City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00009
Application Type: Rezoning
CPC Hearing Date: June 28, 2012
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 7235 North Loop Drive
Legal Description: A portion of Lots 22, 23, and 24, Map of Palmdale Acres, an Addition to the City of El Paso, El Paso County, Texas
Acreage: 0.728-acre
Rep District: 3
Existing Zoning: R-F (Ranch and Farm)
Existing Use: Product Manufacturing Facility
Request: From R-F (Ranch and Farm) to C-4 (Commercial)
Proposed Use: Wood Product Manufacturing Facility

Property Owner: Carlos Diaz, Jr. and Lillian Jacquez
Representative: Jesus L. Jaime

SURROUNDING ZONING AND LAND USE
North: M-1 (Light Manufacturing) / Vacant
South: C-4/c (Commercial/condition) / Auto Parts Sale; and A-2 (Apartment) / Apartment
East: M-1 (Light Manufacturing) / Vacant
West: M-1 (Light Manufacturing) / Vacant

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards (Mission Valley)
NEAREST PARK: Stiles Park (1,765 feet)
NEAREST SCHOOL: Ramona Elementary (4,140 feet)

NEIGHBORHOOD ASSOCIATIONS
Planning Division verified that there are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 30, 2012. The Planning Division received a petition letter with 12 signatures in opposition to the rezoning request (See Attachment 4).

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-4 (Commercial) to allow for a wood product manufacturing facility. Access to the subject property is proposed from North Loop Drive.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **denial** of rezoning the subject property from R-F (Ranch and Farm) to C-4 (Commercial) based on incompatibility with the surrounding manufacturing zone district in the area to the north, east, and west of the subject property. The Planning Division instead recommends M-1 (Light Manufacturing) which is more compatible with surrounding manufacturing uses and permits wood product manufacturing. Plan El Paso land use designation is G-7, Industrial and/or Railyards. The predominant land use in the area is light manufacturing.

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

G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the M-1 (Light Manufacturing) district is to provide locations for light-intensity industries involving manufacturing, assembling, distribution, and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

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.

COMMENTS:

Planning Division - Transportation
No objections to the proposed rezoning request.
NOTES:

1. Sidewalks shall comply with Section 19.21 of the El Paso City Code. Sidewalks shall be continuous across driveway and shall comply with ADA standards.
2. Existing 40' driveway does not comply with Section 13.12.120 (Width).
3. Access to North Loop shall be coordinated with TXDOT.
4. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

City Development Department – Plan Review
No comments received.

City Development Department - Land Development
General Comments:
Coordination with TXDOT for North Loop Dr. *
No water runoff allowed outside the proposed development boundaries, (On-site ponding required). *
*This requirement will be applied at the time of development.

Fire Department
Fire does not adversely affect fire department on the Rezoning issue.

Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit access to public transit options.

El Paso Water Utilities
We have reviewed the zoning change request described above and provide the following comments:

EPWU does not object to this request.

Water:
Along North Loop Drive fronting the subject Property there is an existing twelve (12) inch diameter water main. This main extends along the southernmost portion of North Loop Drive.

Along the northernmost portion of North Loop Drive fronting the subject Property there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 45 feet east of the westernmost boundary line of the subject Property. This main is connected to the above-described existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 3086 located along North Loop Drive at approximately 322 feet west of the intersection of Hawkins Drive and North Loop Drive, have yielded a static pressure of 96 pounds per square inch (psi), residual pressure of 82 psi, discharge of 1,233 gallons per minute (gpm).

Sanitary Sewer:
Along the southernmost portion of North Loop Drive there is an existing twelve (12) inch diameter sanitary sewer main fronting the subject Property. 7235 North Loop Drive is being served by this described main.

General:
As per EPWU-PSB records, 7235 North Loop Drive has single three-quarter (¾) inch diameter water service.

North Loop Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Drive right-of-way requires written permission from TxDOT.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Application for water and sanitary sewer 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. 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.

CITY PLAN COMMISSION OPTIONS

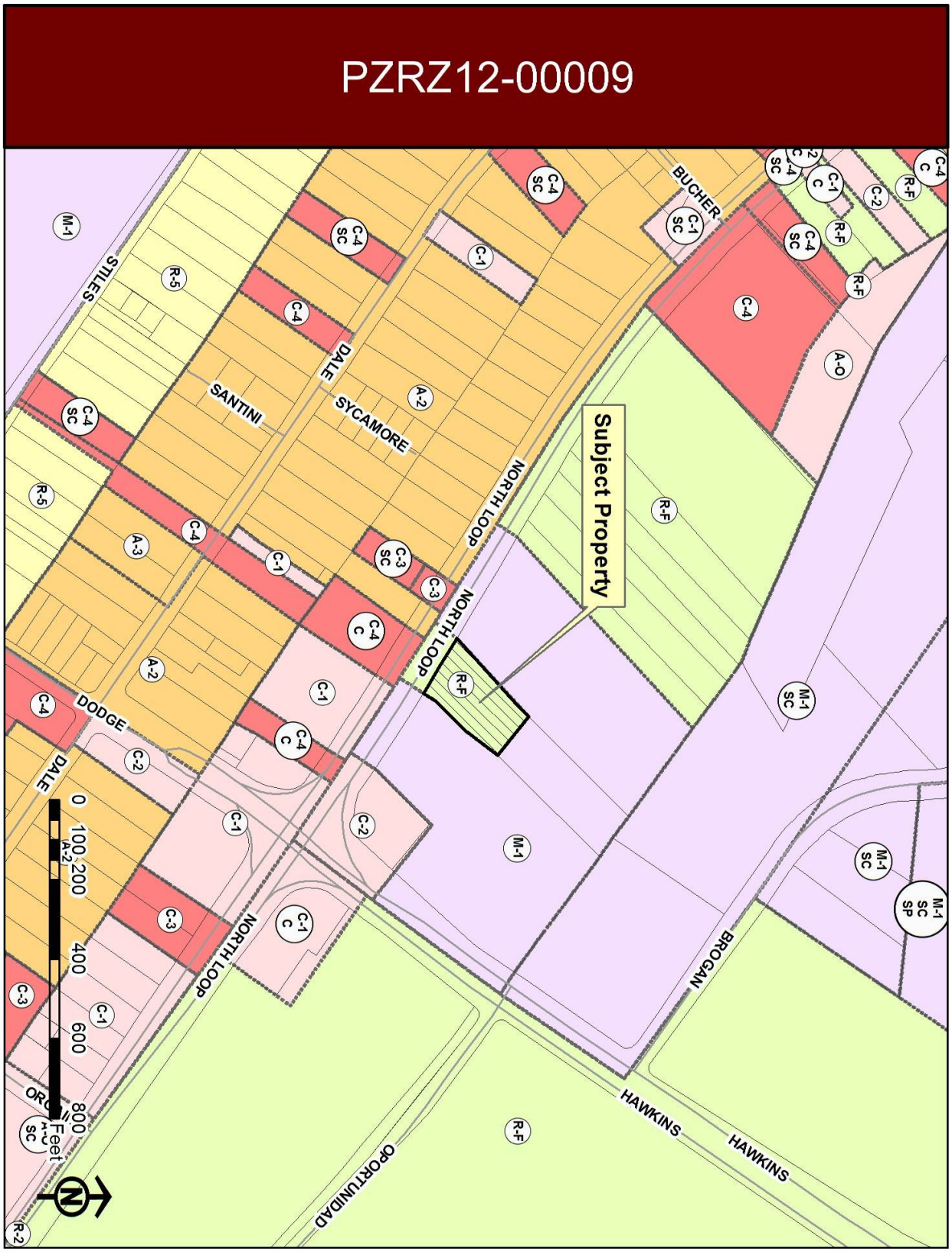
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

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:

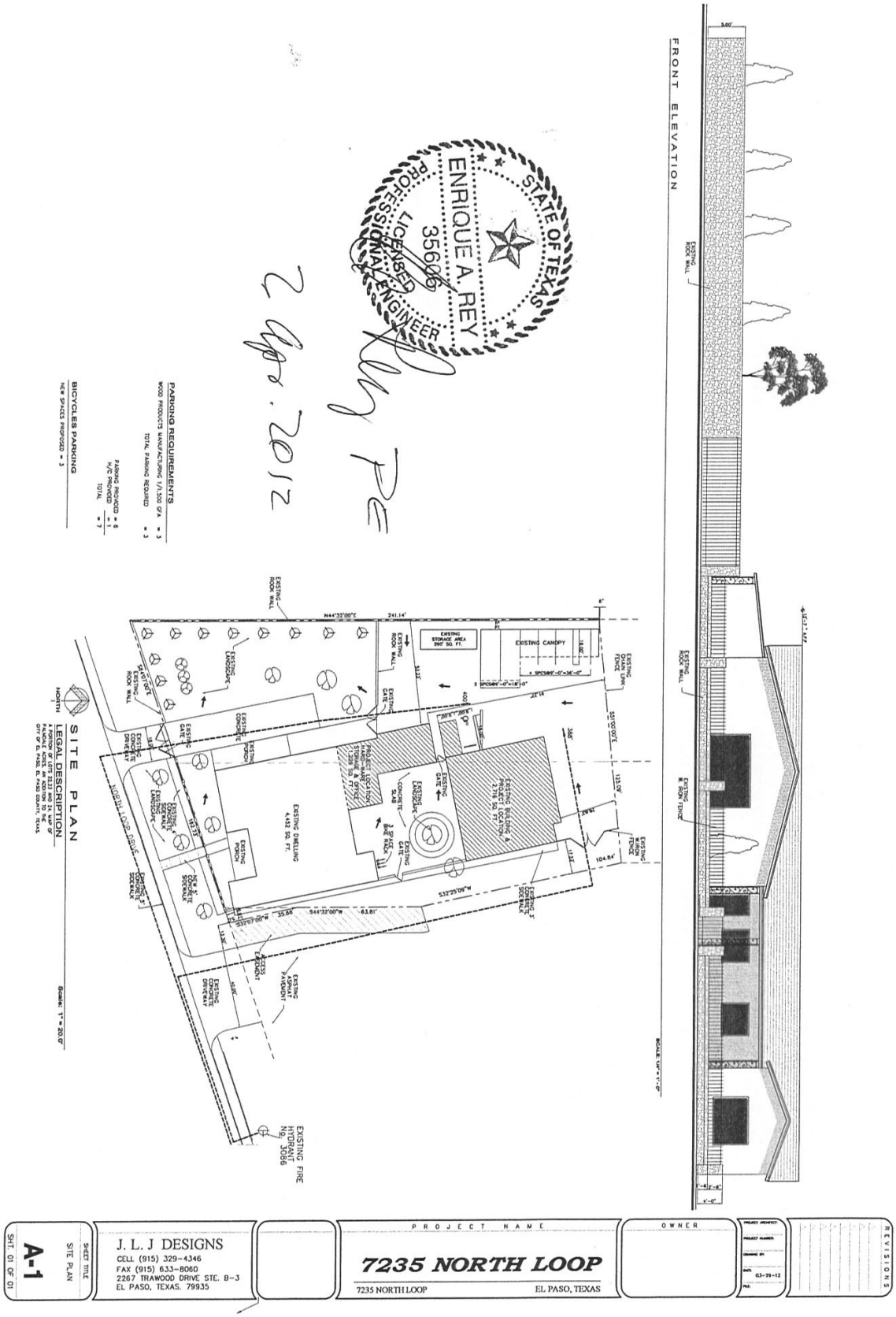
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Site Plan
Attachment 4: Petition in Opposition

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: PETITION IN OPPOSITION

PETITION

To: City Plan Commission (c/o Planning Division 5th floor, City Hall, 2 Civic Center Plaza, El Paso TX 79901-1196.

I, Raul Dominguez, President of Stiles Garden Neighborhood Association, and the residents oppose to the re-zoning request of Carlos Diaz Jr, and Lillian Jacquez, Case No: PZRZ12-00009 from RF(Ranch) to C-4 (Commercial) to build a Wood Product Manufacturing Facility at 7235 North Loop, Lots 22, 23, 24. We oppose due to safety issues, health issues, exceed emissions, congestion of traffic, noise pollution, and no adequate parking. This area would be suited for community venues.

Signature	Address	Phone Number
1		
2 Elva Vellogran	7121 Dale Rd	772-6102
3 Cecilia Roque	7122 Dale Rd sp#17	778-4623
4 Irene Martin	7124 N. Loop DR	772-5907
5 Roberto Aguilar	404 Bucher Rd	779-2058
6 Concepcion A. Aguilar	404 Bucher Rd.	779-2058
7 Irene Sass	7310 NORTh Loop	
8 Dr Ricardo Galan	7221 North Loop Rd.	
9 George Rodriguez	7307 Dale Rd	779 6532
10 Esperanza Martinez	7313 Dale	778-3929
11 Socorro Portillo	7209 Dale Rd	549-19-16
12 Juana Rodriguez	407 [illegible]	873-0014
13		
14		
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