City of El Paso – City Plan Commission Staff Report

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 has not received any letters or phone calls in support or opposition of 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 yield 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.

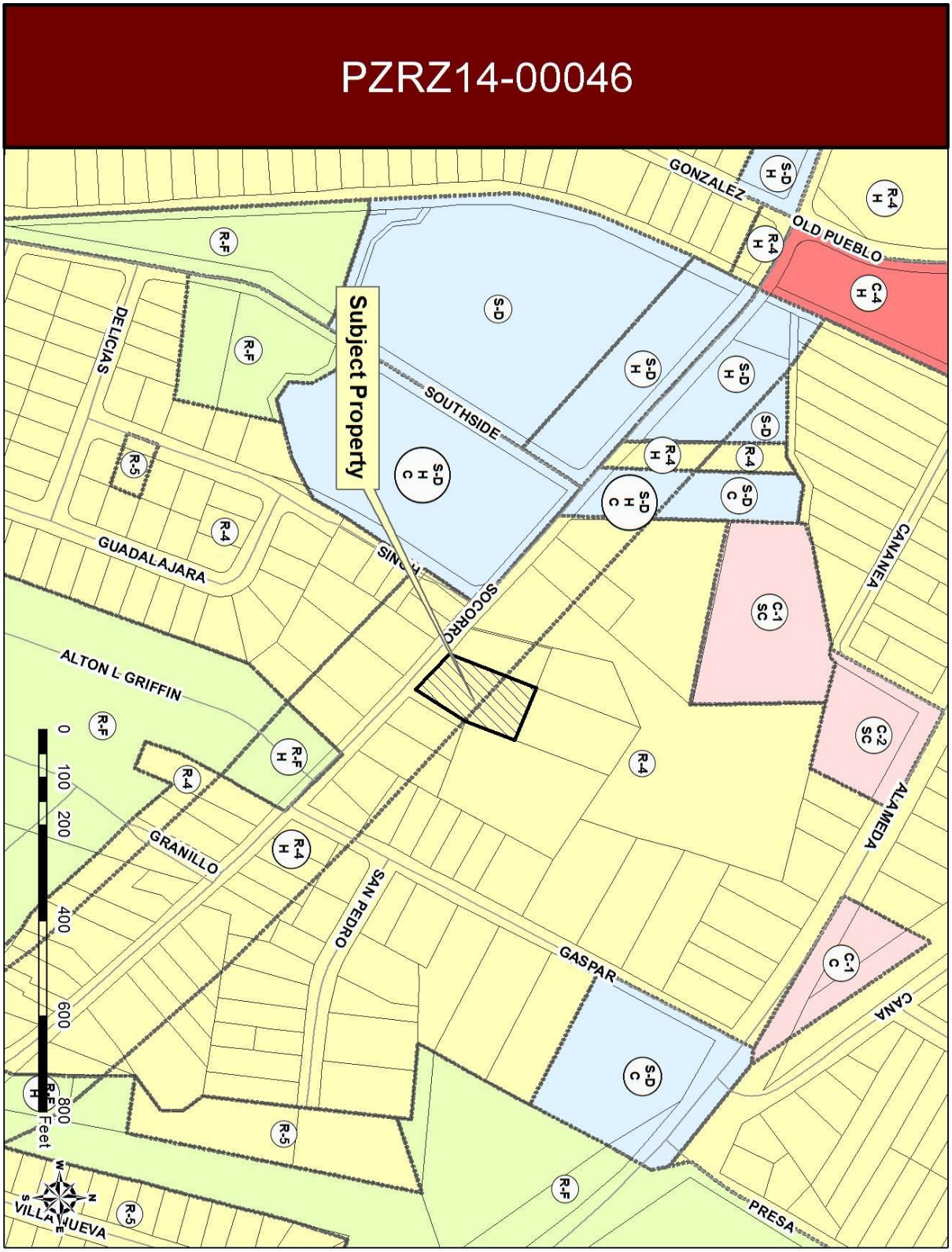
Sanitary Sewer:

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

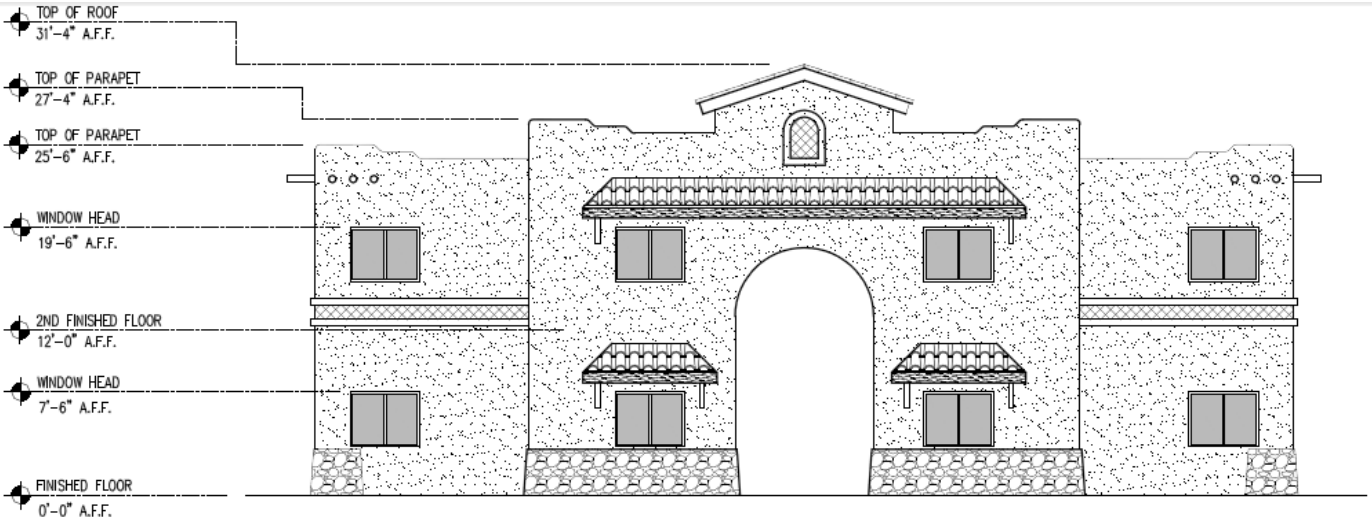
ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

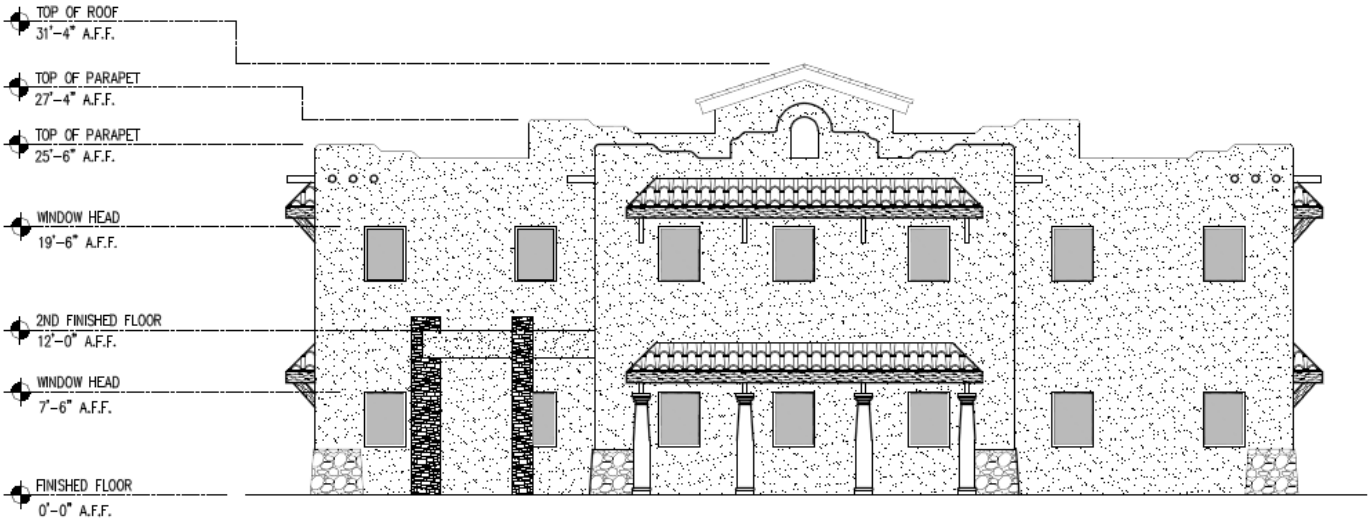
ATTACHMENT 3: CONCEPTUAL SITE PLAN

ATTACHMENT 4: ELEVATIONS



2 SOUTH ELEVATION

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



1 COURTYARD SOUTH ELEVATION

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