



*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 Arcraft 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 Arcraft 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.

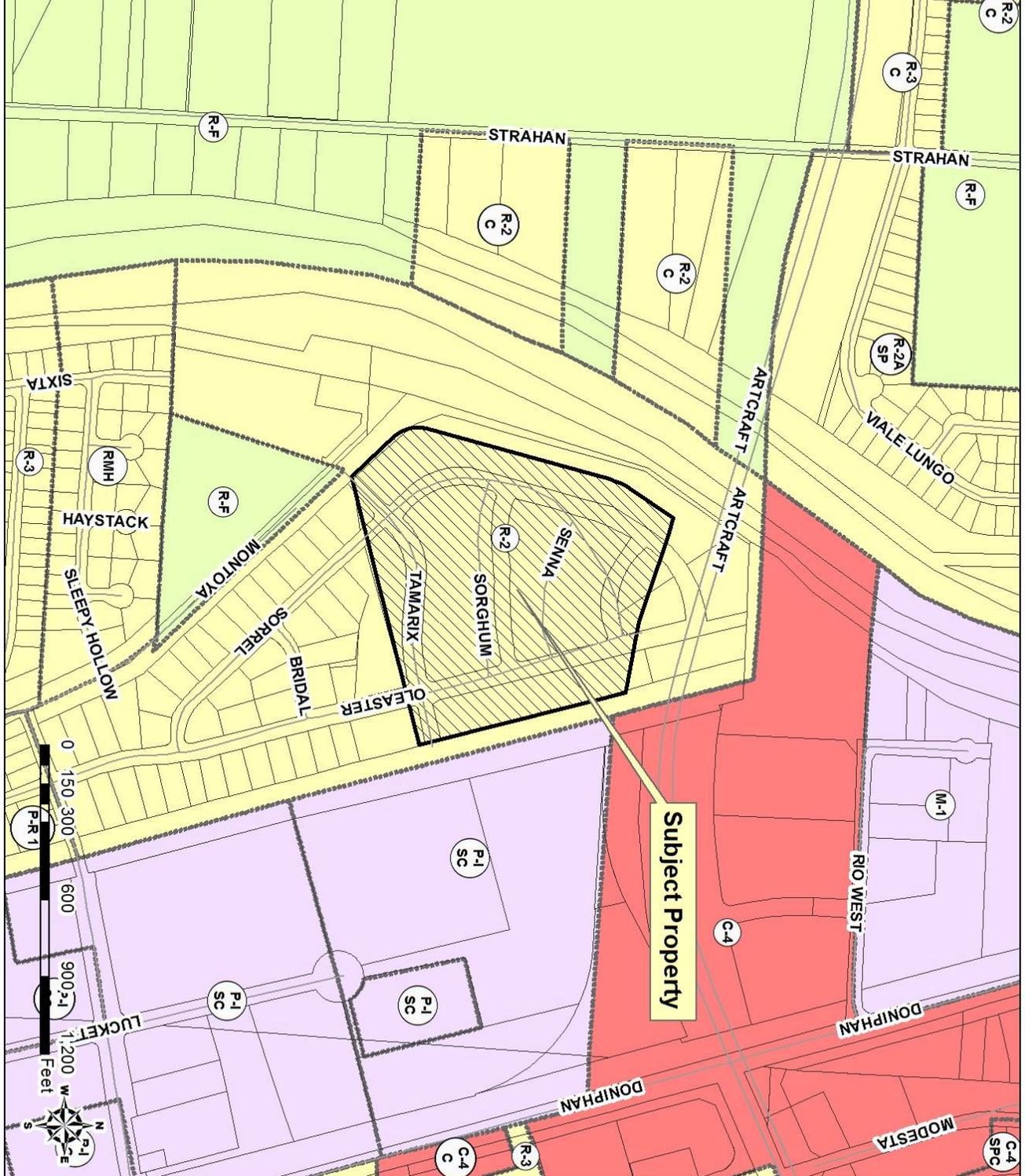
#### **General**

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, 3<sup>rd</sup> 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

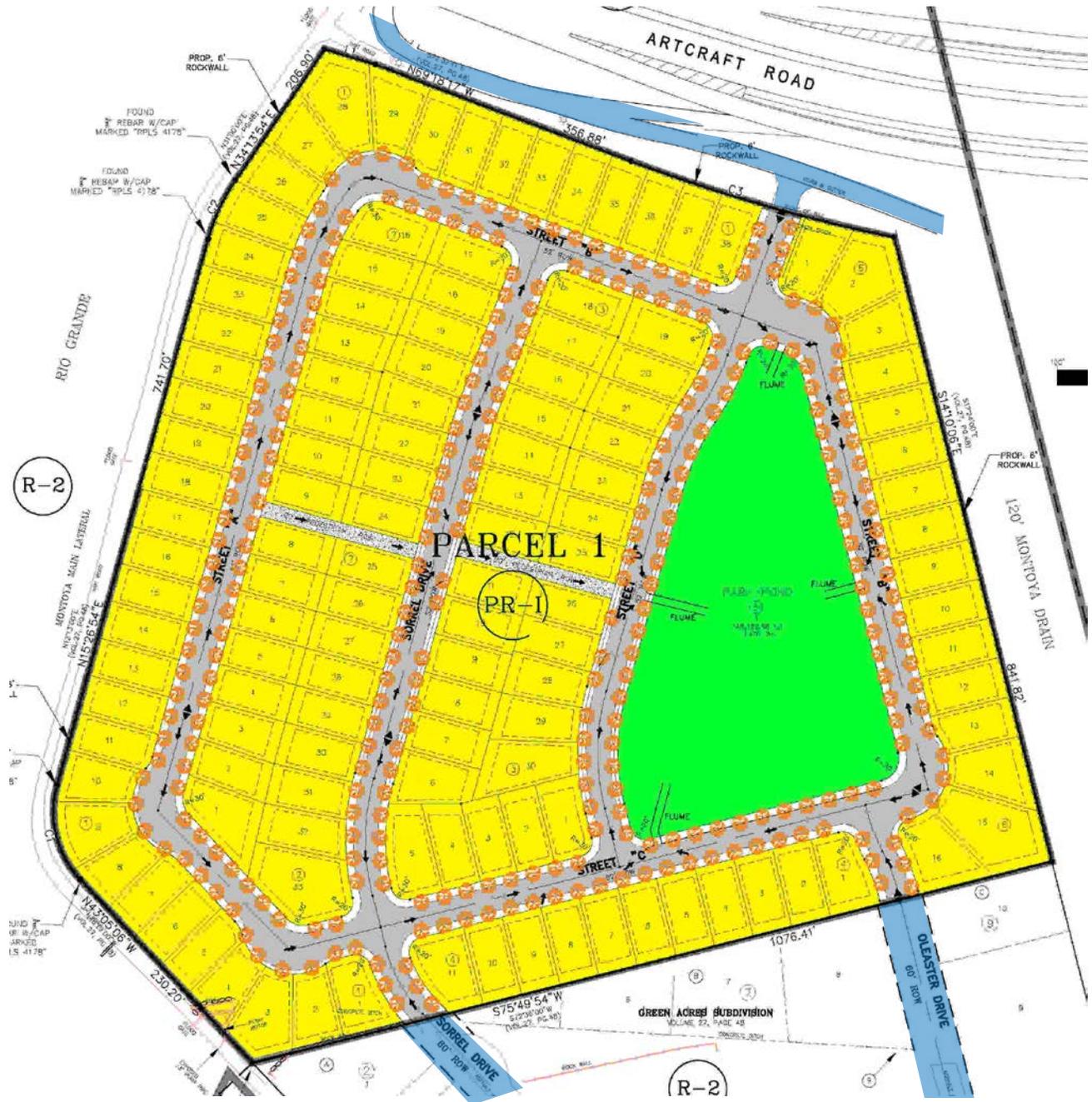
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**ATTACHMENT 3: CONCEPTUAL SITE PLAN**



**ATTACHMENT 4: ELEVATIONS**



Typical Front Elevation



Typical Front Elevation