City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00028
Application Type: Rezoning
CPC Hearing Date: August 14, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 8941 Dyer Street
Legal Description: A portion of Tract 17B, Section 9, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 0.7053-acre
Rep District: 2
Existing Zoning: A-2 (Apartment)
Existing Use: Parking lot
C/SC/SP/ZBA/LNC: None
Request: From A-2 (Apartment) to C-3 (Commercial)
Proposed Use: Retail

Property Owner: EP Simana, L.P.
Applicant: Meyer Marcus
Representative: Charlie Gomez

SURROUNDING ZONING AND LAND USE
North: A-2 (Apartment) / Apartments
South: A-2 (Apartment) / Vacant
East: C-3 (Commercial) / Retail
West: A-2/sp (Apartment/special permit) / Apartments

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Northeast Planning Area)
NEAREST PARK: Wellington Chew Park (2,615 feet)
NEAREST SCHOOL: Moye Elementary (1,207 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 30, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from A-2 (Apartment) to C-3 (Commercial) to allow for the parking lot in support of existing retail building. Currently, there is an existing C-3 (Commercial) zoned property to the east of the subject property that the applicant owns. By rezoning the subject property to C-3 (Commercial), the split zones will be cleaned up and the two properties under common ownership can be combined and constructed upon as one contiguous development. Access to the subject property is proposed from Dyer Street.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from A-2 (Apartment) to C-3 (Commercial). The recommendation is based on the compatibility with surrounding land use and the existing C-3 (Commercial) zoned properties to the north, south, and east of the subject property and compliance with the Plan El Paso land use designations G-2, Traditional Neighborhood (Walkable) in the Northeast Planning Area.

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

G-2, Traditional (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-3 (Commercial) 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 within a planning area of the city. The regulations of the districts will 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 Division - Transportation
TIA is not required.

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.

City Development Department – Plan Review
Recommend approval of proposed rezoning.

Note: if new parking at rear is proposed, new landscaping may be required.

City Development Department - Land Development
No objections.

Fire Department
The Fire Department has no objections to the rezoning case of PZRZ14-00028.

El Paso Water Utilities
EPWU does not object to this request.
Water:
There is an existing 6-inch diameter water main extending along Marks Drive that is available for service, the water main is located approximately 10-ft east from the center line of the right-of-way.
EPWU records indicate an active 3/4-inch water meter and a 4-inch fire line serving the subject property. The service address for these meters is 8941 Dyer Street.
Previous water pressure tests from fire hydrant # 1501 located at the northeast corner of Mark Drive and Maxwell Avenue have yielded a static pressure of 105 (psi) pounds per square inch, a residual pressure of 95 (psi) pounds per square inch, and a discharge of 1061 (gpm) gallons per minute.
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:

There is an existing 8-inch diameter sanitary sewer main extending along Marks Drive that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way.

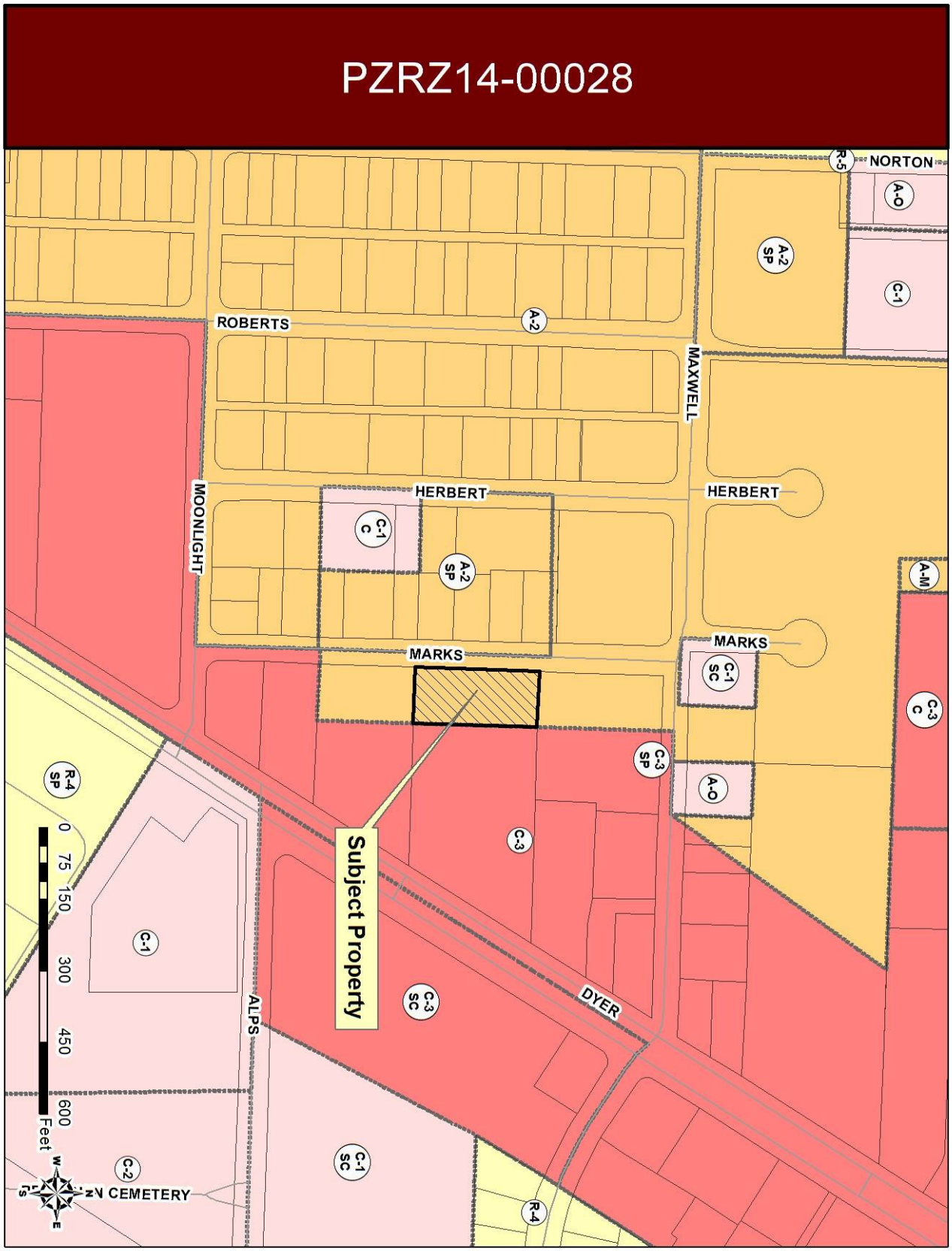
General:

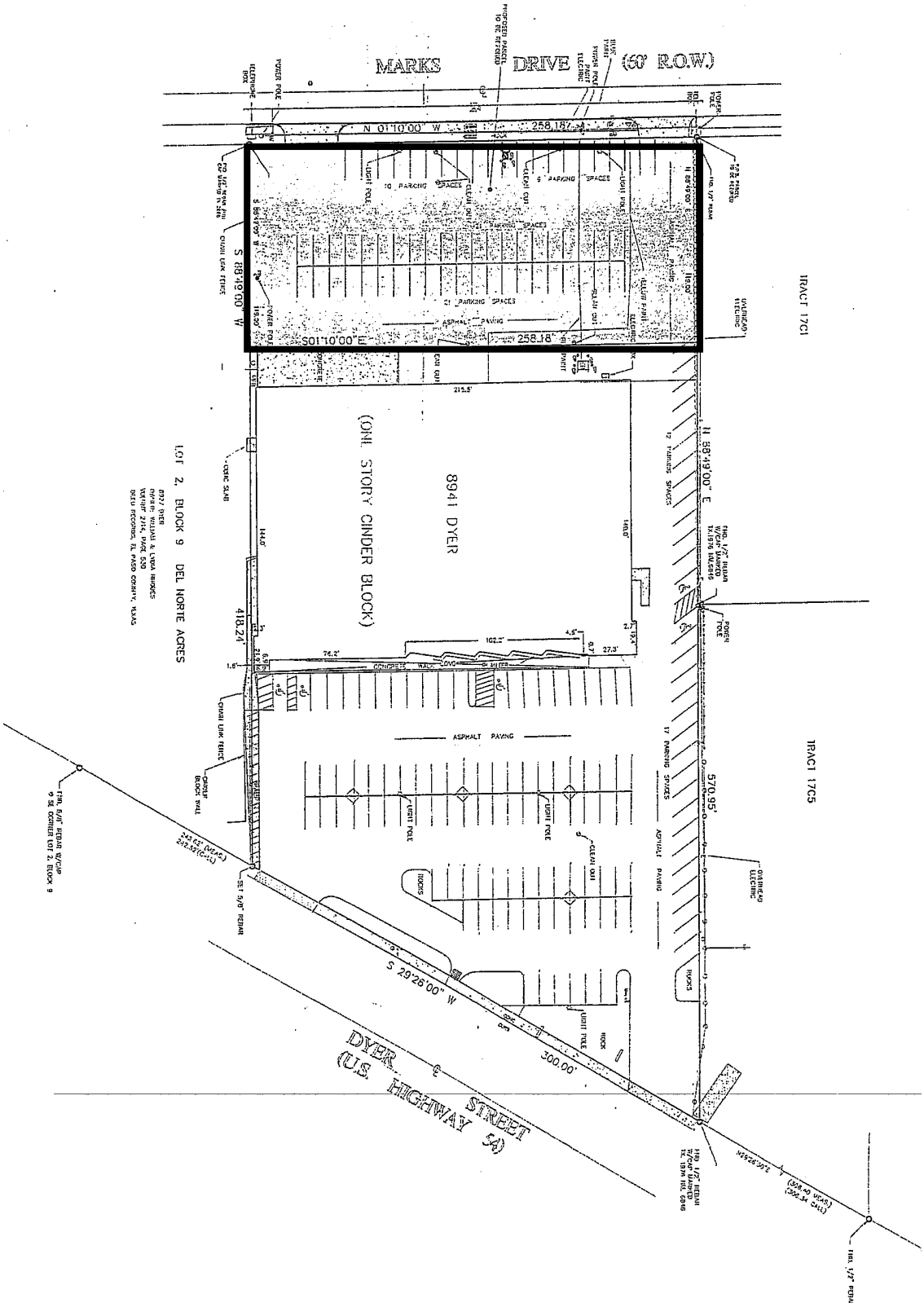
EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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.

Attachments:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN