



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00007 (Related Condition Release PZCR12-00004, for Parcel 1 only)
Application Type: Rezoning
CPC Hearing Date: May 31, 2012
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov
Location: Rich Beem Boulevard @ Eastbrook Drive
Legal Description: Parcel 1: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 2.43 acres
Parcel 2: 10.63 acres
Rep District: 5
Zoning: Parcel 1: C-2/c (Commercial/condition)
Parcel 2: PR-I (Planned Residential I)
Existing Use: Vacant
Request: Parcel 1: From C-2/c (Commercial/condition) to A-O/c (Apartment-Office/condition)
Parcel 2: From PR-I (Planned Residential I) to A-O (Apartment-Office)
Proposed Use: Townhomes/Multi-family
Property Owner: Tropicana Development Inc.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: PR-I (Planned Residential I) / vacant

South: C-2/c (Commercial/condition), PR-I (Planned Residential I) / vacant, single-family

East: PR-I (Planned Residential I) / vacant

West: C-2/c (Commercial/condition), PR-I (Planned Residential I) / vacant

Plan El Paso Designation: G4-Suburban (East Planning Area)

Nearest Park: Existing new park (1,523 feet)

Nearest School: Hurshel Antwine Elementary (6,586 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notices of the May 31, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on May 10, 2012. The Planning Division has not received any calls or letters in favor or in opposition to this request.

APPLICATION DESCRIPTION

The request is to change the zoning from C-2/c (Commercial/condition) and PR-I (Planned Residential I) to A-O/c (Apartment-Office/condition) and A-O (Apartment-Office) for Parcel 1 and 2 respectively, to allow for the development of townhomes/multi-family. The conceptual site plan proposes two-hundred (200) multi-family units; five (5) parks/recreation areas, that include a swimming pool, canopies, volleyball court, and playground; and four (4) office units. Access is proposed via Eastbrook Drive to the south, Rich Beem Boulevard to the west and both Evan John and Randall Joseph Streets to the north.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning application as it is compatible with existing and future surrounding land uses.

Plan El Paso Land Use Map Designation

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

G-4 Suburban: 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 A-O (Apartment/Office) medium density residential 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 non-residential uses and support facilities.

City Development Department Section Comments

Traffic Section

- Recommend wheel stops be placed on parking spaces abutting pedestrian paths of travel.
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Permits & Inspections

No comments received.

Land Development

Applicant shall comply with chapter 19.08- Construction Plans and Management.

Police Department

A field check was conducted and it appears the development will not have a negative impact on the community.

Fire Department

Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surfaces.

** Note: A more detailed review will be done by Fire Plan Review during the permitting process.

El Paso Water Utilities

1. EPWU does not object to this request.
2. Show on the site plan the existing 20-foot wide PSB easement and the proposed 35-foot wide PSB Access and Utility Easement as per the Tres Suenos Unit 9 plat.
3. During the site improvement work, the Owner/Developer shall safeguard all the existing sewer mains and appurtenant structures within the development. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

Water:

4. There is an existing 16-inch diameter water main along Andrew Wiseman Street that dead ends

approximately 75-feet north of the intersection with Eastbrook Drive. There is an existing 12-inch diameter water main along Eastbrook Drive. Also, there is an existing 12-inch diameter stub-out along Eastbrook Drive that dead-ends approximately 22-feet east of the east right-of-way line of Andrew Wiseman Street. A 12-inch diameter water main extension from this main will be required along Rich Beem Boulevard. On site water main extensions will be required to be looped to the proposed water main extension along Rich Beem Boulevard, the water main along Eastbrook Drive and the future 16-inch diameter water main extension along Andrew Wiseman Street within Tres Suenos Unit 8.

Sewer:

5. Sanitary sewer flows from the site need to be conveyed to an existing 15-inch diameter sewer main that extends within a 20-foot wide PSB easement that follows the alignment of the proposed 35-foot PSB Access and Utility Easement. Within the above mentioned 20-foot easement, there is an existing 12-inch diameter sewer force main.

