City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ14-00037
Application Type:	Rezoning
CPC Hearing Date:	October 23, 2014
Staff Planner:	Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov
Location:	133, 139, and 153 Snelson Drive
Legal Description:	Tract 3-A, a portion of Tract 4A, all of Tract 4-E and 4-E-1, Block 39, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage:	6.196
Rep District:	6
Current Zoning:	R-F (Ranch and Farm) and R-4 (Residential)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	None
Request:	From R-F (Ranch and Farm) and R-4 (Residential) to C-1 (Commercial)
Proposed Use:	Adult day care center and apartments
Property Owner:	Rosa Padilla
Representative:	Ray Mancera

SURROUNDING ZONING AND LAND USE
North: C-1 (Commercial) / Retail and restaurant
South: R-4 (Residential) / Single-family dwellings
East: R-4 (Residential) / Single-family dwellings; A-2 (Apartment) / Apartment complex
West: R-F (Ranch and Farm) / Vacant; C-1/sc (Commercial/special contract) / Apartment complex

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)
NEAREST PARK: Ysleta Park (2,820 feet)
NEAREST SCHOOL: Capistrano Elementary School (4,692 feet)

NEIGHBORHOOD ASSOCIATIONS
Save the Valley 21

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 10, 2014. The Planning Division has received two phone calls of inquiry and one phone call in opposition to the rezoning request opposing to apartments that are not related to elderly.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-4 (Residential) to C-1 (Commercial) to allow for an adult day care center and apartment complex. Adult day care center and apartment uses are not permitted in R-F (Ranch and Farm) and R-4 (Residential). The subject property is 6.196 acres in size and is vacant. The conceptual site plan shows a one-story development consisting of 64 apartment units, an adult day care center and open space. Access to the subject property is proposed from Snelson Drive.

PLANNING DIVISION RECOMMENDATION
Planning Division recommends **denial** due to an incomplete application.

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 purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning Division - Transportation
Traffic Impact Analysis (TIA) is required and has not been submitted.

Note:
All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

El Paso Department of Transportation
Pending review of TIA required.

City Development Department – Plan Review
Recommend approval as submitted the plan is in general conformance full compliance with all applicable building, accessibility, and local municipal requirements will be reviewed at the time of building permits.

City Development Department - Land Development
No objections.

Fire Department
The Fire Department has no objections to the rezoning case of PZRZ14-00037.

Sun Metro
Sun Metro does not oppose this request; Routes 3, 7 and 61 provides mass transit services along Alameda, Route 62 provides mass transit services along Padres; Four Bus stops are located near the Alameda and Padres intersection, one Bus stop is located at Alameda and Snelson Drive.

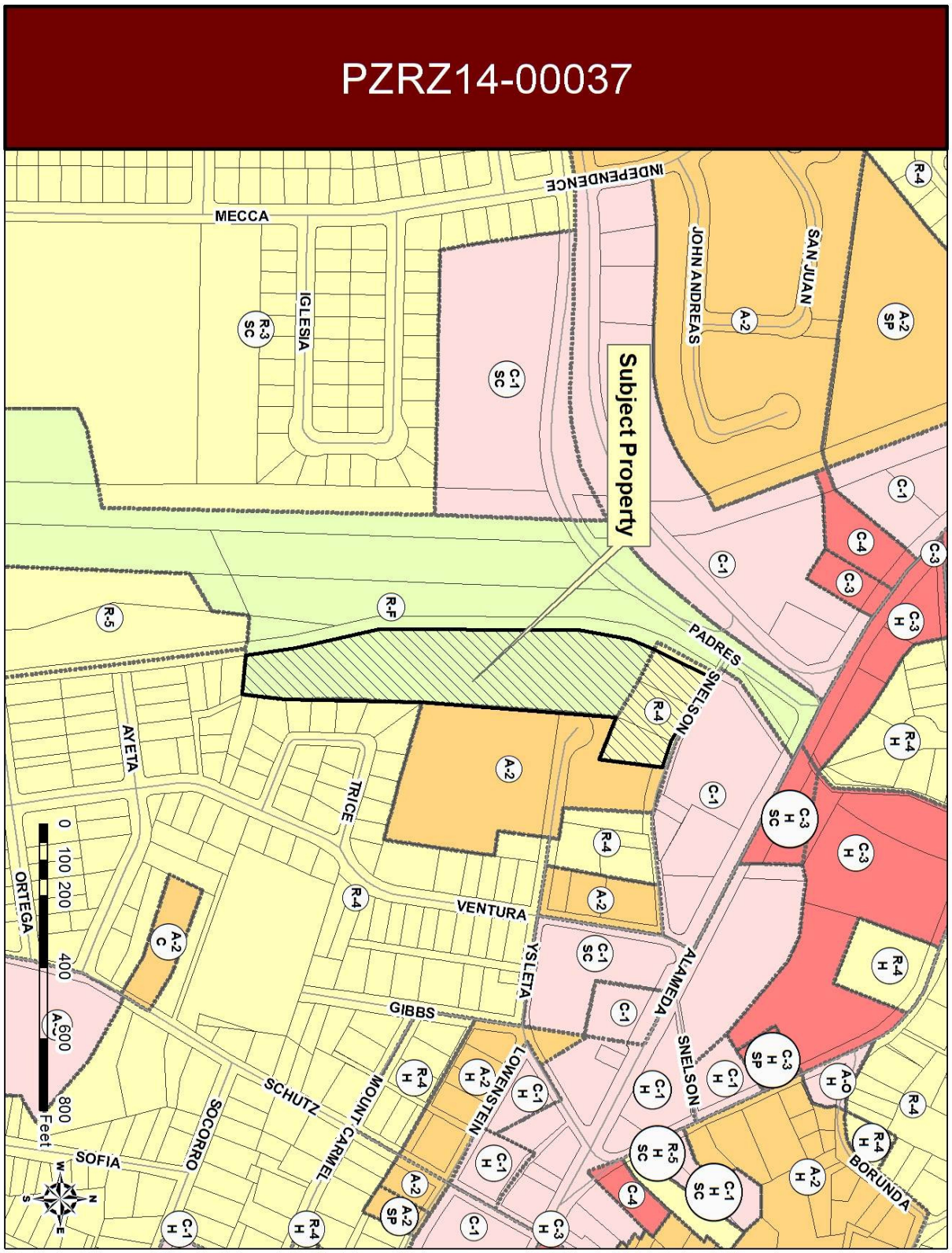
Police Department
Based on the information has provided the El Paso Police department that has no issues with this request.

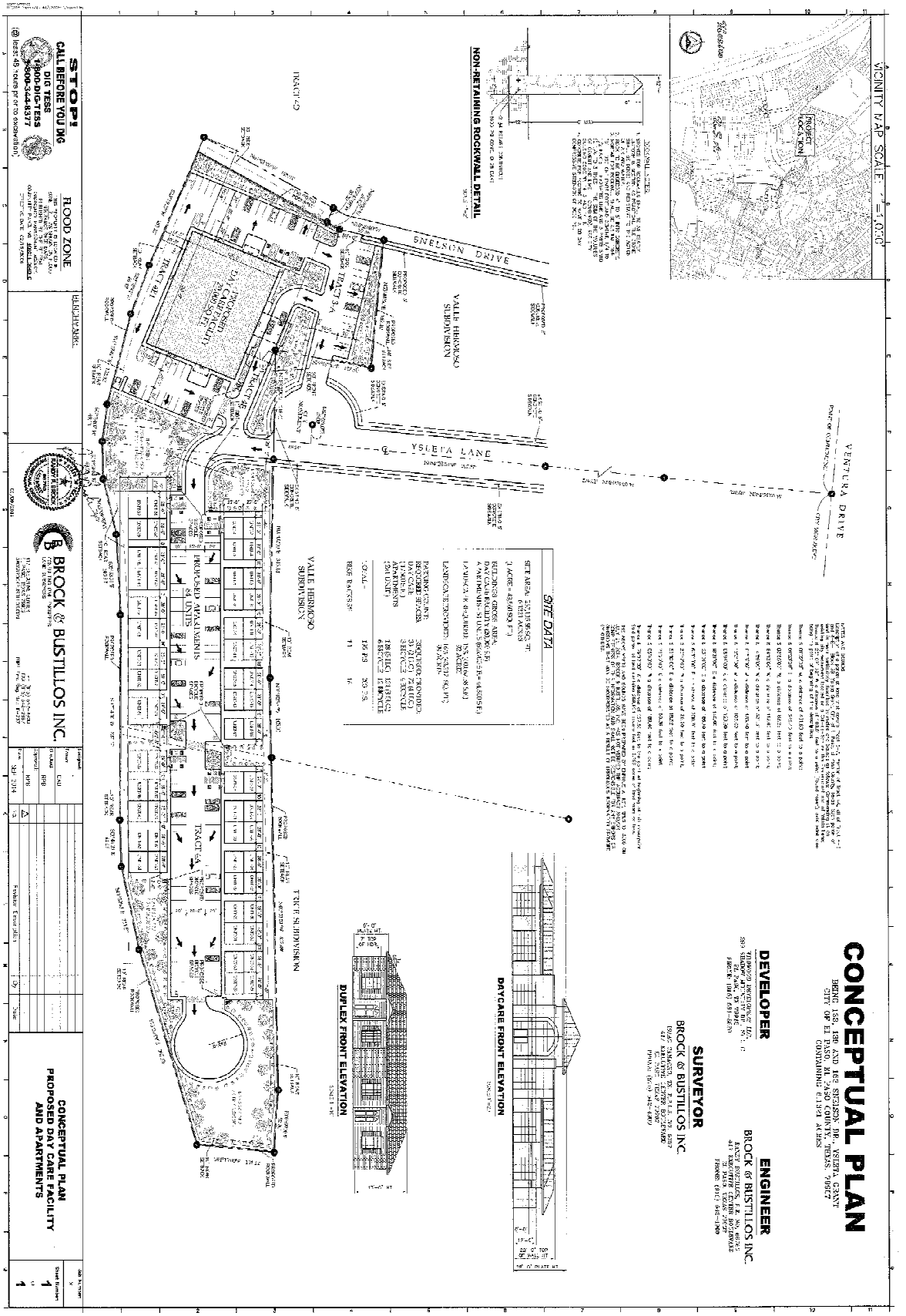
El Paso Water Utilities
El Paso Water Utilities (EPWU) does not object to this request.
Water:
There is an existing 6-inch diameter water main extending along Snelson Dr. that is available for service, the water main is located approximately 12.5-ft north from the street center line.
There is an existing 6-inch diameter water main extending along Ysleta Ln. located approximately 14 feet south from the street centerline. This main is available for service.
There is an existing 4-inch diameter water main extending along Ruiz Ct. This main maybe available for service if the subject property has legal access to Ruiz Ct..
Previous water pressure tests from fire hydrant # 6829 located in Ysleta Ln. approximately 306 feet east of Ventura, have yielded a static pressure of 98 (psi) pounds per square inch, a residual pressure of 82 (psi)

pounds per square inch, and a discharge of 1074 (gpm) gallons per minute.
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 sewer main extending along Snelson Dr. that is available for service, the sewer main is located approximately 5-ft south of the street center line. This sewer main is approximately 6 feet deep.
There is an existing 8-inch diameter sewer main extending along Ysleta Ln. located approximately 8 feet north of the street centerline. This main is available for service. This sewer main is approximately 6 feet deep.
There is an existing 8-inch diameter sewer main extending along Ruiz Ct. This main maybe available for service if the subject property has legal access to Ruiz Ct.
The owner/developer is to grade the subject property to allow sewer service by gravity to the above mentioned sewer mains.
General:
EPWU requires a new service application to provide 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 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN