



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00013
Application Type: Rezoning
CPC Hearing Date: June 5, 2014
Staff Planner: Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov

Location: 10640 Montwood
Legal Description: A portion of Lot 10, Block 64, Vista del Sol Unit Thirteen, City of El Paso, El Paso County, Texas
Acreage: 1.06 acres
Rep District: 7
Current Zoning: R-3 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: From R-3 (Residential) to S-D (Special Development)
Proposed Use: Community Shopping Center

Property Owner: Montwood Church of the Nazarene/Jon Stout
Representative: Rey Engineering/Enrique Rey

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Retail
South: R-3 (Residential) / Single-family dwellings
East: R-3 (Residential) / Single-family dwellings
West: A-O (Apartment Office)/Medical Office / R-3 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (East Plan Area)

NEAREST PARK: Pico Norte Park (1,860 feet)

NEAREST SCHOOL: Hanks High School (2,401 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 05, 2014. The Planning Division has received one e-mail in opposition to the rezoning request, citing primarily issues with the possibility of a second story (see Attachment 5).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to S-D (Special Development) to allow for a small shopping center. The R-3 (Residential) district does not permit retail use. The subject property is 1.06 acres in size and is currently vacant. Section 20.10.360, Mixed-Use Development, requires the submittal and review of a detailed site development plan on the S-D (Special Development) district prior to the issuance of any building permits. The applicant has been advised of the requirement and opted to submit the required detailed site plan after review and approval of the rezoning application. The concept plan submitted for this request does not meet all the requirements of a detailed site development plan but meets or satisfies the rezoning application requirements. Access to the subject property is proposed from Lomaland Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to S-D (Special Development).

The recommendation is based on the compatibility of existing residential and commercial uses and zone districts adjacent to the subject property. The S-D (Special Development) district complies with Plan El Paso Land Use Map.

Plan El Paso- Future Land Use Map Designation

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

G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stale but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the S-D (Special Development) district is to provide an opportunity for 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. The regulations of this district are 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. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

TIA is not required, no objections.

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Building and Development Permitting

Recommend approval

City Development Department - Land Development

No comments received

Fire Department

No comments received

El Paso Water Utilities

EPWU does not object to this request.

All costs associated with the extensions of water and/or sanitary sewer mains are the responsibility of the Owner/Developer.

Water:

There is an existing 12-inch diameter water main extending along Lomaland Drive that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Lomaland Drive that is available for service, the sewer main is located approximately 7-ft east from the center line of the right-of-way.

General:

EPWU requires a new service application to provide service 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.

