City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ13-00033
Application Type:	Rezoning
CPC Hearing Date:	November 14, 2013
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	West of Gateway North Boulevard and North of Arlen Avenue
Legal Description:	Lots 21-24, Block 17, Del Norte Acres, City of El Paso, El Paso County, Texas
Acreage:	0.551 acres
Rep District:	2
Current Zoning:	A-2 (Apartment)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	No
Request:	From A-2 (Apartment) to C-1 (Commercial)
Proposed Use:	Pool Service Company
Property Owner:	Arneson Pool Services, Inc.
Representative:	Joe Warling

SURROUNDING ZONING AND LAND USE
North: A-O (Apartment/Office) / Medical Office
South: A-2 (Apartment) / N/A
East: A-2 (Apartment) / Duplexes
West: A-2 (Apartment) / US-54 /Patriot Freeway

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)
NEAREST PARK: Wellington Chew Park (1,188 feet)
NEAREST SCHOOL: Wainwright Elementary (2,197 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through community development department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 30, 2013. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from A-2 (Apartment) to C-1 (Commercial) in order to allow for a pool service company. The retail and office uses are not permitted in an A-2 (Apartment) district. The subject property is 0.5510 acres in size and is currently vacant. The conceptual site plan shows the proposed new 2-story office and garage structure, proposed swimming pool, gazebo, outdoor kitchen, and landscaping area for an outdoor showroom area. The development requires 7 parking spaces and the applicant is providing 19 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from Gateway South Boulevard and Arlen Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from A-2 (Apartment) to C-1 (Commercial) with the following conditions:

1. *That no access from Arlen Avenue be permitted and;*
2. *That prior to the issuance of any building permits or certificates of occupancy, a detailed site development plan shall be required as per El Paso City Code, and;*

The recommendation for the approval is based upon the lot being located on a corner which is a preferred commercial location, is compatible with surrounding residential areas of medium and high densities, and it fronts the highway. Additionally, it is in support of the Plan El Paso use designation of G-2, Traditional Neighborhood (Walkable).

Plan El Paso- Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

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
1. Recommends that no vehicular access from Arlen Avenue be permitted.

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.

City Development Department – Plan Review
No objections.

City Development Department - Land Development
No objections.

Fire Department
No objections.

El Paso Water Utilities
We have reviewed the zoning change request reference above and provide the following comments:
1. EPWU does not object to this request.
EPWU-PSB Comments
Water:
2. There is an existing 12-inch diameter water main that extends along Gateway Blvd., North. The water main is located 30 feet west from the property's western property line. This main is available for service.
3. There is an existing 6-inch diameter water main that extends along Arlen Rd. The water main is located 20 feet south of the property's southern property line. This main is available for service.
3. Previous water pressure readings from fire hydrant #5458 located on the northern property line, Hermosa have yielded a static pressure of 100 pounds per square inch, a residual pressure of 60 pounds per square inch and a discharge of 1443 gallons per minute.

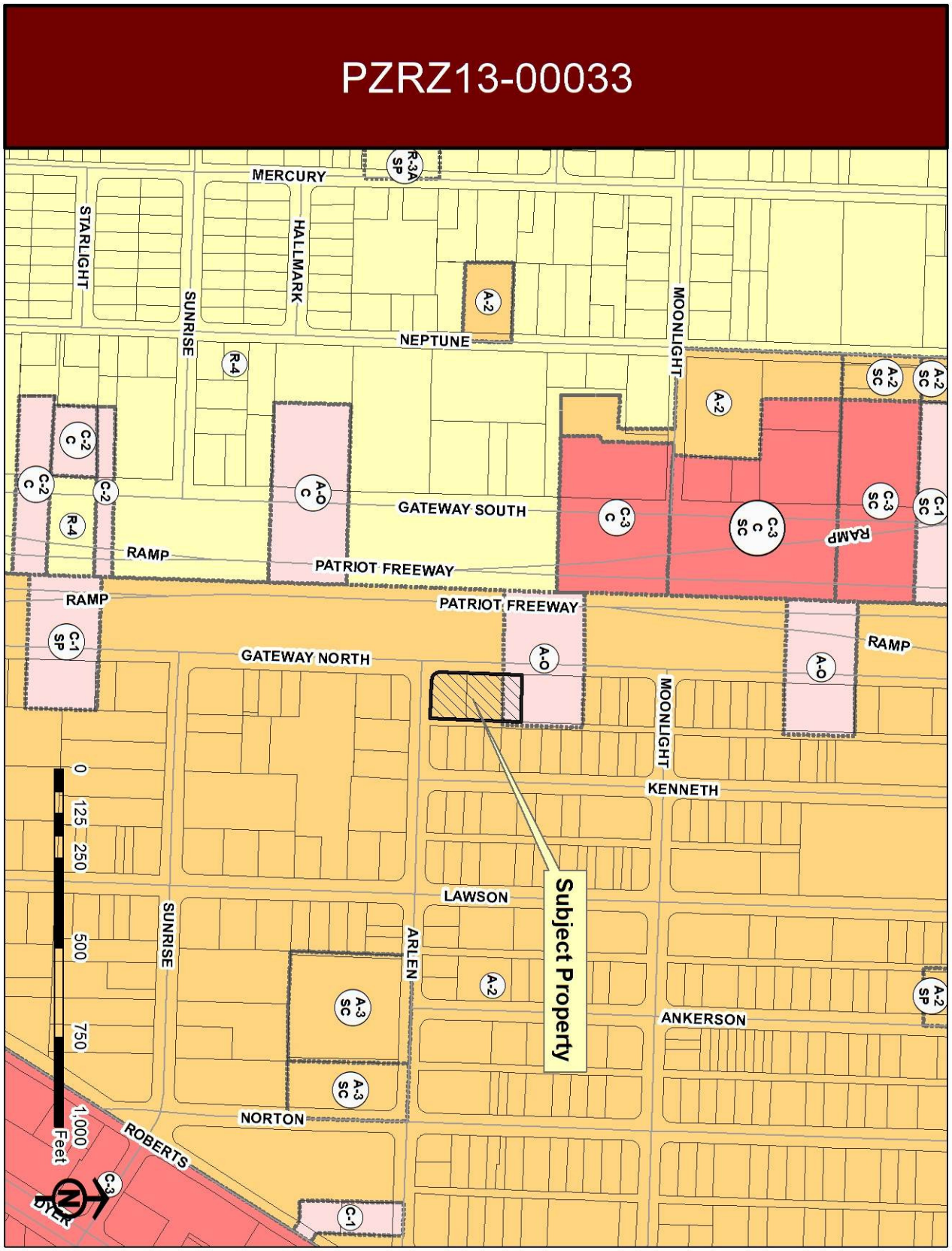
4. Private water pressure regulating devices will be required within the proposed development. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.
5. EPWU records indicate an active 6-inch fire line, an active ¾" service meter and an active ¾" yard meter serving the subject property. The service address for these meters is 8820 Gateway Blvd., North.
Sanitary Sewer:
6. There is an existing 8-inch diameter sanitary sewer main that extends along Arlen Rd. The main is located 5 feet south of the street center line. This main is available for service.
General:
7. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

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.

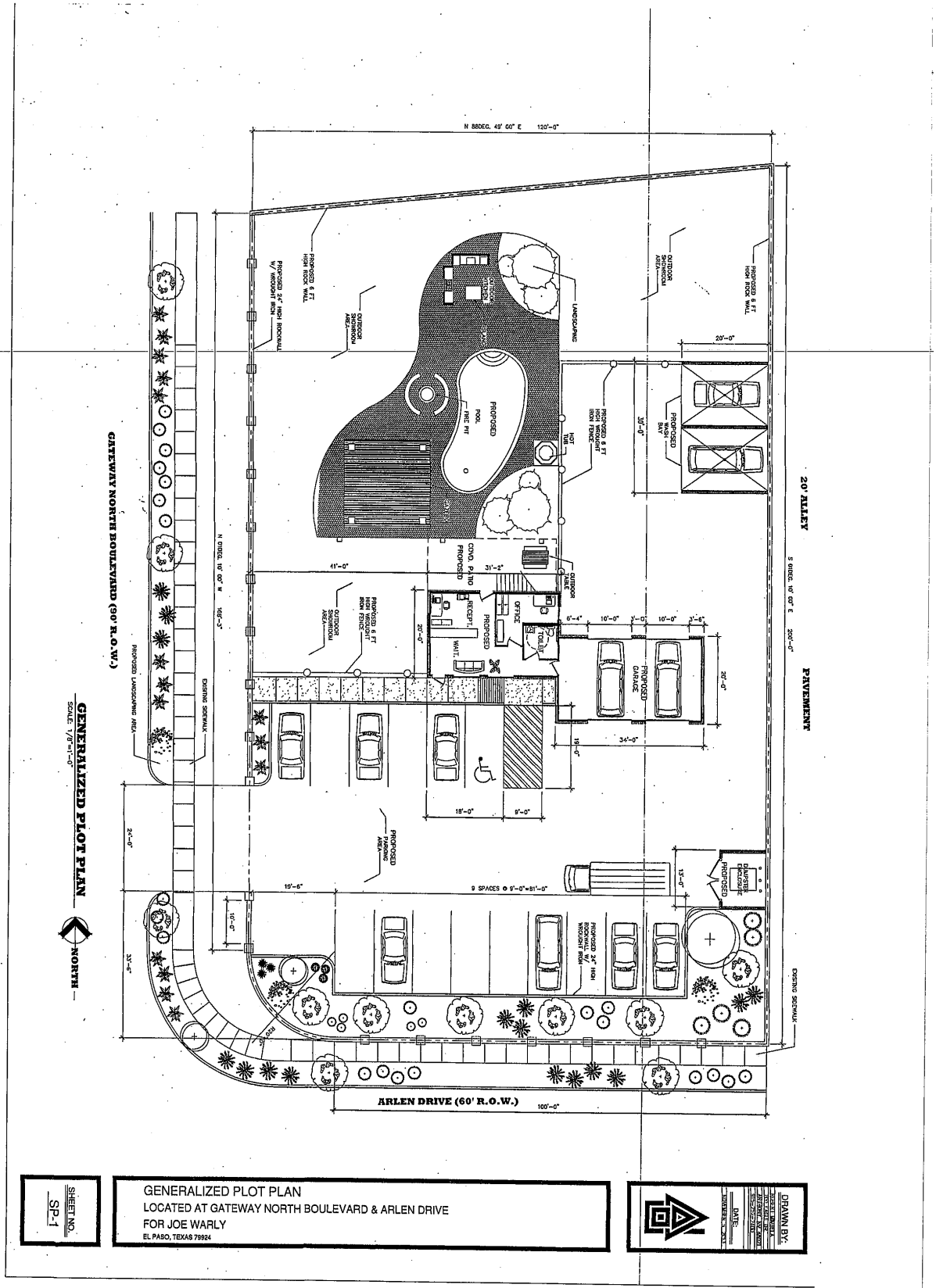
Attachments:
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Site Plan

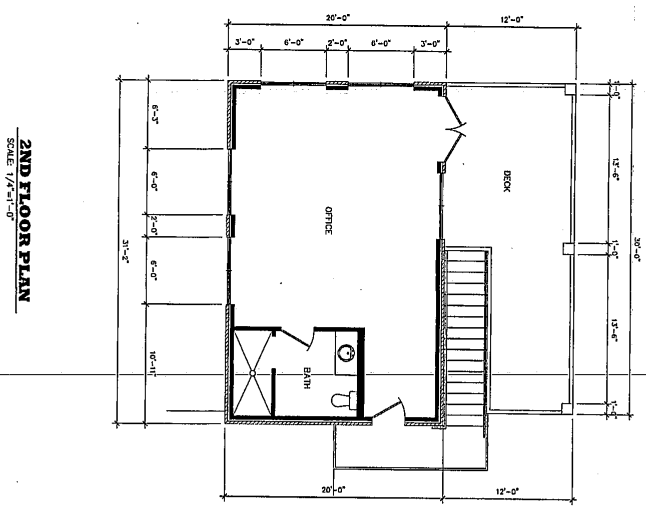
ATTACHMENT 1: ZONING MAP



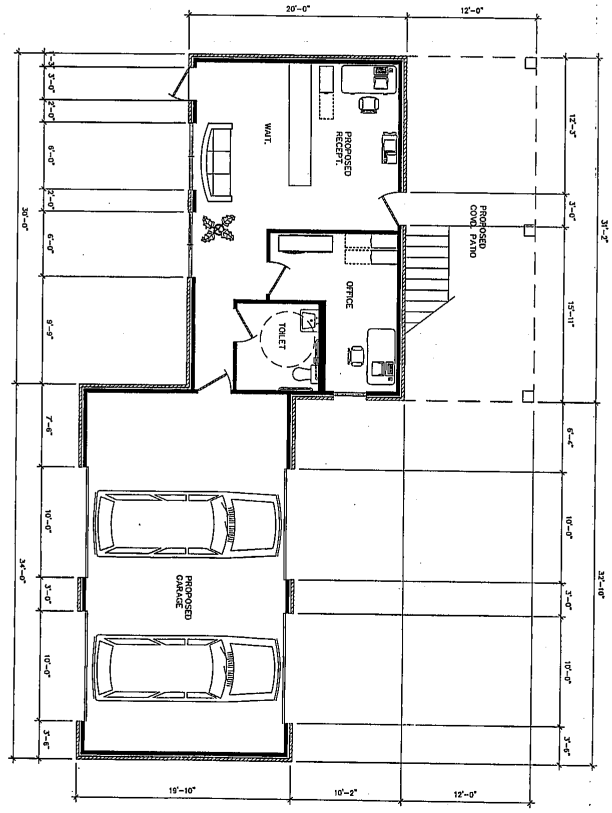
ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN





2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

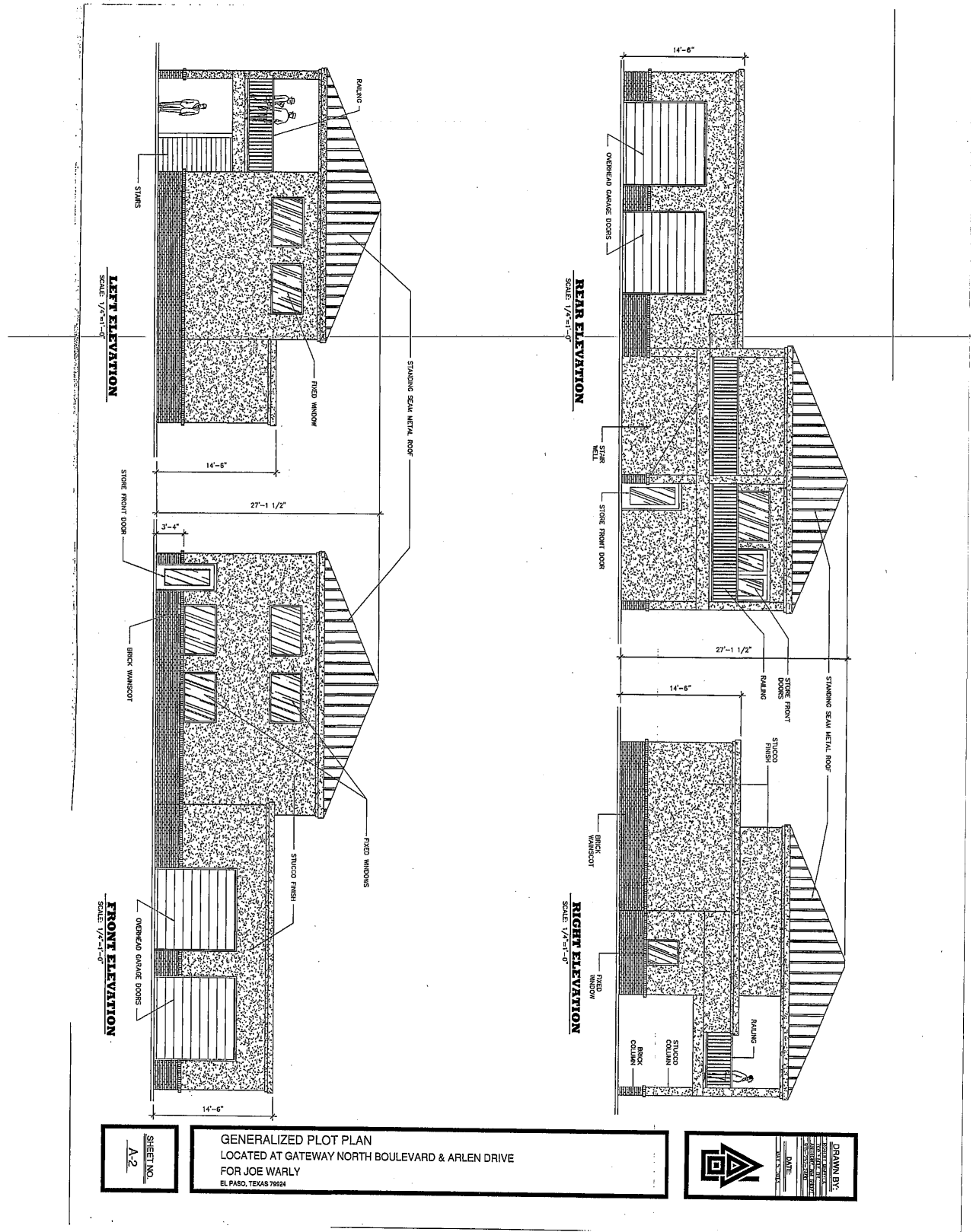


GENERALIZED PLOT PLAN
SCALE: 1/4"=1'-0"

SHEET NO. A-1

GENERALIZED PLOT PLAN
LOCATED AT GATEWAY NORTH BOULEVARD & ARLEN DRIVE
FOR JOE WARLY
EL PASO, TEXAS 79924

DRAWN BY:
DATE:


LEFT ELEVATION
SCALE: 1/4"=1'-0"
RAILING
STAIRS
FIXED WINDOW
STANDING SEAM METAL ROOF
14'-6"
27'-1 1/2"
3'-4"
STORE FRONT DOOR
BRICK WAINSCOT
FIXED WINDOWS
STUCCO FINISH
FRONT ELEVATION
SCALE: 1/4"=1'-0"
OVERHEAD GARAGE DOORS
14'-6"
REAR ELEVATION
SCALE: 1/4"=1'-0"
OVERHEAD GARAGE DOORS
14'-6"
STAIR WELL
STORE FRONT DOOR
27'-1 1/2"
STORE FRONT DOORS
RAILING
STANDING SEAM METAL ROOF
14'-6"
STUCCO FINISH
BRICK WAINSCOT
FIXED WINDOW
RIGHT ELEVATION
SCALE: 1/4"=1'-0"
RAILING
STUCCO COLUMN
BRICK COLUMN
SHEET NO.
A-2
GENERALIZED PLOT PLAN
LOCATED AT GATEWAY NORTH BOULEVARD & ARLEN DRIVE
FOR JOE WARLY
EL PASO, TEXAS 79924
DRAWN BY:
DATE: