City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZRZ15-00028
Application Type:	Rezoning
CPC Hearing Date:	October 22, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	South of Artcraft Drive and North of Bridal Drive
Legal Description:	Portion of Blocks 2, 3, 4, 7, 9 and 10, and all of Block 5 and 6, Green Acres Subdivision, City of El Paso, El Paso County, Texas
Acreage:	27.10
Rep District:	1
Existing Zoning:	R-2 (Residential)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	R-2 (Residential) to P-R I (Planned Residential 1)
Proposed Use:	Residential Development
Property Owner:	Two Stars Joint Venture
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE
North: C-4 (Commercial) / Plant Nursery
South: R-2 (Residential) / Single-family dwellings
East: P-I/sc (Planned-Industrial/special contract) / Industrial
West: R-2/c (Residential/condition) and R-F (Ranch-Farm) / Rio Grande River

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Planning Area)
NEAREST PARK: Borderland Park (3,492 feet)
NEAREST SCHOOL: Herrera Elementary School (7,047 feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Neighborhood 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. 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-2 (Residential) to P-R I (Planned Residential 1) to permit a 128 single-family dwelling residential development. No reductions in lot or setback dimensions are proposed. The development includes two 20' pedestrian rights-of-way providing increased connectivity within the development. A 3.4 acre park pond is additionally proposed. Vehicular access is proposed from Artcraft Road, Oleaster Drive, and Sorrel Drive.

Planning and Inspections Department – Planning Division Recommendation
The Planning Division recommends **approval** of rezoning the subject property from R-2 (Residential) to P-R I (Planned Residential 1). The proposed zoning district is consistent with the residentially zoned property

in proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land 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-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 P-R I (Planned Residential 1) zoning district provides planned developments that create a superior living environment through unified planning and building operations at lower residential densities; encourage a 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:

Planning and Inspections Department – Planning Division - Transportation
No objections. A TIA will not 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 objections.

Planning and Inspections Department – Plan Review
Recommend approval. The plan provided was not reviewed for building permit items due to conceptual nature of submitted plan.

Planning and Inspections Department - Landscaping
Recommend approval. The plan provided was not reviewed for building permit items due to conceptual nature of submitted plan.

Texas Department of Transportation (TxDOT)
No driveway permit has been executed. SL Engineering submitted a proposed access for a smaller development. Location of driveway on the Artcraft frontage/ramp is in the vicinity of what is presented in this request by Conde Inc. TxDOT has not received final plans for approval from Conde Inc.

Applicant and TxDOT shall coordinate development.

El Paso Fire Department
Rezoning does not adversely affect the Fire Department.

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

Water:

1. From the intersection of Sorrel Drive and Bridal Way along Sorrel Drive towards the north there is an existing six (6) inch diameter water main. This main dead-ends at approximately 420 feet north

of Bridal Way. This main is available for service.

2. From the intersection of Oleaster Drive and Bridal Way along Oleaster Drive towards the north there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 156 feet north of Bridal Way. This main is available for service.
3. Previous water pressure readings conducted on fire hydrant number 4865 located at the corner of Sorrel Drive and Bridal Way have yielded a static pressure of 72 pounds per square inch (psi), residual pressure of 58 psi, discharge of 1,048 gallons per minute (gpm).

Sanitary Sewer:

1. From the intersection of Sorrel Drive and Bridal Way along Sorrel Drive towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 380 feet north of Bridal Way. This main has an ***approximate*** depth of four (4) vertical feet.
2. From the intersection of Oleaster Drive and Bridal Way along Oleaster Drive towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 246 feet north of Bridal Way. This main has an ***approximate*** depth of four point five (4.5) vertical feet.
3. At the intersection of Sorrel Drive and Artcraft Road there is an existing sanitary sewer manhole that pertains to an ***inactive*** sanitary sewer main that transects Artcraft Road. The alignment of this inactive main ingresses Miramonte Industrial Park Unit Four subdivision, and continues unto Rio West Road (located within Rio West Business Park subdivision). This existing inactive main is intended to convey flows originating from the described areas located north of Artcraft Road. The Development of the subject north portion of the Green Acres Subdivision must include provisions to accept flows from Miramonte Industrial Park Unit Four subdivision, as well as from Rio West Business Park subdivision. EPWU-PSB anticipates the discharge of the described effluent to the existing sanitary sewer system that extends along Montoya Drive, east of Sleepy Hollow Street.

General

EPWU requires a new service application to initialize design of the 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; (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.

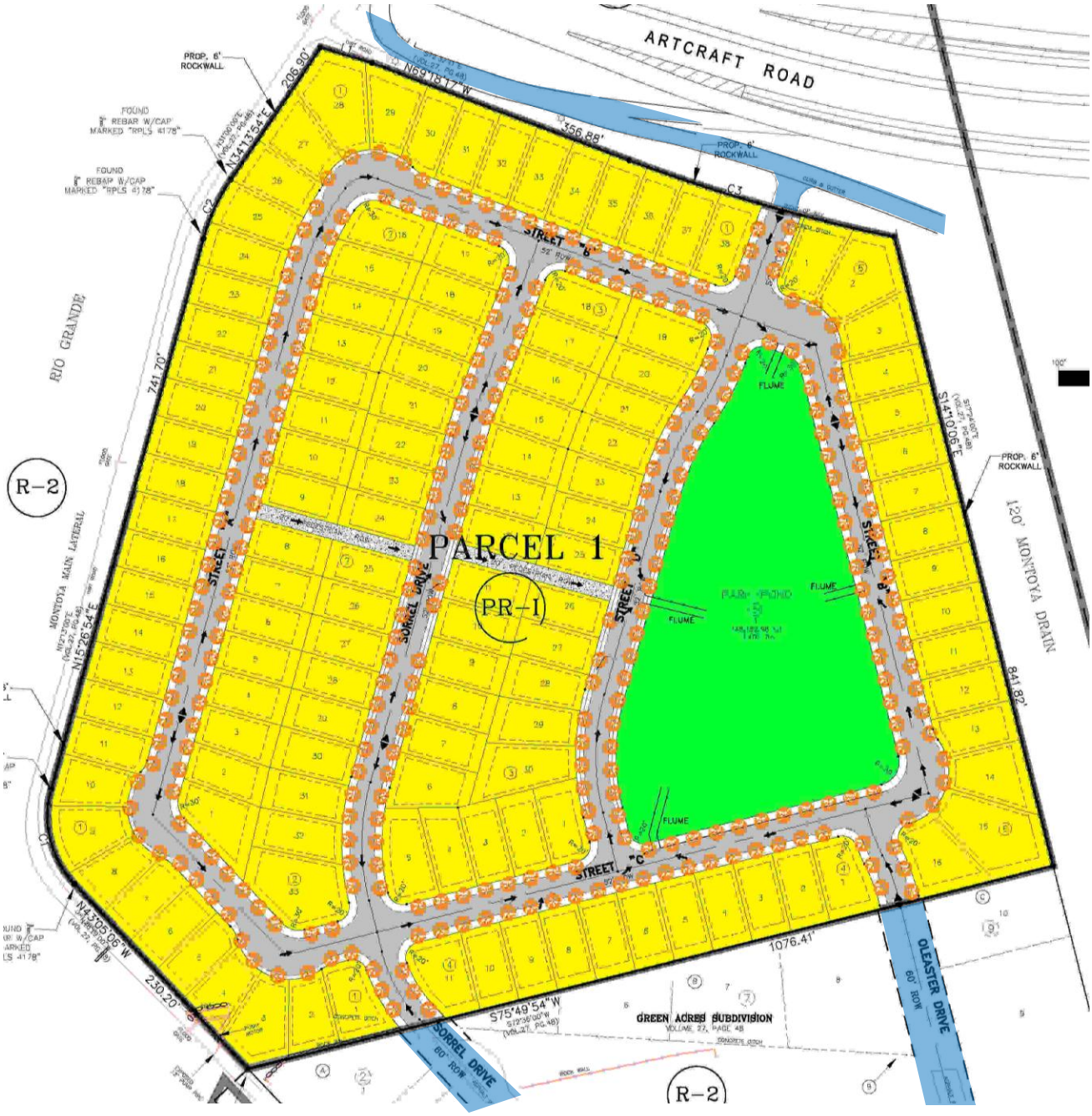
Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Elevations
5. Opposition Letter

ATTACHMENT 1: LOCATION MAP

ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: ELEVATIONS

Typical Front Elevation

Typical Front Elevation

ATTACHMENT 5: OPPOSITION LETTER

Thursday, October 22, 2015

Mayor Leeser, City Council Representatives, and City Planning Commission,

Reference Case No. PZRZ15-00028

In October-November of 2005, the above referenced property had come before the CPC for rezoning to R-3A and with the help of the "Save The Valley" organization, was adamantly rejected by the surrounding residents of the existing "Green Acres" subdivision and subsequently rezoning was denied by the CPC. (the original change of zoning request was ZON0500109)

Nothing has change in the neighborhood except that we no longer have an active civic organization to protect the interests of the residence of the area.

The adjacent subdivision is zoned R-2, as is our property at 6045 Montoya Rd. the property adjacent at 6000 Montoya is zoned RF. We feel that rezoning the property in question will decrease the quality of life for the existing residences, increase traffic, and reduce property values.

The existing properties were all built under the current zoning of R-2, and again so was our property. We have had a full understanding that sometime in the future the subject property would be developed, lots would be sold and built upon, but with the understanding that the new subdivision would be similar in nature to the existing- R-2, not R-3A or PR-1.

The density of the proposed zoning change would allow for 140+ homes on 7000 SF lots, almost 100 more homes than was originally planned. That is not in keeping with the existing subdivision or surrounding area.

We adamantly oppose the rezoning of the "Green Acres Subdivision" from R-2 to PR-1.

If the CPC is scheduled to vote on this issue today, I respectfully request a postponement for an additional 30 days to further inform the surrounding residents of the potential impact of this action.

Sincerely

Joseph Nowell

Sherry Nowell