City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ12-00012
Application Type:	Rezoning
CPC Hearing Date:	July 12, 2012
Staff Planner:	Michael McElroy, 915-541-4238, *mcelroyms@elpasotexas.gov*
Location:	1380 George Dieter
Legal Description:	Portion of Lot 1, Block 23, Vista Granada Unit 3, City of El Paso, El Paso County, Texas
Acreage:	2.83 acres
Rep District:	6
Zoning:	C-1 (Commercial)
Existing Use:	Vacant
Request:	From C-1 (Commercial) to C-3 (Commercial)
Proposed Use:	Car dealership
Property Owner:	Textape, Inc. & George Gonzalez
Representative:	Georges Halloul

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) & C-3 (Commercial) / Vacant & Automotive Repair
South: C-3/sc (Commercial/Special contract) / Tire Shop
East: C-1 (Commercial) / Vacant
West: C-1 (Commercial) / Vacant

Plan El Paso Designation: G4, Suburban – Walkable (East)
Nearest Park: Zaragoza Park (3,679 ft.)
Nearest School: James R. Vasquez Head Start (1,244 ft.)

NEIGHBORHOOD ASSOCIATIONS
Eastside Civic Association

NEIGHBORHOOD INPUT
Notices of the July 12, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on June 20, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION
The request is to change the zoning from C-1 (Commercial) to C-3 (Commercial) to allow for a new car dealership. The proposed car dealership would be developed on two parcels, one of which is currently zoned C-3/sc. The conceptual site plan proposes a 16,238 sq. ft. building with an on-site ponding area.

The special contract governing a portion of the property to be developed stems from Ordinance #7903, dated November 8, 1983, requiring the dedication and improvement of portions of George Dieter and Rojas before the issuance of building permits or certificates of occupancy, a condition which has been satisfied.

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the rezoning to C-3 (Commercial).

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

G-4 – Suburban: 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 C-3 district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning - Transportation
Notes:
Coordinate driveway location with EPDOT.
All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department - Land 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 Department, Land Development Section.* No water runoff allowed outside the proposed development boundaries; (On-site ponding required and provide location for the proposed ponding area). Recommend that water harvesting through landscaping be used. * This requirement will be applied at the time of development.

City Development Department – Plan Review
Approve: This project shall meet code under 18.46.

Fire Department
Recommend approval of "site plan" as presented. Does not adversely affect fire department. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

El Paso Water Utilities
1. EPWU does not object to this request.

Water
2. There is an existing 12-inch diameter water main that extends along George Dieter Drive fronting the western boundary of the Subject Property (1380 George Dieter Drive). This water main is available for service.

3. Previous water pressure readings conducted on fire hydrant No. 8694 located approximately 300 feet south of the subject property have yielded a static pressure of 145 pounds per square inch (psi), residual pressure of 130 psi and a discharge of 1,210 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 George Dieter Drive fronting the western boundary of the Subject Property (1380 George Dieter Drive). This sanitary sewer main is available for service. The sewer main is approximately 6.5 feet deep fronting the subject property. Sewer service may not be available if the proposed building is constructed toward the eastern portion of the property.

General:
6. 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.

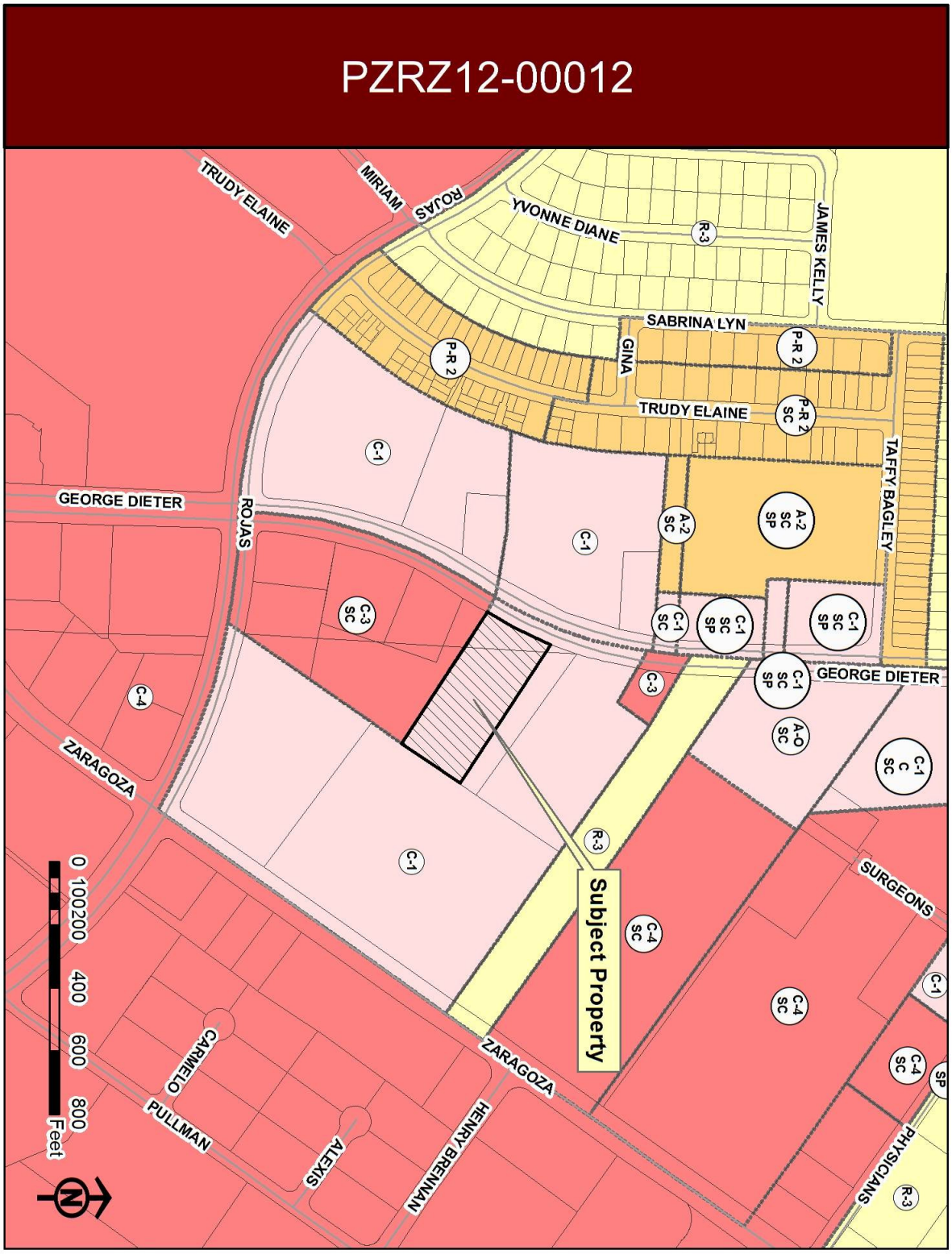
CITY PLAN COMMISSION OPTIONS

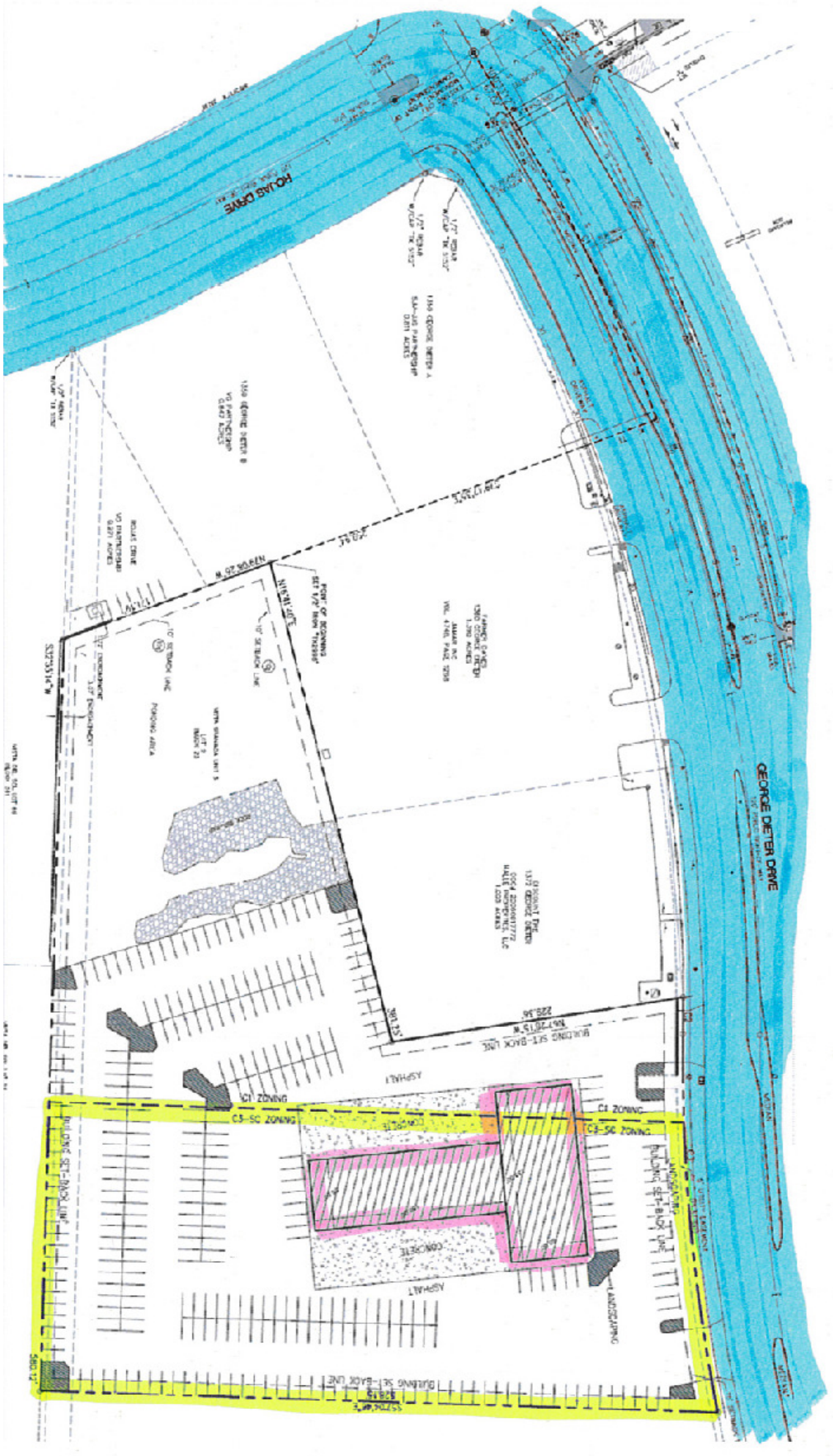
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

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 from the Plan by the CPC.

Attachments
1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN