City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ15-00026
Application Type:	Rezoning and Detailed Site Development Plan Approval
CPC Hearing Date:	October 22, 2015
Staff Planner:	Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov
Location:	174 N. Zaragoza Street
Legal Description:	Portion of Tract 14B and all of Tract 15B , Block 45, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage:	0.33 acres
Rep District:	6
Current Zoning:	R-4/H (Residential/Historic)
Existing Use:	Retail/Single-Family Residential
C/SC/SP/ZBA/LNC:	N/A
Request:	From R-4/H (Residential/Historic) to S-D/H (Special Development/Historic)
Proposed Use:	Retail/Single-Family Residential
Property Owner:	Gerardo and Consuelo Chacon
Representative:	Ray Mancera

SURROUNDING ZONING AND LAND USE

North:	R-4/H (Residential/Historic) / Vacant
South:	R-4/H (Residential/Historic) / Single Family Home
East:	R-4/H (Residential/Historic) / Single-Family Home
West:	C-1/c (Commercial/condition) & A-2/H (Apartment/Historic) / Commercial & Elementary School

PLAN EL PASO DESIGNATION: G-3 Post War (Mission Valley Planning Area)
NEAREST PARK: Pueblo Viejo (987 feet)
NEAREST SCHOOL: Robert F. Kennedy Pre-Kinder (239 feet)

NEIGHBORHOOD ASSOCIATION

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 October 8, 2015. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

CASE HISTORY

On October 24, 2014, the City of El Paso's Code Compliance Office received a complaint about a business operating from the subject property in violation of the R-4/H (Residential/Historic) zoning District. This was verified upon investigation, and the property was found to be in violation of 20.08.010, Uses Permitted by District. This rezoning request is intended to address the code violation and allow the existing retail business to operate lawfully on the subject property.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-4/H (Residential/Historic) to S-D/H (Special Development District) to accommodate its retail and residential uses. The current use of the property is for a single family home and fortune-telling business. The detailed site development plan shows an existing 1,910 square foot residential building thirteen (13) feet in height, proposed to remain. It also

shows an existing carport structure of approximately four hundred (400) square feet, also proposed to remain. The development proposes a reduction in the rear yard setback from ten (10) feet to one and a half (1.5) feet to accommodate the existing carport. As the subject property is less than one acre, City Council will be asked to waive the one (1) acre minimum for the S-D (Special Development) zoning district.

The development requires a minimum of seven (7) parking spaces, with one (1) ADA parking space. The applicant is providing seven (7) parking spaces, to include one (1) ADA parking space. A bicycle rack is also shown as required.

Access to the subject property is from two driveways onto Zaragoza Road.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of rezoning the property from R-4/H (Residential/Historic) S-D/H (Special Development/Historic) District and acceptance of the detailed site development plan. The proposed zoning district is consistent with other commercial and special development districts in the immediate area, and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-3 – Post War land use designation of Plan El Paso, the City's Comprehensive Plan.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review 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 S-D (Special Development) District is intended to permit mixed use projects in certain older areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

No objections to detailed site development plan.

Texas Department of Transportation

Not on state roadways.

Planning and Inspections Department – Plan Review

1. Provide parking calculations for new use
2. 6' rockwall required at all boundaries abutting residential districts
3. Gravel screening is only allowed for parking in excess of required parking.
4. Based on current aerial photograph new asphalt parking would be installed and landscape would need to be provided, based on 15% of the total area to be paved and 1 tree per 10 parking spaces.

Planning and Inspections Department – Landscaping Division

1. Recommend that landscape buffer be installed at front property line, with 2" caliper trees, 10' tall, spaced at 30' on center.

Planning and Inspections Department – Land Development

No objections.

Fire Department
No objections

Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities. Routes 63, 67, and 69 provide service to an existing bus stop directly north of the subject property.

El Paso Water Utilities
The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 16-inch (16") diameter water main extending along N Zaragoza Dr. that is available for service, the water main is located approximately 15 feet (15') west from the western property line.

2. EPWU records indicate an active ¾-inch (¾") domestic water meter located along N Zaragoza Dr. approximately 80 feet (80') north of south property line. The service address for this meter is 174 N Zaragoza Rd.

Sewer:

3. There is an existing 10-inch (10") diameter sanitary sewer extending along N Zaragoza Dr. that is available for service, the sewer main is located approximately 14 feet (14') west from the western property line. The depth of the existing sewer main is approximately 9 ½ feet (9 ½') deep.

4. EPWU records indicate a 4-inch (4") sanitary service line located along N Zaragoza Dr. approximately 46 feet (46') north of manhole on Teodoso Dr. and N Zaragoza Dr. The service address for this service line is 174 N Zaragoza Rd.

