



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00014
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: August 22, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 12230 Montana
Legal Description: Lot 2, Block 4, Hueco Commercial #5, City of El Paso, El Paso County, Texas
Acreage: 1.582 acres
Rep District: 5
Zoning: C-4/c (Commercial/condition)
Existing Use: Vacant
Request: Detailed Site Plan Review
Proposed Use: Gas Station
Property Owner: Wal-Mart TRS LLC
Representative: GreenbergFarrow

SURROUNDING ZONING AND LAND USE

North: C-4/c (Commercial/condition) / Retail
South: P-R II (Planned Residential 2) / Single Family Homes
East: C-4/c (Commercial/condition) / Vacant
West: C-4/c (Commercial/condition) / Wal-Mart

Plan El Paso Designation: G4, Suburban (Walkable) (East)

Nearest Park: Tierra del Este #8 Park (2,2241 ft.)

Nearest School: El Dorado High School (3,576 ft.)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association, Las Tierras Neighborhood Association

NEIGHBORHOOD INPUT

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

APPLICATION DESCRIPTION

The application is for a detailed site plan review of the subject property to permit the construction of a gas station. Access is proposed off of Tierra Este Road.

APPLICATION BACKGROUND

In consideration for rezoning the property to C-4 (Commercial), a condition included in Ordinance 15023, dated January 29, 2002, requires the submission of a detailed site development plan to be approved by the City Plan Commission before the issuance of building permits.

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

parcs, 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 (Regional Commercial District) district is intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide 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:

City Development Department - Planning Division - Transportation

No objections. Notes: 1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

City Development Department – Building Permits & Inspections Division

Recommend approval.

City Development Department – Land Development Division

No Objection.

El Paso Fire Department

Recommend “APPROVAL” of “Detailed Site Plan Application” as presented. *****NOTE ***** PZDS 13-00014 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 16-inch diameter water main that extends along Tierra Este Rd. The water main is located approximately 10 feet east of the street center line. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations

3. There is an existing 8-inch diameter water main that extends along an easement located approximately 30 feet north of the subject property northern right of way line. There is an 8-inch diameter stub out in an easement approximately 110 feet east of Tierra Este Rd. west property This main is available for service.

4. There is an existing 8–inch diameter water main along an easement located approximately 150 feet west of the property western property line. This main is available for service.

Sewer:

5. There is an existing 27-inch diameter sewer main that extends along the center line of Tierra Este Rd. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service

Board Rules and Regulations

6. There is an existing 8-inch diameter sewer main stub-out that extends west of the 27-inch diameter sewer main on Tierra Este Rd. The 8-inch sewer extension is located approximately 370 feet north from Tierra Arena Dr. northern right-of-way line. This main is available for service.

7. Application for new 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:

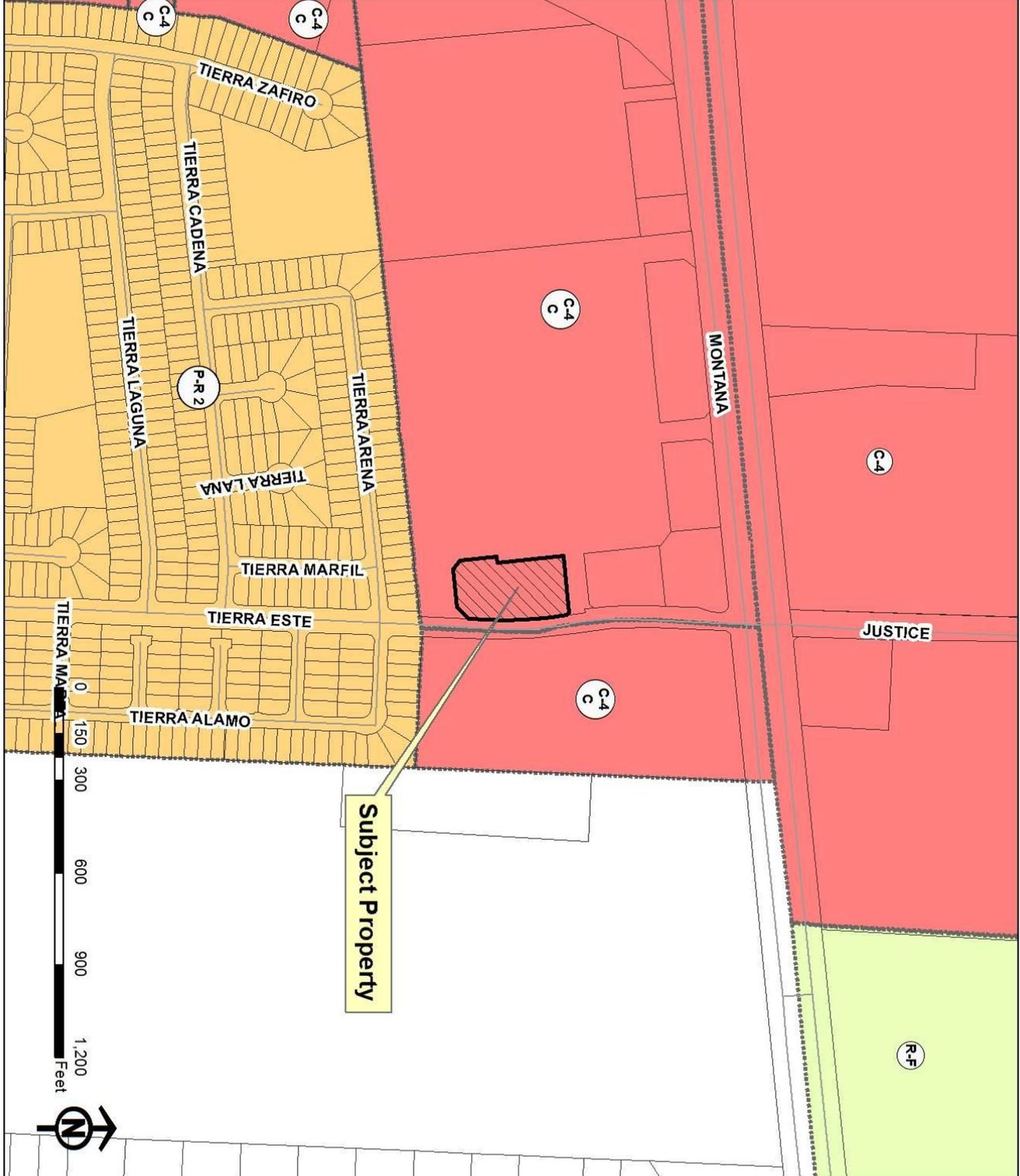
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the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

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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