



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00010
Application Type: Rezoning
CPC Hearing Date: May 30, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 3405 Gateway West Boulevard
Legal Description: Lot 3 and the East half of Lot 2, Block 59, East El Paso Addition, City of El Paso, El Paso County, Texas
Acreage: 0.125 acres
Rep District: 2
Existing Zoning: R-5 (Residential)
Existing Use: Single-family dwelling
Request: From R-5 (Residential) to A-O (Apartment/Office)
Proposed Use: Office, business

Property Owner: Richard Brent Aziz
Representative: Jesus L. Jaime

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Recreation center
South: R-5 (Residential) / Interstate -10
East: C-1/c (Commercial) / Office
West: R-5 (Residential) / Single-family dwelling

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning)
NEAREST PARK: Mary Webb Park (341 feet)
NEAREST SCHOOL: Alta Vista Elementary (2,370 feet)

NEIGHBORHOOD ASSOCIATIONS

Leona Ford Washington Neighborhood Association
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 April 30, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-5 (Residential) to A-O (Apartment/Office) in order to allow for a business office. The subject property is 0.125 acres in size and is currently used as a single-family dwelling which will be converted to a business office. Access to the subject property is proposed from Gateway West Boulevard and Luna Street via the alley.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject R-5 (Residential) to A-O (Apartment/Office). The recommendation is based on the existing C-1 (Commercial) zoned properties immediately adjacent to the subject property, in support of the Plan El Paso land use designation is G-2, Traditional Neighborhood, and adjacent to a major highway.

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 A-O (Apartment/Office) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

Planning Division - Transportation

Zoning:

1. No objections to the rezoning

Site plan comments:

1. A 24 ft. minimum driveway is required for commercial development
2. A 24 ft. parking aisle is required for 90 degree angled parking
3. Backing up onto Gateway Boulevard is not permitted as it is a freeway access roadway
4. A 6ft. masonry wall is required between residential and commercial uses.

Notes:

1. Access and improvements to Gateway Boulevard West shall be coordinated and approved by TxDOT.
2. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No objections to the rezoning request.

The Developer/Engineer addresses the following comments:

1. All existing / proposed sidewalks, driveways and paths of travel shall be brought into compliance with all City Codes and ADA / TAS rules and regulations.
2. Driveway must be 25' min, 35' max width.
3. Applicant must coordinate with TxDOT for drainage and driveway

Fire Department

Recommend "APPROVAL" of "Detailed Site Plan" as presented.

NOTE: PZRZ 13-00010 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. "When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments". The

Fire Planning Division has reviewed the submitted "Detailed Site Plan" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

Police Department

EPPD has no issues with this request as presented.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit options.

El Paso Water Utilities

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

1. El Paso Water Utilities has no objection to this request.

Water

2. There is an existing 6-inch water main in the alley between Gateway West Blvd. and Missouri Ave., on the north side of the subject property. This main is available for service

3. EPWU records indicate a water meter serving the subject property with 3405 Gateway West Blvd. as the service address that is currently inactive.

4. Previous water pressure readings from fire hydrant #1601, located on the northeast corner of the intersection of Missouri Ave and Luna Road, have yielded a static pressure of 90 pounds per square inch (psi), a residual pressure of 80 psi and a discharge of 1186 gallons per minute (gpm).

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.

Sewer

6. There is an existing 8- inch water main in alley between Gateway West Blvd. and Missouri Ave. on the north side of the subject property. This sewer main in available for service.

7. EPWU records indicate there is an existing a sewer service connection serving the subject property with 7214 North Loop Drive as the service address.

8. Application for additional water 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 lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 2: AERIAL MAP

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