



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00002
Application Type: Rezoning
CPC Hearing Date: June 27, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: South of Vista Del Sol Drive and West of City Limit
Legal Description: A portion of Section 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Acreage: 42.89 acres
Rep District: 6
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
Request: From R-3 (Residential) to R-3A (Residential)
Proposed Use: Single-family dwellings

Property Owner: Americas Loop 375 Joint Venture
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Vacant
South: R-3A (Residential) / Single-family dwellings and vacant
East: ETJ
West: R-3A/sp (Residential/special permit) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning)

NEAREST PARK: Mesquite Trails #2 Park (342 feet)

NEAREST SCHOOL: John Drugan Elementary (3,419 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 June 11, 2013. The Planning Division received 7 phone calls in opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to R-3A (Residential) in order to allow 242 single-family residential lots. The subject property is 42.89 acres in size and is currently vacant. The R-3 (Residential) requires a minimum of lot size: 6,000 sq. ft., lot width: 60 ft., rear yard setback: 20 ft., and cumulative front and rear yard setback: 50 ft. Alternatively, R-3A (Residential) requires a minimum of lot size: 5,000 sq. ft., lot width: 50 ft., rear yard setback: 15 ft., and cumulative front and rear yard setback: 45 ft.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject R-3 (Residential) to R-3A (Residential). The recommendation is based on the surrounding currently R-3A (Residential) immediately adjacent to the subject property, in support of the Plan El Paso land use designation is G-4, Suburban, and transition to higher density.

Plan El Paso- Future Land Use Map Designation

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

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 the R-3A district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning Division - Transportation

The proposed rezoning will increase the density of the Mesquite Trails Development that is surrounded by substandard arterial streets. Vista Del Sol and Pellicano are county roadways that are not suitable for the residential development as it is currently constructed let alone the proposed increase in density.

The existing development has limited cross-streets and the majority of the vehicular traffic is funneled through local residential streets creating multiple requests for Neighborhood Traffic Management Programs within the Mesquite Trails Development.

It is recommended approval the rezoning request subject to the Cherrington Subdivision Replat A and Mesquite Unit 8 be recorded prior to the recording of the accompanying subdivision plat for the property. The Subdivision Replat is scheduled for CPC on June 27, 2013.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No Objection.

- Grading plan and permit shall be required.*
- Storm Water Pollution Prevention Plan and/or permit required.*
- Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

Recommend approval of the rezoning.

*NOTE: In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

Sun Metro

Sun Metro does not oppose this request. We recommend the construction of sidewalks to permit pedestrian access to mass transit opportunities. We recommend that the travel lanes along Sun Fire be no less than 11' in width.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There are existing 8-inch diameter water mains along the existing Snowy Plover Street, Surf Scoter Place, and Blazing Star Drive. Also, there is an existing 16-inch diameter water main along Sun Fire Boulevard that dead-ends at the south property line of the subject property. A 16-inch diameter water main extension is required along the proposed extension of Sun Fire Boulevard.

Sewer:

3. There are existing 8-inch diameter sewer mains along the existing Snowy Plover Street and Surf Scoter Place. Also, there is an existing 12-inch diameter sewer main along Sun Fire Boulevard that dead-ends at the south property line of the subject property.

4. There is an existing 42-inch diameter sewer interceptor located approximately 5-feet east of the eastern boundary line of the property. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. A 12-inch diameter sanitary sewer main is required along the proposed extension of Sun Fire Boulevard. Also, an 18-inch diameter sewer main is required along the proposed extension of Blazing Star Drive to connect to the above described 42-inch diameter sewer interceptor.

General

6. 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

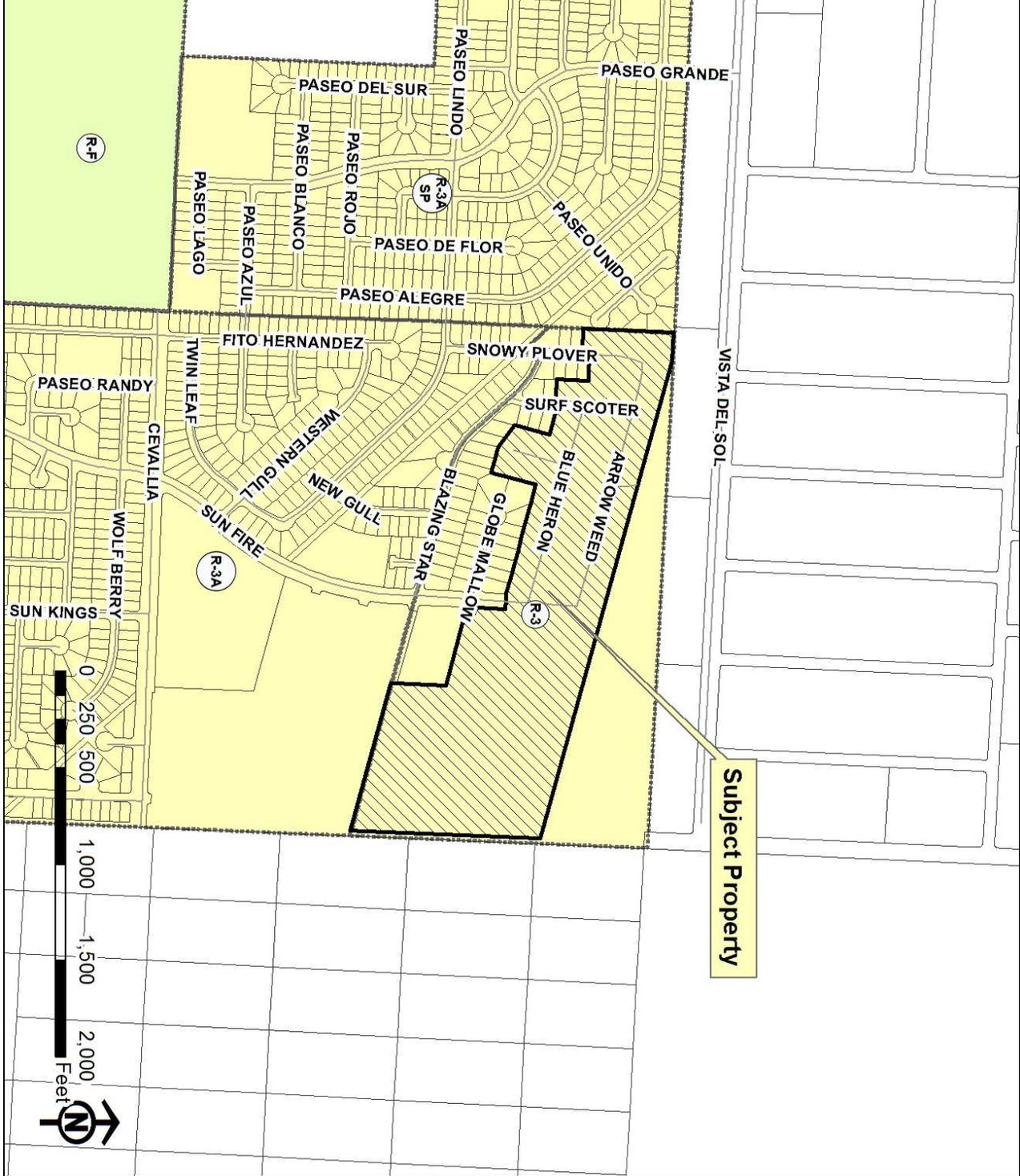
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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