City of El Paso – City Plan Commission Staff Report

******REVISED******

Case No:	PZRZ16-00013
Application Type:	Rezoning
CPC Hearing Date:	June 16, 2016
Staff Planner:	Joaquin Rodriguez, 915-212-1608, rodriguezjx3@elpasotexas.gov
Location:	6292 Trowbridge
Legal Description:	Lots 18 to 20, Block 6, Womble Addition, City of El Paso, El Paso County, Texas
Acreage:	0.4209
Rep District:	3
Current Zoning:	R-5 (Residential)
Existing Use:	Office
C/SC/SP/ZBA/LNC:	N/A
Request:	Rezoning from R-5 (Residential) to S-D (Special Development District)
Proposed Use:	Medical Office/Clinic
Property Owner:	City of El Paso
Representative:	Jose Carlos Villalva

SURROUNDING ZONING AND LAND USE
North: R-4 (Residential) / Single family residential
South: R-5 (Residential) / Multifamily residential and Church
East: R-5 (Residential) / Single Family Residential
West: M-3 (Manufacturing) / Industrial/Pipeline

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)
NEAREST PARK: San Juan Placita (.853 Miles)
NEAREST SCHOOL: Hawkins Elementary (.735 Miles)

NEIGHBORHOOD ASSOCIATIONS
San Juan Neighborhood Improvement 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 31, 2016. Staff did receive one phone call in support of this request from the president of the San Juan Neighborhood Improvement Association.

On 6-14-2016 staff met with the president of the San Juan Neighborhood Improvement Association to address concerns about possible future expansion of western refining in to the residential neighborhood. The meeting resulted in support of the proposed rezoning.

APPLICATION DESCRIPTION
The property owner is requesting a rezoning from R-5 (Residential) to S-D (Special Development) to allow for a medical office/clinic. No redevelopment is proposed, the existing structure, a 2,571 square foot single story building will remain. Additionally the existing site improvements, including 4,241 square feet of landscaping, 23 parkings spaces and nine existing canopy trees will remain. As the subject property is less than 1 acre, City Council shall be asked to waive the 1 acre minimum for the S-D (Special Development)

zoning district.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development). The recommendation is based on the compatibility with the surrounding residentially zoned properties and in compliance with the proposed G-2, Traditional Neighborhood (Walkable) use designation in the Central Planning Area.

Plan El Paso- Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: 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 plan identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide 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. 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. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning and Inspections Department - City Development & Permitting- Landscape
No objections to rezoning.

Planning and Inspections Department - Land Development
We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. No objections to proposed rezoning.

2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Sun Metro
No objections to rezoning.

Fire Department
No objections to rezoning.

Police Department
No comments received.

Streets & Maintance Department
No comments received.

TxDot
Not on state roadway.

Texas Gas Service
No comments received.

El Paso Water Utilities - Stormwater

We have reviewed the subdivision described above. We have no objections to the proposal, but if any reconstruction is done, we recommend applying principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Water Utilities – Engineering Division

Does not object to this request.

Water:
EPWU does not object to this request.

1. There is an existing 4-inch diameter water main extending along the Alley between Montana Avenue and Tularosa Street. This water main is available for service. EPWU records indicate one (1) 3/4" service meter (Active) on the property with 3320 Montana Avenue as the service address.

2. Previous water pressure from fire hydrant #1645 located approximately Luna Street and NE Montana Avenue, has yield a static pressure of 90 (psi), a residual pressure of 88 (psi), and a discharge of 531 gallons per minute.

3. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer:
1. There is an existing 8-inch diameter sanitary sewer main extending along the Alley between Montana Avenue and Tularosa Street. This main is available for service.

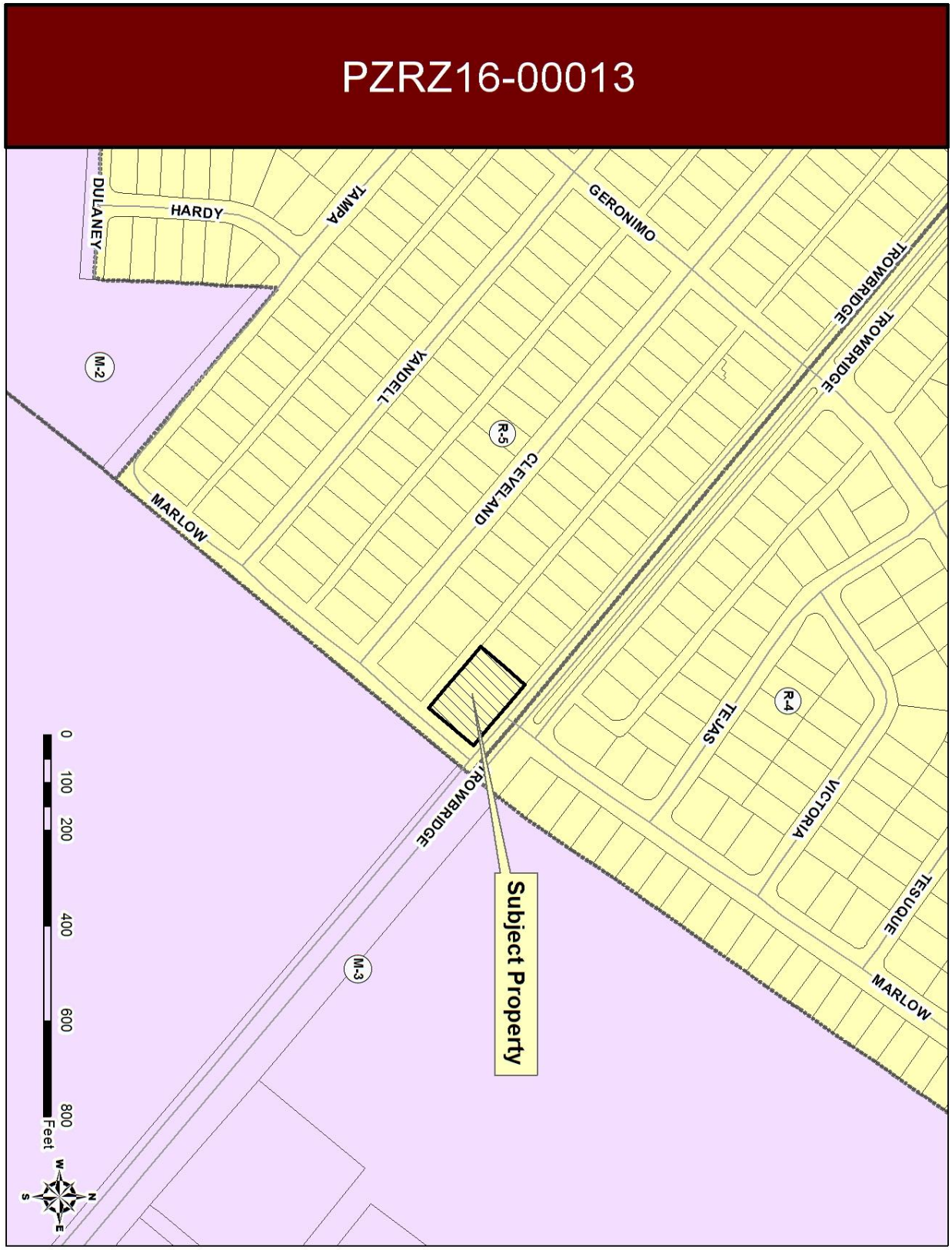
2. There is an existing 24-inch diameter sanitary sewer main along Montana Avenue. No service connections are allowed to this main as per the El Paso Water Utilities-Public Service Board rules and regulations.

General:
1. EPWU requires a new service application to provide additional services 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.

Attachments:

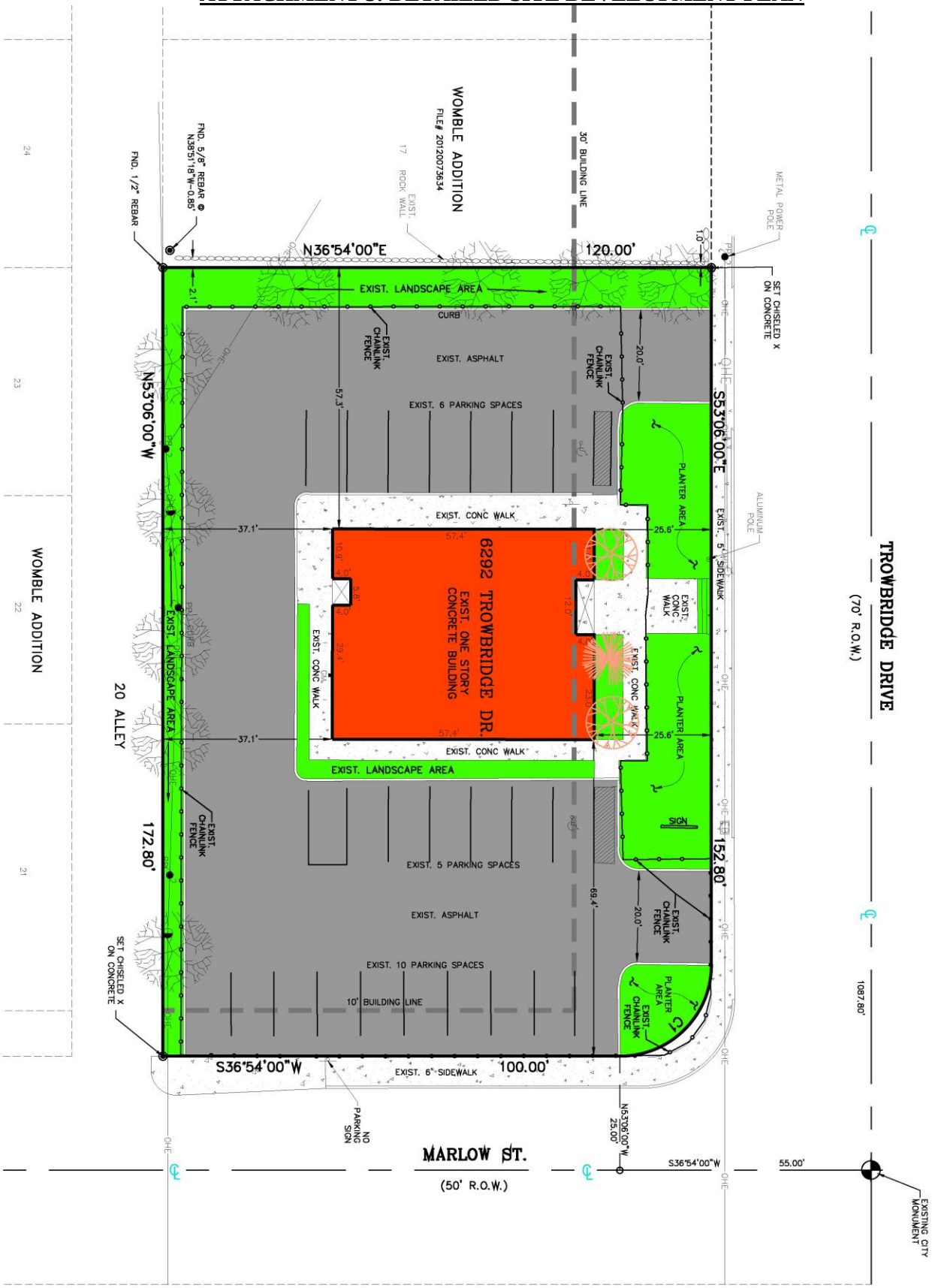
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detail Site Development Plan
Attachment 4: Elevations
Attachment 5: Future Land Use Map

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

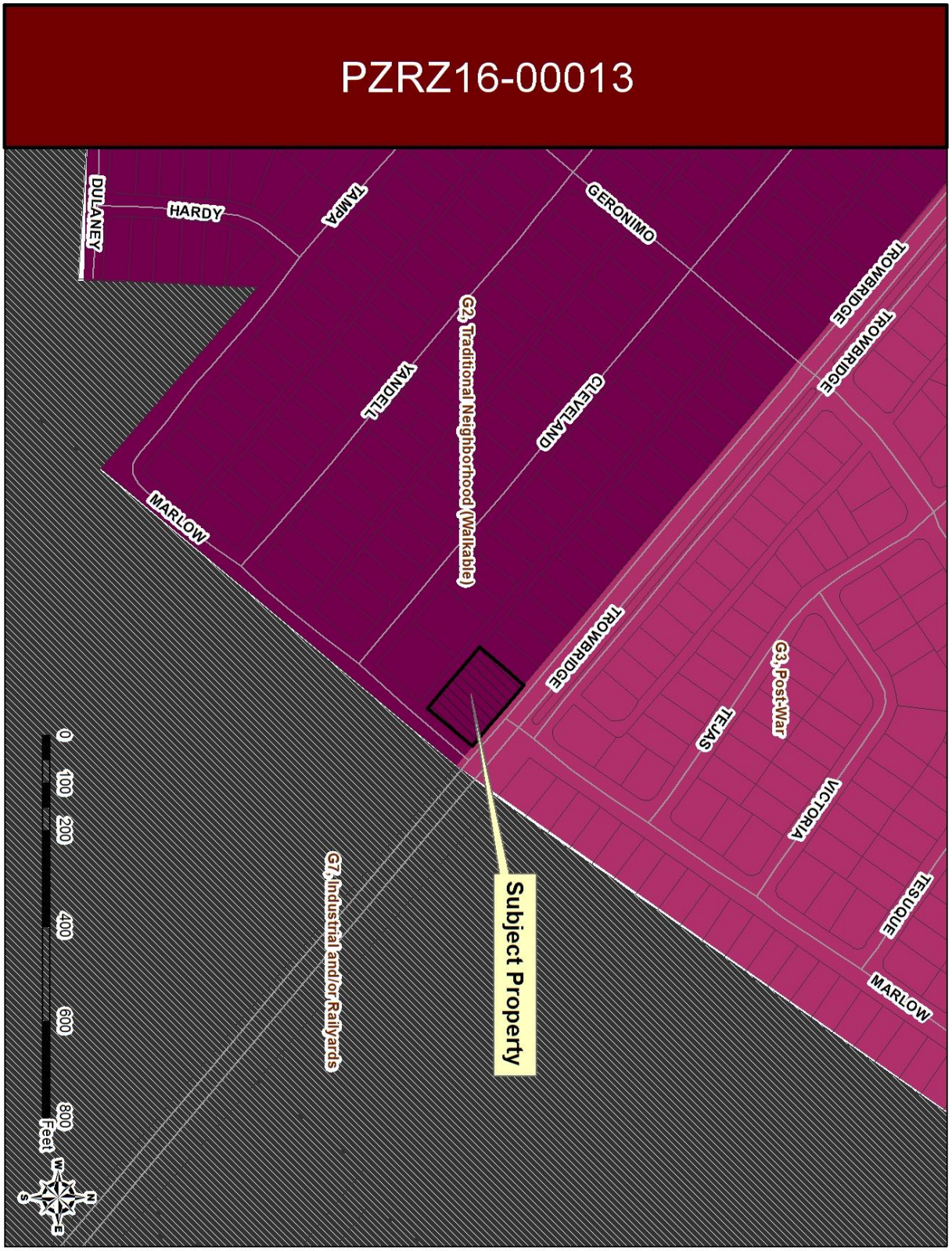
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATION

Front Elevation

NTS

Elevations		
R-5	SD	Proposed
35’	<45’or as approved by City Council (20.12.020 / Subpart D)	12’

ATTACHMENT 5: FUTURE LAND USE MAP