City of El Paso – City Plan Commission Staff Report

REVISED

Case No:	PZRZ16-00026
Application Type	Rezoning
CPC Hearing Date	October 6, 2016
Staff Planner	Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location	Corner of Helen of Troy and Rosenbaum
Legal Description	Portion of Tract 1B4, S.J. Larkin Survey 266, City of El Paso, El Paso County, Texas
Acreage	3.41 acres
Rep District	1
Existing Zoning:	R-3A (Residential)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	From R-3A (Residential) to C-2 (Commercial)
Proposed Use:	Office, Professional
Property Owner	Hunt Communities GP, LLC
Representative	CSA Design Group, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / Single-family dwellings
South: C-2/c (Commercial/condition) / Self-Storage Warehouse, R-3A (Residential) / Single-family dwellings
East: R-3A (Residential) / Ponding Area
West: R-3A (Residential) / Single-family dwellings

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban Neighborhood (Walkable) (Northwest Planning Area)
NEAREST PARK: Cimarron Cove Park (2,951 feet)
NEAREST SCHOOL: Kohlberg Elementary (2,282 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 21, 2016. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3A (Residential) to C-2 (Commercial) in order to allow for Professional Office. The proposed use is currently not permitted in an R-3A (Residential) district, therefore necessitating the change of zoning to C-2 (Commercial). The subject property is 3.41 acres in size. The conceptual site plan proposes three different commercial buildings. Access to the subject property is proposed from Helen of Troy.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-3A (Residential) to C-2 (Commercial) with the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3A (Residential) to C-2 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

> *The following uses shall be prohibited: billiard's hall, bowling alley, amusement game complex, lawn mower and garden equipment and rental sales and service, skating rink, and auto tune up service and data processing center.*

The recommendation is based on the compatibility with the surrounding residentially zoned properties and in compliance with the proposed G-4, Suburban Neighborhood (Walkable) use designation in the Northwest 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 form strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-2 commercial district is for providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. 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- Planning Division - Transportation
No objections to rezoning.

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 - City Development & Permitting- Landscape
No Objections to the proposed rezoning

Note:
The conceptual plan submitted was not reviewed with any applicable building or municipal codes

Planning and Inspections Department - Land Development
No objections.

Note:
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.

Sun Metro
No objections

Fire Department
Recommended Approval

Police Department
No objections

TxDot
Not a State ROW – No review needed.

Texas Gas Service
No objections

El Paso Water Utilities
EPW does not object to this request.

Water:

1. There is an existing 8-inch diameter water main that extends along Helen of Troy Drive located approximately 20-feet south from north right-of-way of Helen of Troy. This water main is available for service. This water main operates within the Sierra Hills 1 Intermediate Pressure Zone. Private pressure regulating devices are required at each water meter.

2. There is an existing 24-inch diameter transmission main that extends along Helen of Troy Drive. Located approximately 32-feet south of southern property line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board Rules and Regulations.

3. Previous water pressure from fire hydrant #9048 located at 7065 Luz Del Sol Drive & Rosenbaum Ln., has yielded a static pressure of 100 psi, a residual pressure of 60 psi, and a discharge of 1,087 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 12-inch diameter sanitary sewer main extending along the south side of Helen of Troy Drive, approximately 37-feet north of the southern right-of-way line of Helen of Troy Drive. This main continues as an 8-inch diameter, east of the intersection of Helen of Troy and Rosenbaum. This sanitary sewer main is available for service.

Reclaimed Water:

6. There is an existing 24-inch diameter reclaimed water (non-potable) main along Helen of Troy Drive approximately 16-feet north from south right-of-way line of Helen of Troy. This main in not available for service.

General:

7. EPW 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 EPW 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.

Stormwater Divison

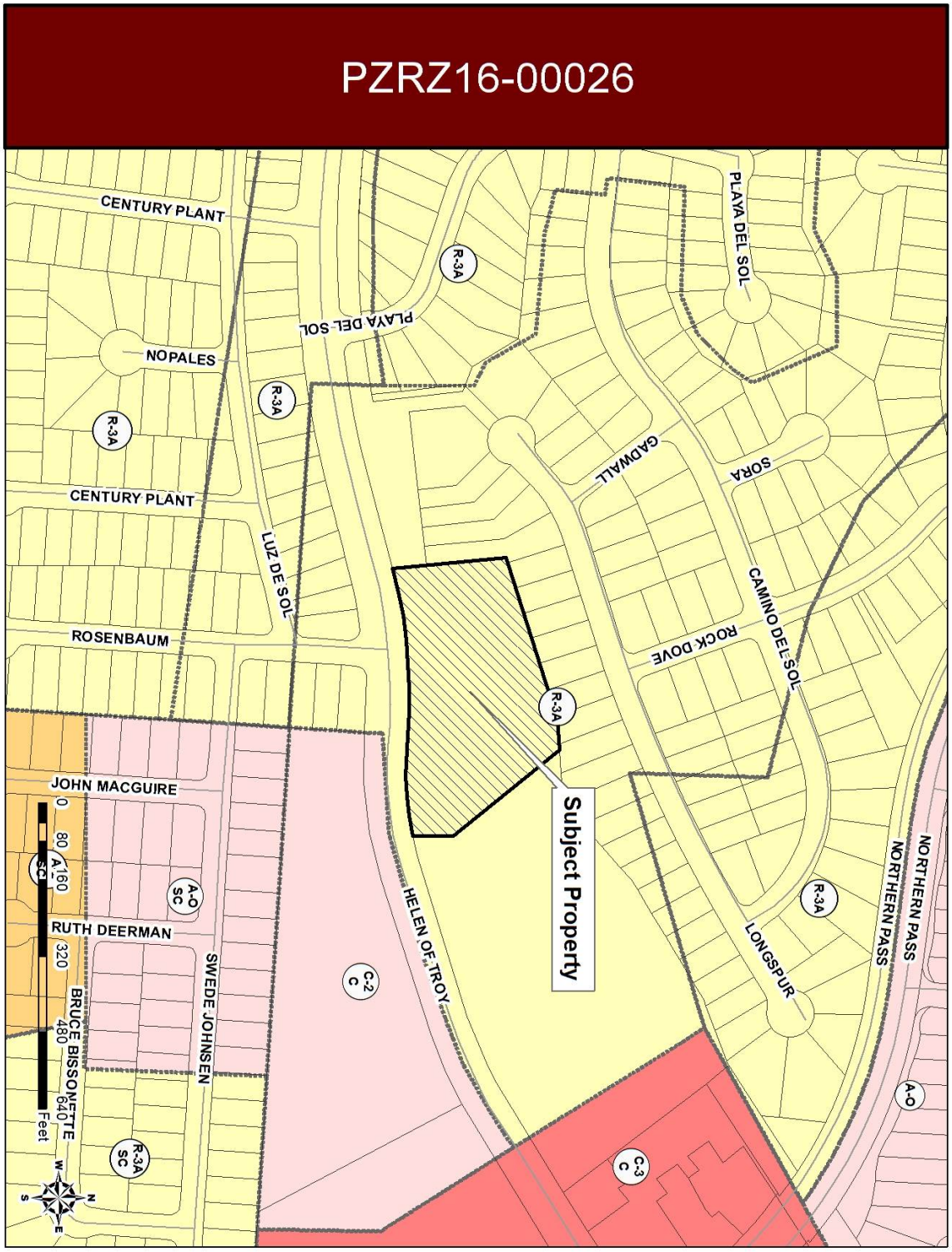
No objections

Note:
Comments made on the 5-day review for this subdivision under Cimarron Sky Commercial Park that needs to be addressed.

Attachments:

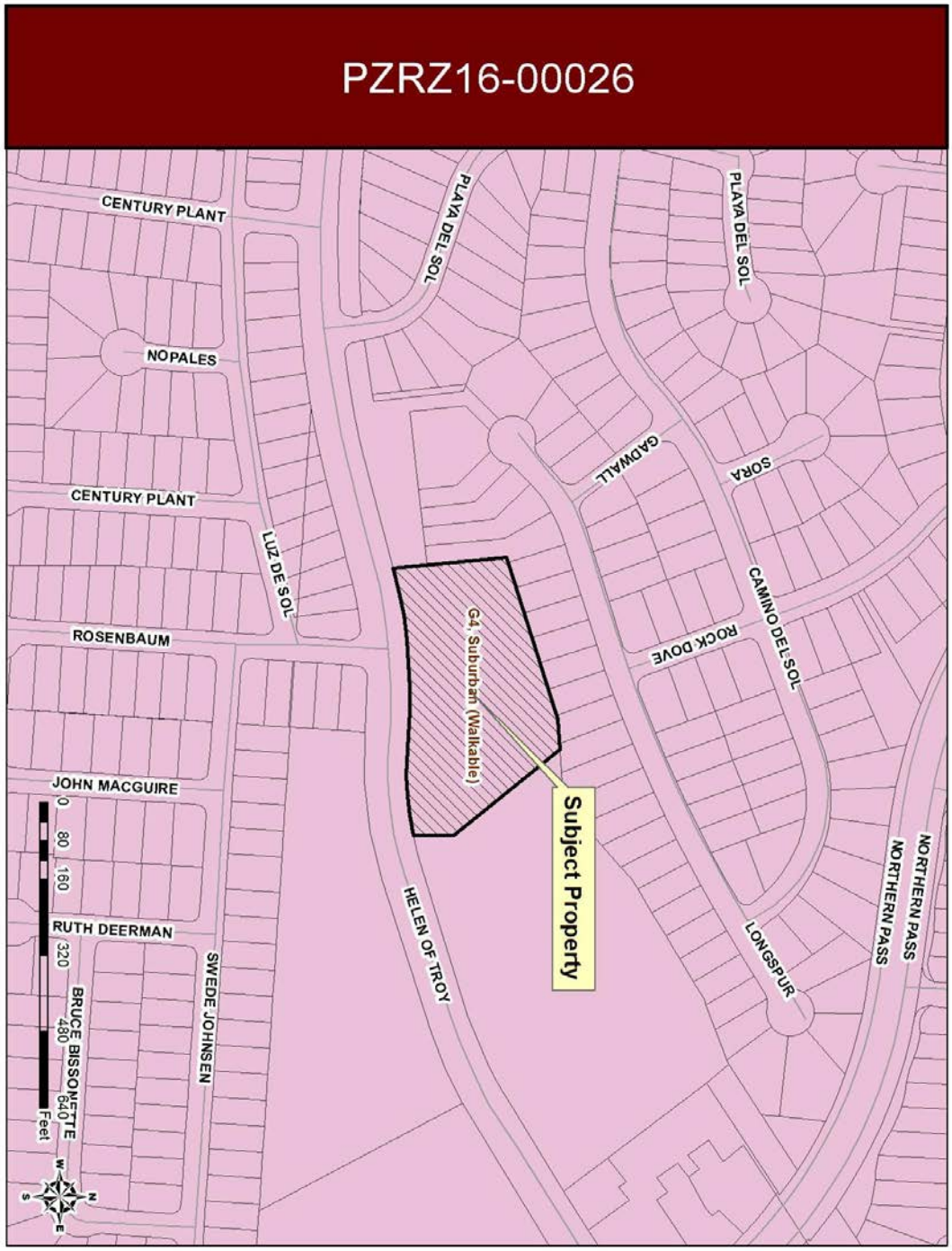
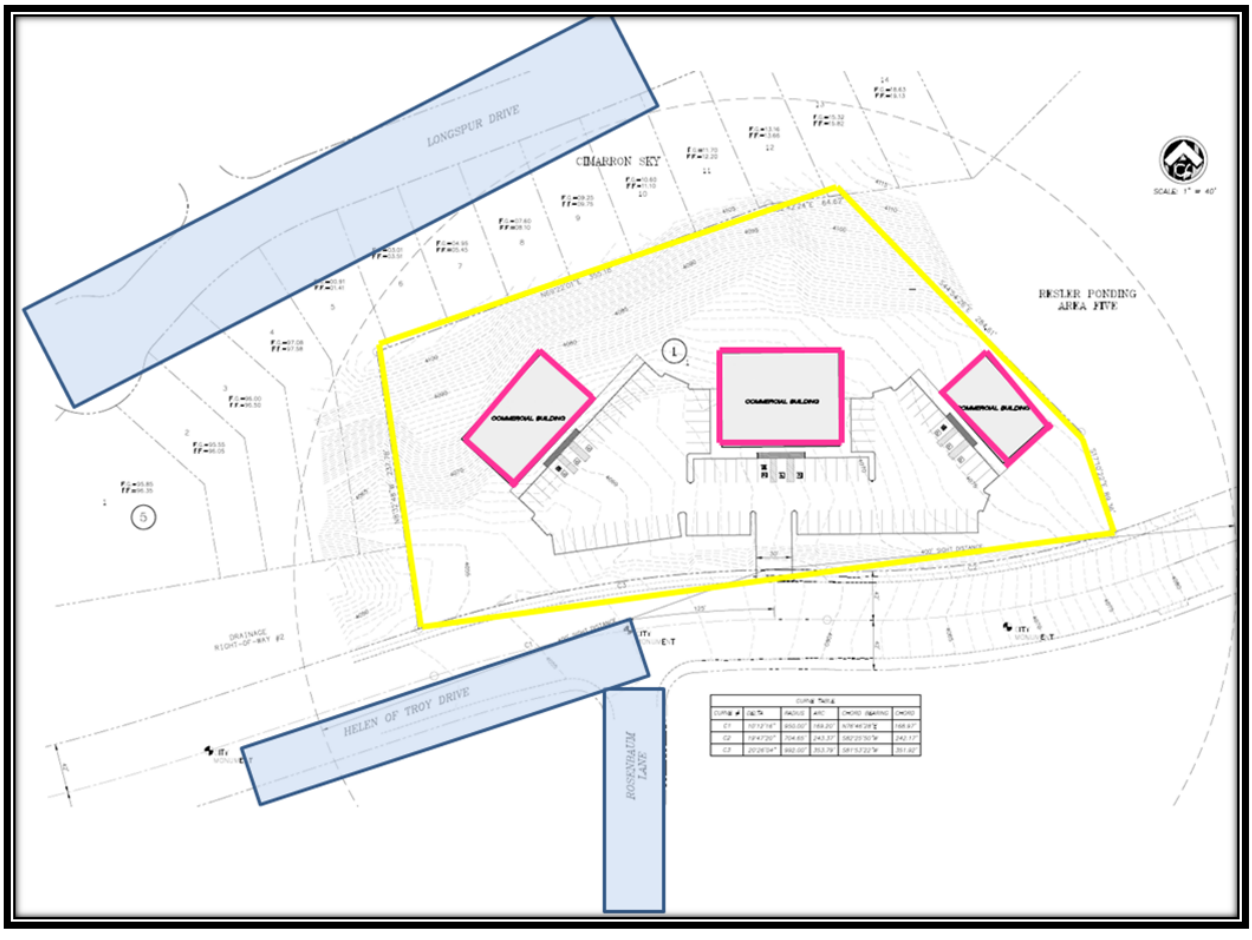
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Future Land Use Map
Attachment 4: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: CONCEPTUAL SITE PLAN