



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00010 (Related to PZRZ13-00025)
Application Type: Detailed Site Development Plan
CPC Hearing Date: August 8, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 14400 Pebble Hills Boulevard
Legal Description: A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Acreage: 70 acres
Rep District: 5
Zoning: R-F (Ranch and Farm)
Existing Use: School
Request: Detailed Site Development Plan Review per S-D (Special Development) zone district
Proposed Use: School

Property Owner: Socorro Independent School District
Representative: Parkhill, Smith & Cooper, Inc.

SURROUNDING ZONING AND LAND USE

North: G-MU (General Mixed Use) / Vacant
South: R-5 (Residential) / Single family dwellings; C-2/c (Commercial/conditions) / Vacant
East: City Limit
West: C-2/c (Commercial/conditions) / Vacant; A-2 (Apartment)/ Multi-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable)

NEAREST PARK: Tierra Del Este Linear Park (1,042 feet)

NEAREST SCHOOL: El Dorado 9th Grade High

NEIGHBORHOOD INPUT

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

APPLICATION DESCRIPTION

The detailed site development plan shows an existing 112,497 sq. ft. administrative office, cafeteria, library, and existing 119,370 class room wing, football, baseball, softball, and track fields with a proposed addition of a 148,265 sq. ft. auditorium and athletics building, and a 119,370 class room wing, a 22,136 sq. ft. career and technology education, a 2,592 green house, soccer fields, band practice field, volleyball court, basketball courts, tennis courts, and golf cage. The school elevation shows a 59-foot auditorium in height. The S-D zoning district maximum height limitation is 45 feet; except developments of more than 25 acres or as approved by City Council. The development requires 525 parking spaces; and the applicant is providing 870 parking spaces and 74 bicycle parking spaces. Access to the subject property is proposed from Pebble Hills Boulevard and John Hayes Street.

CITY DEVELOPMENT DEPARTMENT-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-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 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.

City Development Department – Planning Division - Transportation

No objections

Note:

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

No objections.

General Comments:

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.

City Development Department - Landscaping Division

The School will meet code as proposed. This was a master plan and as previously been approved. The landscaping proposed will be approved.

City Development Department – Plan Review

No objections.

Fire Department

No objections.

El Paso Police Department

No issues.

EPWU

We have reviewed the zoning change request described above and provide the following comments:

A portion of John Hayes Street (Section 48, Block 79, Township 2) is located within the Eastside Impact Fee Service Area. Impact fees will be assessed and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso’s Ordinance # 017113 and the EPWU-PSB Rules and Regulation No. 16.

Impact fees are due at the time new service application for individual water meters within the eastern

half of John Hayes Street.

Annexation fees are due at the time of new service application for individual water meters to provide service to 14400 Pebble Hills Boulevard.

EPWU does not object to this request.

EPWU-PSB Comments

Water:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twelve (12) inch diameter water main.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 10257 located at the corner of Pebble Hills Boulevard and John Hayes Street have yielded a static pressure of 60 pounds per square inch (psi), residual pressure of 56 psi, discharge of 978 gallons per minute (gpm).

Sanitary Sewer:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing thirty-six (36) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. From the intersection of John Hayes Street and Pebble Hills Boulevard along John Hayes Street towards the south there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 1,115 feet south of Pebble Hills Boulevard.

From the intersection of John Hayes Street and Charles Foster Avenue along John Hayes Street towards the north there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 400 feet north of Charles Foster Avenue.

General

As per EPWU-PSB Records 14400 Pebble Hills Boulevard has a single six (6) inch diameter domestic water service, a single six (6) inch diameter water irrigation service (yard meter) and a single six (6) inch diameter fire-fighting water service (fire line).

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

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 detailed site development plan application:

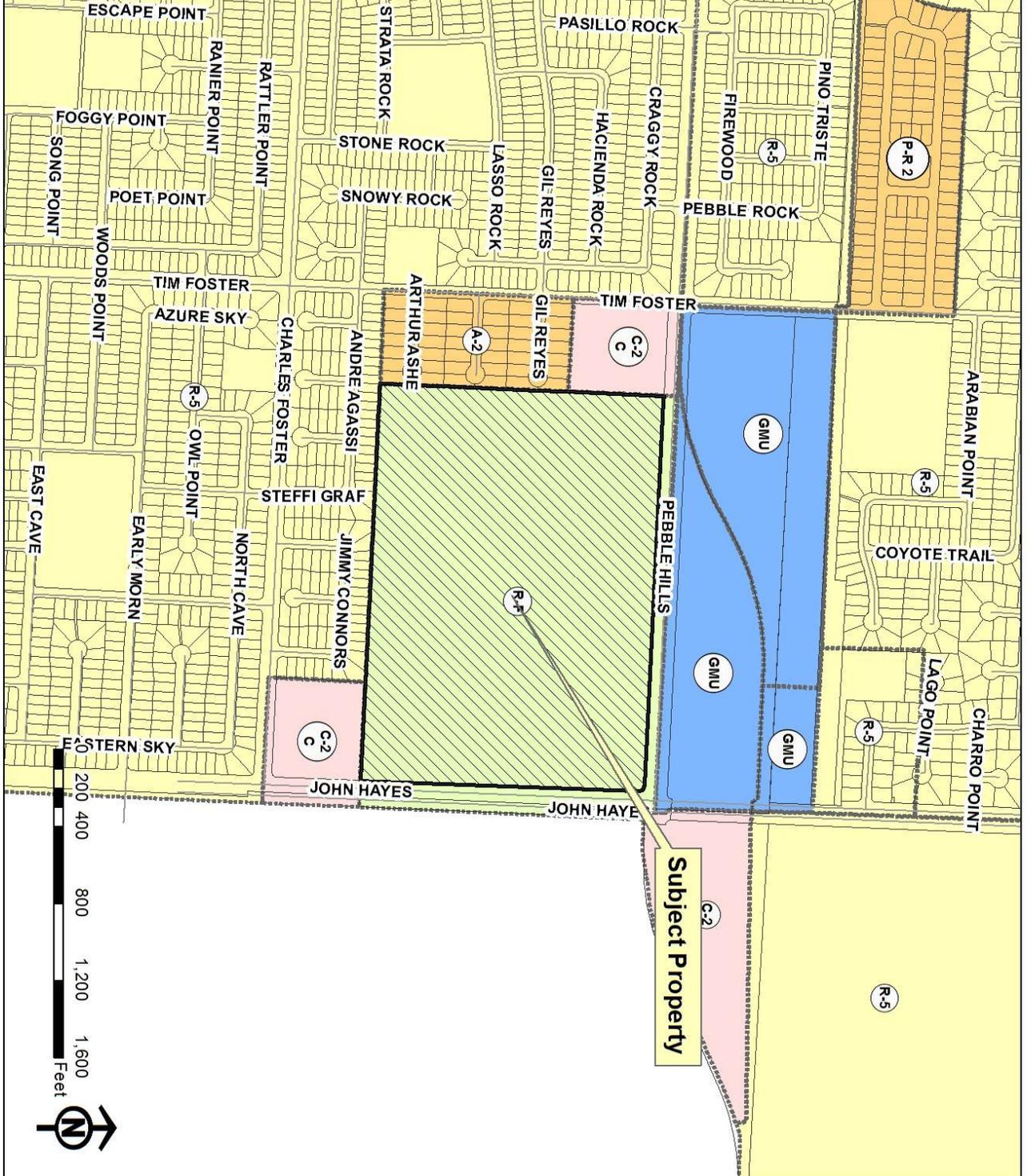
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the 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

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Building Elevation

ATTACHMENT 1: ZONING MAP

PZRZ13-00025 & PZDS13-00010

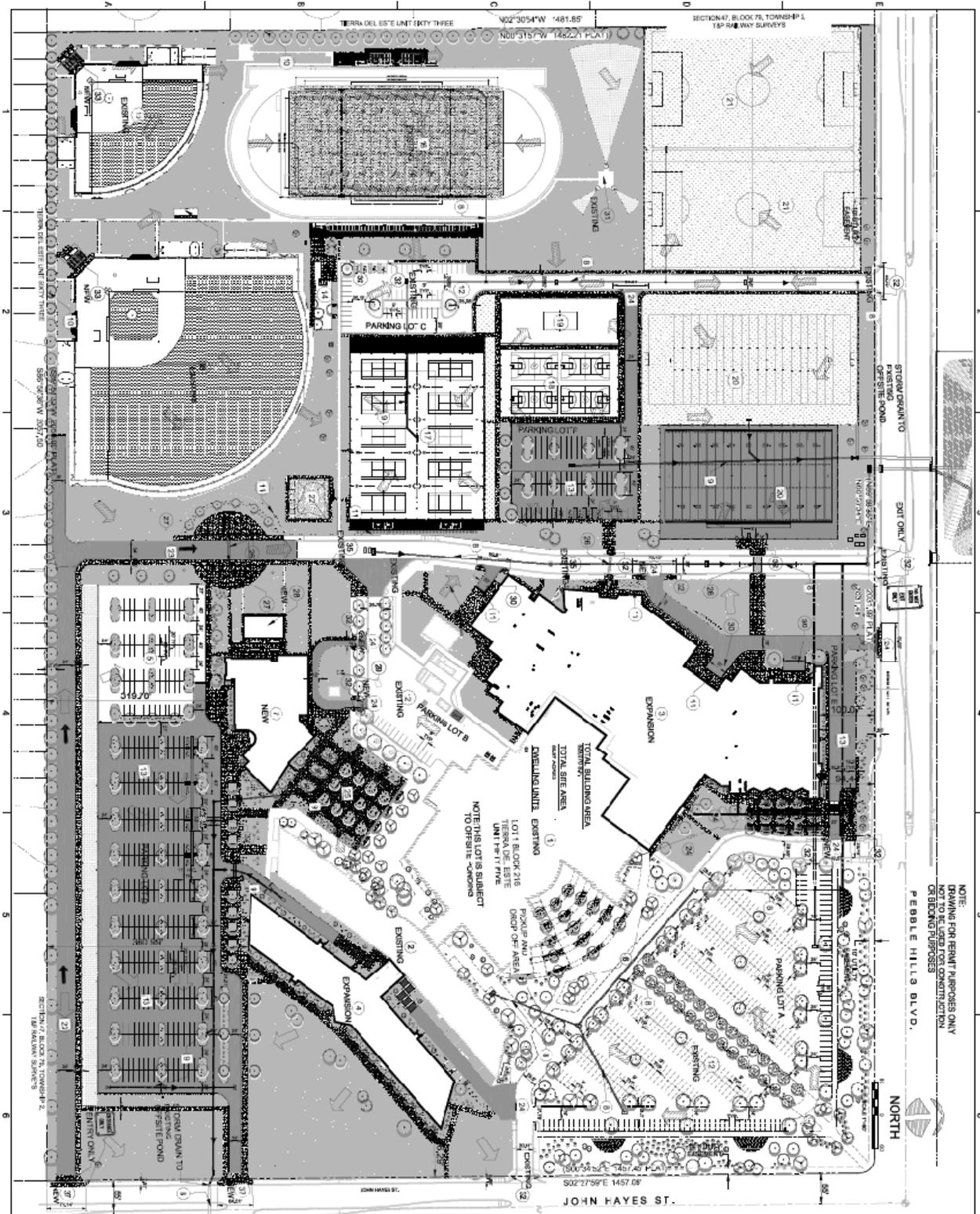


ATTACHMENT 2: AERIAL MAP

PZRZ13-00025 & PZDS13-00010



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



NOTE:
 THIS PLAN IS FOR GENERAL REFERENCE ONLY.
 NOT TO BE USED FOR CONSTRUCTION
 OR BIDDING PURPOSES.



PEBBLE HILLS BLVD.

JOHN HAYES ST.

**PEBBLE HILLS
 HIGH SCHOOL
 PHASE IV
 VOLUME I**

SITE PLAN

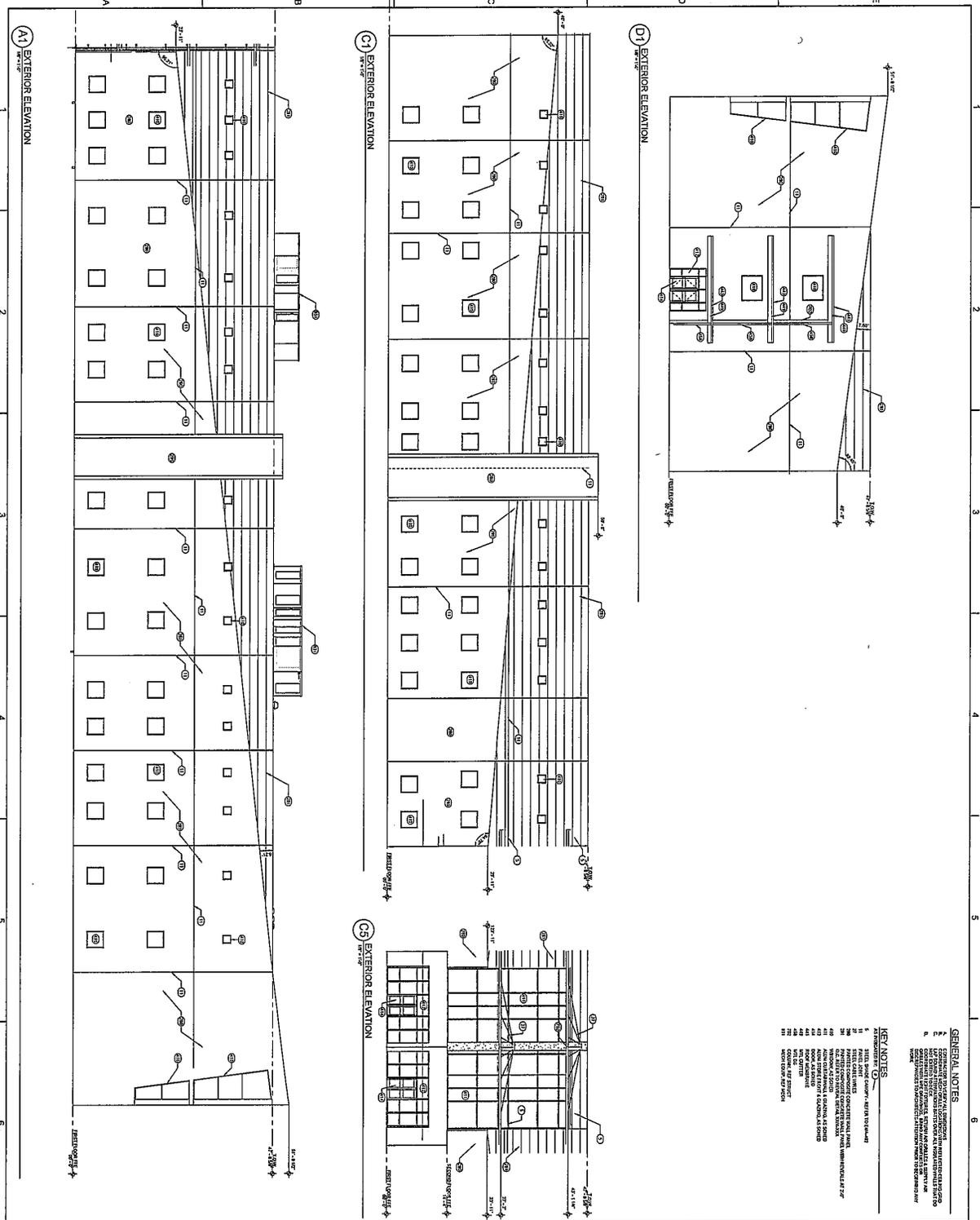
14400 PEBBLE HILLS BLVD,
 PEASE, ALASKA 99571
 DATE: 11/15/2012

OVERALL
 SITE PLAN

C-101.0



PS&C
 PARKHILL SMITH & COOPER



GENERAL NOTES

1. CONSULT THE ARCHITECT FOR ALL NOTES AND CONDITIONS.
2. CONSULT THE ARCHITECT FOR ALL NOTES AND CONDITIONS.
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10. CONSULT THE ARCHITECT FOR ALL NOTES AND CONDITIONS.

KEY NOTES

1. PAINT: EXTERIOR - 100% VINYL FLUOROPOLYMER EMULSION
2. PAINT: INTERIOR - 100% VINYL FLUOROPOLYMER EMULSION
3. PAINT: ROOFING - 100% VINYL FLUOROPOLYMER EMULSION
4. PAINT: FLOORING - 100% VINYL FLUOROPOLYMER EMULSION
5. PAINT: WALLS - 100% VINYL FLUOROPOLYMER EMULSION
6. PAINT: CEILING - 100% VINYL FLUOROPOLYMER EMULSION
7. PAINT: TRIM - 100% VINYL FLUOROPOLYMER EMULSION
8. PAINT: DOORS - 100% VINYL FLUOROPOLYMER EMULSION
9. PAINT: WINDOWS - 100% VINYL FLUOROPOLYMER EMULSION
10. PAINT: SIGNAGE - 100% VINYL FLUOROPOLYMER EMULSION



PEBBLE HILLS
HIGH SCHOOL
PHASE IV
VOLUME IV

95% CONSTRUCTION
DOCUMENTS



EXTERIOR ELEVATIONS

A-201



