



*City of El Paso – City Plan Commission Staff Report*  
**REVISED**

**Case No:** PZRZ13-00029  
**Application Type:** Rezoning  
**CPC Hearing Date:** October 31, 2013  
**Staff Planner:** Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**Location:** 6400 Montana Avenue  
**Legal Description:** A Portion of Lots 17, 18, and 19, Block 1, Valley View Heights, City of El Paso, El Paso County, Texas  
**Acreage:** 0.2481 acres  
**Rep District:** 3  
**Existing Zoning:** R-4 (Residential)  
**Existing Use:** Motel (Demolished)  
**Request:** From R-4 (Residential) to C-4 (Commercial)  
**Proposed Use:** Car Dealership/Cleanup  
**Property Owner:** Poe Investments Ltd.  
**Representative:** SLI Engineering, Inc.

**SURROUNDING ZONING AND LAND USE**

**North:** C-4/sp (Commercial/special permit), Car Dealership  
**South:** R-4 (Residential), Single-family dwellings, Two-family dwellings  
**East:** R-4 (Residential), Single-family dwellings, Two-family dwellings, C-1 (Commercial) Retail  
C-4/sp (Commercial/special permit) Retail  
**West:** C-4 (Commercial), Car Dealerships, M-1 (Manufacturing) Car Dealerships,

**PLAN EL PASO DESIGNATION:** G-4 Suburban Walkable (Central Plan Area)

**NEAREST PARK:** Normandy Park (3,049 feet)

**NEAREST SCHOOL:** Hughey Elementary School (2,206 feet)

**NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association  
Valley View/CrestHill Neighborhood Association  
Cielo Vista Neighborhood Association

**NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 15, 2013. The Planning Division received a phone call from Ms. Francis Bernal President of the Valley View/Cresthill Neighborhood Association in the area. Ms. Francis stated that the association is not opposed to the rezoning however, was concerned that the existing car dealership uses the residential streets for test drives and also introduce heavy truck traffic. Ms. Francis wanted me to advise the commission that she recommends that the CPC approve the rezoning with a condition that no test drives or heavy trucks utilize any residential streets in the area as they have had no resolution to this issue and this new expansion will worsen the situation.

**APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-4 (Residential) to C-4 (Commercial) to allow for a Car Dealership. The conceptual plan shows a parking area expansion to support the existing Car Dealership. Access is proposed from Montana Avenue.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property to C-4 (Commercial). The existing parcel is split zoned R-4 and C-4. The applicant is requesting to have a single zone for the entire property that would allow a Car Dealership. The existing R-4 Zone district does not permit any commercial uses. The recommendation is based on the compatibility with the surrounding land uses adjacent to the property and the Plan El Paso Land Use Designation.

## **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 Suburban Walkable: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing and civic and commercial uses.

The purpose of the C-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

## **COMMENTS:**

### **Planning Division - Transportation**

No objection to the rezoning

Site Plan Comments to be addressed at the time of building permits:

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**

No comments received.

### **City Development Department – Plan Review**

No comments received.

### **City Development Department - Landscaping Division**

No comments received.

### **City Development Department - Land Development**

No comments received.

### **Sun Metro**

No comments received.

### **El Paso Water Utilities**

1. EPWU-PSB does not object to this request.

### **EPWU-PSB Comments**

#### **Water**

2. There is an existing 12-inch diameter water main that extends along Montana Avenue. This water main is available for service.

3. EPWU records indicate there are four (4) active water meters within the subject subdivision. A 1-inch, 1½-inch, and 2-inch meters addressed to 6330 Montana, 6360 Montana, 6416 Montana

and a 6501 Montana respectively.

**Sanitary Sewer**

4. There is an existing 10-inch diameter sanitary sewer main along Montana Avenue. This line is available for service.

5. EPWU records indicate existing sewer service for the subject subdivision.

**General**

6. EPWU-PSB requires a new service application to provide additional services to the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

**Fire Department**

No objections to the Re-Zoning Cases as presented.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

**Attachments:**

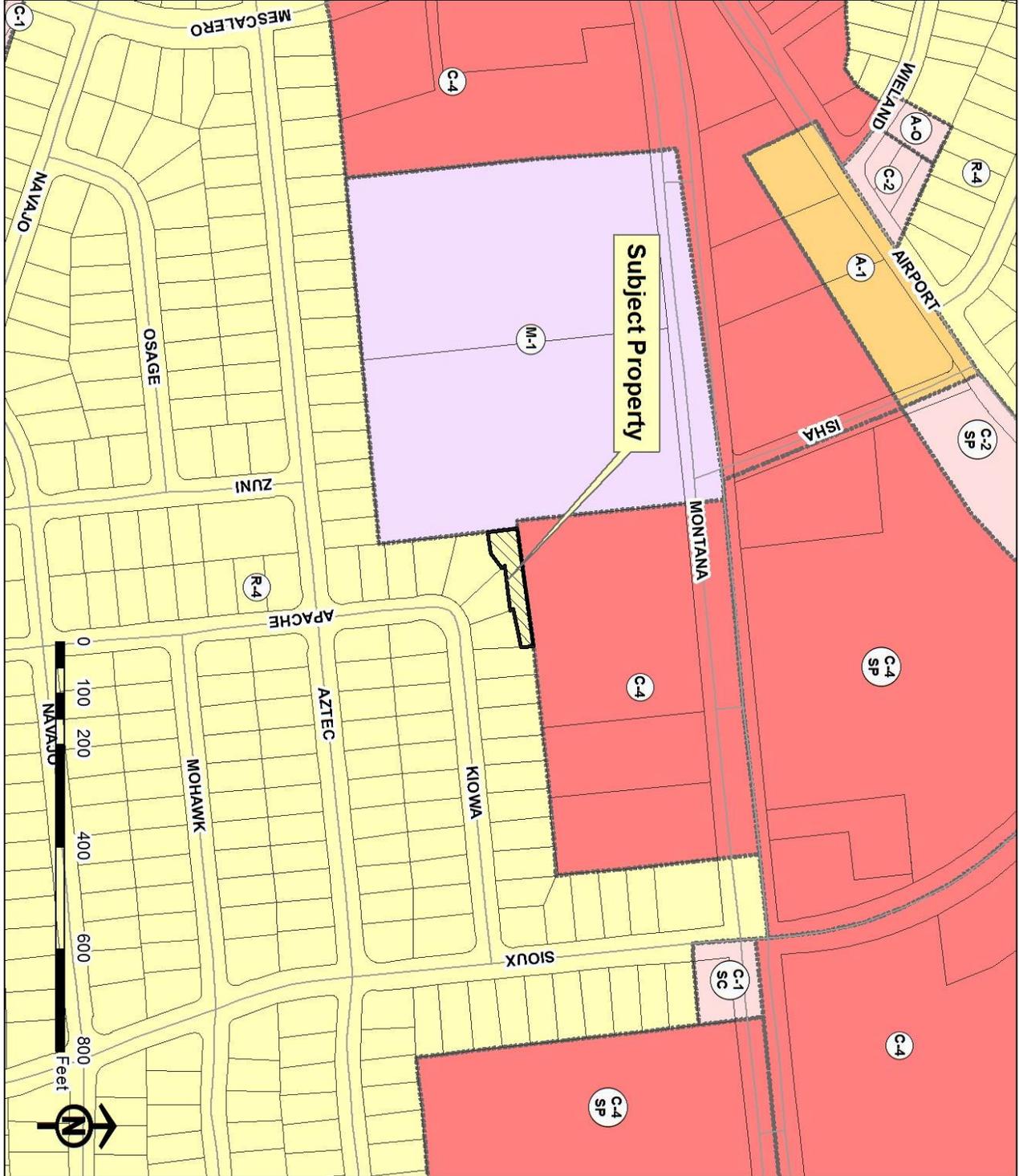
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Plan

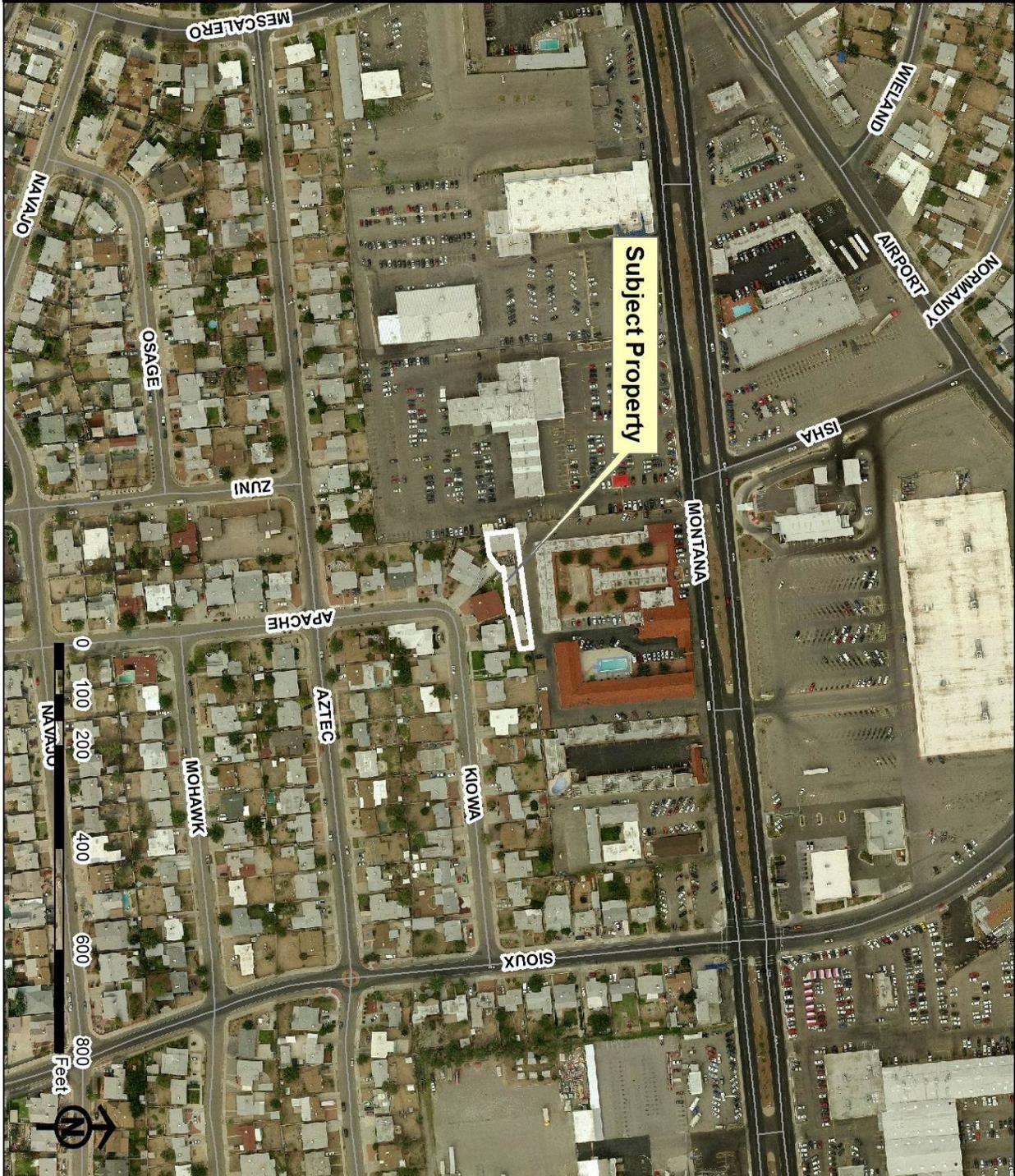
ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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# ATTACHMENT 3: CONCEPTUAL PLAN

