



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00050
Application Type: Rezoning
CPC Hearing Date: May 21, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: East of N. Mesa Street and South of Castellano Drive
Legal Description: All of Tract 4G, E.L. De Shazo Survey 218, City of El Paso, El Paso County, Texas
Acreage: 1.7675 acres
Rep District: 1
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: From R-3 (Residential) to C-4 (Commercial)
Proposed Use: Large contractor's yard

Property Owner: MALBER, LLC
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Exercise facility, indoor; A-2 (Apartment) / Apartment complex
South: R-3 (Residential) / Vacant & El Paso Electric Easement; C-3 (Commercial) / Apartment complex; A-2 (Apartment) / Apartment complex; A-3 (Apartment) / Apartment complex
East: R-3 (Residential) / Vacant; R-5 (Residential) / Duplexes
West: C-3 (Commercial) / Restaurant & Office

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)

NEAREST PARK: Mission Hills Park (7,675 feet)

NEAREST SCHOOL: Morehead Middle School (6,937 feet)

NEIGHBORHOOD ASSOCIATIONS

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

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 6, 2015. 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 R-3 (Residential) to C-4 (Commercial) in order to allow for a large contractor's yard. Large contractor's yards are not permitted in the R-3 (Residential) zone district. The subject property is 1.767 acres in size and is vacant. The conceptual site plan shows a 1,000 sq. ft. office building use for a contractor's yard. Access to the subject property is provided from Mesa Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **denial** of rezoning the subject property from R-3 (Residential) to C-4 (Commercial) to allow for a large contractor's yard.

The recommendation is based on incompatibility with the surrounding properties zoned R-3 (Residential), R-5 (Residential), and A-2 (Apartment) directly adjacent to the subject property, and in non-compliance with the Plan El Paso land use designation G-4, Suburban (Walkable) in the Northwest 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 R-3 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

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:

Open Space Advisory Board

Recommendation is pending. OSAB is scheduled for June 10, 2015.

Planning Division - Transportation

Traffic Impact Analysis (TIA) has been waived.

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.

El Paso Department of Transportation

Traffic Impact Analysis (TIA) waiver request has been approved.

Planning and Inspections Department – Building and Development Permitting

No comments received.

Planning and Inspections Department - Land Development

No objections.

Fire Department

Rezoning does not adversely affect the fire department.

El Paso Water Utilities

1. EPWU-PSB does not object to this request

EPWU-PSB Comments

Water:

2. There is an existing 8-inch diameter water main that extends along N. Mesa St located approximately 16 feet west of the property line. This main is available for service.
3. There is an existing 12-inch diameter low pressure water main that extends along N. Mesa St located approximately 105 feet west of the property line. This main is not available for service.
4. Previous water pressure tests from fire hydrant # 214 located at the northeast corner of Castellano Dr. and N Mesa St., have yielded a static pressure of 155 (psi) pounds per square inch, a residual pressure of 135 (psi) pounds per square inch, and a discharge of 1501 (gpm) gallons per minute.
5. The owner should, for his own protection and at his own expense, 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 above-described water pressure regulating device.

Sanitary Sewer:

6. There is an existing 12-inch diameter sanitary sewer main that extends along N. Mesa St. that is approximately 10-feet deep and it is located approximately 78 feet west of the property line. This main is available for service.

General:

7. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT
8. EPWU-PSB requires a new service application to serve the property. 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.

El Paso Water Utilities - Stormwater Division

No comments received.

Attachments:

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

ATTACHMENT 2: AERIAL MAP

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