City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ14-00016
Application Type:	Rezoning
CPC Hearing Date:	June 19, 2014
Staff Planner:	Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov
Location:	North of Edgar Road and West of Desert Boulevard
Legal Description:	A portion of Tracts 6 and 10 and Edgar Road right-of-way, S.A. & M.G. Railroad Company Survey 266, City of El Paso, El Paso County, Texas
Acreage:	37.47 acres
Rep District:	1
Current Zoning:	Parcel 1: C-1/c (Commercial/condition) and C-3/c (Commercial/condition) Parcel 2: C-3 (Commercial)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Conditions, Ordinance No. 014543
Request:	Parcel 1: From C-1/c (Commercial/condition) and C-3/c (Commercial/condition) to P-R II (Planned Residential) Parcel 2: From C-3 (Commercial) to P-R II (Planned Residential II)
Proposed Use:	Single-family dwelling units
Property Owner:	Prime Desert Properties, LLC
Representative:	Quantum Engineering/Robert Gonzalez

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) / Single-family dwellings / C-3/c (Commercial / condition)
South: M-1 (Manufacturing) / Vacant
East: C-3/c (Commercial/condition) / Vacant / C-3 (Commercial) / Vacant
West: R-3 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Plan Area)
NEAREST PARK: Ruby Coates Park (1,940 feet)
NEAREST SCHOOL: Herrera Elementary School (2,401 feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Mesa Hills Neighborhood Association
Save the Valley
Upper Valley Improvement Association
Montoya Heights Community Improvement Association
Upper Valley Neighborhood Association
Coronado Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 5, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from C-1/c (Commercial/condition), C-3/c (Commercial/condition) and C-3 (Commercial) to P-R II (Planned Residential II) to allow for 213 single-

family dwellings. The C-1, C-2 and C-3 zone districts do not permit single-family dwellings. The subject property is 37.47 acres in size and is currently vacant. The conceptual plan shows a 213 single-family dwelling unit subdivision with no request to reduce any of the density and dimensional standards of the P-R II zone district as permitted by Section 20.10.360 (C) of the City Code. There is a condition on the subject property which applies to the previous M-1 (Manufacturing) zone district and would not affect the proposed rezoning request (see Attachment 5). There is currently no timeline on the future subdivision application if this rezoning request is granted by the City Council. A portion of Edgar Road has been vacated as approved by City Council on March 14, 2014, and is now part of the subject property as shown on the conceptual plan. Access to the subject property is proposed from Montoya.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from C-1/c, C-3/c and C-3/c to P-R II/c.

The recommendation is based on the compatibility of existing residential use and zone district to the North and west of 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 P-R II district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

COMMENTS:

Planning Division - Transportation

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 & Development Permitting

No comments received

City Development Department - Land Development

No comments received

Fire Department

No comments received

El Paso Water Utilities

EPWU-PSB does not object to this request.

1. Due to the extension of Montoya Road to provide access to the proposed residential, a portion of the existing 48-inch diameter water main along Desert Boulevard South needs to be lowered to achieve EPWU's standards for pipeline cover. The Owner/Developer is responsible for all relocation costs.
2. The Owner is to coordinate with the EPWU the location, alignment, and width of the PSB easements required for the relocation of the sewer main that extends along Edgar Road.

EPWU-PSB Comments

Water:

1. There is an existing 48-inch diameter transmission main located along Desert Boulevard South. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
2. There is an existing 8-inch diameter water main along Montoya Lane that dead-ends at the western property line of the subject subdivision. A water main extension along the entire Montoya Lane frontage will be required. Additionally, water main extension will be required along the proposed streets.
3. The subdivision is anticipated to be located within an intermediate pressure zone. Pressure reducing and pressure relief valves will be required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter within the proposed subdivision. The Owner/Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters.

Sewer:

1. There is an existing 12-inch diameter sanitary sewer main located along Edgar Road. This sewer main is required to be relocated due to the proposed layout of the residential subdivision.
2. Additionally, sewer main extensions will be required along the proposed streets.

General:

1. During the site improvement work, the Owner/Developer shall safeguard the existing water main, sanitary sewer main and appurtenant structures. 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.
2. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed PSB facilities within the easements 24 hours a day, seven (7) days a week.
3. EPWU requires a new service application to serve the subject property. 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.

