City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00022
Application Type: Rezoning
CPC Hearing Date: August 27, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: West of Zaragoza Road and North of Physicians Drive
Legal Description: Tract 28, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas
Acreage: 0.862 acres
Rep District: 7
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-3 (Residential) to A-O (Apartment/Office)
Proposed Use: Office, professional and business

Property Owner: EDMAR Investments, LLC / Edgar Garcia
Representative: Rey Engineering

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) / Vacant
South: C-4/sc (Commercial/special contract) / Vacant
East: R-3 (Residential) / EPWU/PSB
West: R-3 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)
NEAREST PARK: Blackie Chesher Park (7,308 feet)
NEAREST SCHOOL: Myrtle Cooper Elementary (4,099 feet)

NEIGHBORHOOD ASSOCIATION
Eastside Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 11, 2015. The Planning Division received two letters in opposition to the rezoning request, see Attachment 4.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-4 (Residential) to A-O (Apartment/Office) in order to allow for a professional and business office. Office uses are not permitted in the R-3 (Residential) district. The subject property is 0.862-acre in size. The conceptual site plan shows a 10,552 sq. ft. office building. Access to the subject property is proposed from Physicians Drive.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to A-O (Apartment/Office) with the following conditions:

1. *that a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to building permits being issued;*

2. *that 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 (10') on center along the property lines adjacent to any residential or apartment zoning districts. 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, and;*

The recommendation is based on compatibility with the surrounding properties zoned C-1 (Commercial) and C-4 (Commercial) districts and uses within the area of the subject property and in compliance with the Plan El Paso land use designation G-4, Suburban (Walkable) in the East Planning Area.

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 A-O (Apartment/Office) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

Planning Division - Transportation
No objections to rezoning.

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.

Planning and Inspections Department – Building and Development Permitting
No objections to proposed rezoning.

Planning and Inspections Department - Land Development
No objections.

Fire Department
Rezoning does not adversely affect the Fire Department.

Police Department
No adverse comments.

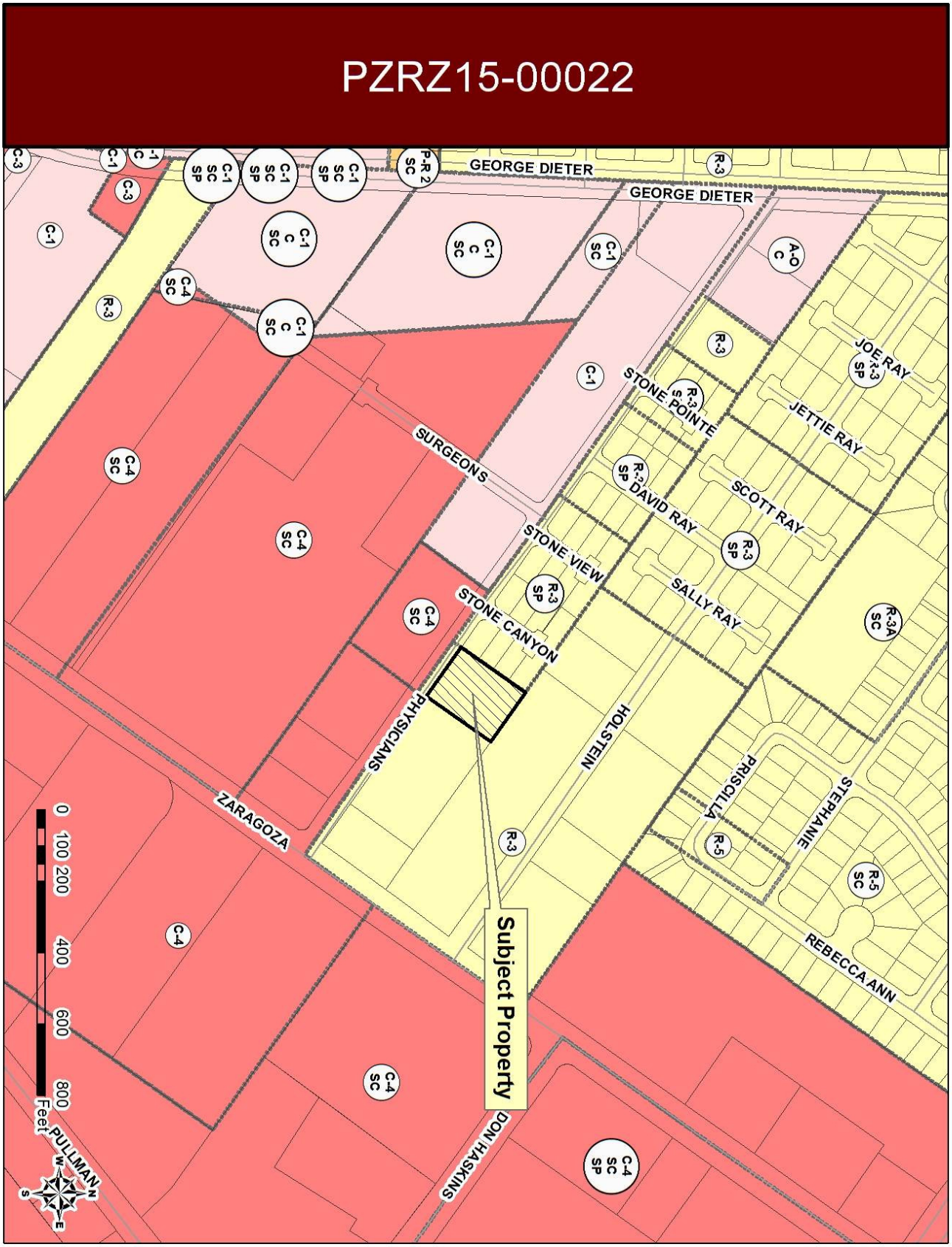
Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalk to permit pedestrian access to public transit opportunities. Route 69 provides services along George Dieter with a bus stop approximately 0.40 miles west of subject site.

El Paso Water Utilities
1. EPWU does not object to this request.

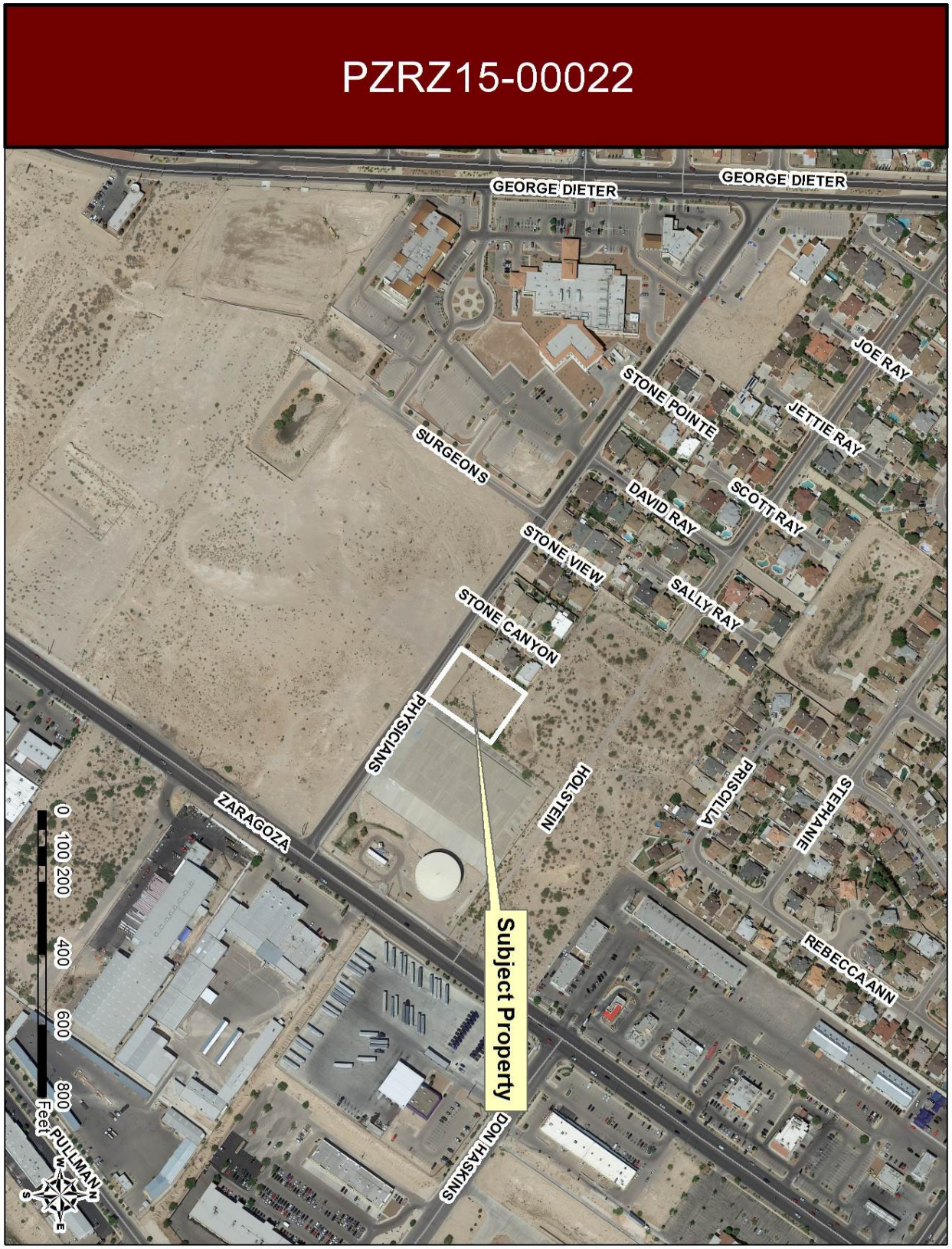
2. A water and sanitary sewer main extension is required.
Water
3. There is an existing 8-inch diameter water main extending along Physicians Dr., located approximately 7 feet north of the street centerline. A water main extension is required along Physicians Dr. to the southeast corner of the property. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
4. Previous water pressure from fire hydrant #8431 located at the northwestern corner of the intersection of Physicians Dr. and Stone Canyon, has yield a static pressure of 115 (psi), a residual pressure of 110 (psi), and a discharge of 1,061 gallons per minute.
5. 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
6. There is an existing 8-inch diameter sanitary sewer main extending along Physicians Dr., located approximately 6 feet south of the street centerline, and is 6 feet deep. A sanitary sewer main extension is required to provide service to the property. At this point EPWU does not know the connection point for the sanitary sewer main extension. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
General:
7. EPWU-PSB requires a new service application for water and sewer 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, and landscaping 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
4. Letters in Opposition

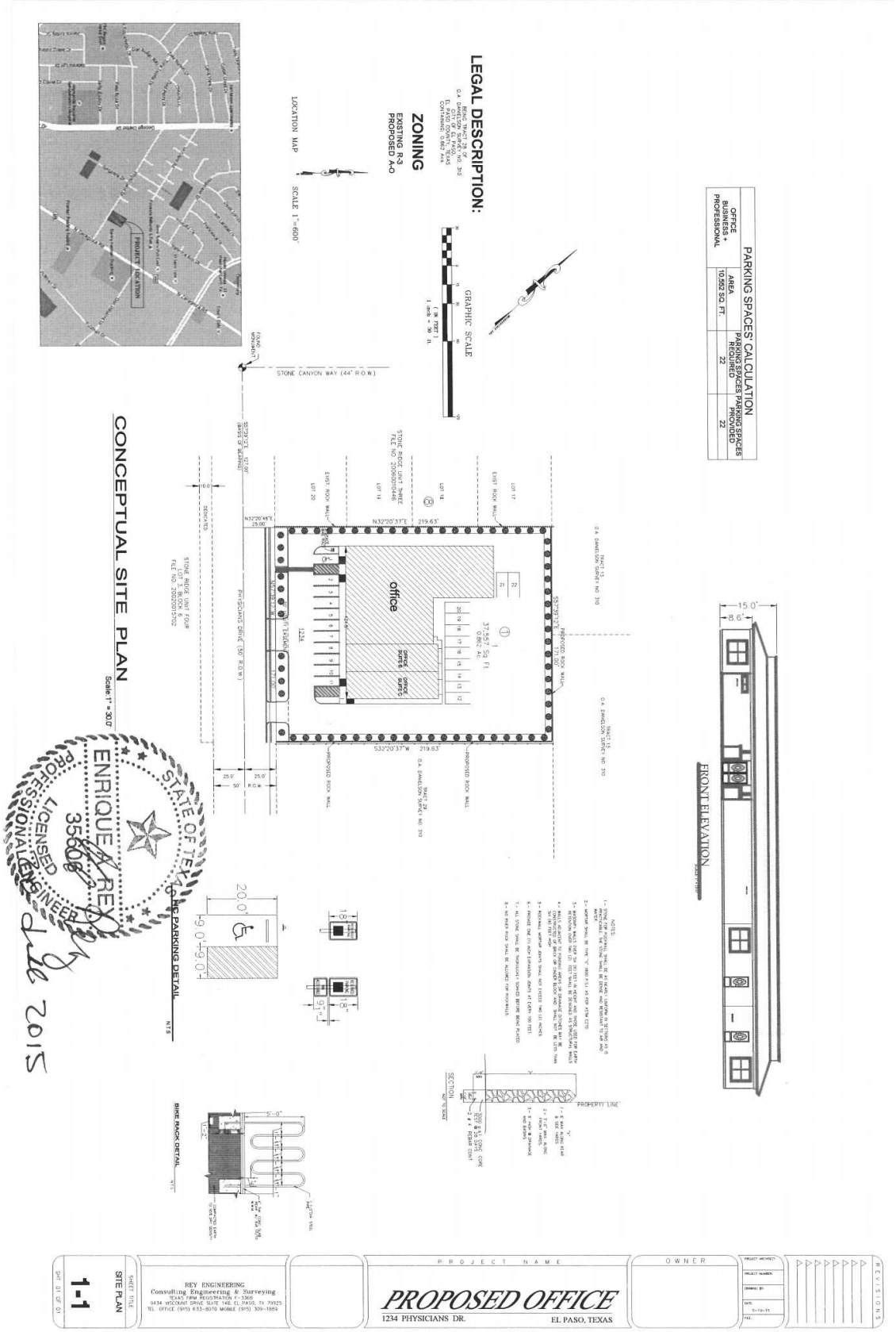
ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: LETTERS IN OPPOSITION

Salloum, Andrew M.

From: Adriana Laks <adriana.laks@yahoo.com>
Sent: Saturday, August 15, 2015 8:01 PM
To: Salloum, Andrew M.
Subject: CASE NUMBER - PZRZ15-00022

Hello,

This is to inform you that I will be attending the meeting to oppose the re-zoning of the property indicated in the letter. (Tract 28, O.A.) I have many concerns regarding the re-zoning. Following are some of my questions:

1) What will be built on this property
2) From what street will this property have access
3) Decrease in property value
4) Noise
5) Parking
6) Increase in traffic

Below is my contact information.

Adriana Laks
1417 Stone Canyon Way, 79936
Tel: 915-494-5183
email: adriana.laks@yahoo.com

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Salloum, Andrew M.

From: Elizabeth Ruiz <elizr1116@gmail.com>
Sent: Sunday, August 16, 2015 9:22 PM
To: Salloum, Andrew M.
Subject: Case number PZRZ15-00022

Mr. Salloum,

This email is in regards to a letter I received stating a request to re-zone property Tract 28, O.A.

I have a number of questions and concerns about this.

I am a single mom of 2 young sons and my home is right next to this subject property. I am very much opposed to re-zoning as this could negatively affect my neighborhood.

I am very concerned over the safety and security of my home since my backyard can easily be accessed through this subject property.

Other concerns I have:
1) Since this property seems to be enclosed, through which street would it be accessed?
2) What type of establishment would be built?
3) Decreasing property values in my neighborhood.
4) Noise levels during and after construction.
5) Increased traffic.
6) Not enough space for parking

I may not be able to attend the upcoming meeting so please email back or call me with information addressing my concerns.

Sincerely,

Elizabeth Ruiz
1416 Stone Canyon Way
El Paso TX 79936
(915) 539-1271
Email: elizr1116@gmail.com