City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	PZRZ14-00020
Application Type:	Rezoning and Detailed Site Development Plan Review
CPC Hearing Date:	August 28, 2014
Staff Planner:	Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov
Location:	6292 Trowbridge Drive
Legal Description:	Lots 18, 19, and 20, Block 6, Womble Addition, City of El Paso, El Paso County, Texas
Acreage:	0.47 acre
Rep District:	3
Current Zoning:	R-5 (Residential)
Existing Use:	Vacant building
C/SC/SP/ZBA/LNC:	None
Request:	From R-5 (Residential) to S-D (Special Development) and Detailed Site Development Plan to satisfy the S-D district requirements.
Proposed Use:	Commercial and Office Use
Property Owner:	City of El Paso
Representative:	Memo Sotomayor

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwellings
South: R-5 (Residential) / Single-family dwellings / M-3 (Manufacturing) Western Refining
East: M-3 (Manufacturing) / Western Refining
West: R-5 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood Walkable (Central Plan Area)
NEAREST PARK: San Juan Placita (5,639 feet)
NEAREST SCHOOL: Hawkins Elementary School (4,594 feet)

NEIGHBORHOOD ASSOCIATIONS

Central Business Association
San Juan Neighborhood Association (Boundaries updated by Community Development on 6/24/2014)

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 2, 2014. The Rezoning application was postponed for 30 days by CPC on July 17, 2014 and rescheduled for August 28, 2014 at the request of the San Juan Neighborhood Association President, Mr. Fred Borrego. Mr. Borrego cited the association's opposition to the rezoning application as having a concern on commercial uses in close proximity to existing residential uses. Planning has not received any additional communication in support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-5 (Residential) to S-D (Special Development) to allow for commercial and office uses. The R-5 (Residential) zone district does not permit commercial or office use. The 0.47-acre property was previously used as a public health clinic and is now a vacant 1 story, 1,704.26 square foot building and shows 23 available parking spaces and existing landscaping. The applicant is not requesting any reductions in density and dimensional standards as

permitted by the proposed S-D district. Section 20.10.360, Mixed-Use Development, requires the submittal and review of a detailed site development plan in the S-D (Special Development) zone district, which the applicant satisfies through the submittal of a detailed site development plan as part of this rezoning application. Access to the subject property is proposed from Trowbridge Drive.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development) and approval of the detailed site development plan.

The recommendation is based on the compatibility to existing residential, industrial and commercial uses and zone districts adjacent to the subject property. The S-D (Special Development) district complies with Plan El Paso Land Use Map and fully complies with Section 20.04.150 Detailed Site Development Plan.

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

G-2 – Traditional Neighborhood 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 face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide an opportunity for 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. The regulations of this district are 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. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation
TIA is not required, no objections.

General Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Building and Development Permitting
Recommend approval

City Development Department - Land Development
Land Development has no objection(s) for above application.

Fire Department
The fire dept. recommends approval for the re-zoning case.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 8-inch diameter water main extending along Marlow Rd. located approximately 5 feet east of the street centerline. This main is available for service.
2. There is an existing 12-inch diameter water main extending along Trowbridge Dr. located approximately 15 feet south of the street right of way line. This main is available for service.
3. There is an existing 6-inch diameter water main along the alley between Trowbridge and Cleveland. This main is available for service.
4. There is an existing 48-inch diameter water transmission main extending along Marlow Rd. then east on Trowbridge Dr. The main is located approximately 14 feet east of the street centerline. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.
5. EPWU records indicate an active 1-inch water meter. The service address for this meter is 6292 Trowbridge.

Sanitary Sewer:

1. There is an existing 12-inch diameter sanitary sewer main extending along Marlow Rd located along the street centerline. This main is available for service.
2. There is an existing 8-inch diameter sanitary sewer main extending along Trowbridge Dr. This main is available for service.

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.

Sun Metro

Sun Metro does not oppose this request; Rt. 25 provides local public transit services along Geronimo with bus stops at the Geronimo/Trowbridge intersection; the bus stops are within the ¼ mile pedestrian shed.

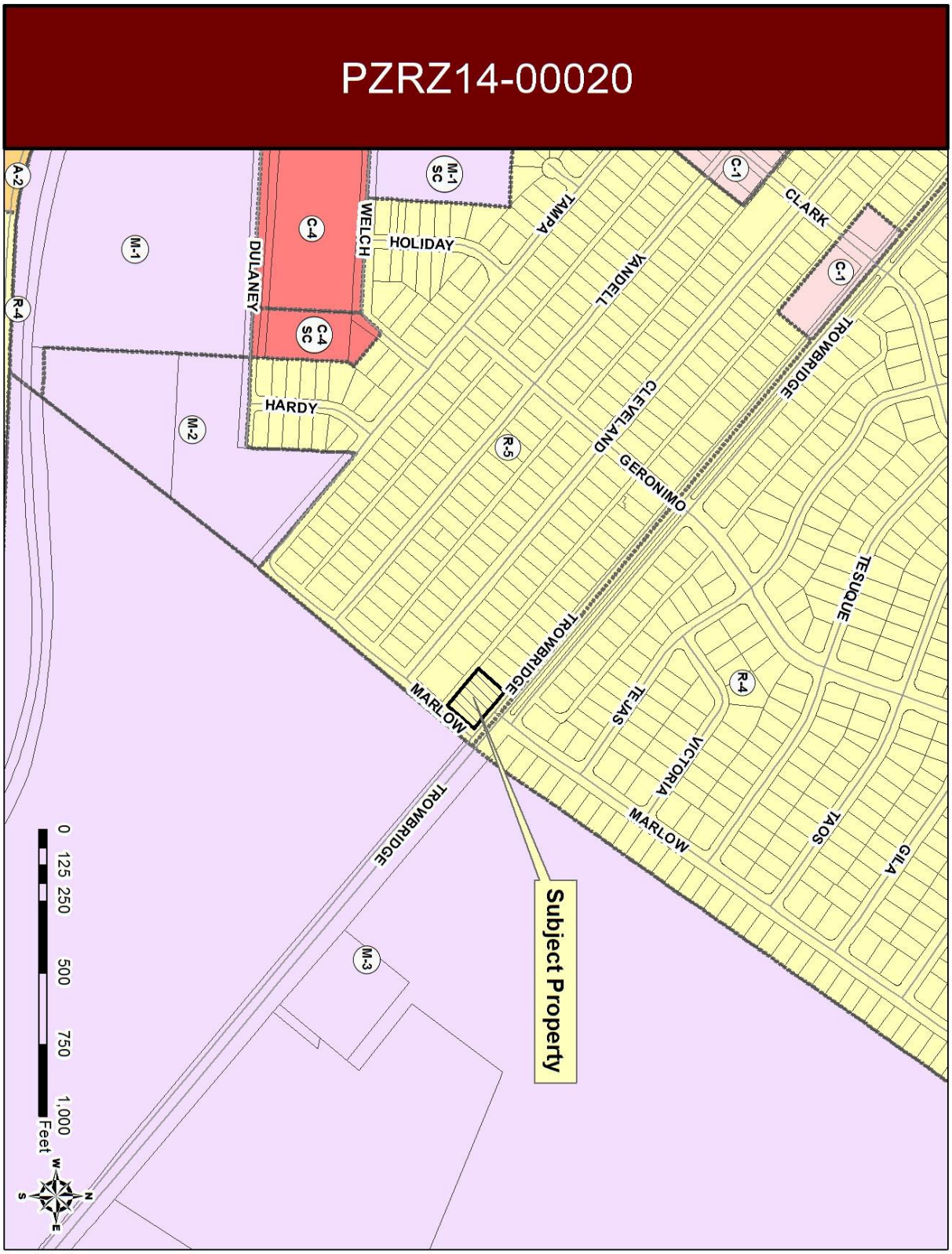
El Paso Police Department

Based on the information provided, the El Paso Police Department has no issues with this request.

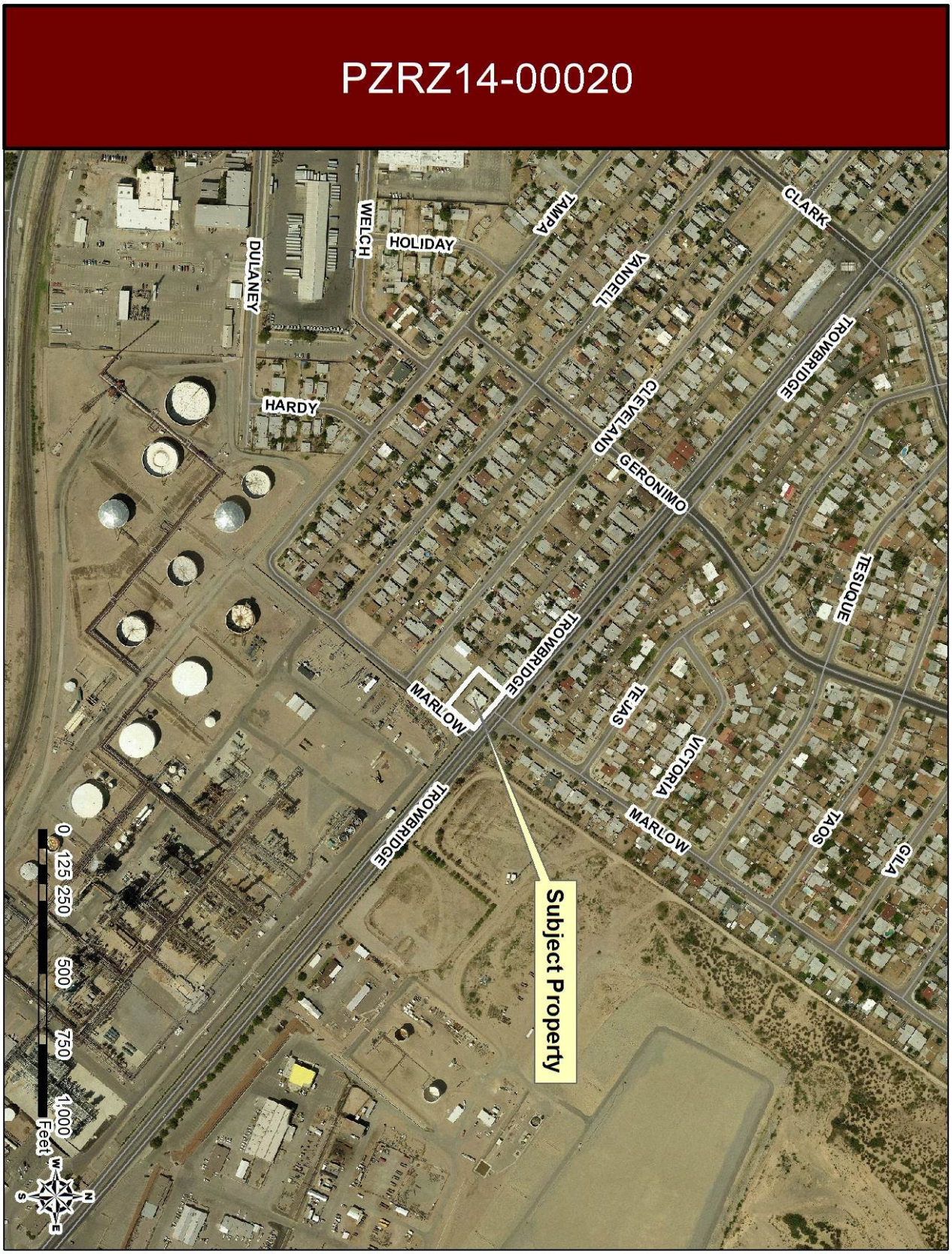
Attachments:

Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Development Plan
Attachment 4: Elevation

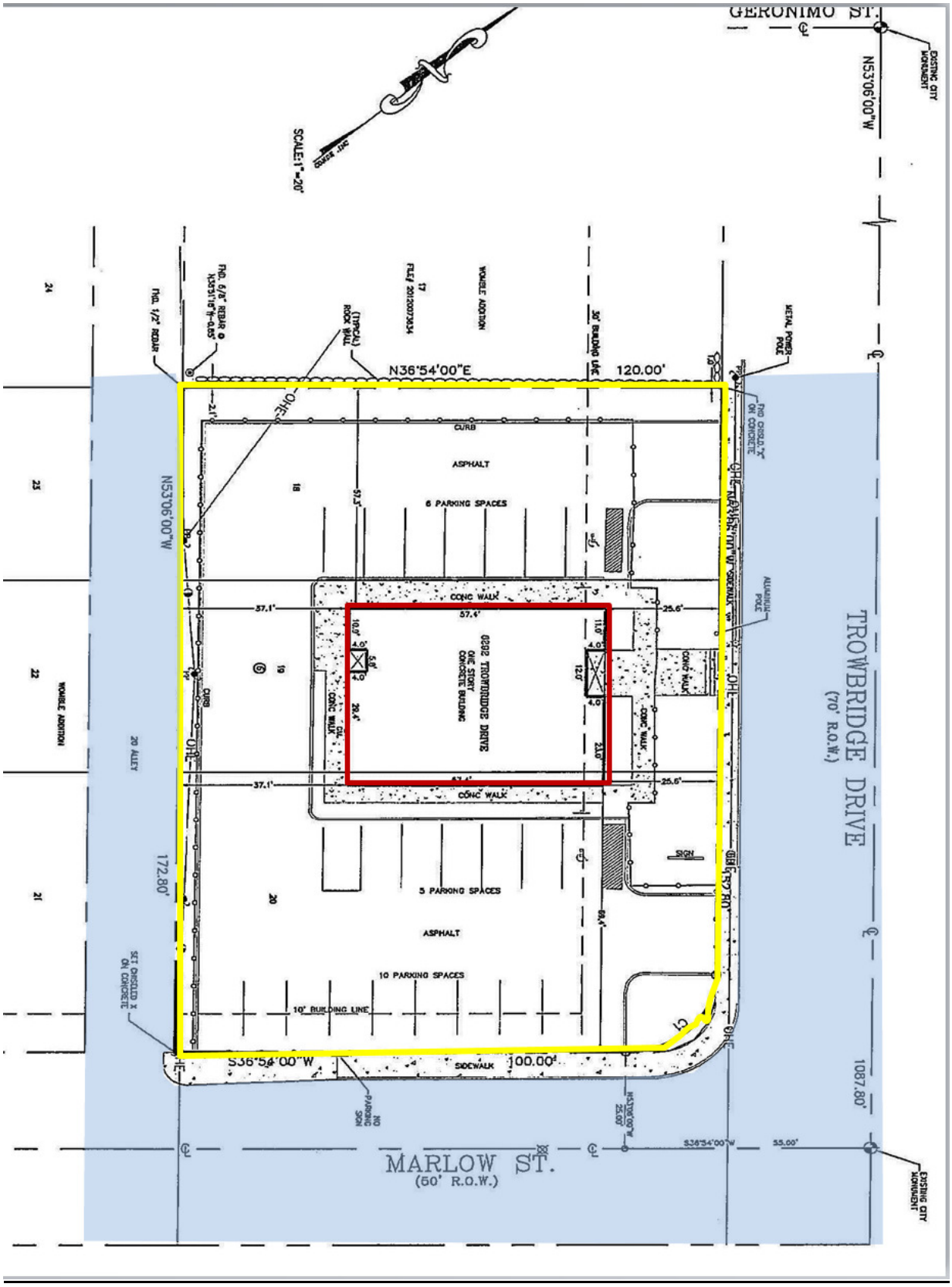
ATTACHMENT 1: ZONING MAP



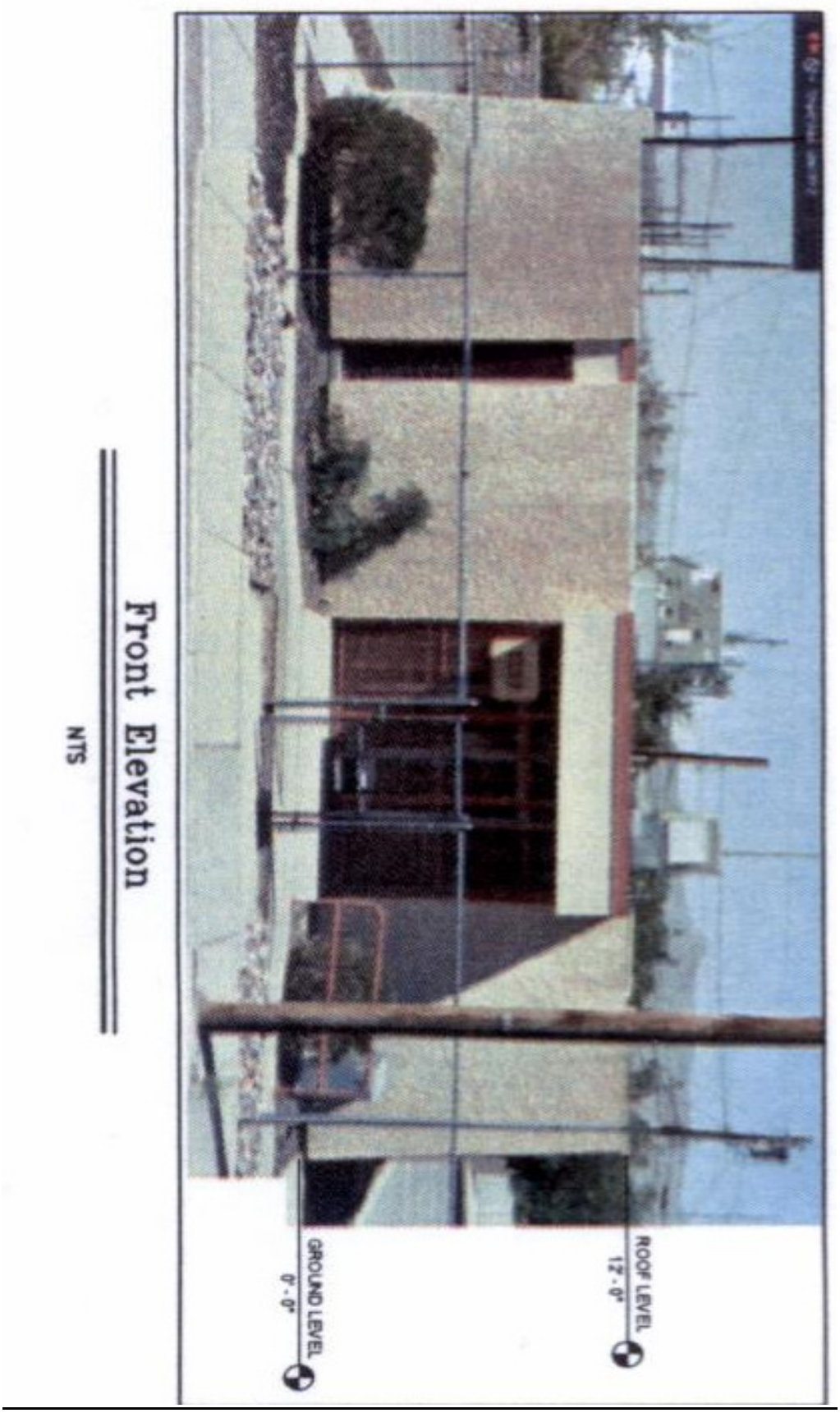
ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATION



Front Elevation

NTS