



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00043
Application Type: Rezoning
CPC Hearing Date: June 27, 2013
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
Location: West of Desert Boulevard and North of Los Mochis Avenue
Legal Description: A portion of Lot 2, Block 9, Canutillo Industrial Park, City of El Paso, El Paso County, Texas
Acreage: 6.121 acres
Rep District: 1
Zoning: R-3 (Residential)
Existing Use: Vacant
Request: From R-3 (Residential) to C-4 (Commercial)
Proposed Use: Agricultural, Motor Vehicle, farm equipment and supply sales
Property Owner: Abram Wiebe Dyck and Aganetha Fehr Hilderbrand
Representative: Enrique Rey, Rey Engineering

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) Vacant
South: C-3 (Commercial)
East: C-3/c Commercial/condition
West: ETJ

Plan for El Paso Designation: G-3 Post War (Northwest Planning Area)
Nearest Park: Rio Grande River Trail #1 (11,142 feet)
Nearest School: Canutillo Elementary/Head Start/Middle School (9,592 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Improvement Association
Save The Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 21, 2013. The Planning Division has not received any phone calls or letters in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial). The applicant is requesting the rezoning for proposed agricultural motor vehicle, farm equipment and supply sales. The proposed use is not permitted in any zone other than C-4 (Commercial) or higher. The proposed access is from Desert Boulevard.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **denial** of rezoning the subject property from R-3 (Residential) to C-4 (Commercial) and instead recommends C-3 (Commercial) with a condition for a 10' foot landscape buffer adjacent to any residential zone and use properties.

Plan El Paso-Future Land Use Map Designation

All applications for special permit 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 limited housing stock and add missing civic and commercial uses.

The purpose of the C-4 (Commercial) District is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

Planning Division –Transportation

No objections

Notes:

1. The proposed deceleration lane on Desert Boulevard shall be coordinated and approved by TxDOT.
2. Access and improvements to Desert Boulevard shall be coordinated and approved by TxDOT.
3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

City Development Department – Plan Review

No comments received.

City Development Department - Land Development

1. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code and FEMA requirements.

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

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.*

Fire Department

El Paso Fire Department has no objections to this rezoning request. The case remains subject to review at later stages of the process including, but not limited to, Fire Department plan review.

El Paso Water Utilities (EPWU)

1. EPWU does not object to this rezoning request.

2. EPWU cannot commit to providing sanitary sewer service to the site at this time.

EPWU-PSB Comments

Water:

3. There is an existing 12-inch diameter water main along Los Mochis Drive.

4. There is an existing 16-inch diameter water main along Desert Boulevard South that dead-ends at Los Mochis Drive approximately 1,800 feet south of the subject property. A 16-inch diameter water main extension will be required from this main to the northern boundary line of the subject property. The Owner/Developer is

responsible for all water main extension costs.

Sanitary Sewer:

5. There is an existing 10-inch diameter sanitary sewer force main extending along Desert Boulevard South fronting the eastern boundary of the subject property. No direct service connections are allowed to the 10-inch diameter sanitary sewer force main.

6. There is an existing 12-inch diameter dry (inactive) sanitary sewer main along Los Mochis Drive.

General:

7. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a 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 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 pedestrian accessibility.

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 The Plan for 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 The Plan for 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 The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

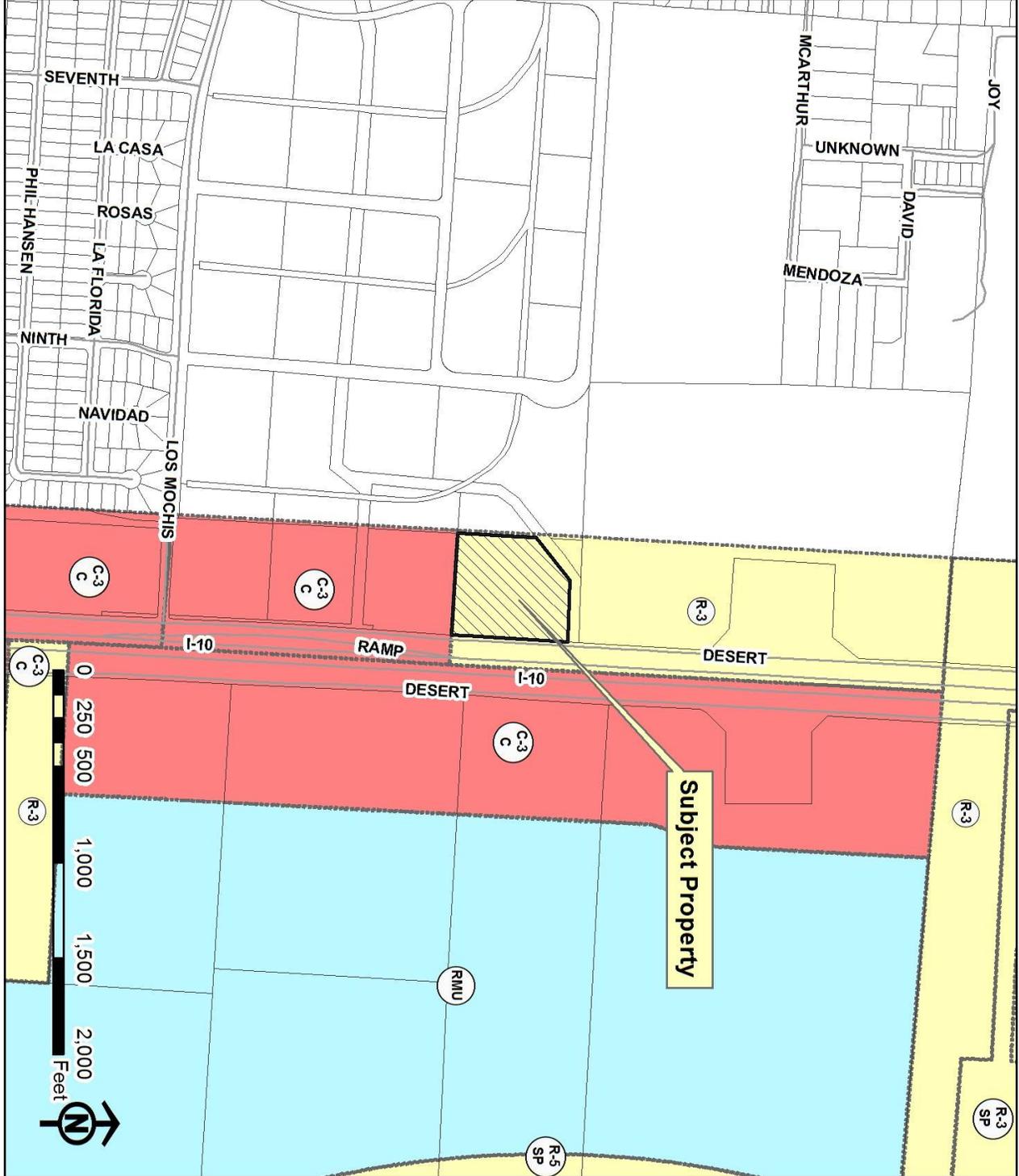
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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