



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ16-00025
Application Type Rezoning
CPC Hearing Date September 22, 2016
Staff Planner Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Location 223 Luna Street
Legal Description Lots 17 and 18, Block 28, Supplemental Map No.1 East El Paso, City of El Paso, El Paso County, Texas
Acreage 0.16 acres
Rep District 8
Existing Zoning: A-3 (Apartment)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From A-3 (Apartment) to C-3 (Commercial)
Proposed Use: Office

Property Owner Synergy Project Consultants, Inc.
Representative Luis Luna

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing) / Warehouse
South: A-3 (Apartments) / Single-family dwelling
East: M-1 (Manufacturing) / Office, Warehouse
West: C-3 (Commercial) / Automobile storage

THE PLAN FOR EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Percy Gurrola Park (848 feet)

NEAREST SCHOOL: Zavala Elementary School (3,057 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Fuerza Unida Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 7, 2016. Planning has not received any communication in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning from A-3 (Apartment) to C-3 (Commercial). The property is currently vacant and the proposed use is for an office building to serve an adjacent small contractor's yard. An office is a permitted use in the A-3 (requires a special permit); however a small contractor's yard is only a permitted use in C-3 (Commercial) district and above. A conceptual site plan shows one 2,000 sq. ft. office building to serve an adjacent small contractor's yard proposed on the property. Access to the property is proposed from Luna Street.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from A-3 (Apartment) to C-3 (Commercial). The recommendation is based on compatibility with the surrounding properties zoned for commercial and manufacturing uses and existing commercial, manufacturing, and railroad/railyard uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-2, Traditional Neighborhood (Walkable) in the Central Planning Area.

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 SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.

The purpose of the C-3 (Commercial) district is to provide for establishments providing goods or rendering services which are used in support of the community’s trade and service establishments and serving multi-neighborhoods. It also is to 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.

Plan El Paso - Goals & Policies

This application addresses policy 2.2.5. “The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.”

COMMENTS:

Planning and Inspections Department - Land Development

1. On site ponding of stormwater is required. Show runoff arrows accordingly.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning.
Conceptual plan not reviewed for conformance with any applicable provisions of the municipal code.

Planning and Inspections Department - Landscaping

No objections to proposed rezoning.
Conceptual plan not reviewed for conformance with any applicable provisions of the municipal code.

El Paso Fire Department

Rezoning does not adversely affect the Fire Department.

TXDOT

Not on State right-of-way.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along the Alley between Rosa Avenue and Frutas Avenue. This water main is available for service.

3. Previous water pressure readings from fire hydrant #1043 located at Luna Street and Frutas Avenue, has yielded a static pressure of 100 psi, a residual pressure of 80 psi, and a discharge of 1,186 gallons per minute.
4. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main extending along the Alley between Rosa Avenue and Frutas Avenue. This main is available for service.
6. There is an existing 8-inch diameter sanitary sewer main extending along Luna Street. This main is available for service.

General:

7. EPWater 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 EPWater 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.

El Paso Water Utilities-Stormwater Division

We have reviewed the subdivision described above and provide the following comments:

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.
2. The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.
3. EPW – Stormwater Engineering recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro

No objections.

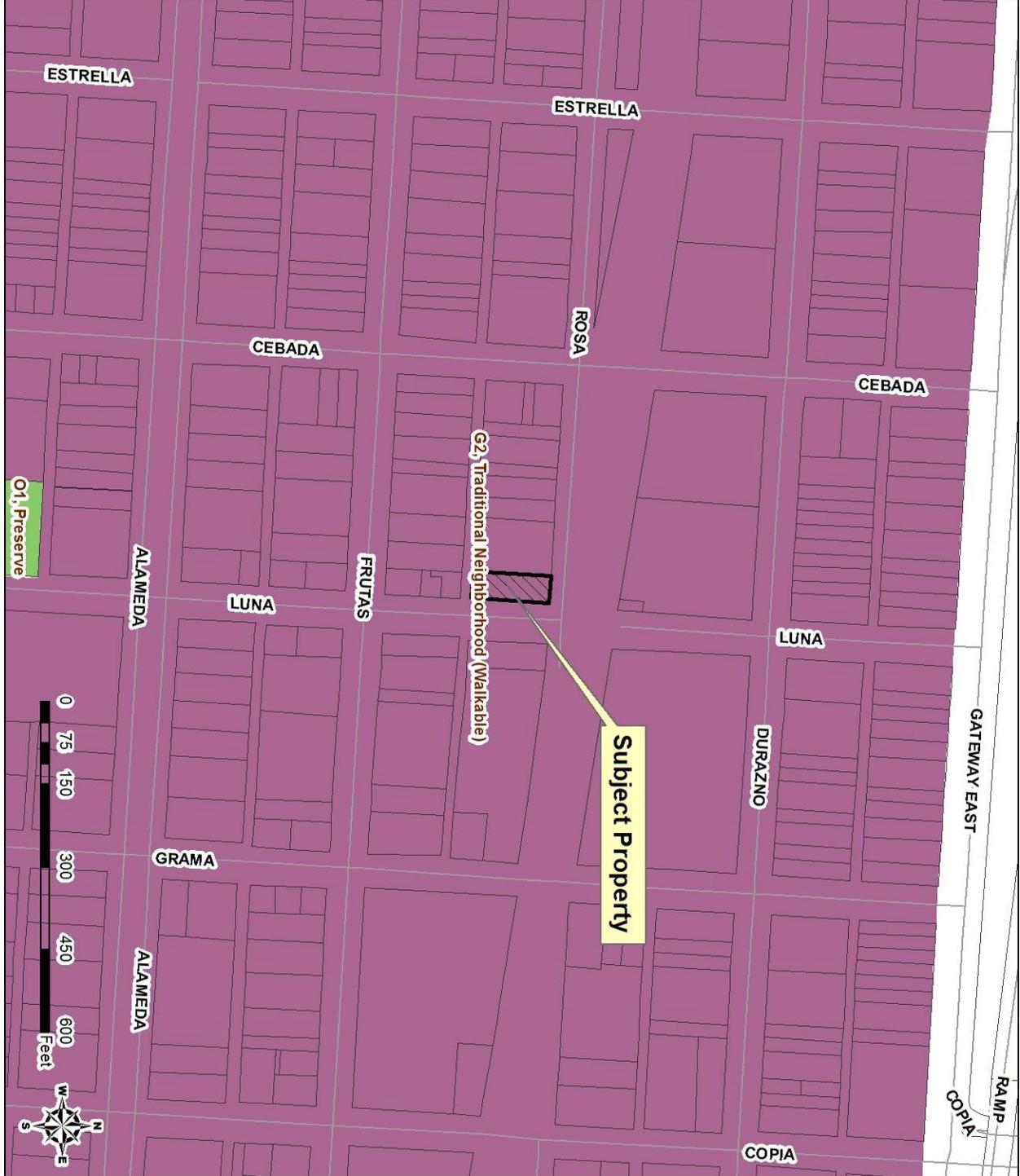
Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Conceptual Site Plan

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ATTACHMENT 4: CONCEPTUAL SITE PLAN

