



**City of El Paso – City Plan Commission Staff Report
(TO BE DELETED)**

Case No: PZRZ15-00017
Application Type: Rezoning
CPC Hearing Date: July 16, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: South of Dyer Street and North of Mohair Drive
Legal Description: Tract 8C, Section 29, Block 80, Township 1, T & P Railroad Co. Surveys, City of El Paso, El Paso County, Texas
Acreage: 5.37 acres
Rep District: 4
Existing Zoning: R-F (Ranch-Farm)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-F (Ranch-Farm) to C-4 (Commercial)
Proposed Use: Contractor’s Yard (Large)
Property Owner: John H. Trien
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: M-1/c (Manufacturing/condition) / Vacant
South: C-4 (Commercial) / Vacant
East: M-1/c (Manufacturing/condition) / Vacant
West: C-3/sc (Commercial/special contract) & C-4(Commercial) / Warehousing

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northeast Planning Area)
NEAREST PARK: Northern Lights (South Park) (4,536 feet)
NEAREST SCHOOL: Desertaire Elementary (4,566 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association

NEIGHBORHOOD INPUT

There are no Registered Neighborhood Associations encompassed by the subjected property as verified through the City of El Paso’s Community Development Department.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-F (Ranch-Farm) to C-4 (Commercial) to accommodate a large contractor’s yard. The property is currently vacant. Access is proposed of Dyer Street.

Planning and Inspections Department – Planning Division Recommendation

Pending submittal of a TIA.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): 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-4 (Commercial) district is to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provides 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:

Planning and Inspections Department – Planning Division - Transportation

Pending submittal of a TIA.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objections to proposed rezoning at the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

Texas Department of Transportation (TxDOT)

Once this property is ready to be developed, the developer needs to coordinate with TxDOT for Access approval and review and approval of the grading and drainage plan.

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

EPWU-PSB Comments

Water:

1. There is an existing 16-inch diameter water main that extends along Dyer Street located approximately 37 feet south of the right-of-way's centerline.
2. There is an existing 12-inch diameter water main that extends along Dyer Street located approximately 45 feet south of the right-of-way's centerline. No water connections are allowed to this main since it is a dedicated line to the McGregor Range.

Sanitary Sewer:

There is an existing 15-inch diameter sanitary sewer main that extends along Dyer Street located approximately 39.5 feet north of the right-of-way's centerline. This main is available for service.

General:

1. Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street right-of-way requires written permission from TxDOT.
2. Water and sanitary sewer services to the subject property will require the extension of services from Dyer Street by boring underneath Dyer Street.
3. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any

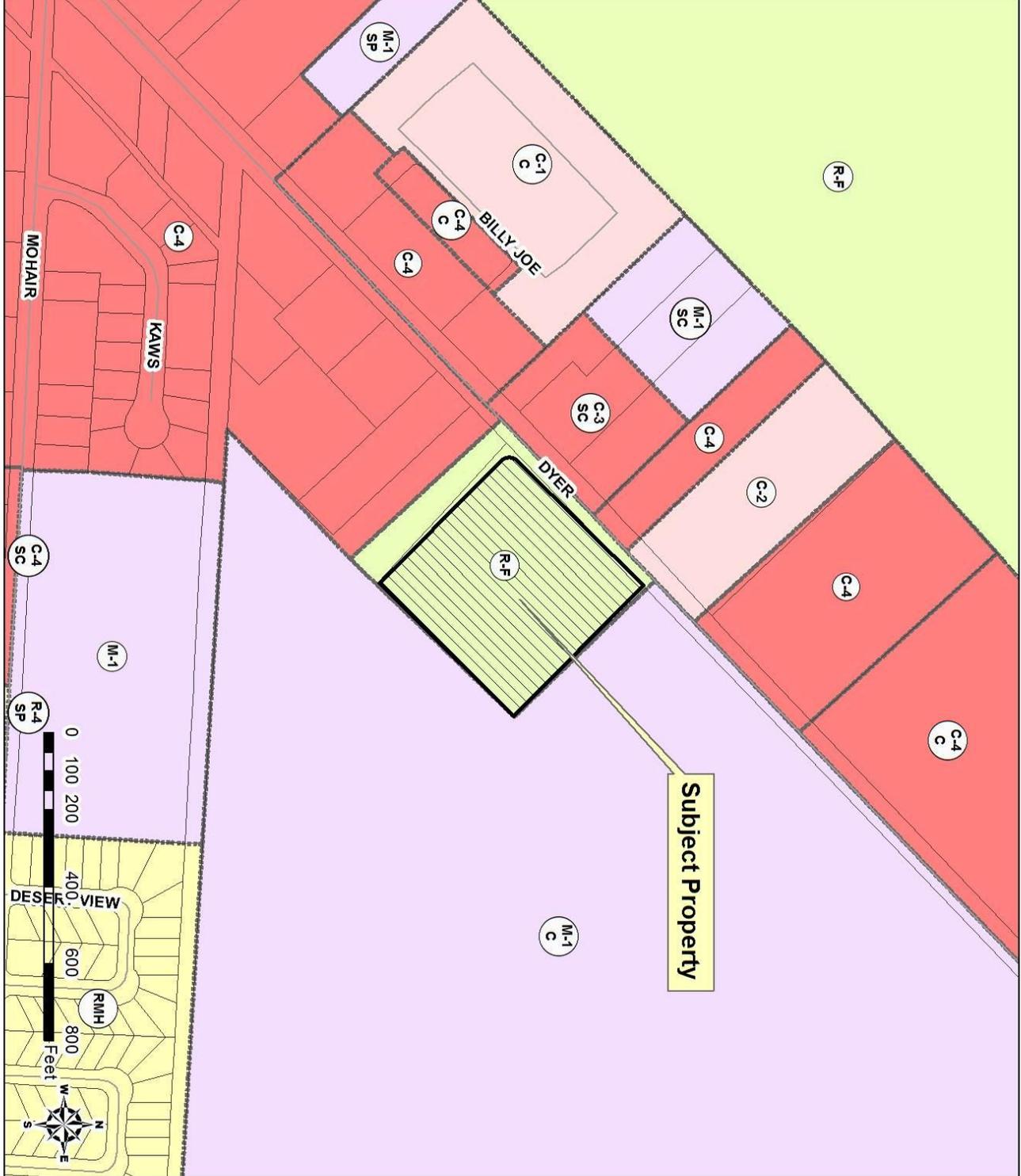
necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

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

ATTACHMENT 1: LOCATION MAP

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ATTACHMENT 3: CONCEPTUAL SITE PLAN