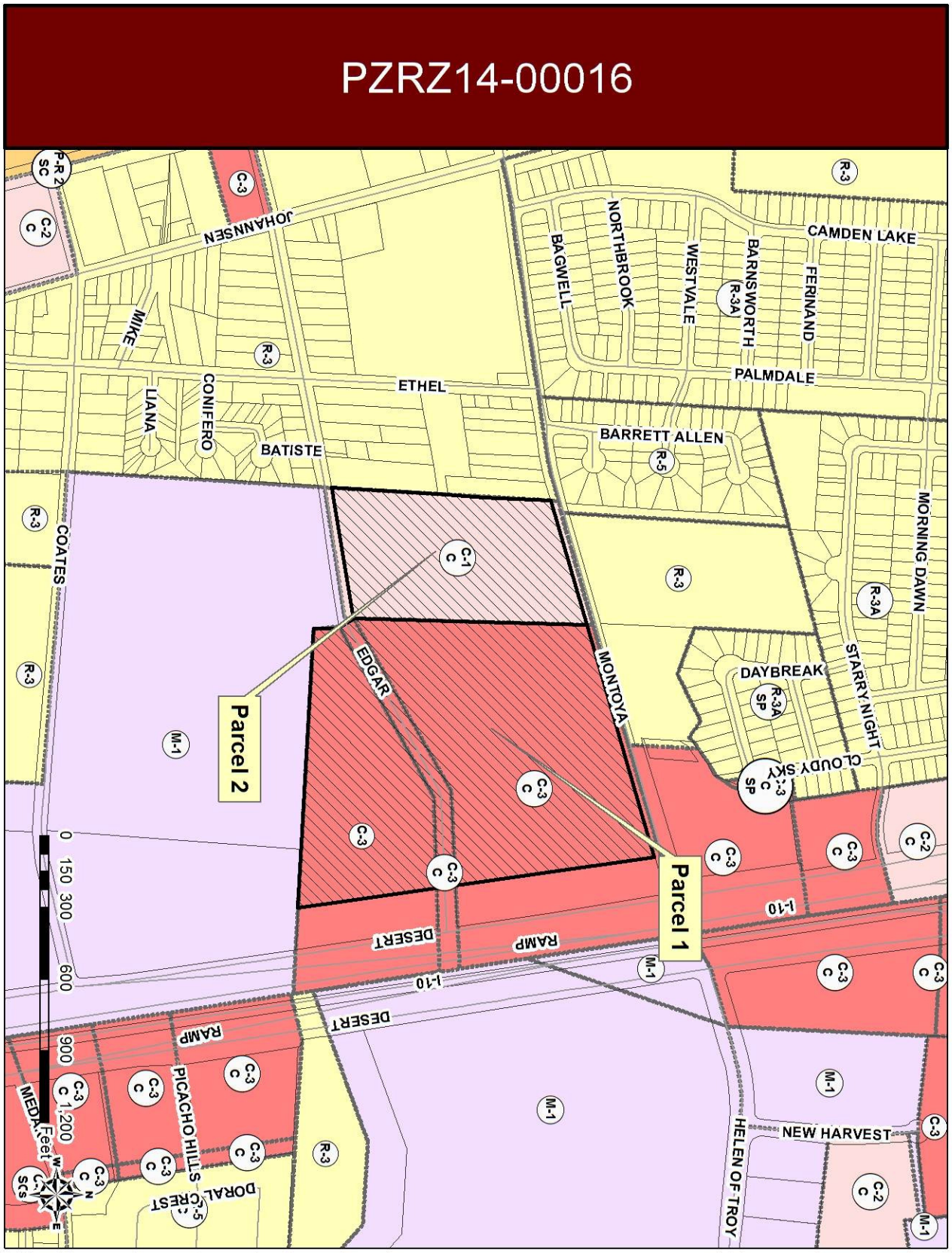
Sun Metro

Sun Metro does not oppose this request; Recommends the construction of sidewalks to permit access to mass transit opportunities; Rt. 17 provides service along Desert Blvd.

Attachments

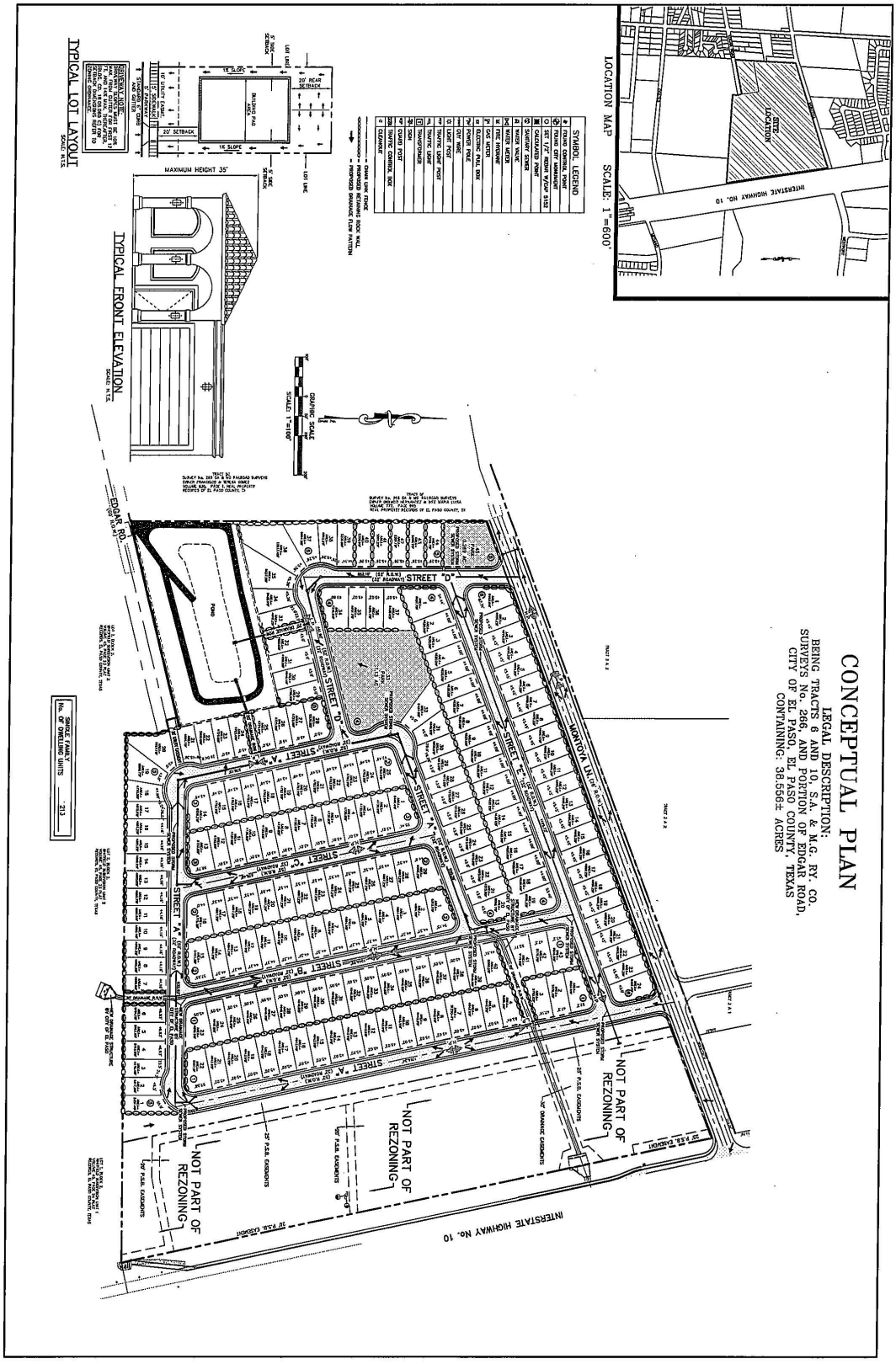
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Plan
Attachment 4: Elevations/Lot Layout
Attachment 5: Rezoning Conditions

ATTACHMENT 1: ZONING MAP

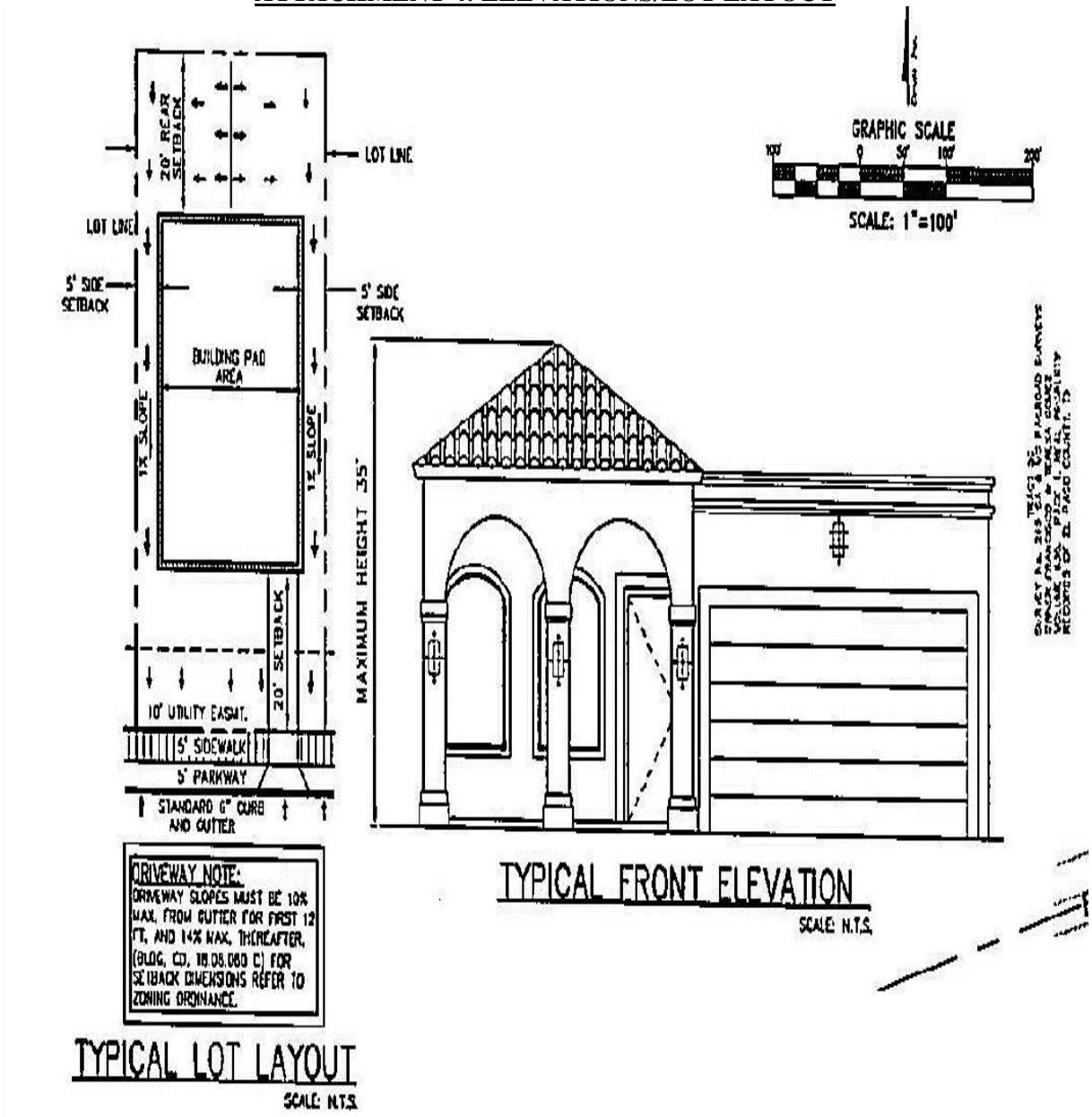


ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL PLAN



ATTACHMENT 4: ELEVATIONS/LOT LAYOUT



ATTACHMENT 5: REZONING CONDITIONS DATED JULY 12, 2000

ORDINANCE NO. 014543

AN ORDINANCE CHANGING THE ZONING OF TRACT 6, S. A. & M. G. SURVEY NO. 266, CITY OF EL PASO, EL PASO COUNTY, TEXAS (6000 BLOCK OF SOUTH DESERT BOULEVARD) AS FOLLOWS: PARCEL 1, FROM R-3 (RESIDENTIAL) TO M-1/C (LIGHT MANUFACTURING/CONDITIONS); AND PARCEL 2, FROM R-3 (RESIDENTIAL) TO C-1/C (COMMERCIAL/CONDITIONS); AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tract 6, S. A. & M. G. SURVEY NO. 266, City of El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibits "A" and "B", be changed, within the meaning of the zoning ordinance, as follows:

Parcel 1: from R-3 (Residential) to M-1/c (Light Manufacturing/conditions) (Exhibit "A")
Parcel 2: from R-3 (Residential) to C-1/c (Commercial/conditions) (Exhibit "B")

and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to M-1/c (Light Manufacturing/conditions) and from R-3 (Residential) to C-1/c (Commercial/conditions), in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. The westerly 500 feet of *Tract 6, S. A. & M. G. SURVEY NO. 266* shall be rezoned to C-1 (Commercial).
2. Access from and onto the rezoned M-1 (Light Manufacturing) parcel shall only be permitted from and onto South Desert Boulevard.
3. If the property owner requests amendment of these conditions to release Restriction No. 2 above to allow access to the property from either Edgar Road or Montoya Lane, such release will require resubmittal of a new detailed site development plan. The property owner will then be required to make all street improvements to bring those portions of Edgar Road and Montoya Lane abutting the property up to City street standards.

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 13th day of July, 2000, by CARLOS M. RAMIREZ, P.E. as Mayor of **THE CITY OF EL PASO**.

My Commission Expires: May 13, 2003

Notary Public, State of Texas
Notary's Printed or Typed Name:
Gloria T. Alva

OFFICIAL SEAL
GLORIA T. ALVARADO
NOTARY PUBLIC
In and for the State of Texas
My commission expires 05-13-2003

CUELLAR:pmc\#71276 3 6/7/00

ORDINANCE NO. 014543 **Zoning Case No. ZC-00023**