City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No:	PZRZ14-00017
Application Type:	Rezoning
CPC Hearing Date:	June 5, 2014
Staff Planner:	Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov
Location:	8137 San Jose Road
Legal Description:	Tract 1, Block 13, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage:	0.2020
Rep District:	7
Existing Zoning:	R-F (Ranch and Farm)
Existing Use:	Residential and Commercial uses
C/SC/SP/ZBA/LNC:	Legal Non-Conforming Use (See Background History)
Request:	From R-F (Ranch and Farm) to S-D (Special Development)
Proposed Use:	Residential and Commercial uses
Property Owner:	Brenda I. Boysselle
Representative:	CAD Consulting Company

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) / Single-family dwellings
South: R-4 (Residential) / Single-family dwellings
East: R-F (Ranch and Farm) / Single-family dwellings
West: R-F (Ranch and Farm) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)
NEAREST PARK: Marian Manor Park (3,209 feet)
NEAREST SCHOOL: Marian Manor Elementary (3,415 feet)

NEIGHBORHOOD ASSOCIATIONS
Save the Valley 21

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 21, 2014. The Planning Division has received one phone call of inquiry for the rezoning request.

BACKGROUND HISTORY
On March 5, 1982, the applicant registered the property as legal non-conforming for grocery and market use in an R-F (Ranch and Farm) zone district having existed since 1952. Currently the site has lost the legal non-conforming registration as the grocery and market use has not remained in operation for 120 days consecutively as required by Section 20.22.030 B. Non-Conforming Uses. Therefore, the applicant is requesting the rezoning to S-D (Special Development) zone district in order to bring the property into conformance.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to S-D (Special Development) to allow for residential and commercial uses. Commercial uses are not permitted in the R-F (Ranch and Farm) district and residential dwellings are limited to one single-family dwelling unit per lot. The subject property is 0.2020 acres in size. The detailed site development plan shows an existing 1,431 sq. ft. single-family dwelling and an existing 1,194 sq. ft. commercial use building. If approved, the S-D zoning

district requires a detailed site development plan for all uses other than single-family residential. The required detailed site development plan must be submitted for review per Section 20.04.150 detailed site development plan. The applicant will submit the application for detailed site development plan review at the same time City Council considers the rezoning. The detailed site development plan included in the staff report is not being considered as part of this request. Access to the subject property is provided from San Jose Road and Lomaland Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to S-D (Special Development). The recommendation is based on compatibility with surrounding R-F (Ranch and Farm) and R-3 and R-4 (Residential) districts and uses in the area of the subject property and supports the Plan El Paso land use designations of G-3, Post-War.

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 stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of S-D (Special Development) 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.

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

I do not have any comments or concerns with this area.

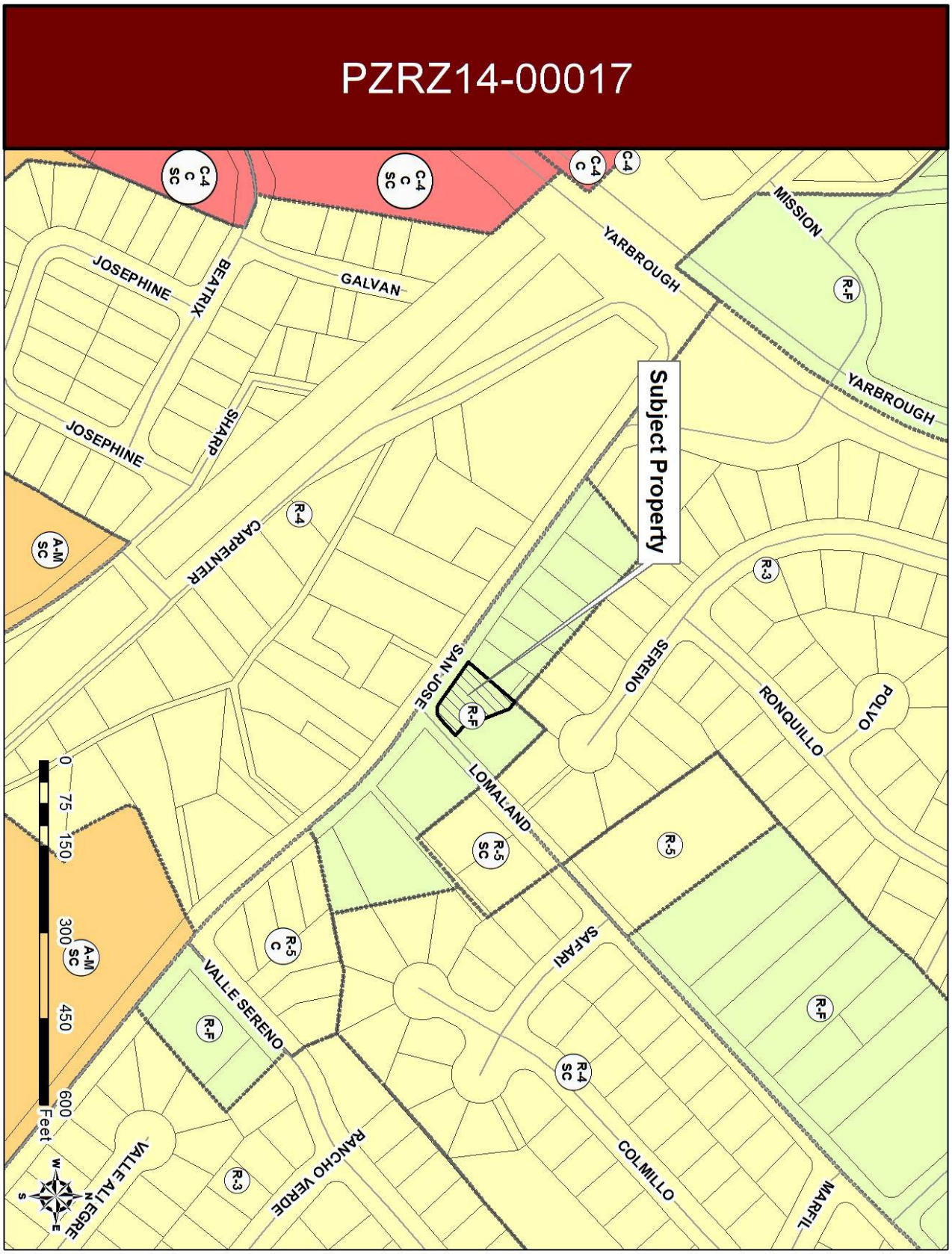
El Paso Water Utilities

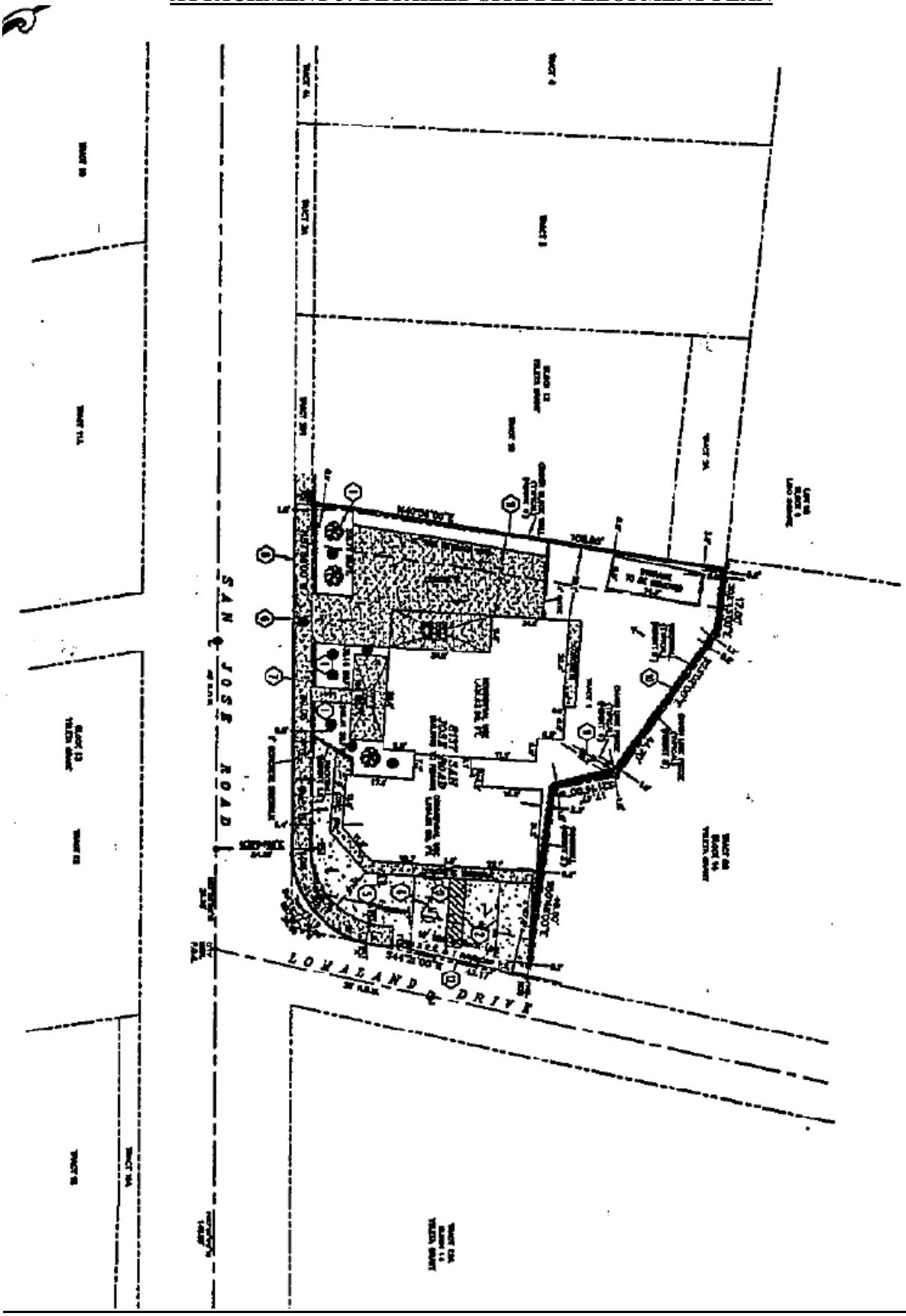
We have reviewed the rezoning referenced above and provide the following comments:

EPWU does not object to this request.
EPWU-PSB Comments
Water:
There is an existing 12-inch diameter water main that extends along San Jose Rd. located approximately 8 feet south of the street centerline. This main is available for service.
There is an existing 8-inch diameter water main that extends along Lomaland Dr. located approximately 1 feet east of property's eastern boundary line. This main is available for service.
Previous water pressure tests from fire hydrant #2209 located approximately 150 feet west of the intersection of San Jose Rd. and Lomaland Dr. have yielded a static pressure of 85 (psi) pounds per square inch, a residual pressure of 55 (psi) pounds per square inch, and a discharge of 1233 (gpm) gallons per minute.
EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 8137 San Jose Rd.
Sewer:
There is an existing 8-inch diameter sanitary sewer main that extends along San Jose Rd. located along the centerline of the street. This main is available for service.
There is an existing 8-inch diameters sanitary sewer main that extends along Lomaland Dr. located approximately 12 feet east of the property's eastern boundary line. This main is available for service.
General
EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

Attachments:
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN