City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No: PZRZ15-00016
Application Type: Rezoning and Detailed Site Development Plan Review
CPC Hearing Date: July 16, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 10622 Montwood Drive
Legal Description: Lot 22, Block 206, Vista Del Sol Unit 38, City of El Paso, El Paso County, Texas
Acreage: 0.6807 acres
Rep District: 7
Existing Zoning: A-O (Apartment/Office)
Existing Use: Office
C/SC/SP/ZBA/LNC: N/A
Request: From A-O (Apartment/Office) to S-D (Special Development)
Proposed Use: Retail (low-volume)

Property Owner: Prestigio Properties V, LLC
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE
North: R-4 (Residential) / Single-family dwellings
South: R-3 (Residential) / Single-family dwellings
East: C-1 (Commercial) / Retail
West: A-O (Apartment/Office) / Office

PLAN EL PASO DESIGNATION: G-3, Post-War (East Planning Area)
NEAREST PARK: Pico Norte Park (1,451feet)
NEAREST SCHOOL: Vista Hills Elementary (2,514 feet)

NEIGHBORHOOD ASSOCIATIONS
Eastside Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 1, 2015. Planning Division received a phone call in support to the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from A-O (Apartment/Office) to S-D (Special Development) to allow for retail center. The A-O (Apartment/Office) district does not permit retail use. The applicant also submitted a detailed site development plan for review as required by the S-D (Special Development) zone district. The subject property is 0.6807 acres in size. The detailed site development plan shows an existing 8,290 sq. ft. office to be converted for retail use, 14 feet in height. The applicant is also requesting the following reductions: front setback from the required 20 feet to 19.3 feet, rear setback from the required 10 feet to 5.9 feet and side street from the required 10 feet to 9 feet as permitted in the S-D (Special Development) district with the approval of a detailed site development plan by City Council. The development requires 33 parking spaces and the applicant is providing 43 parking spaces, to include ADA and three bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from Montwood Drive and Lomaland Drive.

The lot area requirement for S-D (Special Development) district is 1 acre. The applicant is requesting a waiver for a lot less than one acre for City Council approval.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to S-D (Special Development) and approval of the detailed site development plan with a condition:

That street trees from the El Paso City Approved Plant List be included at 30 feet on center with a 2 inch caliper along the full length of the Montwood Drive and Lomaland Drive parkway.

The recommendation is based on compatibility with the properties zoned C-1 (Commercial), S-D (Special Development), and A-O (Apartment/Office) directly adjacent to the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the East Planning Area.

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 S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

No objections to rezoning and detailed site development plan.

Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections Department – Building and Development Permitting

No objections to proposed rezoning. Applicant will need to submit plans for change of occupancy prior to suites being occupied due to occupancy being changed from office to mercantile.

Planning and Inspections Department – Landscaping Division

Additional landscape is not required.

Planning and Inspections Department - Land Development

No objections.

Fire Department

No objections.

Police Department
No adverse comments.

Sun Metro
Sun Metro does not oppose this request. Routes 1 & 53 provide service to a bus stop 320 ft. east of the subject property.

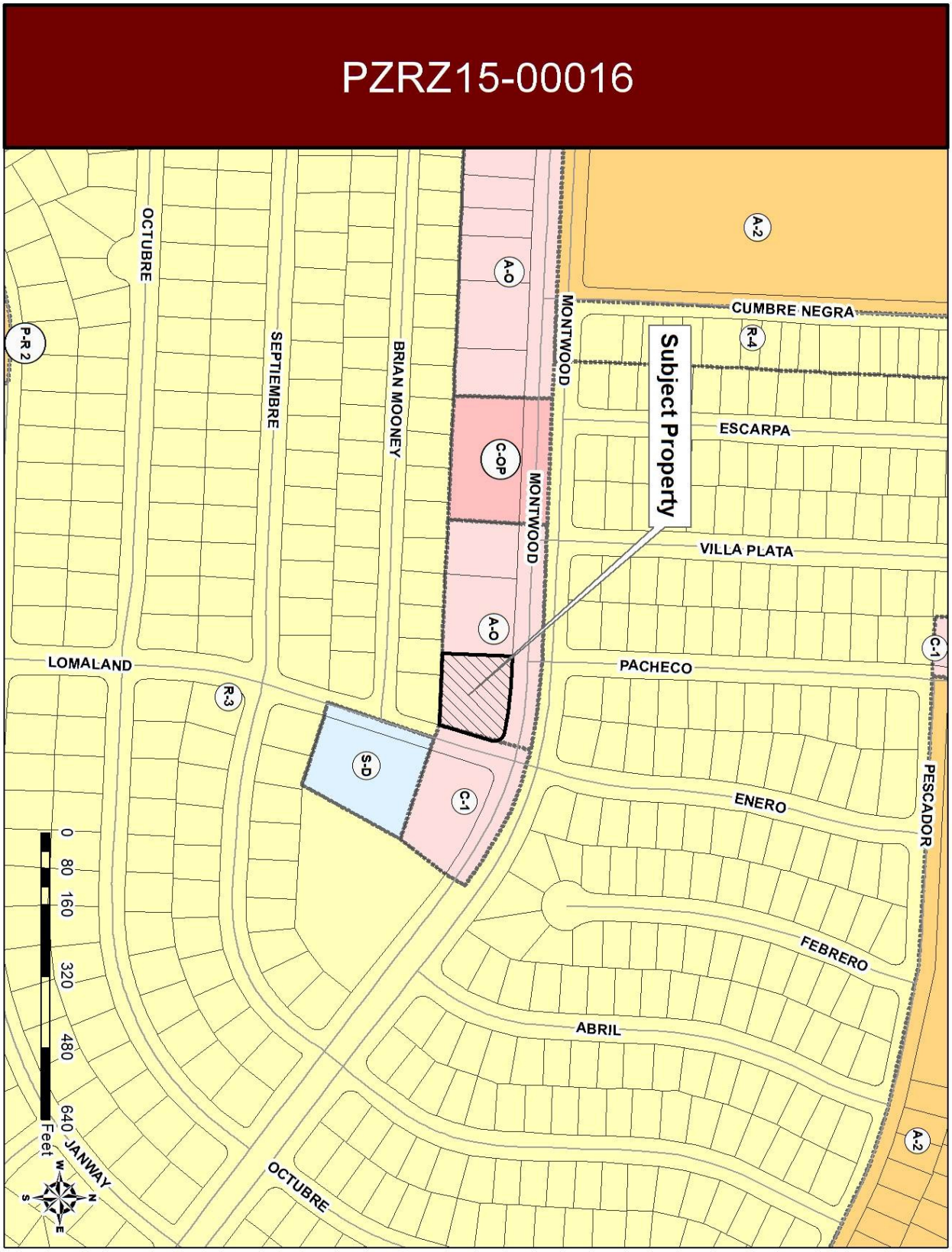
El Paso Water Utilities
EPWU-PSB does not object to this request

EPWU-PSB Comments
Water:
There is an existing 12-inch (12") diameter water main extending along Lomaland Dr. that is available for service, the water main is located approximately 45 feet (45') east from the eastern property line.
There is an existing 24-inch (24") diameter water main extending along Montwood Dr. that is located approximately 90' north from the northern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules & Regulations.
EPWU records indicate an active 1 ½-inch (1 ½") domestic water meter located along Lomaland Dr. approximately 12 feet (12') north of south property line. The service address for this meter is 10622 Montwood Dr.
Previous water pressure tests from fire hydrant # 3513 located on the southeast corner of Montwood Dr. and Lomaland Dr. yielded a static pressure of 70 (psi) pounds per square inch, a residual pressure of 60 (psi), and a discharge of 919 (gpm) gallons per minute.
Sewer:
There is an existing 8-inch (8") diameter sanitary sewer extending along Lomaland Dr. that is available for service, the sewer main is located approximately 28 feet (28') east from the eastern property line. The depth of the existing sewer main is approximately 7 feet (7') deep.
EPWU records indicate a 4-inch (4") sanitary service line located along Lomaland Dr. approximately 121 feet (121') south of manhole at Montwood Dr. and Lomaland Dr.
General:
EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

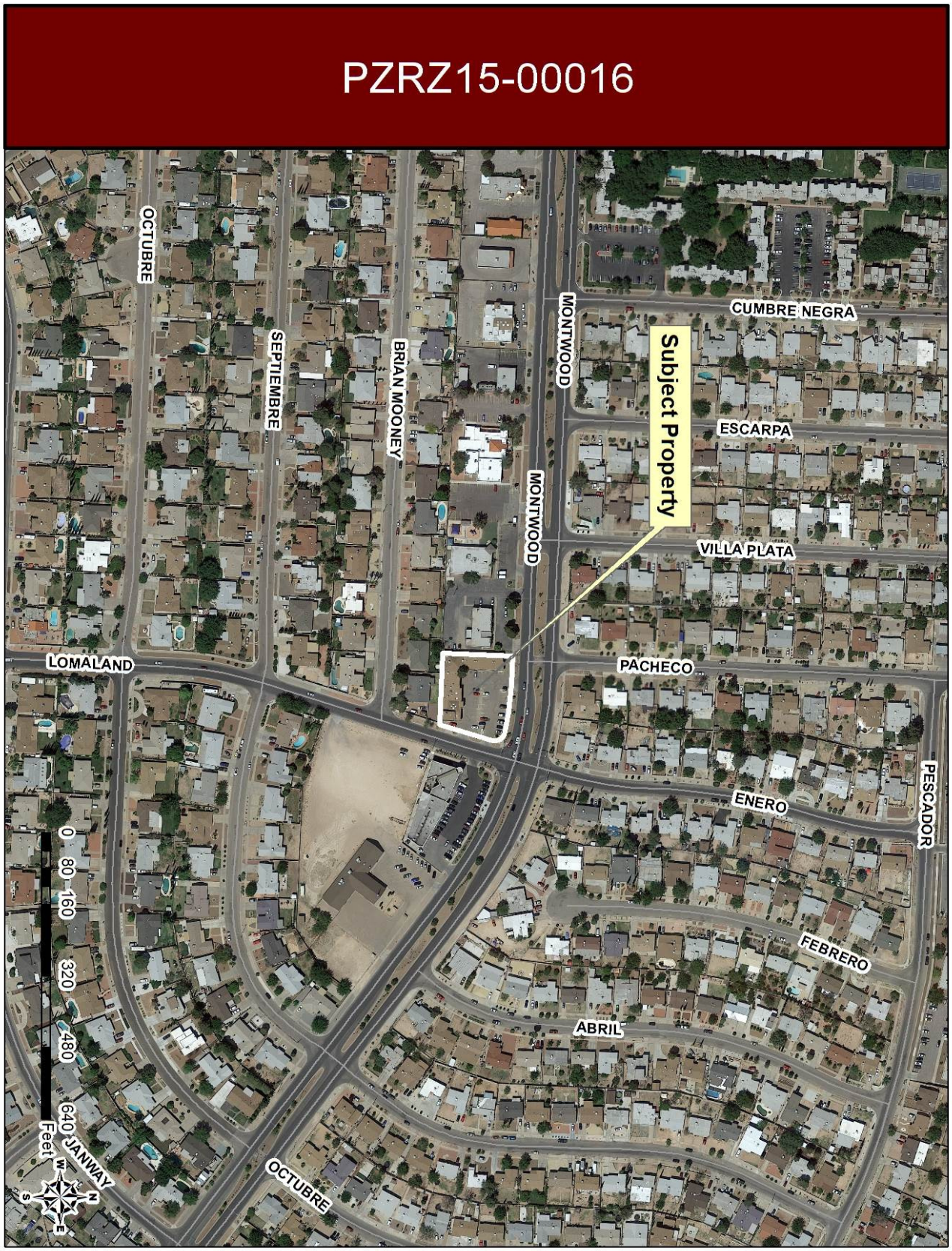
El Paso Water Utilities - Stormwater Division
No comments received.

Attachments:
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

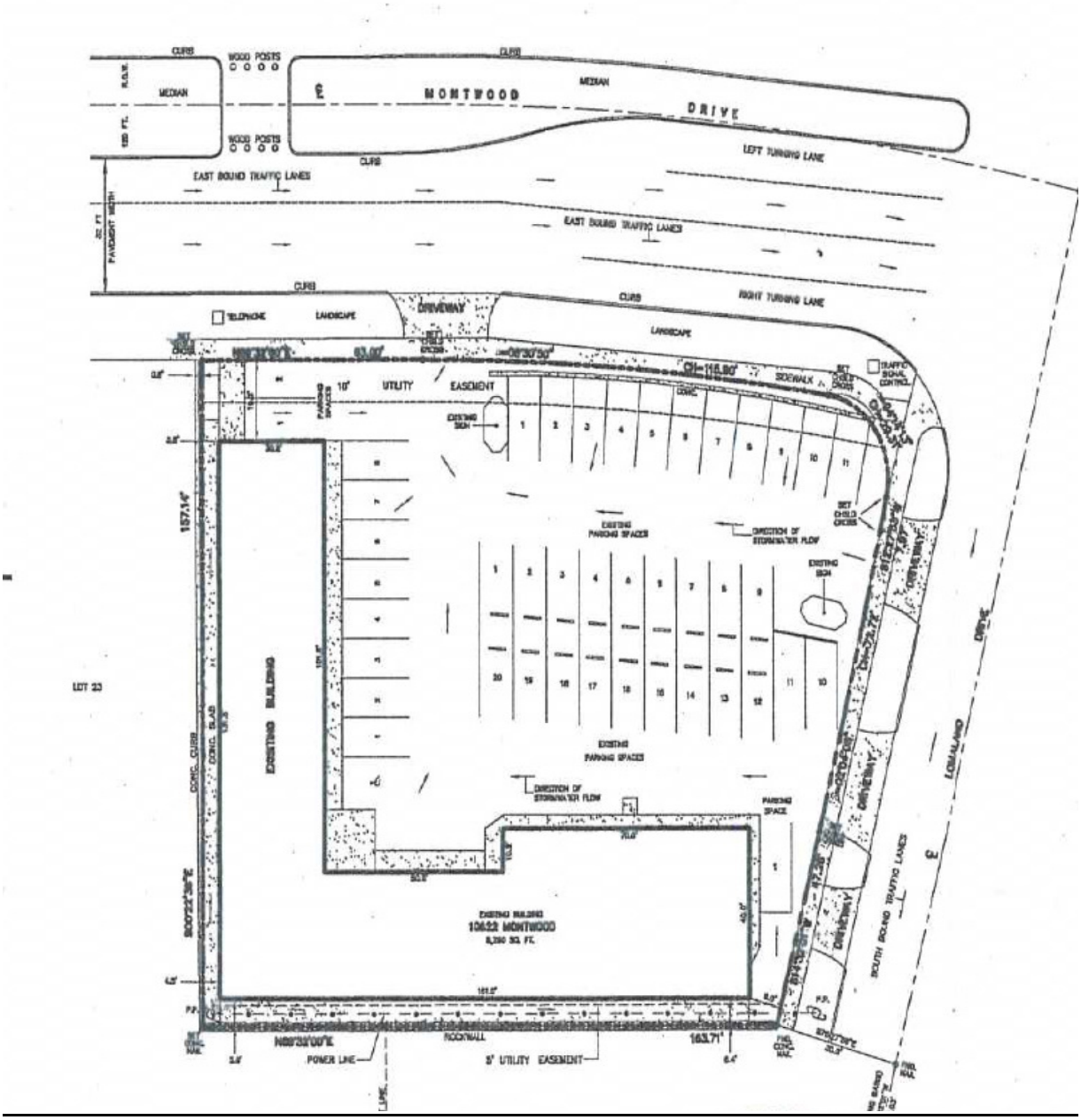
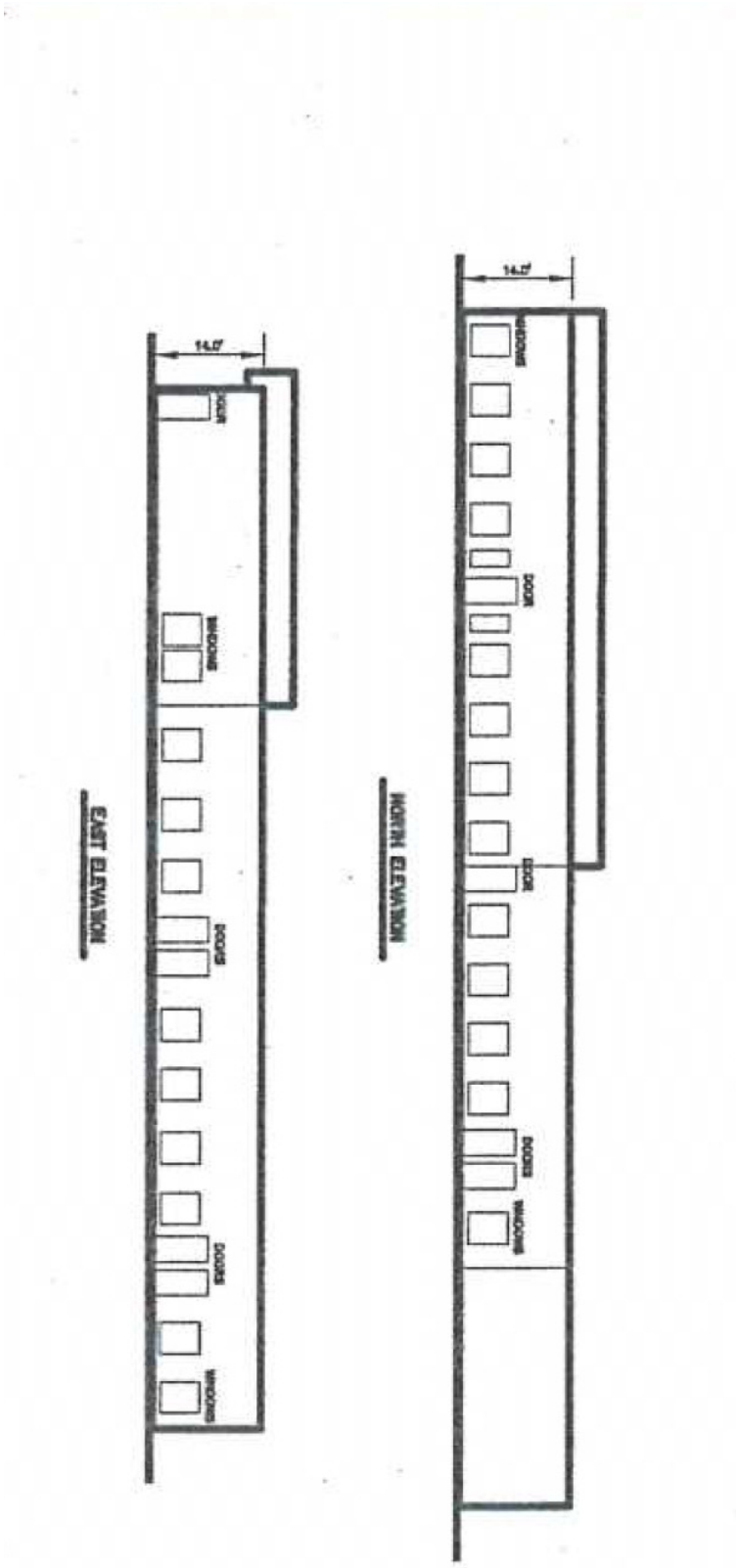
ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS