



**City of El Paso – City Plan Commission Staff Report
EXPEDITED**

Case No: PZDS13-00009
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: July 11, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 1120 Vista de Oro Drive
Legal Description: Portion of Lot 8, Block 12, Vista del Sol Unit 5 Replat B, City of El Paso, El Paso County, Texas
Acreage: 1.828 acres
Rep District: 7
Zoning: C-4/sc (Commercial/Special contract)
Existing Use: Vacant
Request: Detailed Site Plan Review
Proposed Use: Cosmetology School
Property Owner: Amy Parker
Representative: Frederic Dalbin

SURROUNDING ZONING AND LAND USE

North: C-4/sc (Commercial/Special contract) / Warehousing
South: C-4/sc (Commercial/Special contract) / Retail
East: C-4/sc (Commercial/Special contract) / Warehousing
West: C-4/sc (Commercial/Special contract) / Warehousing

Plan El Paso Designation: G7, Industrial and/or Railyards (East)
Nearest Park: Reese McCord Park (5,095 ft.)
Nearest School: Mesa Vista Elementary (4,322 ft.)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The application is for a detailed site plan review of the subject property to permit the construction of a cosmetology school. The site plan proposes the construction of on building of 12,800 sq. ft. Access is proposed off of Vista de Oro Drive.

APPLICATION BACKGROUND

In consideration for rezoning the property to C-4 (Commercial), a special contract attached to Ordinance 3962, dated May 9, 1968, requires the submission of a detailed site development plan to be approved by the City Plan Commission before the issuance of building permits.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: 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 mix-use communities if the rail yards were moved out of town.

The purpose of the C-4 (Regional Commercial District) district is intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. 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:

City Development Department - Planning Division - Transportation

No objections 1. Sidewalks shall be continuous across driveways. Notes: 1. Access and improvements to Gateway Blvd. shall be coordinated and approved by TxDOT. 2. 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 – Building Permits & Inspections Division

Recommend approval.

City Development Department – Land Development Division

No Objection. 1. Sidewalks shall be continuous across driveways. 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.

El Paso Fire Department

Recommend “APPROVAL” of “Detailed Site Plan Application” as presented. *****NOTE ***** PZDS13-00009 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 Application” 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.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments
Water

2. There is an existing 12-inch diameter water main along Vista de Oro Dr. fronting the subject property. This water main is available for service.

3. Previous water pressure readings from fire hydrant #3075, located on the northeast corner of the subject property on Vista de Oro Dr., have yielded a static pressure of 120 pounds per square inch (psi), a residual pressure of 114 psi and a discharge of 1592 gallons per minute (gpm).

4. 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:

5. There is an existing 8-inch diameter sanitary sewer main that extends along Vista de Oro Dr., fronting the subject property. This sewer main is available for service.

6. There is an existing 12-inch diameter sanitary sewer main that extends along Vista de Oro Dr. fronting the subject property. This sewer main is available for service.

General:

7. Application for new 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 detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan 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 detailed site development plan 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 detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments:

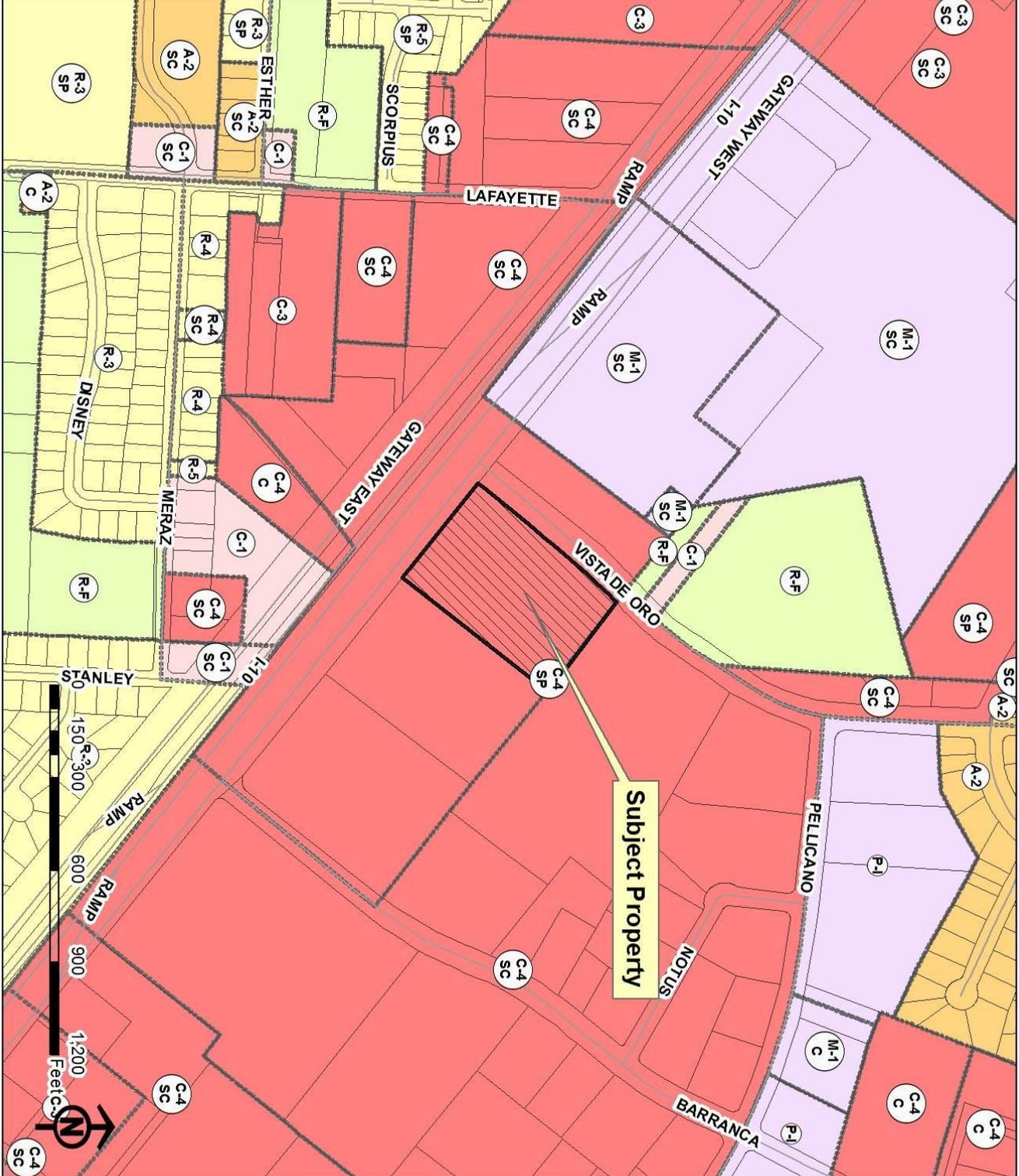
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Plan

ATTACHMENT 1: ZONING MAP

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