General:

6. Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

7. EPWU-PSB requires a new service application to serve the site. 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.

CITY PLAN COMMISSION OPTIONS

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

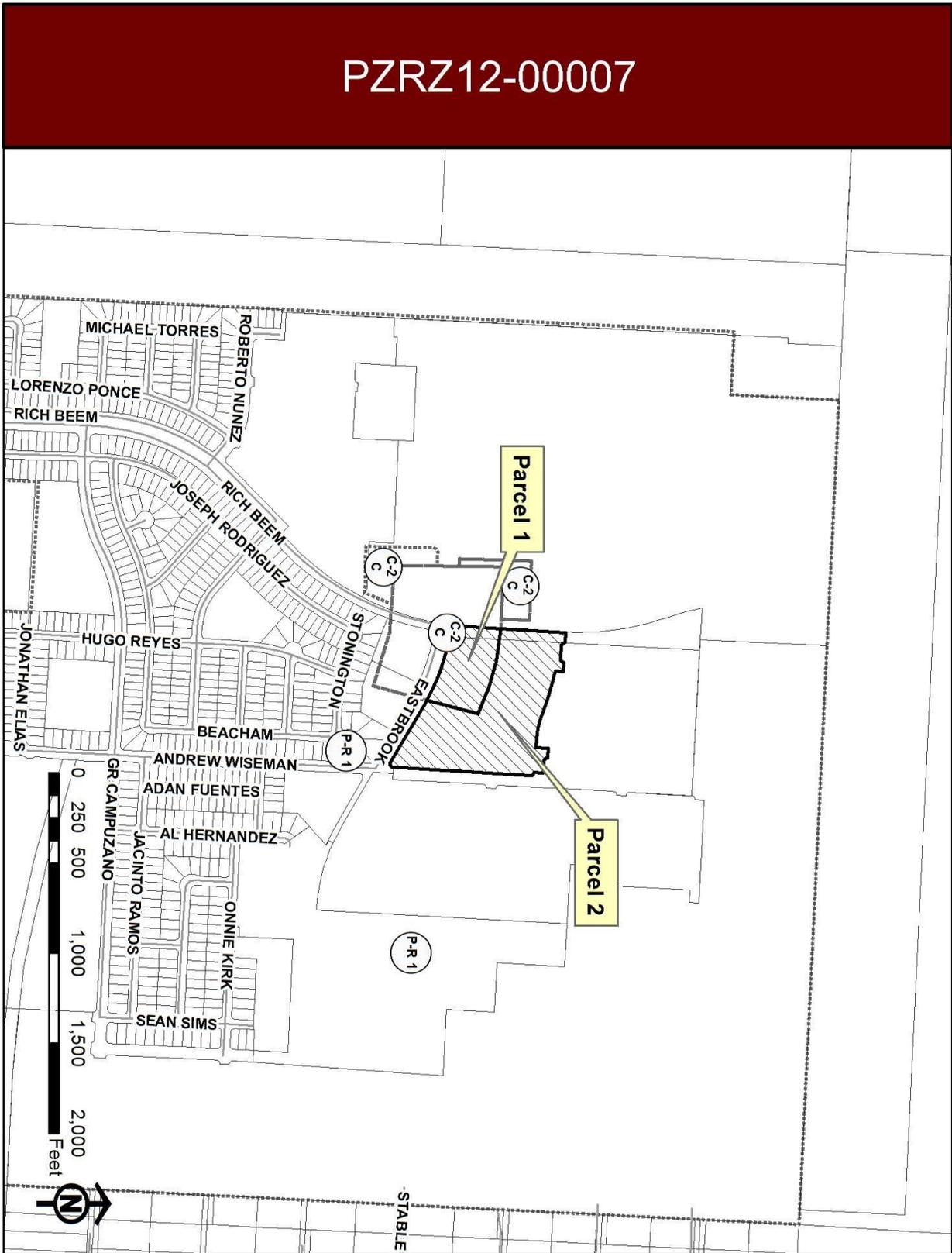
1. Recommend approval of the application finding that it is in conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring it into conformance with the review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

Attachments

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

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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