



City of El Paso – City Plan Commission Staff Report
REVISED

Case No: PZRZ14-00046
Application Type: Rezoning
CPC Hearing Date: October 23, 2014
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 9255 Socorro Road
Legal Description: Tract 19-B, Block 48, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 0.582 acre
Rep District: 6
Zoning: R-4 (Residential) and R-4/H (Residential/historic)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: R-4 (Residential) and R-4/H (Residential/historic) to A-O (Apartment-Office) and A-O/H (Apartment-Office/historic)
Proposed Use: Apartments
Property Owner: Jose Luis Anguiano
Representative: Eric Perea

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Government building
South: R-4/H (Residential/historic) and R-4 (Residential) / Single-family dwellings
East: R-4/H (Residential/historic) and R-4 (Residential) / Single-family dwellings
West: R-4/H (Residential/historic) and R-4 (Residential) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-3 Post-War (Mission Valley Planning Area)

NEAREST PARK: Pavo Real Park (748 feet)

NEAREST SCHOOL: Presa Elementary School (2,457 feet)

NEIGHBORHOOD ASSOCIATIONS

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 September 25, 2014. **The Planning Division received one letter in opposition to the rezoning request.**

CASE HISTORY

The subject property is located in the Mission Trail Historic District. The proposed development's architectural appropriateness is subject to Historic Landmark Commission (HLC) review and approval. The applicant has elected to submit for HLC review pending the approval of the rezoning by City Council. HLC approval will be required prior to permitting.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-4 (Residential) and R-4/H (Residential/historic) to A-O (Apartment-Office) and A-O/H (Apartment-Office/historic) to allow the construction of a proposed 12,194 sq. ft. two-story apartment complex with ten three-bedroom units. The property is currently vacant. The proposed development requires 20 parking spaces and provides 21 parking spaces, to include one ADA accessible space and 14 bicycle spaces. Access is proposed from Socorro Road.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) and R-4/H (Residential/historic) to A-O (Apartment-Office) and A-O/H (Apartment-Office/historic).

The subject property is located among existing compatible development and C-1 (Commercial) zoning districts. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for a 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 purpose of the A-O/H (Apartment-Office/historic) district is to provide a medium density of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permits building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

COMMENTS:

Planning Division - Transportation

No objections. A TIA is not 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.

City Development Department – Building Development & Permitting

Recommend approval. Applicant will need to comply with all applicable building and fire codes, ADA, and local amendments.

City Development Department – Landscape Review

No objections.

City Development Department - Land Development

Recommend approval.

Sun Metro

Sun Metro does not oppose this request. Routes 63 and 69 provide services along Socorro Road and have bus stops within 300 ft. from the subject site.

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

1. EPWU does not object to this request.
2. Socorro Rd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Socorro Rd. right-of-way requires written permission from TxDOT.

Water:

1. There is an existing 12-inch diameter water main that extends along Socorro Rd., located approximately 14-ft north from the center line of the right-of-way. This line is available for service.
2. Previous water pressure from fire hydrant #3158 located at the southeast corner of the intersection of Socorro Rd. and Southside Rd. has yielded a static pressure of 100 (psi), a residual pressure of 80 (psi), and a discharge of 1061 gallons per minute.
3. The owner should, for his own protection and at his own expense, 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 above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Socorro Rd. that is available for service, the sewer main is located approximately 15-ft south from the center line of the street and approximately 6.5 to 7 feet in depth.

Sanitary Sewer:

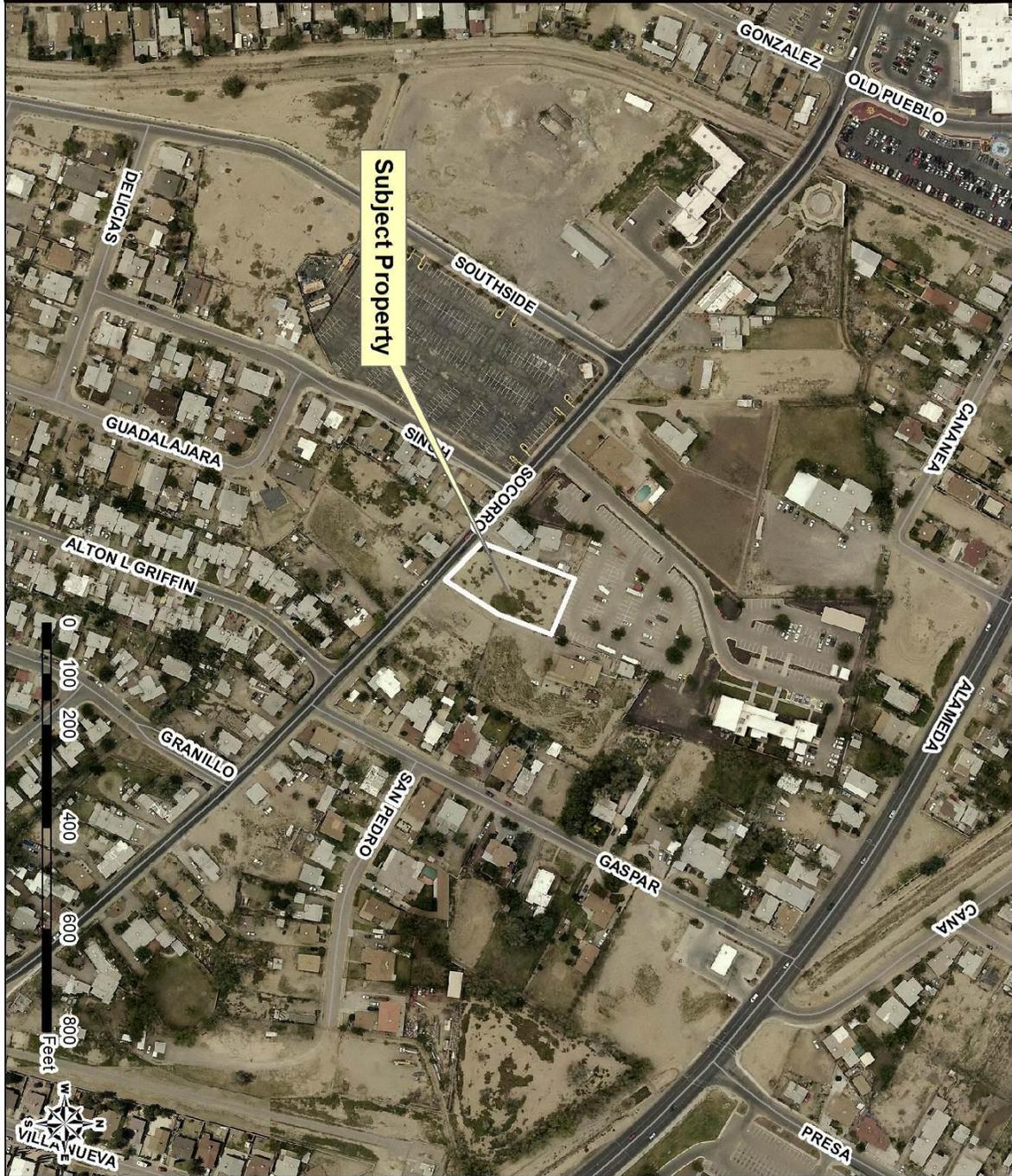
EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, 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.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Conceptual Site Plan
- Attachment 4: Elevations
- Attachment 5: Opposition Letter

ATTACHMENT 2: AERIAL MAP

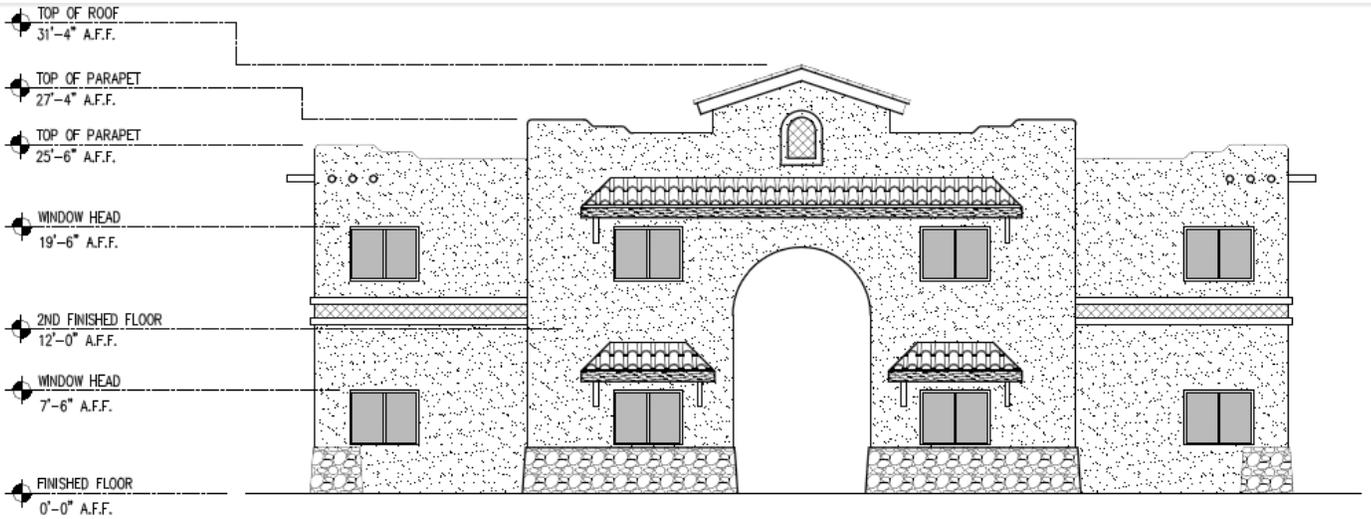
PZRZ14-00046



ATTACHMENT 3: CONCEPTUAL SITE PLAN

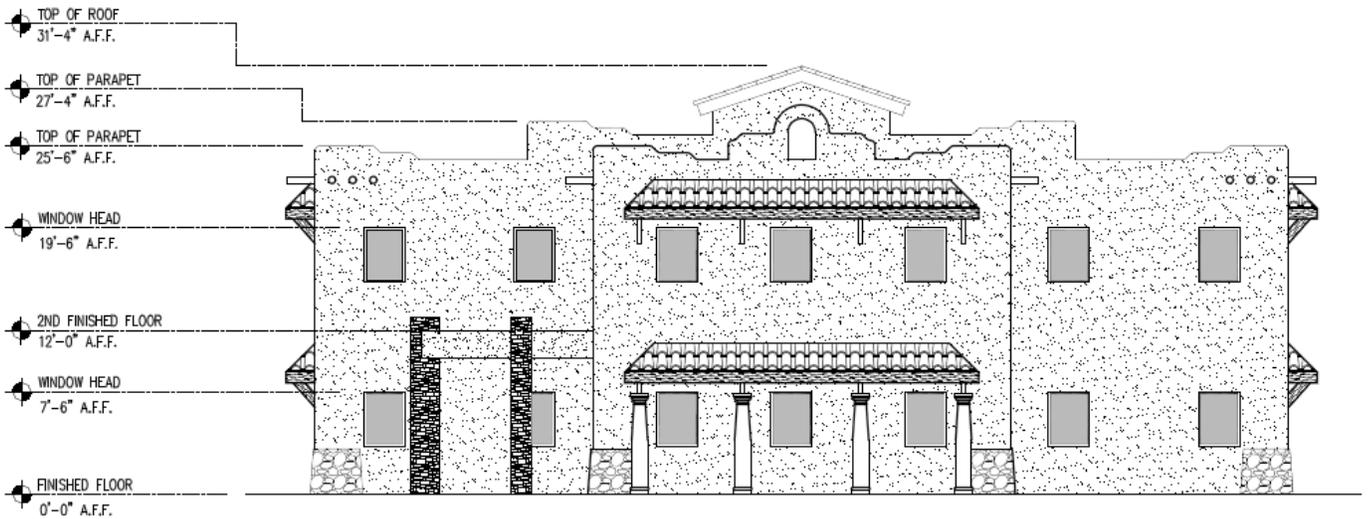


ATTACHMENT 4: ELEVATIONS



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 COURTYARD SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ATTACHMENT 5: OPPOSITION LETTER

From: [Jaime Medrano](#)
To: [Ordaz, Claudia L.](#); [McElroy, Michael](#)
Subject: 9255 Socorro rd PZRZ14-00046
Date: Wednesday, October 22, 2014 8:37:03 AM
Attachments: [SCAN1595.JPG](#)

Ms. Ordaz and Mr. McElroy, I won't be able to attend the CPC meeting, but I do want to submit a statement and request that it be read during this meeting. The meeting I refer to concerns the rezone request by the property owner of 9255 Socorro set before the CPC tomorrow at 1:30pm, case #PZRZ14-00046.

I have opposition to this matter due to the potential unsafe dilemma resulting from this approval request. The property owner should be transparent as to the reason he needs the rezone approved. I understand that he has plans to build a large apartment complex on this half acre. I respectfully disagreed with Mr. Gallin's response in your email; basically that this was no big deal. The size of the property is not the issue, it's the amount of 10 units being built, to include an office.

The additional ten families and their visitors will traffic this section of the narrow Socorro road. In your email you didn't provide a direct response from the (transportation - planning staff) as Mr. Carlos Gallinar spoke on that department's behalf. This is a single home residential area and with all due respect, the rezoning should be denied. I hope that there is an official engineer planning submitted by the owner for transparency and an official survey report from the Transportation - Planning Dept. too.

Attached are two links and a scanned picture to show Socorro rd area.

Thank you very much and again I sincerely apologize for not being there in this very important meeting.

Jaime Medrano

9251 Socorro rd.

915-274-1043

<https://www.google.com/maps/@31.6870813,-106.3235691,3a,75y,106.95h,71.84t/data=!3m4!1e1!3m2!1skiQy14U5cgp8giXu-FAeDw!2e0>

<https://www.google.com/maps/@31.687193,-106.323732,3a,75y,121.73h,66.66t/data=!3m4!1e1!3m2!1s6epUsKgJpxk9RiC9FzUpAw!2e0>