General:

5. 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.

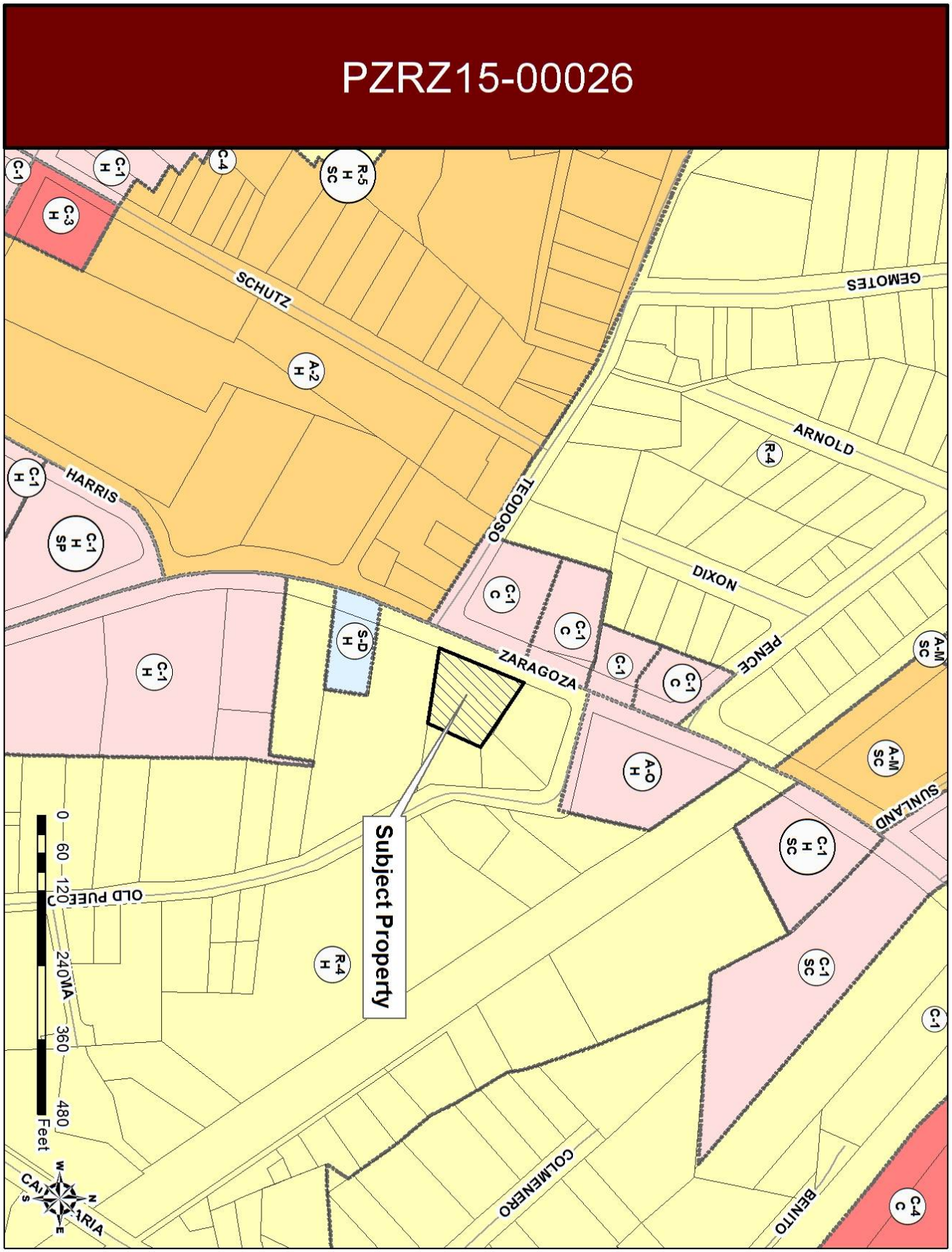
Stormwater:

1. Not required but recommended: - Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormater runoff

Attachments

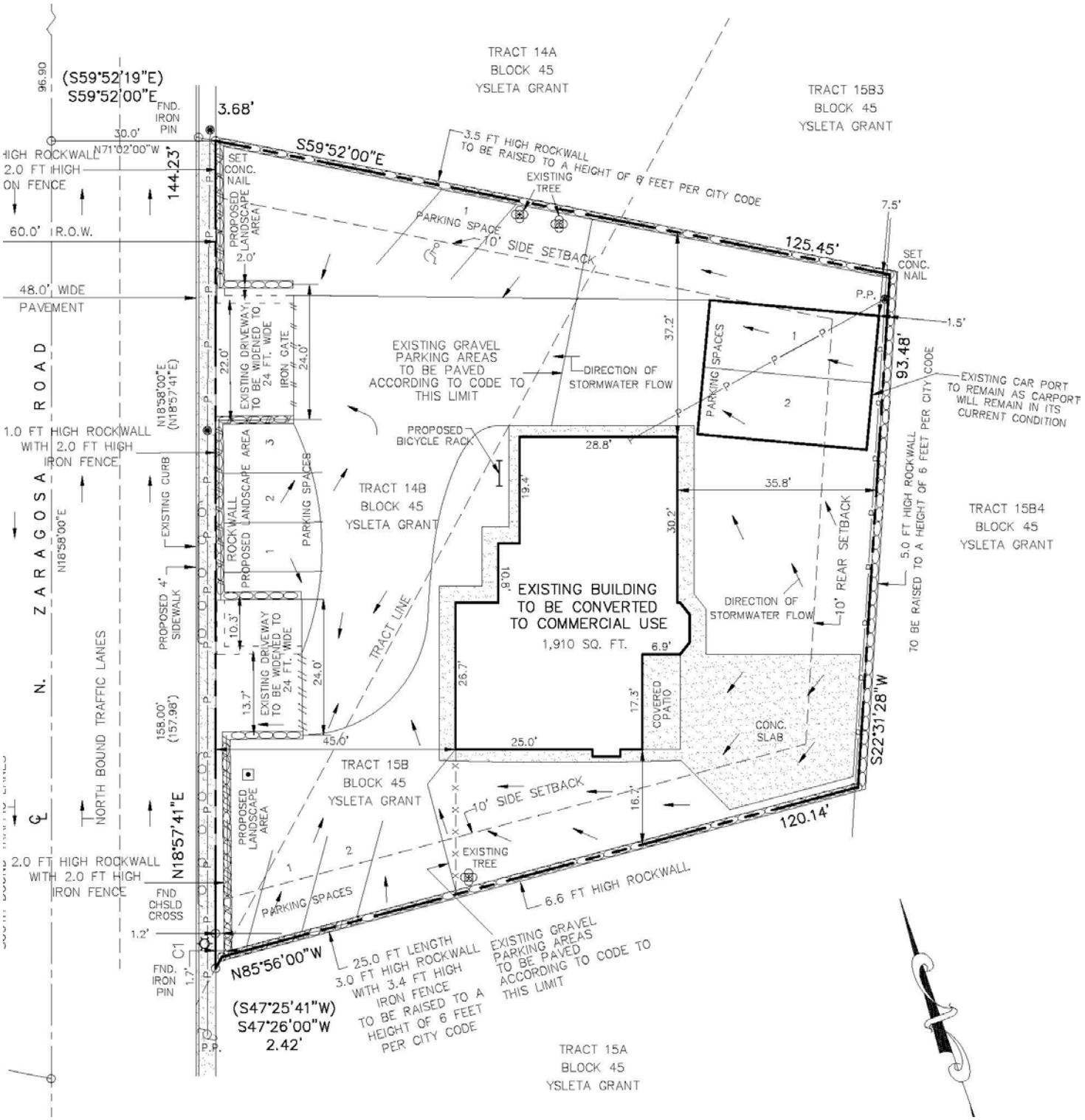
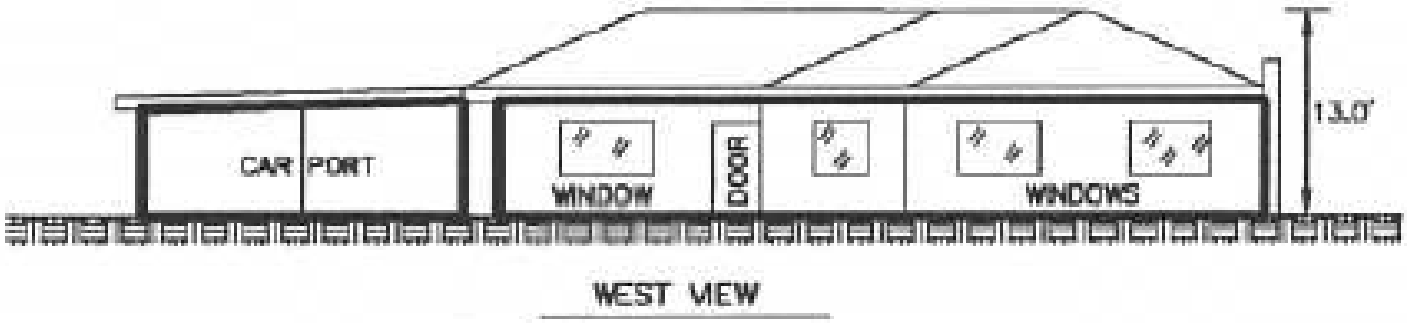
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS