



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: PZRZ15-00023
Application Type: Rezoning
CPC Hearing Date: September 10, 2015
Staff Planner: Alfredo Austin, 915-212-1614, austinaj@elpasotexas.gov
Location: West of Zaragoza Road and North of Rojas Drive
Legal Description: Portion of Lot 1, Block 341, Vista Del Sol Unit Sixty Nine, City of El Paso, El Paso County, Texas
Acreage: 3.5 acres
Rep District: 7
Existing Zoning: C-1 (Commercial)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From C-1 (Commercial) to C-3 (Commercial)
Proposed Use: Automobile Sales
Property Owner: George R. Gonzalez and Textape, Inc.
Representative: Georges Halloul

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Vacant
South: C-1 (Commercial) / Financial Institution
East: C-4 (Commercial) / Commercial
West: C-3 (Commercial) and C-3/sc (Commercial/special contract) / Commercial

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable) (East Planning Area)

NEAREST PARK: Blackie Chesher Park (4,641 feet)

NEAREST SCHOOL: James R. Vasquez Head Start (3,998 feet)

NEIGHBORHOOD ASSOCIATIONS

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 26, 2015. The Planning Division has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from C-1 (Commercial) to C-3 (Commercial) to permit the construction of an automobile dealership. The 3.5 acre property is currently vacant. The conceptual site plan shows a 22,200 sq. ft. building. Access is proposed from Zaragoza Road.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from C-1 (Commercial) to C-3 (Commercial). The proposed zoning district is consistent with other C-3 (Commercial) zoning districts in immediate proximity to the subject property, and appropriate for frontage along Zaragoza Road, a major arterial. Furthermore, the proposed development is compliant with the G-4 Suburban (Walkable) land use designation 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 C-3 (Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permits 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 and Inspections Department – Planning Division - Transportation

Traffic Impact Analysis (TIA) waiver request has been approved by EPDOT.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

Conceptual plan submitted was not reviewed for conformance with zoning or landscape requirements. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS, local municipal code and landscaping requirements.

Planning and Inspections Department - Landscaping

Conceptual plan submitted was not reviewed for conformance with zoning or landscape requirements. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS, local municipal code and landscaping requirements.

El Paso Fire Department

Rezoning request does not adversely affect the fire department.

El Paso Water Utilities

EPWU-PSB Comments

1. EPWU does not object to this request

Water:

2. There is an existing 12-inch diameter water distribution main located within a 10-foot easement along Zaragoza Rd. The water main is approximately 15 to 25 feet from the east right-of-way. This water main is available for service.
3. There is an existing 36-inch diameter water transmission main located along Zaragoza Rd. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules & Regulations.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main that extends along Zaragoza Rd. located approximately 9-feet from the west right-of-way. This main is available for service.

General:

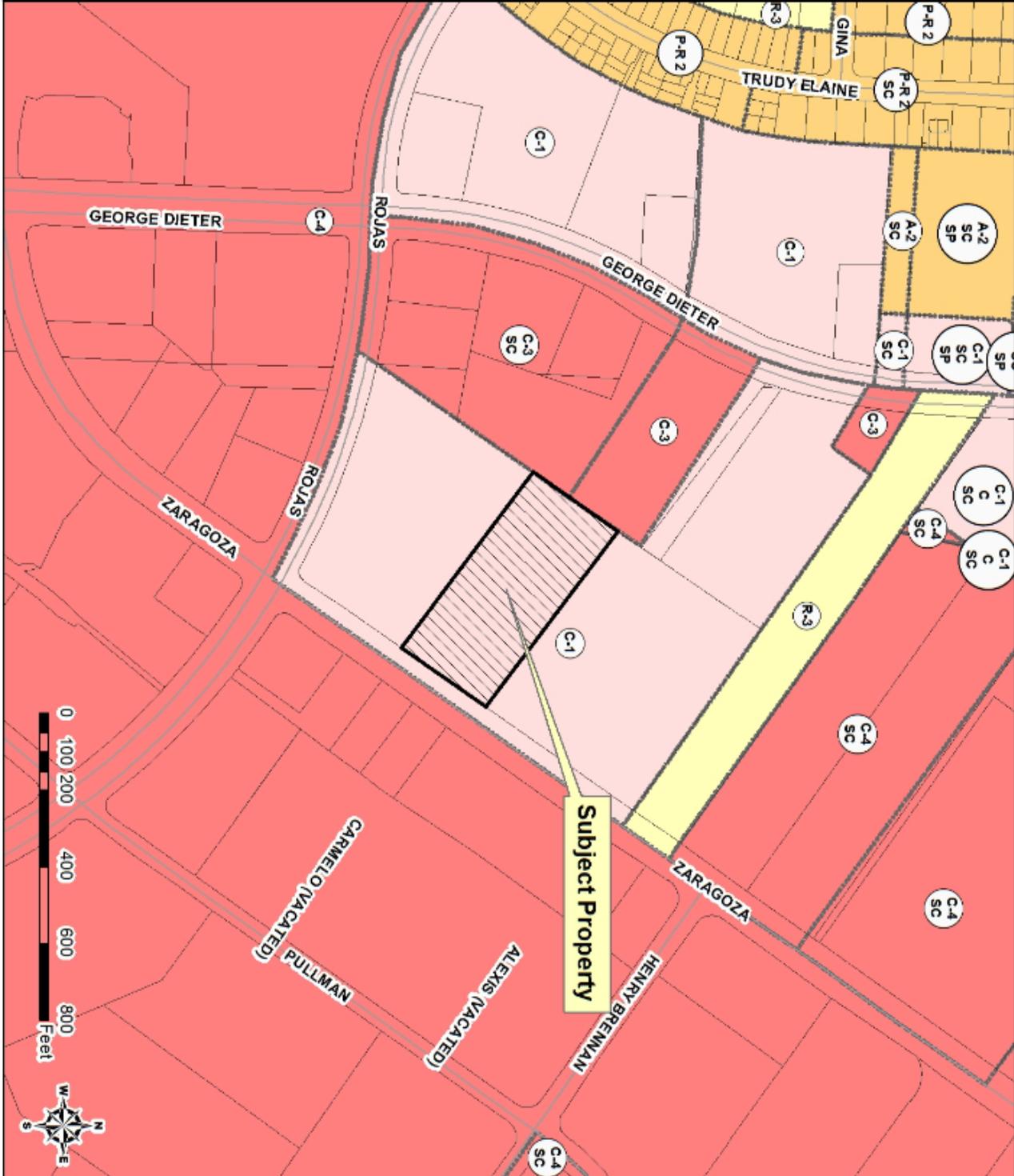
5. Zaragoza Rd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Zaragoza Rd. right-of-way requires written

- permission from TxDOT.
6. Depending on the size and number of water services, a water main extension across and along Zaragoza Rd. within an easement might be required.
 7. EPWU-PSB requires a new service application to provide additional 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 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.

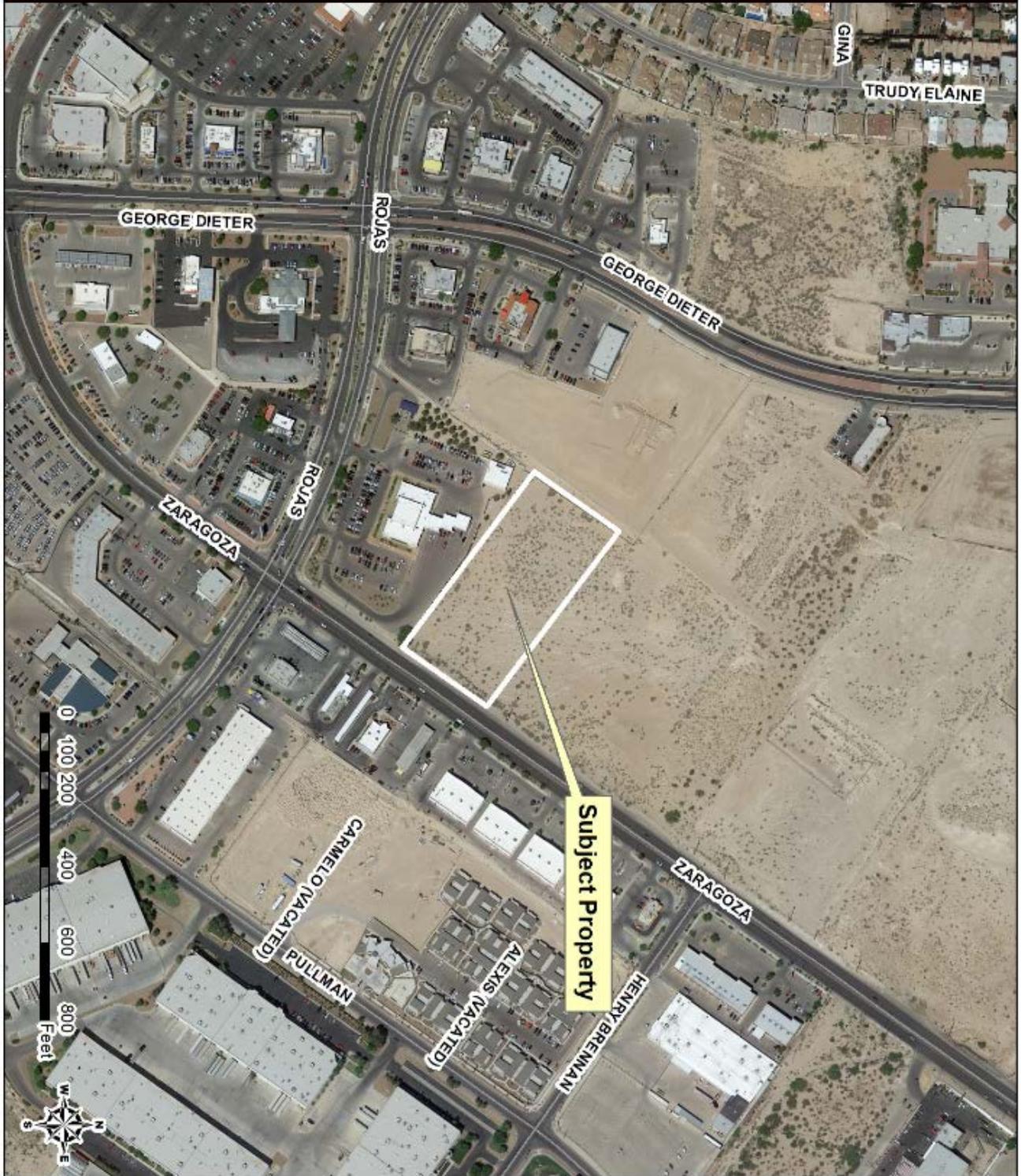
Attachments

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

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ATTACHMENT 3: CONCEPTUAL SITE PLAN

