / Office
Property Owner:	Westmount Assets Inc.
Applicant:	Keyvan Parsa
Representative:	Randy Lucero

SURROUNDING ZONING AND LAND USE
North: S-D/sc (Special Development) / Single-family dwellings / Commercial; Business Office
South: R-5 (Residential) / Single-family dwellings
East: S-D (Special Development) / Single-family dwellings
West: R-5 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G2, Traditional Neighborhood (Walkable)
NEAREST PARK: Mary Webb Park (1,088 ft.)
NEAREST SCHOOL: Alta Vista School (824 ft.)

NEIGHBORHOOD ASSOCIATIONS
Five Points Development Association
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 May 5, 2016.

APPLICATION DESCRIPTION
The property owner is requesting a rezoning from R-5 (Residential) to S-D (Special Development) to permit an office building. The property proposes the conversion of the existing single family home for a 1,959.90 sq. ft. office building. Setbacks reductions are proposed for 19.5' to the front, from the required 20' and 3.6' on the side, from the required 5'. The cumulative of 45' front/back and rear yard setback of 10' requires no reduction. Three parking spaces are being provided to include ADA and bicycle parking. Four-hundred and twenty-eight sq. ft. of existing landscaping is to remain. Access is proposed off Montana Ave.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development). The recommendation is based on the compatibility with the surrounding residentially zoned properties and in compliance with the proposed G-2, Traditional Neighborhood (Walkable) use designation in the Central Planning Area.

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

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys: buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plan identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning and Inspections Department- Planning Division - Transportation
No objections to rezoning.

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 rezoning.

Note: Due to proposed change of use from residential to commercial, building permits will be required to be submitted for the change of occupancy and the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development
We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. Show proposed stormwater runoff direction arrows.

2. No objections to proposed rezoning.

3. 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 rezoning.

Fire Department
No objections to rezoning.

Police Department
No objections to rezoning.

Streets & Maintance Department
The alley behind this address is paved; the applicants are permitted to access the alley as is.

TxDot
Not on state roadway:

Note: This portion of Montana is not under State Jurisdiction. (It's a City Street)

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

Does not object to this request.

Water:
EPWU does not object to this request.

1. There is an existing 4-inch diameter water main extending along the Alley between Montana Avenue and Tularosa Street. This water main is available for service. EPWU records indicate one (1) 3/4" service meter (Active) on the property with 3320 Montana Avenue as the service address.

2. Previous water pressure from fire hydrant #1645 located approximately Luna Street and NE Montana Avenue, has yield a static pressure of 90 (psi), a residual pressure of 88 (psi), and a discharge of 531 gallons per minute.

3. 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:

1. There is an existing 8-inch diameter sanitary sewer main extending along the Alley between Montana Avenue and Tularosa Street. This main is available for service.

2. There is an existing 24-inch diameter sanitary sewer main along Montana Avenue. No service connections are allowed to this main as per the El Paso Water Utilities-Public Service Board rules and regulations.

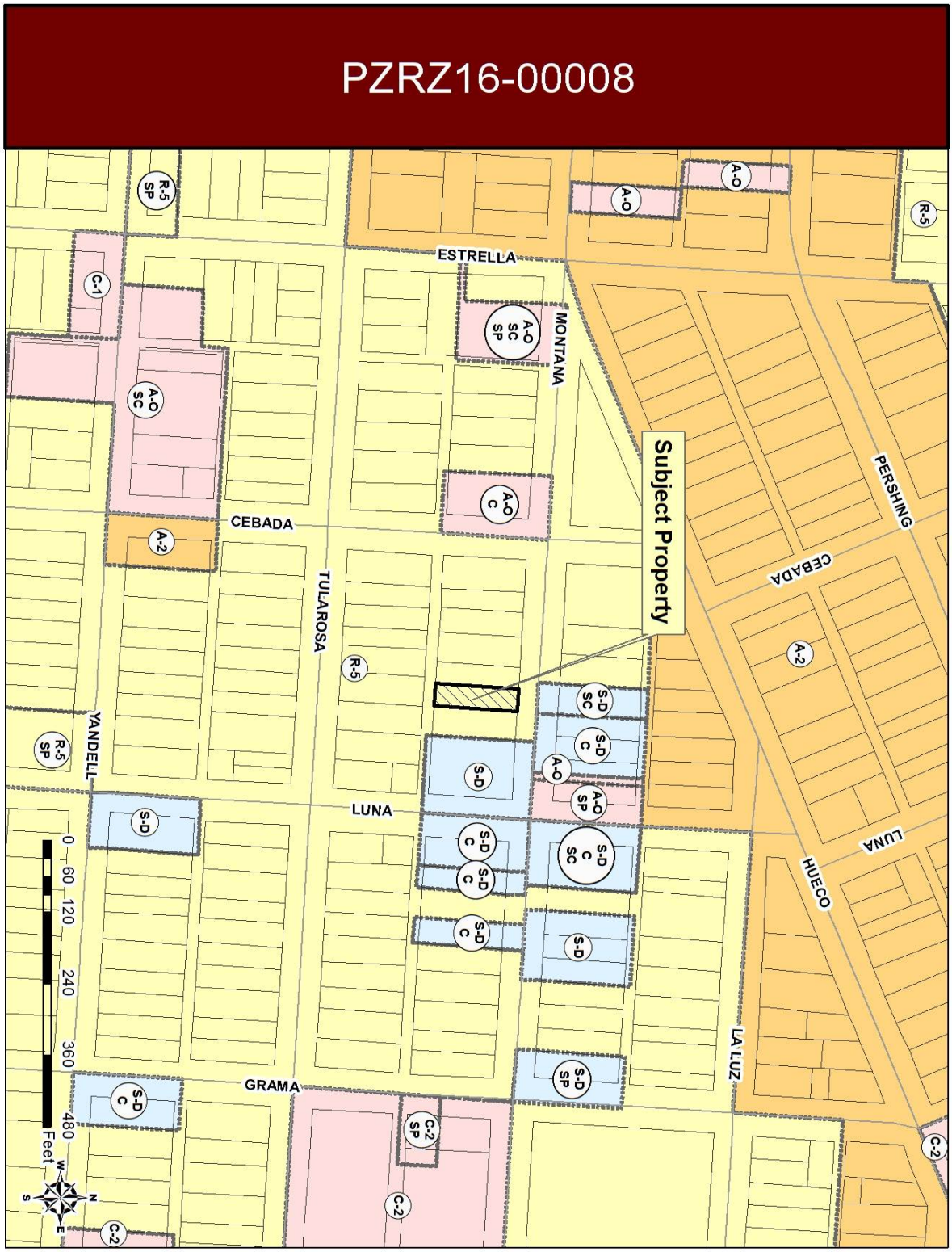
General:

1. 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.

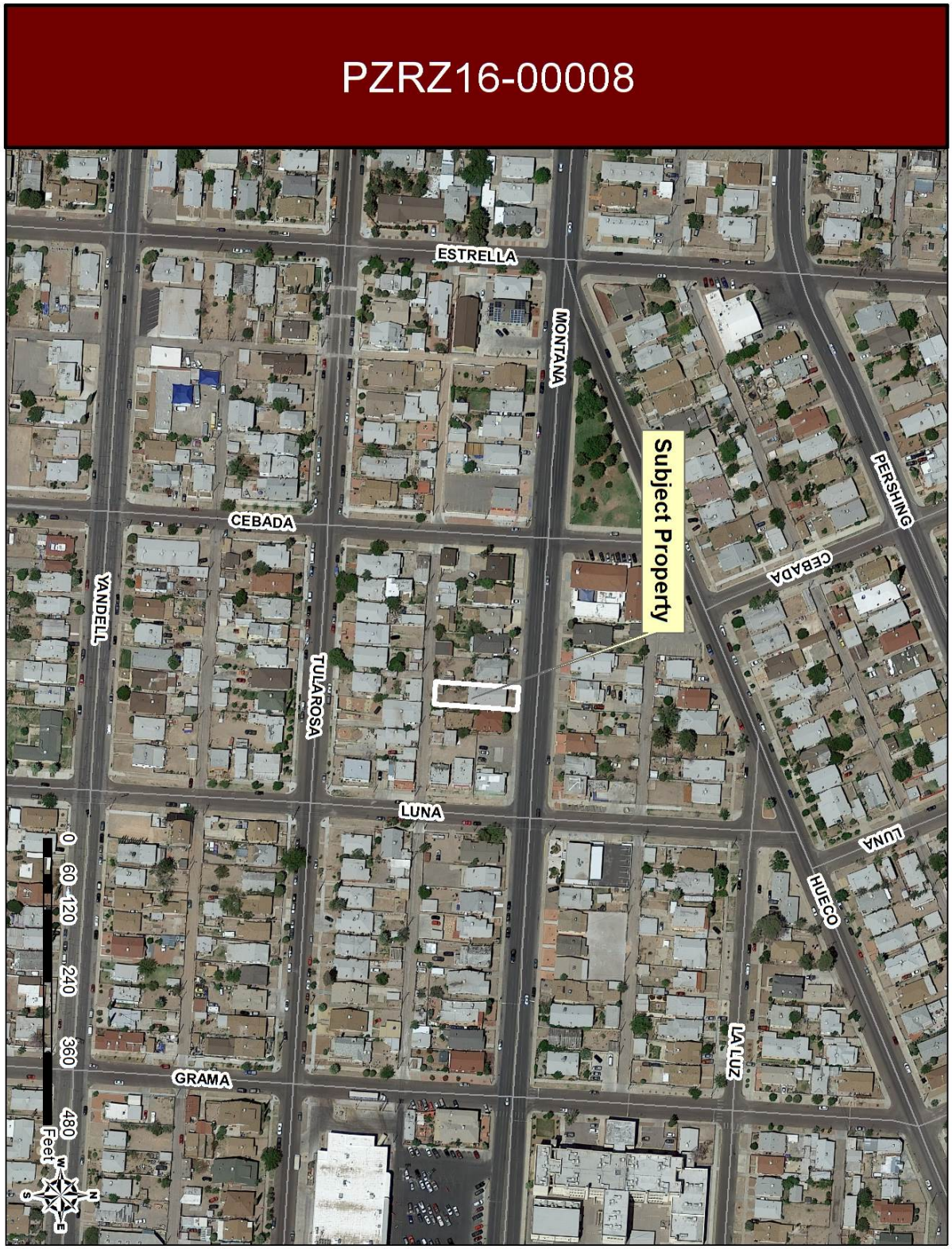
Attachments:

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

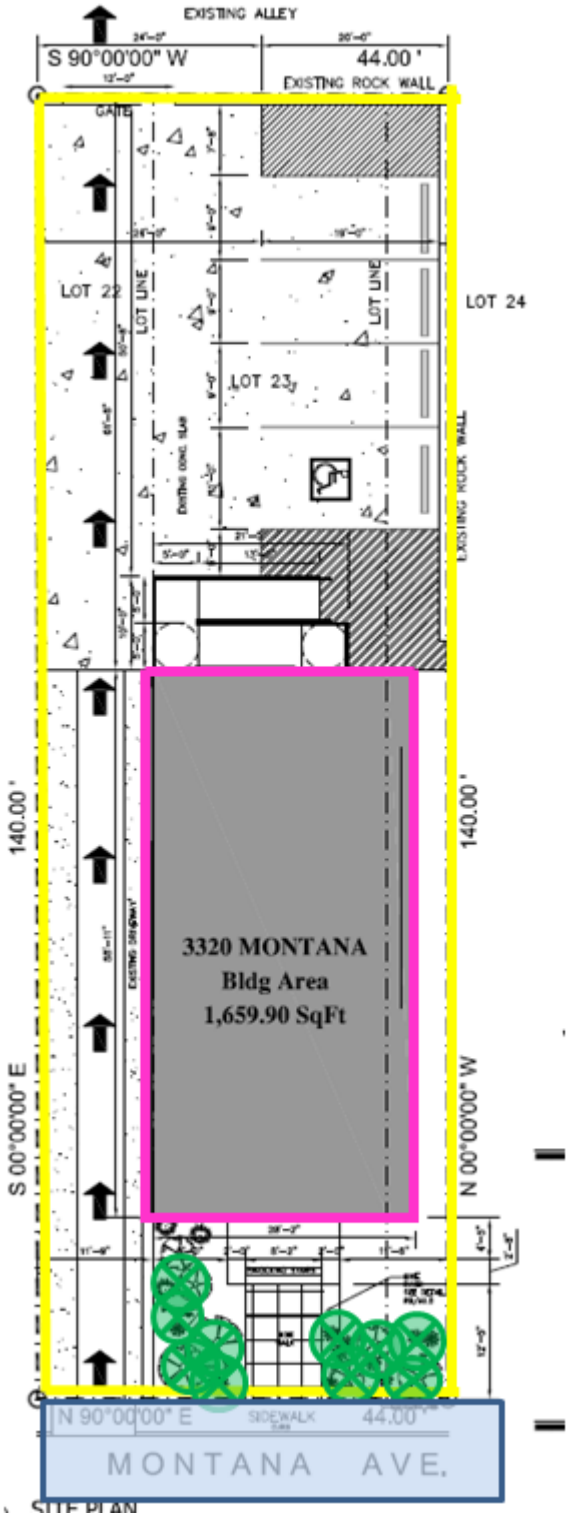
ATTACHMENT 1: ZONING MAP



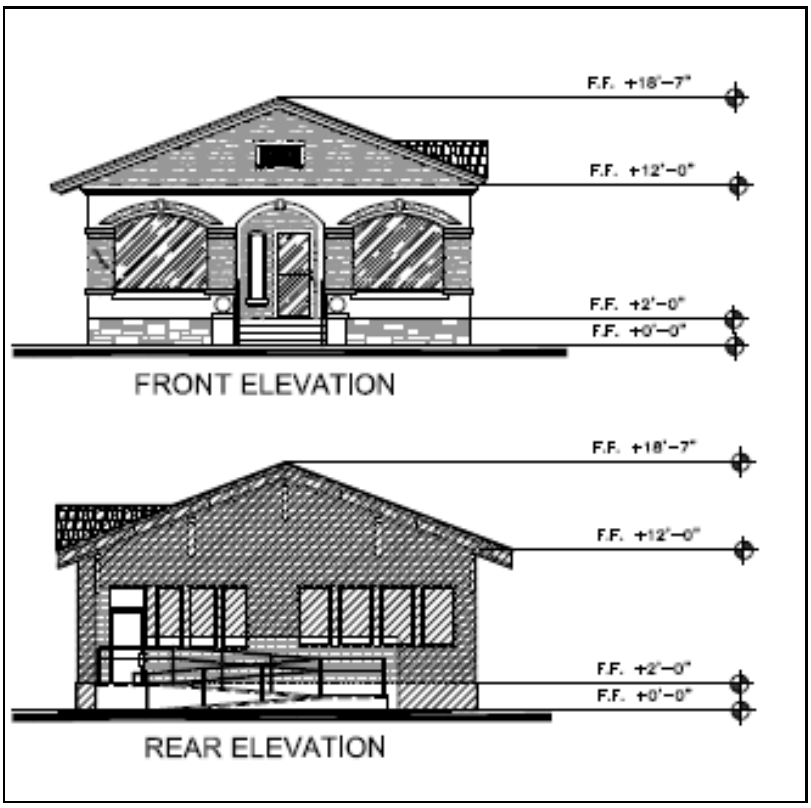
ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



Elevations		
R-5	SD	Proposed
35’	45’ or < or as approved by City Council (20.12.020 / Subpart D)	18.7’