Sun Metro

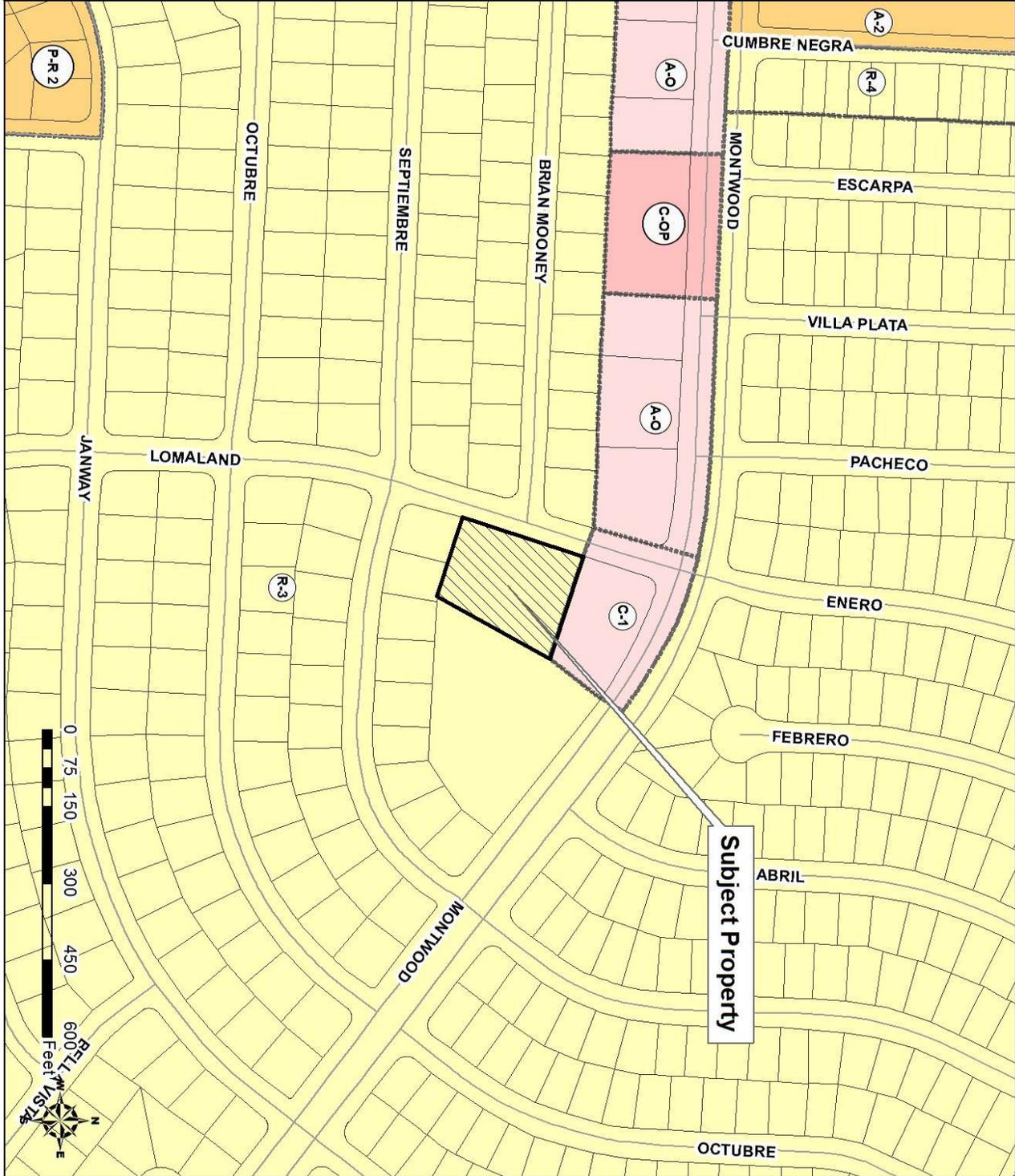
Sun Metro does not oppose this request; Recommends the construction of sidewalks to permit access to mass transit opportunities; Rts. 1 and 53 provide service along Montwood; There is a bus stop approximately 220' from the subject property on Montwood.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Conceptual Plan
- Attachment 4: Elevations
- Attachment 5: Opposition

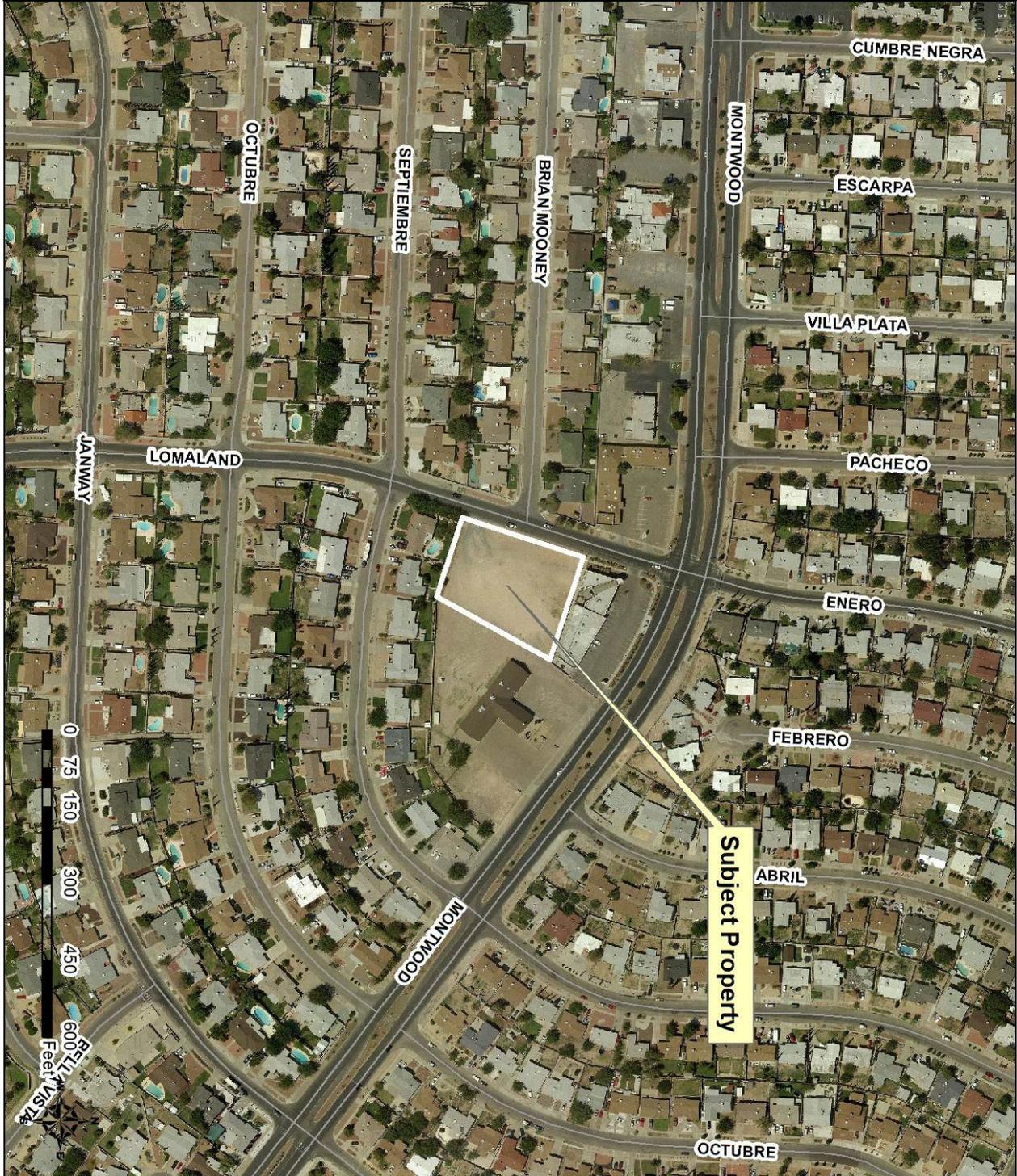
ATTACHMENT 1: ZONING MAP

PZRZ14-00013



ATTACHMENT 2: AERIAL MAP

PZRZ14-00013



ATTACHMENT 5: OPPOSITION E-MAIL

Rubio, Arturo

From: barrio.luisenrique@gmail.com
Sent: Tuesday, May 06, 2014 4:16 PM
To: Rubio, Arturo
Subject: Re: Case # PZRZ14-00013

The most concern I would have is the building construction going to be a single floor or a two story building?

Sent from my iPhone

On May 6, 2014, at 2:30 PM, "Rubio, Arturo" <RubioAX@elpasotexas.gov> wrote:

Mr. Barrio,

The zone the applicant is requesting does not permit heavy commercial uses. The most they can do is light retail as the most intense use. They are proposing a community shopping center to include office and retail use only. Having said that, the request would not allow such uses as motor vehicle repair, motor vehicle sales, storage or rental, contractor yards or ball rooms that would generate heavy traffic and nuisance as only some of the most intense uses permitted by the C-3 and C-4 (Commercial) zone districts of which they are not requesting.

As to notification, State Law requires that we notify only to the property owners, if the owner or those notified wish to pass on the information to renters it would be up to them. The general public that is not a property owner in the immediate 300 foot radius of the request can submit questions, concerns to the Planning Division once the Onsite posting is placed on the lot, which is required for lots 1 acre or above. The applicant has up to 15 days prior to the hearing to post the sign. Hope this answers your questions and concerns or should you have additional questions please e-mail or call me, as I am handling the application.

Cordially,

Art Rubio, Senior Planner
City Development | City of El Paso
222 S. Campbell Street
El Paso, TX 79901
O: 915.212-1613

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Click on the links for more information about City Development:

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From: Luis Barrio [<mailto:barrio.luisenrique@gmail.com>]
Sent: Tuesday, May 06, 2014 1:22 PM
To: Rubio, Arturo
Subject: Case # PZRZ14-00013

To whom it may concern:

I received a letter from planning division stating that property owners at 10640 Montwood plan on re-zoning from R-3 to S-D. I have concerns and issues with the re-zoning as my address at 2001 Septiembre is directly behind the property in question. I have a 6' high rock wall and a swimming pool in my back yard. The proposed commercial business would bring assorted businesses to the area. Do you know what type of business they plan on opening, and will the building be a two story or single building. My next door neighbors at 2005 Septiembre are renting the home and they are special needs adults. You might try to find out who the homeowner is so that a letter can be mailed out to them and see what concerns they might have. Thank you.

Luis E. Barrio
Phone: (915) 252-2531
Email: Barrio.LuisEnrique@gmail.com

Rubio, Arturo

From: barrio.luisenrique@gmail.com
Sent: Tuesday, May 06, 2014 4:17 PM
To: Rubio, Arturo
Subject: Re: Case # PZRZ14-00013

I just wouldn't want a tall building with windows over looking to my backyard.

Sent from my iPhone

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