City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ16-00020
Application Type	Rezoning
CPC Hearing Date	August 11, 2016
Staff Planner	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location	100 Cinecue Way
Legal Description	Tract 10-B, Block 33, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage	1.16 acres
Rep District	7
Existing Zoning:	C-3 (Commercial)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	From C-3 (Commercial) to S-D (Special Development)
Proposed Use:	Single-family dwelling
Property Owner	Oracio Zamora
Representative	Oracio Zamora

SURROUNDING ZONING AND LAND USE
North: C-1 (Commercial) / Office
South: C-3 (Commercial) / Automobile wrecking yard
East: C-4/sc (Commercial/special contract) / Single-family dwelling
West: R-F (Ranch-Farm) / Vacant

THE PLAN FOR EL PASO DESIGNATION: G-3, Post-War (Lower Valley Planning Area)
NEAREST PARK: Marian Manor Park (6,566 feet)
NEAREST SCHOOL: Rio Bravo Middle (3,292 feet)

NEIGHBORHOOD ASSOCIATIONS
Mission Valley Civic Association
Save the Valley 21

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 26, 2016. Planning has not received any communication in support or opposition to the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting rezoning from C-3 (Commercial) to S-D (Special Development). The property is currently vacant and the proposed use is for a single-family dwelling. A single-family dwelling use is not a permitted use in C-3 (Commercial) district, however it is a permitted use in S-D zone district. The request for rezoning is solely to allow for the use as the applicant is not requesting any setback modifications. The applicant will submit a new application for detailed site development plan and a subdivision plat prior to any construction. The subject property is 1.16 acres in size, which complies with the lot area requirements for S-D. A conceptual site plan shows one 2,500 sq. ft. single-family dwelling proposed on the property. Access to the property is proposed from Cinecue Way.

Planning and Inspections Department – Planning Division Recommendation
The Planning Division recommends **approval** of rezoning the subject property from C-3 (Commercial) to S-D (Special Development) with the following condition:

> *If commercial or apartment uses are proposed, a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to any residential or apartment use or zoning district. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

The recommendation is based on compatibility with the surrounding properties zoned residential and existing residential uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the Lower Valley 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 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. 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. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

Plan El Paso - Goals & Policies
This application addresses policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."

COMMENTS:

Planning and Inspections Department - Land Development
1. On site ponding of stormwater is required. Show runoff arrows accordingly.

2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department – Plan Review
Not objections to proposed rezoning.
Conceptual plan not reviewed for conformance with any applicable provisions of the municipal code.

Planning and Inspections Department - Landscaping
Not objections to proposed rezoning.
Conceptual plan not reviewed for conformance with any applicable provisions of the municipal code.

El Paso Fire Department
Rezoning does not adversely affect the Fire Department.

TXDOT
Not on State right-of-way.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Cinecue Way. This water main is available for service.

3. EPWU records indicate (1) ¾" service meter (Non-Active) on the property with 100 Cinecue Way as the service address.

4. Previous water pressure from fire hydrant #8635 located at 8181 Alameda Avenue 198' south of Beatrix Avenue, has yielded a static pressure of 90 psi, a residual pressure of 80 psi, and a discharge of 1,163 gallons per minute.

5. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Cinecue Way. This main is available for service.

General:

7. EPWU requires a new service application to provide 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
We have reviewed the subdivision described above and provide the following comments:

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.

2. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.

3. The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.

4. Not required but recommended:

- Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Texas Gas

Texas Gas Service has existing natural gas services within the above-referenced area located S. of Cinecue Way. Texas Gas Service does not foresee any issues in the construction of this project; also, Texas Gas Service requires that all streets be public right-of-way and have dedicated utility easements. Texas Gas Service has no objections to the proposed project limits. It is the consultant and/or surveyor to illustrate the lines on the plans and to notify Texas Gas Service if the proposed improvements will be in conflict with our existing facilities. It is the contractor responsibility to call for line spots before digging.

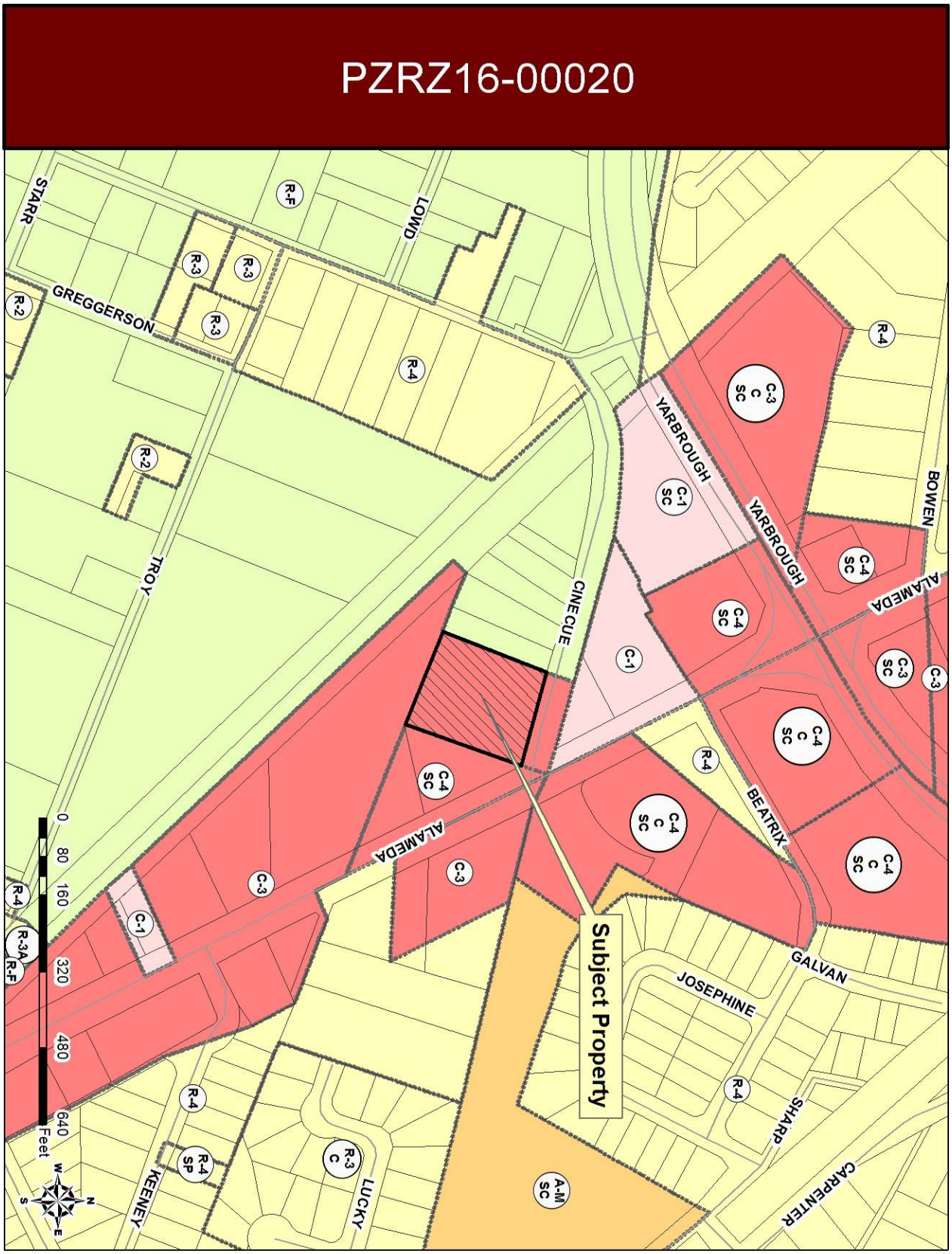
Sun Metro

Recommend coordinating with Sun Metro before moving forward with design and construction. Also, recommends the construction of sidewalks to permit pedestrian access to mass transit options.

Attachments

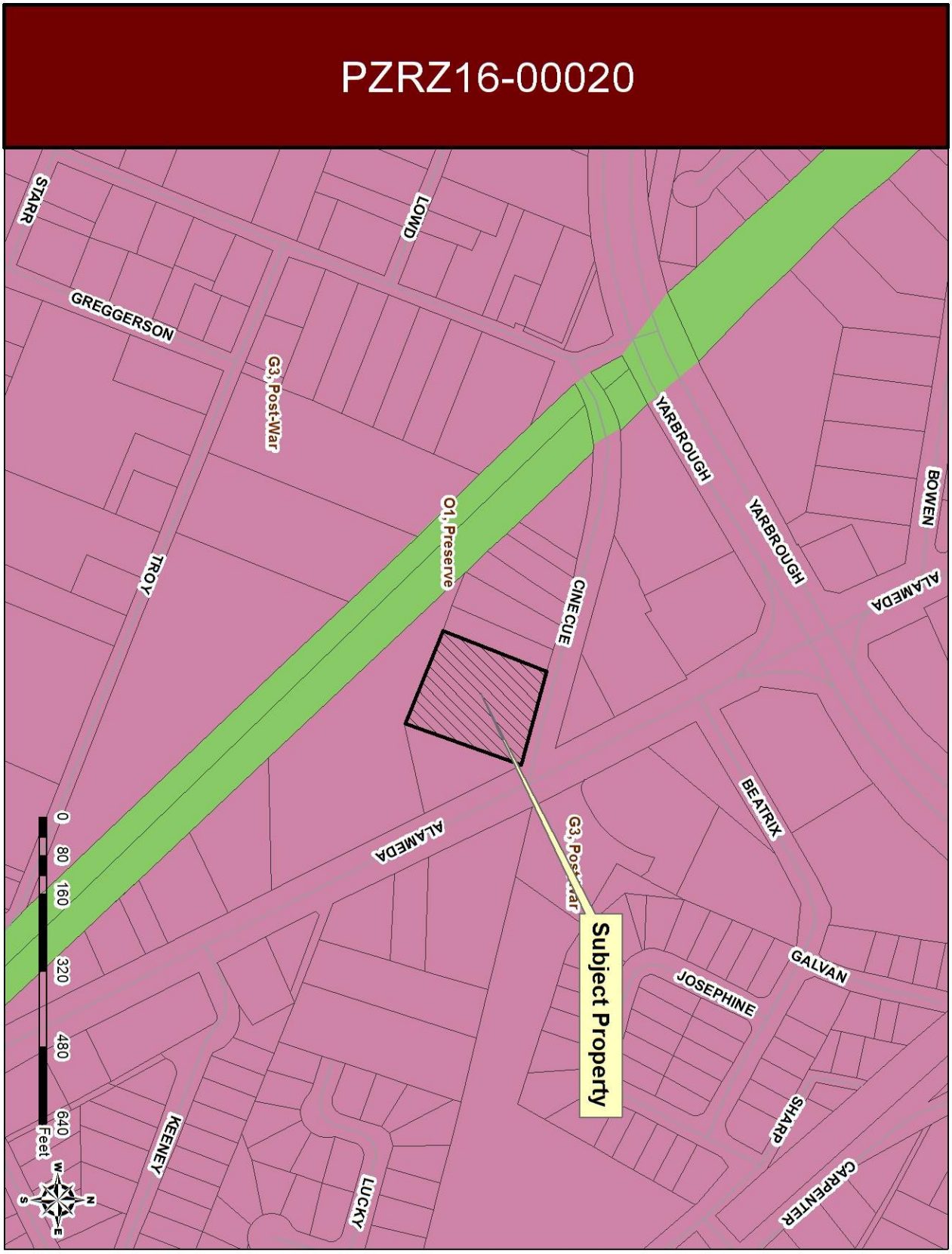
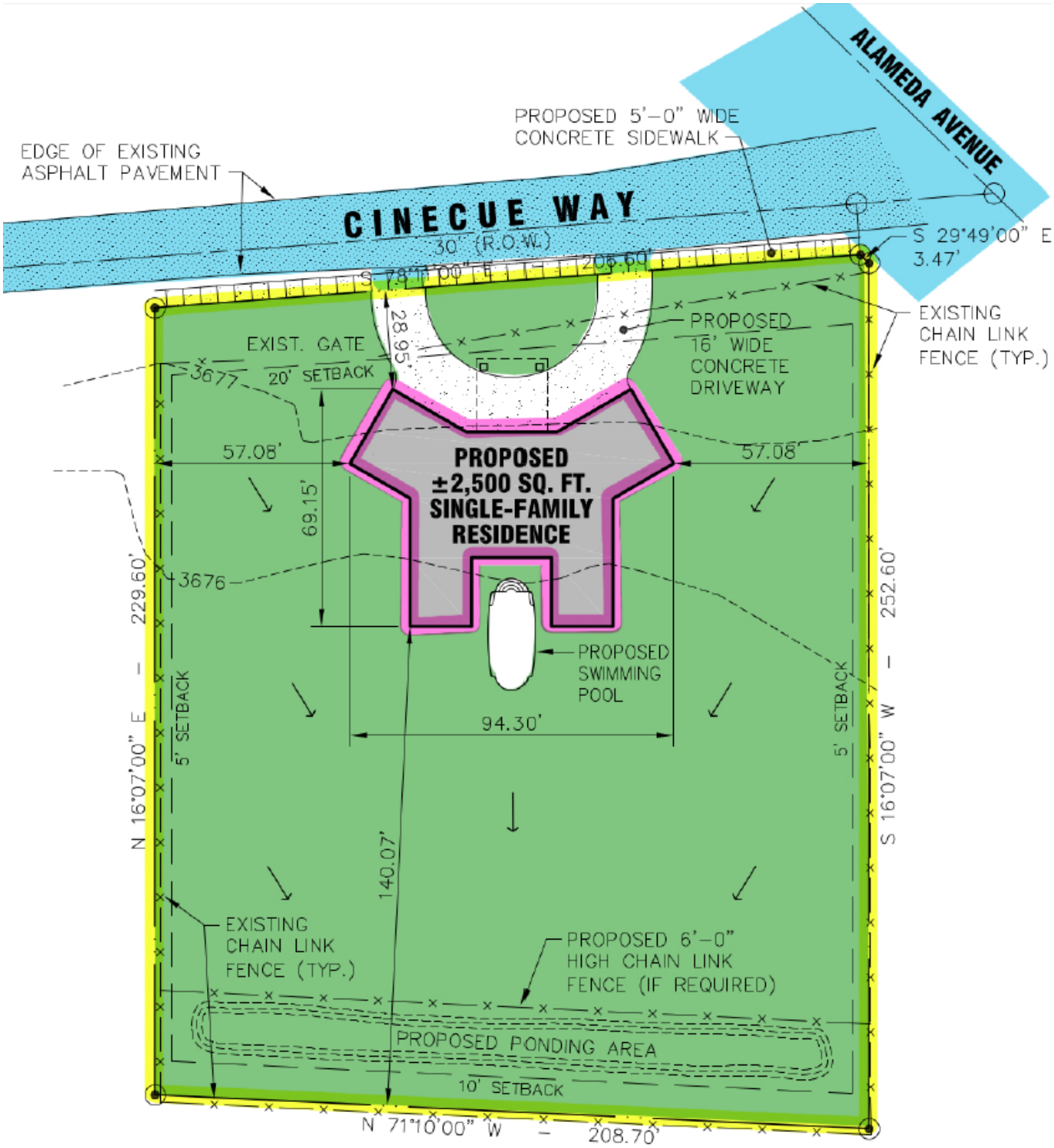
1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Conceptual Site Plan

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: CONCEPTUAL SITE PLAN