



**City of El Paso – City Plan Commission Staff Report
(TO BE POSTPONED)**

Case No: PZRZ15-00024
Application Type: Rezoning
CPC Hearing Date: August 27, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: East of Airway Boulevard and North of Edgemere Boulevard
Legal Description: Parcel 1: Lots 5 and 6, Block 2, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas
Parcel 2: Lots 5 through 10, Block 3, Cielo Vista Amended Plat, City of El Paso, El Paso County, Texas

Acreage: 5.35 acres
Rep District: 3
Existing Zoning: Parcel 1: A-2 (Apartment) and C-4 (Commercial)
Parcel 2: A-2 (Apartment)

Existing Use: Apartment Complex (To be demolished)
C/SC/SP/ZBA/LNC: N/A
Request: Parcel 1: From A-2 (Apartment) and C-4 (Commercial) to C-3 (Commercial)
Parcel 2: From A-2 (Apartment) to C-3 (Commercial)
Proposed Use: Retail, grocery store, and hardware store

Property Owner: E.P. Simana, L.P.
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Car dealership
South: C-1 (Commercial) / convenience store with gas, restaurant, and retail
East: R-4 (Residential) / Bonham Elementary School
West: C-4 (Commercial) / restaurant and retail; M-1 (Light Manufacturing) / car dealership

PLAN EL PASO DESIGNATION: G-3, Post-War (East Planning Area)
NEAREST PARK: Edgemere Median Park (41 feet)
NEAREST SCHOOL: Bonham Elementary (178 feet)

NEIGHBORHOOD ASSOCIATIONS

Cielo Vista 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 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) and C-4 (Commercial) to C-3 (Commercial) to allow for commercial development. The A-2 (Apartment) district does not permit retail, grocery store, and hardware store. The subject property is 5.35 acres in size and is currently used as an apartment complex. The existing structures are proposed to be demolished. The conceptual site plan shows 7 proposed commercial buildings. The development requires a maximum of 220 parking spaces and the applicant is providing 285 parking spaces, to include ADA and 21 bicycle spaces. One tree for every five

spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street. The development shall be complied with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from Airway Boulevard and Catalina Way.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommendation is pending a final review of the rezoning based on the required Traffic Impact (TIA) Analysis.

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 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 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.

Planning and Inspections Department – Building and Development Permitting

No objections to proposed rezoning.

Planning and Inspections Department - Land Development

No objections.

EPDOT

TIA is required.

Fire Department

No objections.

Police Department

No adverse comments.

El Paso Water Utilities

1. EPWU's planning and development section does not object to this request. The existing water main along Avalon Dr. will have to be cut & capped and the existing fire hydrant (#217) will have to be relocated. The existing sewer main will have to be cut and a manhole will have to be installed at the new end of line. All cost associated with this work is the responsibility of the applicant.

Water:

2. There is an existing 6-inch (6") diameter water main extending along Catalina Way that is available for service, the water main is located approximately 40 feet (40') east from the eastern property line.
3. There is an existing 8-inch (8") diameter water main extending along Edgemere Way that is available for service, the water main is located approximately 12 feet (12') south from the southern property line.
4. There is an existing 12-inch (12") diameter water main extending along Airway Blvd. that is available for service, the water main is located approximately 36 feet (36') west from the western property line.
5. There is an existing 6-inch (6") diameter water main extending along Avalon Dr. that is available for service, the water main is located approximately 10 feet east from the center line of the right-of-way.
6. EPWU records indicate nine active meters located along Catalina Way. There are six (7) domestic meters (three (3) 1 ½-inch, three (3) 1-inch and one (1) ¾-inch) and two (2) ¾-inch yard meters.
7. Previous water pressure tests from fire hydrant # 472 located on the northeast corner of Catalina Way and Edgemere Way yielded a static pressure of 65 (psi) pounds per square inch, a residual pressure of 55 (psi), and a discharge of 949 (gpm) gallons per minute.

Sanitary Sewer:

8. There is an existing 8-inch (8") diameter sanitary sewer extending along Catalina Way that is available for service, the sewer main is located approximately 25 feet (25') east from the eastern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
9. There is an existing 8-inch (8") diameter sanitary sewer extending along Edgemere Way that is available for service, the sewer main is located approximately 30 feet (30') south from the southern property line. The depth of the existing sewer main is approximately 4 ½ feet deep.
10. There is an existing 12-inch (8") diameter sanitary sewer extending along Airway Blvd. that is available for service, the sewer main is located approximately 55 feet (55') east from the eastern property line. The depth of the existing sewer main is approximately 5 ½ feet deep.
11. There is an existing 8-inch diameter sanitary sewer main extending along Avalon Dr. that is available for service, the sewer main is located approximately 5 feet west from the center line of the right-of-way. The depth of the existing sewer main is approximately 4 feet deep.
12. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 377 feet (377') south of manhole on Airway Blvd.
13. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 77 feet (77') south of manhole on Airway Blvd.
14. EPWU records indicate a 4-inch (4") sanitary service line located along Airway Blvd. approximately 34 feet (34') south of manhole on Airway Blvd.

General:

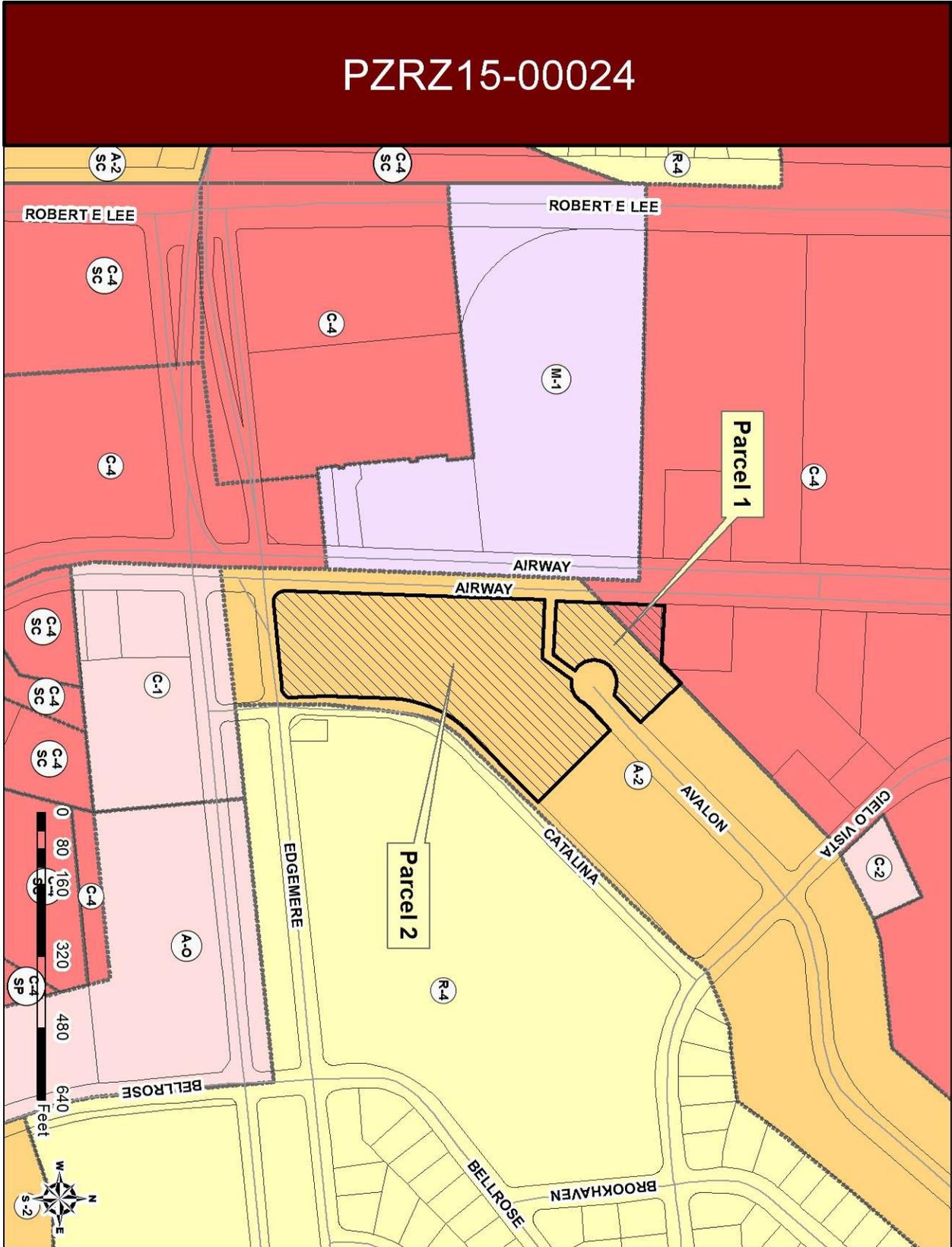
15. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage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

Attachments:

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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