



## City of El Paso – City Plan Commission Staff Report

**Case No:** PZRZ14-00040 (Related to Detailed Site Development Plan Review PZDS14-00011)  
**Application Type:** Rezoning  
**CPC Hearing Date:** September 11, 2014  
**Staff Planner:** Michael McElroy, 915-212-1612, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** 10420 Montwood Drive & 10424 Brian Mooney Avenue  
**Legal Description:** Portion of lot 14, Block 113, Eastwood Heights Unit V, Replat B, City of El Paso, El Paso County, Texas  
**Acreage:** 0.368 acres  
**Rep District:** 7  
**Zoning:** A-O (Apartment-Office)  
**Existing Use:** Parking lot  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From A-O (Apartment-Office) to C-1 (Commercial)  
**Proposed Use:** Retail  
**Property Owner:** Severo Hughston, LLC  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1/sc (Commercial/special contract) & A-O (Apartment-Office) / Offices and retail  
**South:** R-3 (Residential) / Single family dwellings  
**East:** A-O (Apartment-Office) / Offices and R-3 (Residential) / Single family dwellings  
**West:** C-1/sc (Commercial/special contract) / Offices

**PLAN EL PASO DESIGNATION:** G-3 Post-War (East Planning Area)

**NEAREST PARK:** Reese McCord Park (3,120 feet)

**NEAREST SCHOOL:** Eastwood Heights Elementary School (2,562 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 19, 2014. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The property proposed for rezoning is an existing parking lot totaling 0.368 acres in size and serving a 15,300 sq. ft. retail shell building on an adjacent 1.108 acre parcel of land. The rezoning request is necessary so that the property can provide parking for the adjacent lot. The retail development shown on the site plan requires 51 parking spaces but only provides 39 spaces (related to Detailed Site Development Plan Review application PZDS14-00011). However, a total of 80 parking spaces will be provided, with 41 being generated by the subject property. ADA accessible parking and bicycle parking is being provided. Access is from Brian Mooney Avenue.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from A-O (Apartment-Office) to C-1 (Commercial).

The rezoning cleans up the existing split-zoning and makes the property developable for its intended commercial use. Furthermore, the rezoning is compatible with surrounding zoning districts and is consistent with the G-3 Post-War land use designation in the Plan El Paso East Planning Area.

**Plan El Paso-Future Land Use Map Designation**

All applications for a 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-1 (Commercial) zoning district is to permit compatible neighborhood convenience goods and services that serve day-to-day needs. Permits locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

**COMMENTS:**

**Planning Division - Transportation**

No objections. A TIA is not required.

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.

**City Development Department – Building Development & Permitting**

No objections to proposed rezoning.

**City Development Department – Landscape Review**

No objections to proposed rezoning.

**City Development Department - Land Development**

No objection.

**El Paso Fire Department**

No objections.

**El Paso Water Utilities**

EPWU does not object to this request.

**Water:**

1. There is an existing 6-inch diameter water main extending along Brian Mooney Ave. located approximately ten feet east of the street centerline. This main is available for service.
2. EPWU records indicate an active 1 ½-inch water meter and a vacant 1-inch yard meter serving the subject property. The service address for this meter is 10420 Montwood Dr.

**Sanitary Sewer:**

There is an existing 8 inch diameter sanitary sewer main extending along Brian Mooney Ave. located approximately 5 feet west of the street centerline. This main is available for service.

**General:**

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:**

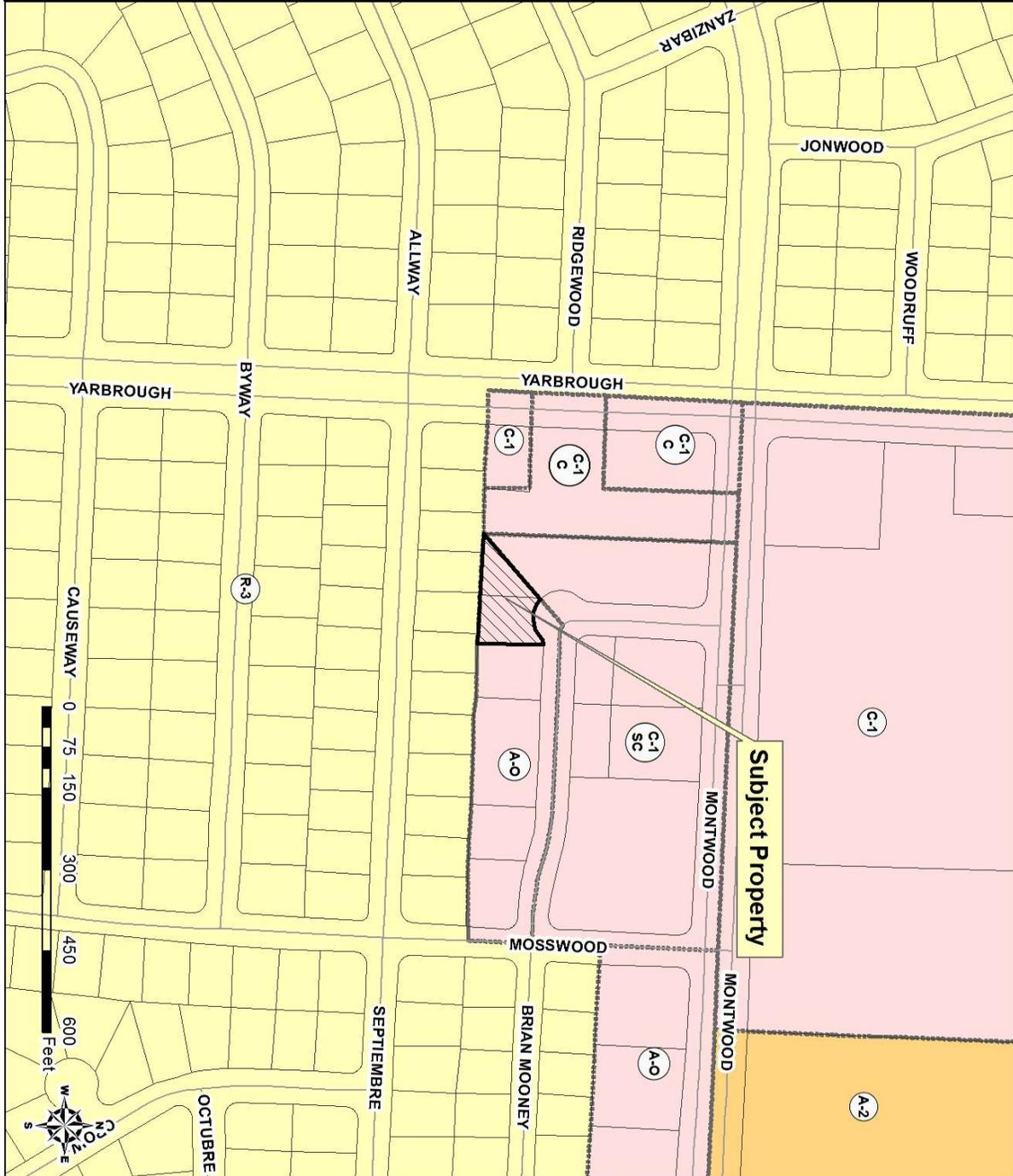
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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