



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

**Case No:** PZRZ12-00023  
**Application Type:** Rezoning  
**CPC Hearing Date:** November 1, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** 8630 North Loop  
**Legal Description:** Portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 1.48 acres  
**Rep District:** 7  
**Zoning:** R-F (Ranch-Farm)  
**Existing Use:** Single-Family Home & Vacant  
**Request:** P-R II (Planned Residential 2). (Related to PZDS12-00009).  
**Proposed Use:** Apartments & Duplex  
**Property Owner:** Socorro Benavente  
**Representative:** Enrique Rey

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 (Commercial) / Vacant  
**South:** R-3 (Residential) / Single family homes  
**East:** C-1 (Commercial) & R-4 (Residential) / Domestic Cleaning Service & Residential  
**West:** R-F (Ranch-Farm) / Single family home

**Plan El Paso Designation:** G3, Postwar (East)  
**Nearest Park:** Marian Manor Park (4,035 ft.)  
**Nearest School:** Valley View Middle School (187 ft.)

### **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 October 10, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The request is to change the zoning from R-F (Ranch-Farm) to P-R II (Planned Residential 2) to allow for apartment and duplex dwelling units. The detailed site plan proposes a development consisting of 6 buildings, comprised of 16 total dwelling units. Access is proposed from North Loop.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the rezoning to P-R II (Planned Residential 2).

### **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 P-R II (Planned Residential 2) district is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage 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:**

**City Development Department – Planning Division - Transportation**

No objections to the rezoning request.

Notes:

1. North Loop Drive is designated as a major arterial with bike lanes on the Major Thoroughfare Plan. Additional right-of-way dedication and improvements may be required with the subdivision plat.
2. Access and improvements to North Loop Drive shall be coordinated and approved by TxDOT.
3. Sidewalks shall continue across driveways. This will be addressed with the building permit.

**City Development Department - Land Development**

No Objection.

Grading plan and permit shall be required.\*

Storm Water Pollution Prevention Plan and/or permit required.\*

Drainage plans must be approved by the City Development Dept. Land Development Section.\*

Coordination with TXDOT. \*

\* This requirement will be applied at the time of development.

**El Paso Fire Department**

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time. \*\*

Note, A more detailed reviewed will be done by fire plan review during the permitting process.

**El Paso Water Utilities**

EPWU does not object to this request.

**Water**

Along North Loop Road between Pendale Road and Link Drive there in an existing twelve (12) inch diameter water main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there in an existing eight (8) inch diameter water main. This main is located along the northernmost portion of North Loop Road right-of-way.

**Sanitary Sewer**

Along North Loop Road between Pendale Road and Link Drive there is an existing fifteen (15) inch diameter sanitary sewer main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the northernmost portion of North Loop Road right-of-way.

## **General**

Water and sanitary sewer service is available from the described mains located along North Loop Drive.

North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

EPWU-PSB records reveal an existing three-quarter (3/4) inch diameter water service and a four (4) inch diameter sanitary sewer service pertaining to 8630 North Loop Road. Once the Property becomes developed EPWU-PSB requests the Owner to inform in writing if the water service is to remain or the water service is required to be removed.

The El Paso Water Utilities - Public Service Board (EPWU-PSB) is interested in leasing the water rights of this subdivision. Please contact Jim Shelton at 594-5511.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. 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.

## **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

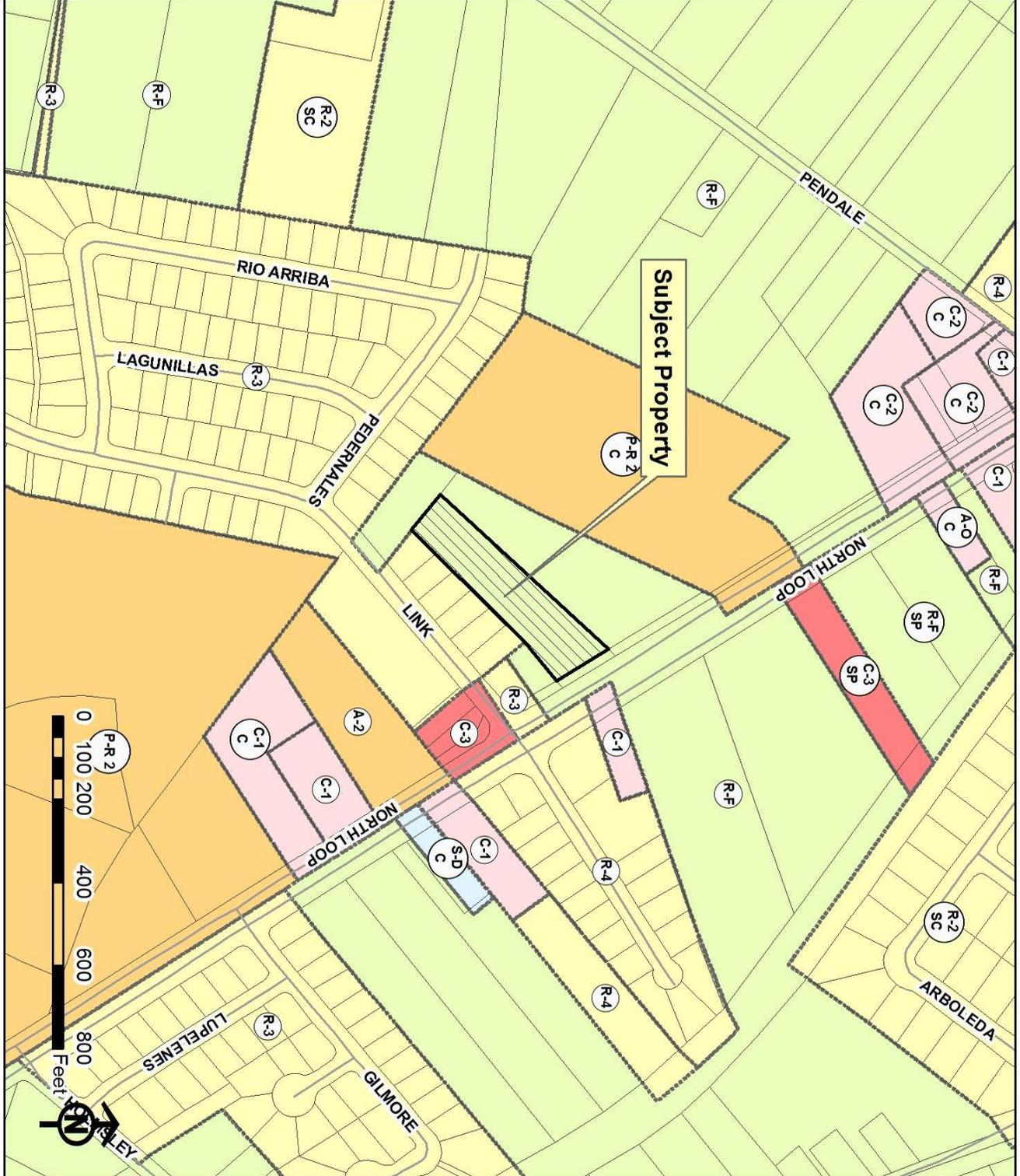
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance 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 from the Plan by the CPC.

## **Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

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**ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN**

