City of El Paso – City Plan Commission Staff Report REVISED

Case No:	PZRZ14-00012
Application Type:	Rezoning
CPC Hearing Date:	June 19, 2014
Staff Planner:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location:	8707 Gateway South Boulevard
Legal Description:	North 75 feet of Tract 228, Map of Sunrise Acres, City of El Paso, El Paso County, Texas
Acreage:	0.344 acres
Rep District:	2
Current Zoning:	R-4 (Residential)
Existing Use:	Contractor's Yard (Small)
C/SC/SP/ZBA/LNC:	No
Request:	R-4 (Residential) to C-2 (Commercial) (related to PZST14-00019)
Property Owner:	Arturo de la Riva & Angelita de la Riva
Representative:	Arturo de la Riva

SURROUNDING ZONING AND LAND USE
North: A-O/c (Apartment-Office/condition) / Vacant
South: R-4 (Residential) / Residential
East: R-4 (Residential) & A-2 (Apartment) / US-54
West: R-4 (Residential) / Single Family Homes

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast Planning Area)
NEAREST PARK: Sunrise Park (2,065 feet)
NEAREST SCHOOL: Park Elementary School (4,825 feet)

NEIGHBORHOOD ASSOCIATIONS
Sunrise Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 3, 2014. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION HISTORY
The property was cited by Code Enforcement in February 2014 for operating a small contractor's yard in an R-4 (Residential) zoning district. A contractor's yard is permissible in the C-3 (Commercial) district, or in a C-2 (Commercial) district with a special permit.

APPLICATION DESCRIPTION
The property owner is requesting a rezoning from R-4 (Residential) to C-2 (Commercial). The property is currently operating as a contractor's yard. The property consists of a 1,024 sq. ft. office structure, 250 sq. ft. accessory storage structure, and five parking spaces. The rear yard is proposed for storing equipment and vehicles. Access to the subject property is from Gateway South.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to C-2 (Commercial) as follows:

The property is along US-54 frontage and exists in proximity to existing commercially zoned properties which also front Gateway South. As such, the rezoning request is compatible with existing zoning in the area and is commensurate with commercially zoned properties along the City's interstate highway frontages.

Plan El Paso-Future Land Use Map Designation
All applications for a 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 C-2 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permits intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning Division - Transportation
No objections. A TIA is not required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Building & Development & Permitting
No objections to proposed rezoning. However applicant will need to submit building permits for the change of occupancy and meet all building code requirements for commercial buildings.

City Development Department - Land Development
No objection

El Paso Fire Department
Recommend approval. No objections to the rezoning case.

El Paso Water Utilities
We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 12-inch diameter water main that extends along Gateway South Blvd. The main is located approximately 12 feet east from the property's eastern property line. This main is available for service.

2. EPWU records indicate one active ¾-inch domestic water service serving the subject property. The address for this service is 8707 Gateway South Blvd.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along Gateway South Blvd. The main is located approximately 20 feet east property's eastern property line. This main is available for service

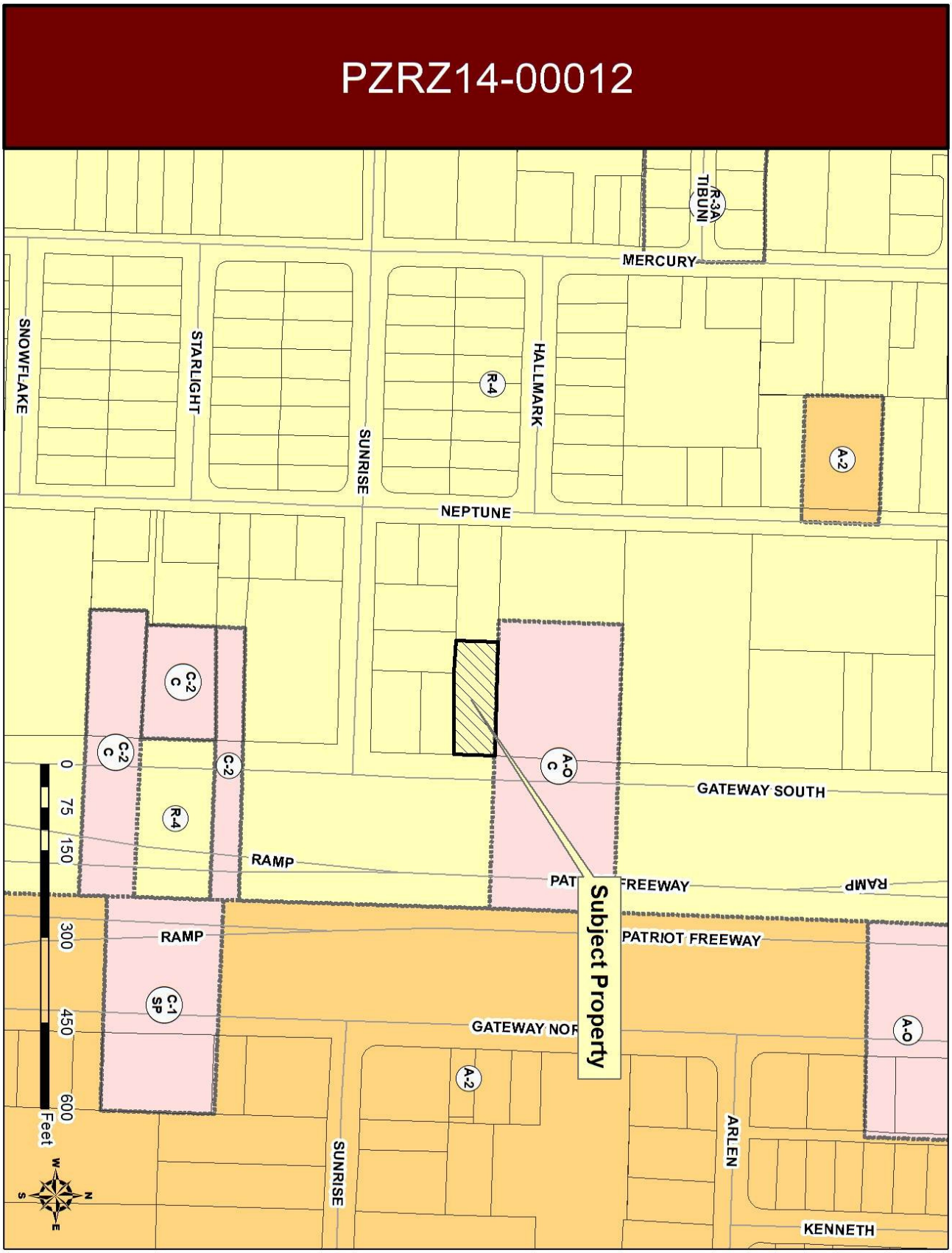
2. Application for new water services should be made 6 to 8 weeks prior to construction to ensure water for

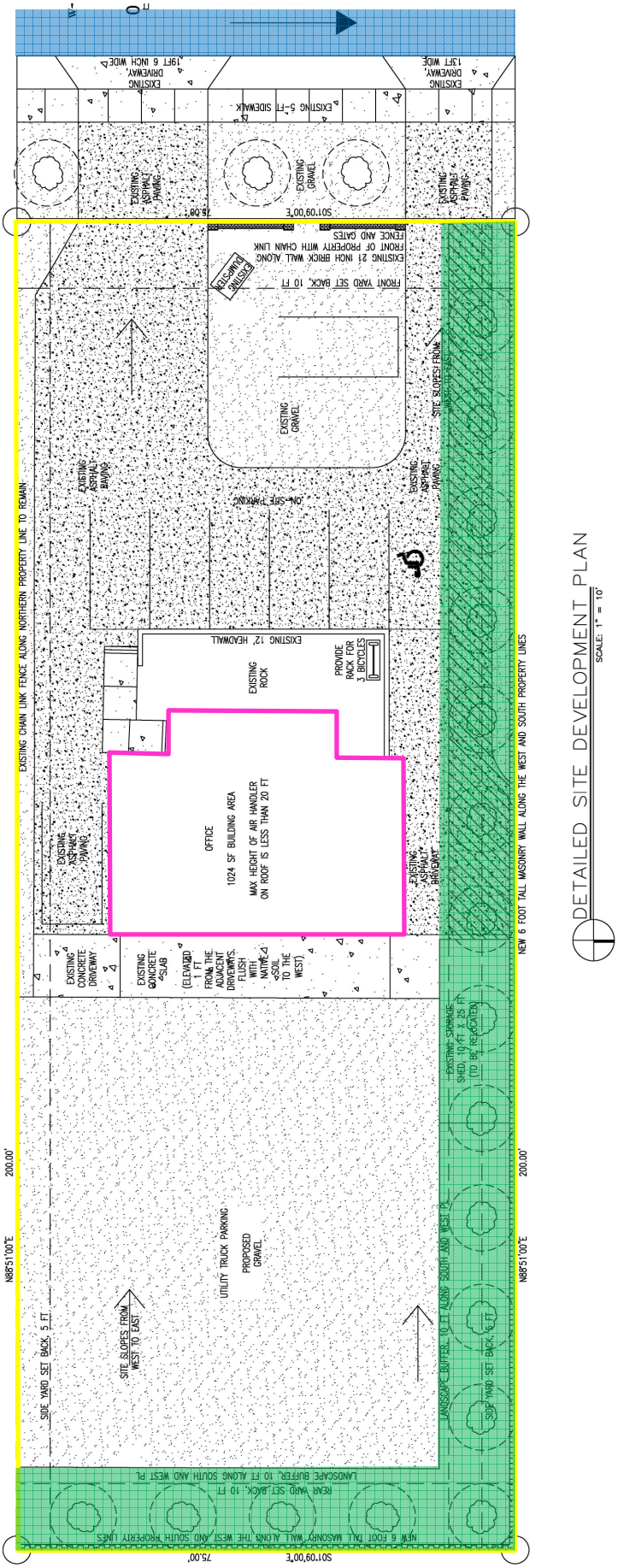
construction work. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy 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