City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ12-00010
Application Type:	Rezoning
CPC Hearing Date:	June 28, 2012
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	6331 Alabama Street
Legal Description:	All of Tract 8, Section 15, Block 81, TSP 2, T & P R.R. Surveys, City of El Paso, El Paso County, Texas
Acreage:	7.918 acres
Rep District:	4
Existing Zoning:	R-4 (Residential)
Existing Use:	Social/Fraternal Club
Request:	From R-4 (Residential) to C-1 (Commercial)
Proposed Use:	Social/Fraternal Club
Property Owner:	El Maida Shrine Temple
Applicant:	Ron Smith, P.P.
Representative:	Pat Goff, P.P. and Gregory Cook, Architect

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development)/Vacant
South: PMD (Planned Mountain Development)/Church
East: R-4 (Residential)/Single-family dwellings
West: PMD (Planned Mountain Development)/Vacant

PLAN EL PASO DESIGNATION: G-3, Post-War (Northeast Planning Area)
Nearest Park: North Open Reserve (1,079 Feet)
Nearest School: Burnet Elementary (3,196 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 has not received any letters or phone calls in support or opposition of the rezoning request.

CASE HISTORY

On February 10, 2011, City Plan Commission recommended denial of rezoning of the subject property from R-4 (Residential) to C-4 (Commercial). On April 5, 2011, City Council denied the rezoning request, on appeal request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-4 (Residential) to C-1 (Commercial) to permit a sign for El Maida Shrine Temple. The current sign code does not permit the proposed pole sign in the R-4 (Residential) district. The proposed access is from Alabama Street.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **denial** of rezoning the subject property from R-4 (Residential) to C-1 (Commercial) based upon the applicant not submitting the required Traffic Impact Analysis (TIA).

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 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 C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning Division - Transportation
Comment:
1. A TIA is required in accordance with Section 20.04.380.G as the proposed zoning permits uses that have the potential to increase the traffic impact on adjacent traffic infrastructure.

Notes:
1. Existing 36' driveway does not comply with Section 13.12.120 (Width).
2. 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 adverse comments.

City Development Department - Land Development
No adverse comments.

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 rezoning referenced above and provide the following comments:
1. EPWU does not object to this request.

EPWU-PSB Comments
Water
2. There is an existing 12-inch diameter water main that extends along Alabama Street fronting the eastern boundary of the Subject Property (6331 Alabama Street).

3. EPWU records indicate there is an active 2-inch water meter at the subject property with 6331 Alabama Street as the service address.
4. Previous water pressure readings conducted on fire hydrant No. 868 located along Alabama Street just north of the subject property have yielded a static pressure of 103 pounds per square inch (psi), residual

pressure of 90 psi and a discharge of 1,186 gallons per minute (gpm).
5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
Sanitary Sewer:
6. There is an existing 8-inch diameter sanitary sewer main that extends along Alabama Street fronting the eastern boundary of the Subject Property (6331 Alabama Street).
General:
7. Application for additional 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.

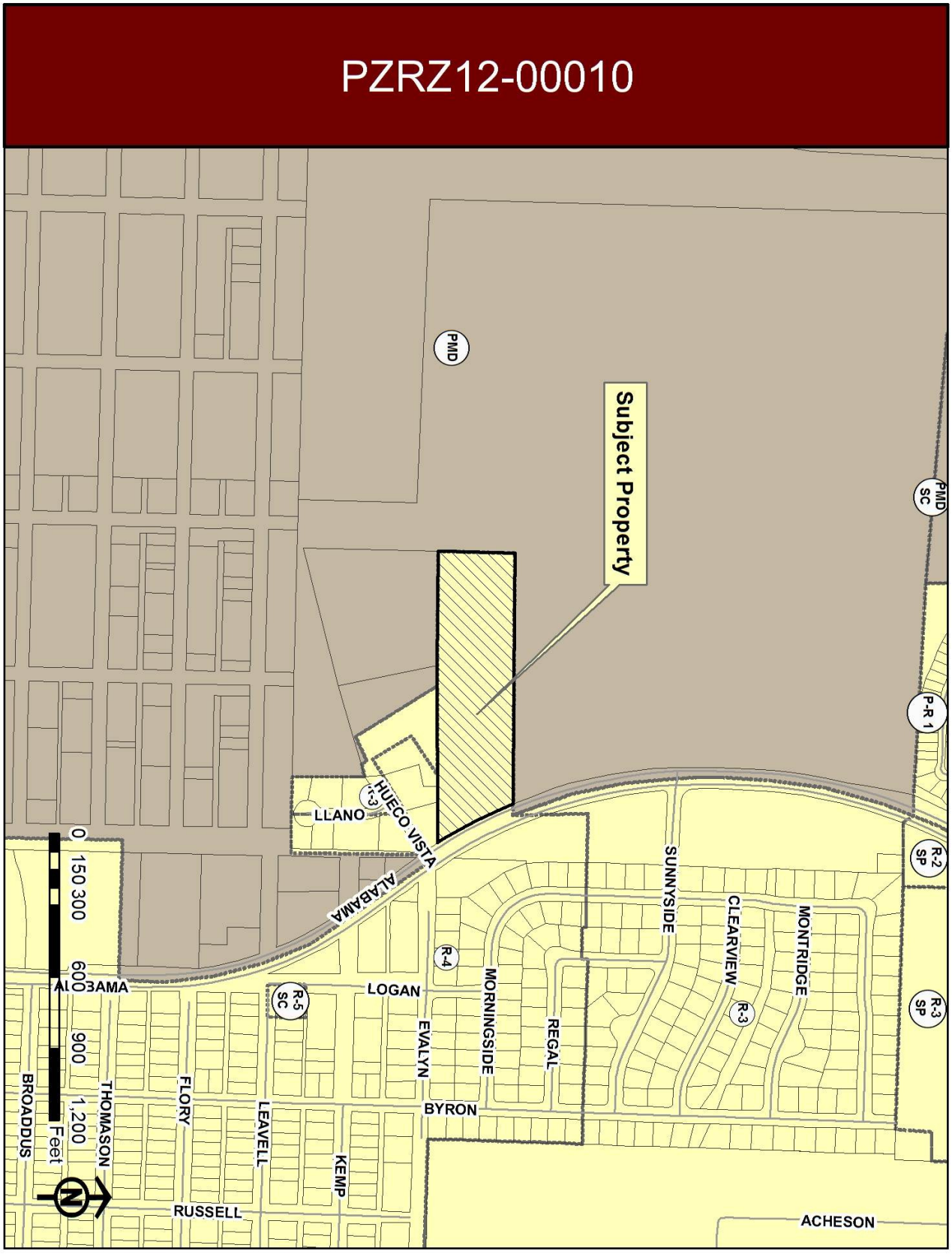
Open Space Advisory Board
On June 6, 2012, The OSAB recommended approval of the rezoning request.

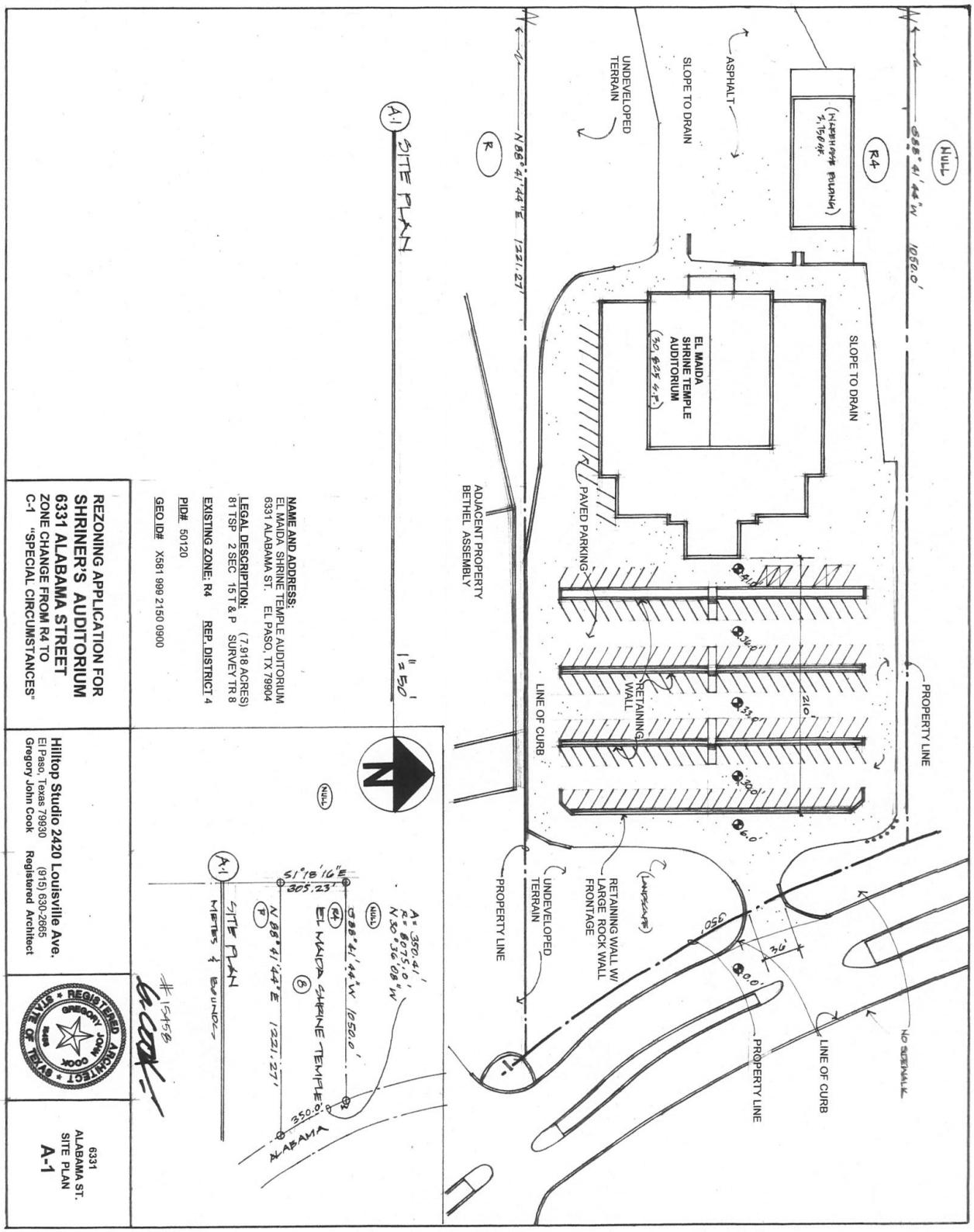
CITY PLAN COMMISSION OPTIONS
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

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



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN