



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00007
Application Type: Rezoning
CPC Hearing Date: October 3, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: East of Westwind and North of Belvidere
Legal Description: Being all of Boulder Canyon Subdivision, City of El Paso, El Paso County, Texas
Acrage: 7.21 acres
Rep District: 1
Zoning: P-R I/c (Planned Residential 1/condition)
Existing Use: Vacant
Request: P-R I/c (Planned Residential 1/Condition) to P-R II/c (Planned Residential 2/Condition) (Related to PZCR13-00007)
Proposed Use: Single Family Residences
Property Owner: DVEP Land, LLC
Representative: Jorge Azcarate

SURROUNDING ZONING AND LAND USE

North: C-2 (Commercial) / Office Park
South: C-1 (Commercial) / Office and Retail
East: P-R I/sc (Planned Residential 1/Special contract) / Single Family Homes
West: A-2 (Apartment) / Apartments

Plan El Paso Designation: G4, Suburban (Walkable) (Northwest)
Nearest Park: Park Hills Park (5,336 ft.)
Nearest School: Polk Elementary (1,234 ft.)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Save the Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 16, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to change the zoning from P-R I/c (Planned Residential 1/Condition) to P-R II/c (Planned Residential 2/condition) to permit the construction of single family homes. The detailed site plan proposes a development consisting of 61 individual lots ranging from 2,378 sq. ft. to 4,138 sq. ft. Seven common open space areas totaling 79,357 sq. ft. (1.82 acres) are provided within the development, to include the provision of a neighborhood swimming pool. Several pedestrian and alley access easements are provided to increase neighborhood connectivity. Lastly, traffic calming intersection knockouts and midblock bulbouts are proposed for the streets. Access is proposed off of Westwind Drive.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning from P-R I/c (Planned Residential I/condition) to P-R II/c (Planned Residential 2/condition).

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 P-R II (Planned Residential 2 District) is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections.

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 - Land Development

No Objection.

City Development Department – Building Permits & Inspections

No objections.

El Paso Fire Department

Recommends approval.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 12-inch diameter water main along Westwind Drive fronting the subject property. This water main is located approximately 35 feet west of and parallel to the east Westwind Drive right-of-way line. On-site water main extensions are required from the existing 12-inch main on Westwind Drive. The Developer is responsible for all water main extension costs.

3. Previous water pressure readings from fire hydrant #5030 located on Westwind Drive approximately 405 feet south of Villa Hermosa have yielded a static pressure of 138 pounds per square inch, a residual pressure of 132 pounds per square inch and a discharge of 1174 gallons per minute.

4. Private water pressure regulating devices will be required within the proposed development. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main along Westwind Drive fronting the subject property. This sanitary sewer main is located approximately 55 feet east of and parallel to the west Westwind Drive right-of-way line. On-site sanitary sewer main extensions are required from the existing 8-inch main on Westwind Drive. The Developer is responsible for all sanitary sewer main extension costs.

General:

6. The EPWU requires an exclusive PBS easement to accommodate public water and sanitary sewer mains when the public water and sanitary sewer mains are not located within a public street. This condition applies to the proposed lots fronting the proposed of access easements.

7. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

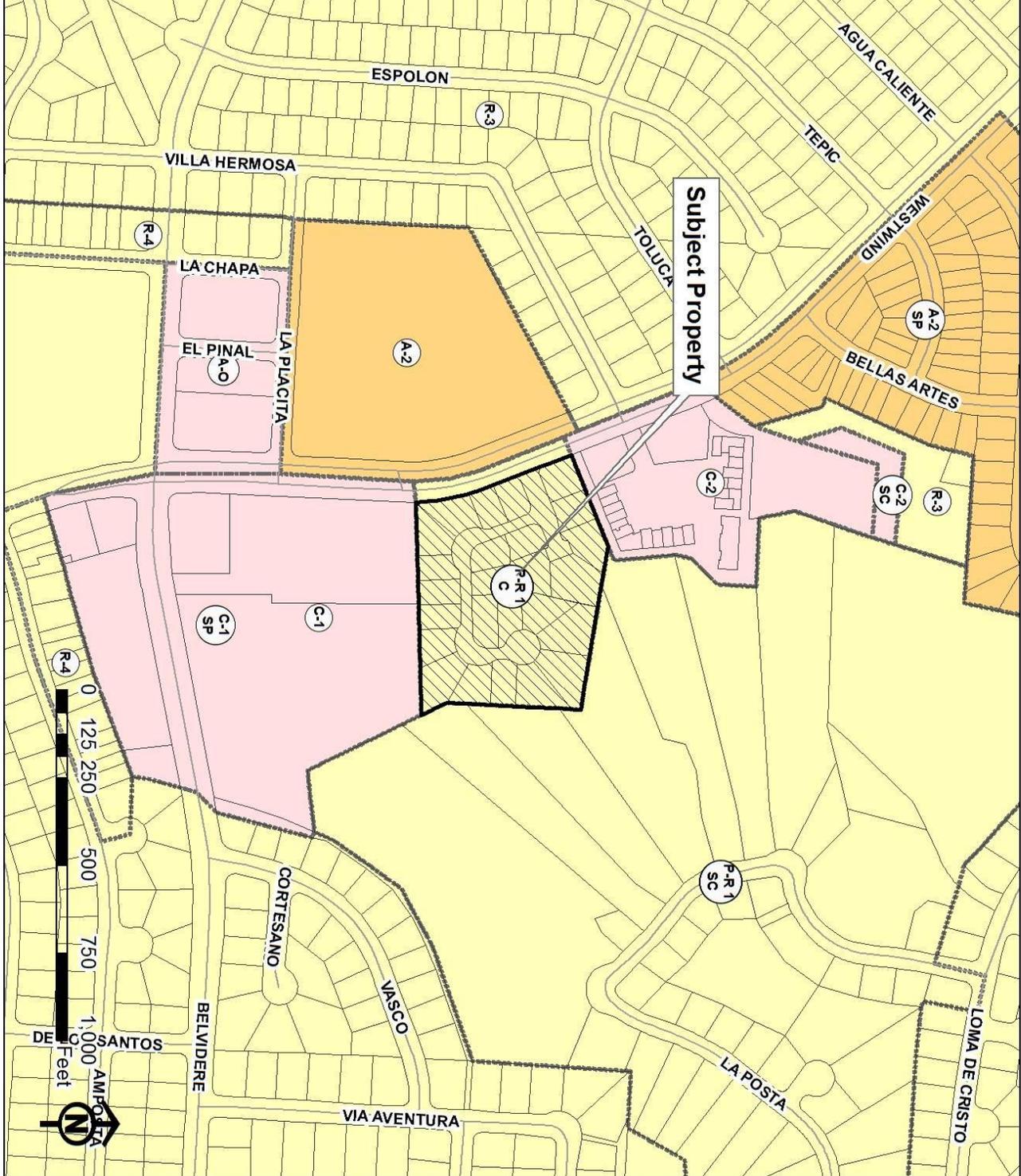
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

