City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ15-00025
Application Type:	Rezoning
CPC Hearing Date:	September 24, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	9522 North Loop Drive
Legal Description:	Portion of Tract 5D, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage:	8.2341
Rep District:	6
Existing Zoning:	R-F (Ranch-Farm)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	R-F (Ranch-Farm) to C-1 (Commercial)
Proposed Use:	Apartments
Property Owner:	North Loop Apartments, LLC
Representative:	Exigo Architects – Jesus Ortega

SURROUNDING ZONING AND LAND USE

North: C-2/c (Commerical/condition) & A-M/sc (Apartment-Mobile Home/special contract) / Funeral Home & Mobile Homes
South: C-2 (Commerical) / Financial Institution
East: C-2 (Commerical) / Vacant
West: C-4/sc (Commerical/special contract) & A-M (Apartment-Mobile Home) / Vacant & Mobile Homes

PLAN EL PASO DESIGNATION: G-3, Post-War (East Planning Area)
NEAREST PARK: Feather Lake Park (375 feet)
NEAREST SCHOOL: Del Valle High School (3,456 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 8, 2015. Planning has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-F (Ranch-Farm) to C-1 (Commercial). The proposed use is an apartment complex. Vehicular access is proposed from North Loop Drive.

Planning and Inspections Department – Planning Division Recommendation

Pending submission of TIA.

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 R-F (Ranch-Farm) district is primarily fallow or agricultural areas within the City, for which the zoning district protects and conserves these areas within and adjacent to urban development and is intended to afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. Designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation
No objections. A TIA will be 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.

Planning and Inspections Department - Land Development
No objection.

Planning and Inspections Department – Plan Review
No objection to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping
The conceptual plan was not reviewed for conformance with the landscape code. However, as shown the plan is not addressing the required frontage buffer. At the time of submittal for building permits project will need to comply with all provisions of Title 18.46 as applicable.

El Paso Department of Transportation (EPDOT)
Pending submission of TIA.

Texas Department of Transportation (TxDOT)
Does not meet access spacing criteria. If developer claims Fire Department requires the second driveway, then a letter form Fire department will be required by TXDOT and the second driveway must have a crush gate for Fire Department use only. Developer can choose whichever driveway they intend to use for general public and they need to revise the plan to show the crash gate, details, and resubmit with the letter from the FD.

El Paso Fire Department
Recommend approval of rezoning request.

Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit options. Route 66 provides services along North Loop and has an existing bus stop approximately 0.25 miles northwest of subject site.

El Paso Water Utilities
1. EPWU does not object to this request.
2. North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

Water:

1. There is an existing 12-inch diameter water main extending along the north side of North Loop that is available for service, the water main is located approximately 58-feet north from the center line of the right-of-way. This main is available for service.
2. Previous water pressure from fire hydrant #5216 located approximately 650-ft east of Bordeaux Drive has yield a static pressure of 108 (psi), a residual pressure of 90 (psi), and a discharge of 919 gallons per minute.
3. 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:

There is an existing 12-inch diameter sanitary sewer main extending along a 32-ft PSB easement located parallel to North Loop that is available for service, the sewer main is located approximately 12-ft south from the northern subject property line. This main is available for service.

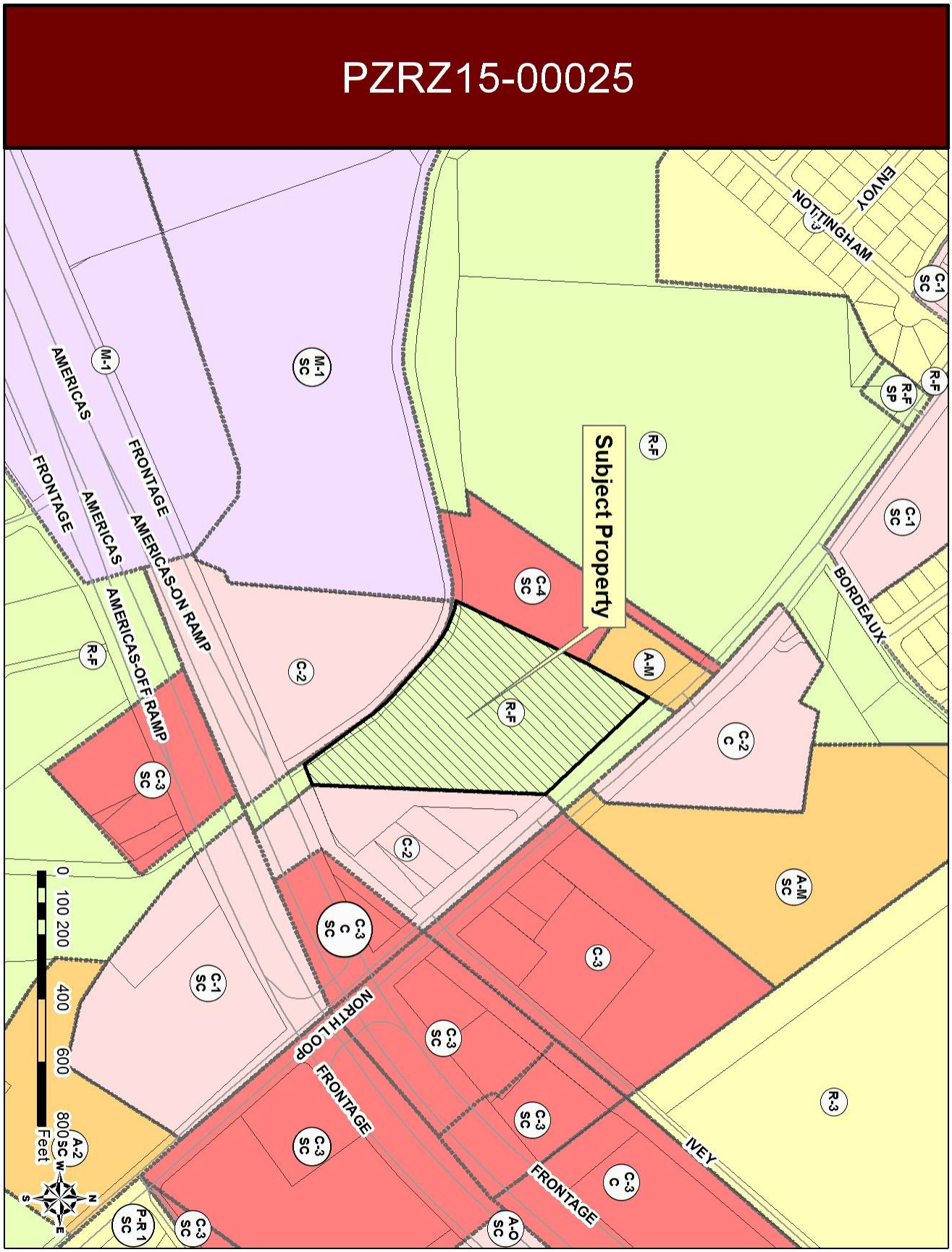
General:

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.

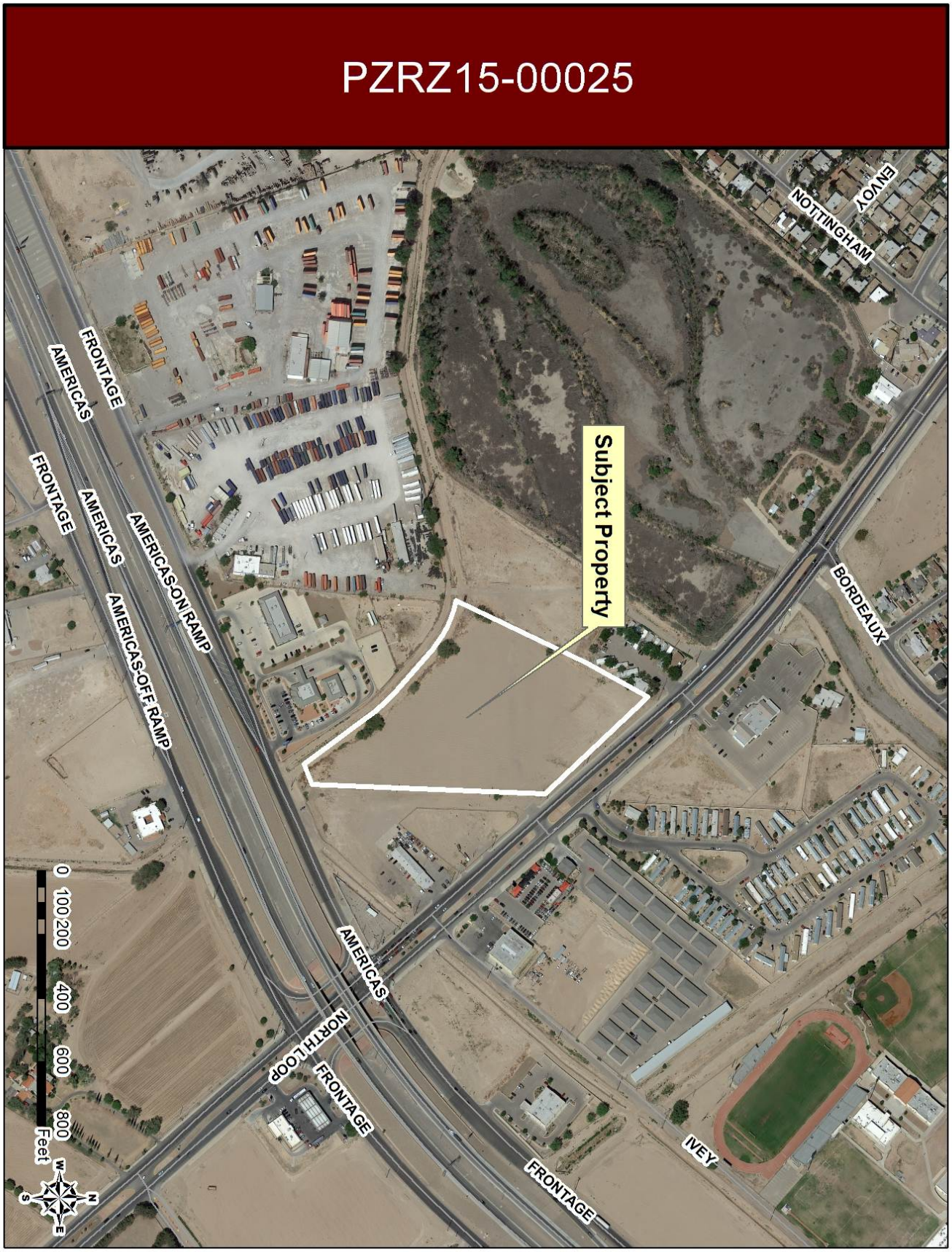
Attachments

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

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN