



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: PZRZ14-00014
Application Type: Rezoning
CPC Hearing Date: May 22, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 5312 Alabama Street
Legal Description: A portion of Lots 1, 2, 3, 4, 5, 24, 25, and 26, a portion of Tract 1 and a portion of 20 feet alley (vacated), Block 89A, Logan Heights Addition, City of El Paso, El Paso County, Texas
Acreage: 0.557
Rep District: 2
Current Zoning: R-4 (Residential) and A-2 (Apartment)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: From R-4 (Residential) and A-2 (Apartment) to C-1 (Commercial)
Proposed Use: Parking lot for Dialysis Clinic
Property Owner: Border Loop Dialysis, LLC
Representative: Eric T. Hardesty

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Vacant
South: A-2 (Apartment) / Vacant
East: C-1/c/sc (Commercial/conditions/special contract) / Vacant
West: PMD (Planned Mountain Development) / Vacant

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Logan Park (1,401 feet)

NEAREST SCHOOL: Burnet Elementary (3,328 feet)

NEIGHBORHOOD ASSOCIATIONS

Logan Heights Neighborhood 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 7, 2014. 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-4 (Residential) and A-2 (Apartment) to C-1 (Commercial) in order to allow a parking lot for a dialysis clinic. Currently, there is existing C-1 (Commercial) zoned property to the east of the subject property, which the applicant owns. By rezoning the subject property to C-1 (Commercial), the two properties under common ownership can be constructed upon as one contiguous development. This rezoning case also addresses the issue of two contiguous parcels, under common ownership, with two different zoning districts. Access to the subject property is proposed from Fred Wilson Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) and A-2 (Apartment) to C-1 (Commercial) with a condition:

That Design of the Alabama Street ingress / egress access be reviewed and approved by the City Traffic Engineer prior to the issuance of any permits for any proposed driveway on Alabama Street frontage.

The recommendation is based on compatibility with surrounding land uses and the existing C-1 (Commercial) zoned properties to the east of the subject property and supports the Plan El Paso land use designations G-2, Traditional Neighborhood (Walkable).

Plan El Paso- Future Land Use Map Designation

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

G-2 – Traditional Neighborhood (Walkable): 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 plans or identified in this Comprehensive Plan.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

El Paso Department of Transportation

1. EPDOT's does not object to the ingress/egress to/from Fred Wilson at the portion of the vacated Copia right of-way as per conditions on the property.
2. Also, EPDOT recommends that a condition to the rezoning be added "Design of the Alabama Street ingress / egress access be reviewed and approved by the City Traffic Engineer prior to the issuance of any permit for a driveway on Alabama Street frontage."

Planning Division - Transportation

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.

City Development Department – Plan Review

No objections to the rezoning request.

City Development Department - Land Development

No objections.

Fire Department

The Fire Department has no adverse comments therefore recommends approval of this case.

Police Department

Rezoning application and site plan for property located at 5312 Alabama Street has been reviewed. Frequent construction material deliveries have been observed lately, but have not interfered with blocking of traffic

lanes. NE traffic officers will be vigilant in case large delivery trucks that don't fit in the driveway need to momentarily stop on the right lane of traffic in front of the house to drop off material. Assistance if necessary will be rendered; otherwise, the drivers will be advised to use flashers and orange triangular hazard markers to place behind the vehicle. Thank you for informing us of the matter.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

EPWU-PSB does not object to this request

EPWU-PSB Comments

Water

There is an existing 6-inch diameter water main that extends along an alley between Keltner Ave. and Fred Wilson Rd., then south along an existing 35 feet by 150 feet EPWU-PSB easement. This main is available for service.

There is an existing 12-inch diameter water main that extends along Fred Wilson Rd. located approximately 4 feet from back of curb. This main is available for service.

There is an existing 12-inch diameter water main that extends along Alabama St. The main is located approximately 23 feet east of the street's western right-of-way line.

Previous water pressure readings from fire hydrant number 5412 located approximately within the EPWU-PSB easement at the southeast corner of the property, have yielded a static pressure of 150 pounds per square inch (psi), residual pressure of 130 psi and a discharge of 1501 gallons per minute (gpm).

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:

There is an existing 8-inch diameter sanitary sewer main that extends along an alley between Keltner Ave. and Fred Wilson Rd., located approximately 5 feet south of alley centerline. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Keltner Ave. located along the centerline of the street. This sewer main is available for service and will need to be extended west to the western property line.

General:

Water and sewer service for the subject subdivision may require an extension of water and sewer main from the existing mains listed.

Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

PZRZ14-00014



ATTACHMENT 2: AERIAL MAP

PZRZ14-00014



