City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00034
Application Type: Rezoning
CPC Hearing Date: November 14, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 610 Lomaland Drive
Legal Description: Tract 4, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 2.22 acres
Rep District: 7
Current Zoning: R-3 (Residential)
Existing Use: Farm
C/SC/SP/ZBA/LNC: No
Request: From R-3 (Residential) to R-F (Ranch and Farm)
Proposed Use: Farm

Property Owner: David and Debbie Chavez
Representative: David and Debbie Chavez

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) / Vacant
South: R-3 (Residential) / Farm
East: R-3 (Residential) / Single-family dwellings
West: C-2/c (Commercial/conditions) / Apartment Complex

PLAN EL PASO DESIGNATION: G-3, Post-War
NEAREST PARK: Lomaland Park (1,707 feet)
NEAREST SCHOOL: Loma Terrace Elementary (4,246 feet)

NEIGHBORHOOD ASSOCIATIONS
Lomaland Neighborhood Association

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 received 1 letter from Sylvia Carreon, President of the Lomaland Neighborhood Association with an inquiry in regards to the addressing of the subject property, (see Attachment #4).

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-3 (Residential) to R-F (Ranch and Farm) to allow for a farm. Farm is not a permitted use in the R-3 (Residential) district. The subject property is 2.22 acres in size and is currently being used as a farm. The detailed site plan shows an existing horse stable, three feed storage structures, and a gazebo. Access to the subject property is provided from McCamey Road, which is an access road to the Mesa drain. Property owners have an access easement from the Water Improvement District.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to R-F (Ranch and Farm). The recommendation is based on the compatibility with surrounding R-F (Ranch and Farm) and R-3 (Residential) districts and uses in the area of the subject property.

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 R-3 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

The purpose of the R-F (Ranch and Farm) district is to provide for primarily fallow or agricultural areas within the city and to protect and conserve these areas within and adjacent to urban development. It is intended that this district afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. The regulations of this district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.

COMMENTS:

Planning Division - Transportation
No objections.

City Development Department – Plan Review
No objections.

City Development Department - Land Development
No objections.

Fire Department
No objections to the rezoning.

El Paso Water Utilities
We have reviewed the zoning change request described above and provide the following comments:
EPWU does not object to this request.
EPWU-PSB Comments
Water:
Along Lomaland Drive between Holloway Road and Strickland Street there is an existing eight (8) inch diameter water main.
Along McCamey Road, south of Lomaland Drive there are no existing water mains fronting the subject Property.
Previous water pressure readings conducted on fire hydrant number 2848 located at the corner of Lomaland Drive and Holloway Road have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 84 psi, discharge of 1,186 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
Sanitary Sewer:
Along Lomaland Drive between Knowles Street and Holloway Road there is an existing six (6) inch diameter pressurized sanitary sewer main (force main) originating from the pump station (lift station) located

along Knowles Street north of Lomaland Drive. No service connections are allowed to this main.

Along Lomaland Drive between Strickland Street and McCamey Road there is an existing six (6) inch diameter sanitary sewer main. This main dead-ends at approximately 540 feet west of Strickland Street.

Along McCamey Road fronting the subject Property there is an existing thirty-three (33) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

General

Service to the subject property will require a water main extension originating at Lomaland Drive along McCamey Road to cover the entire frontage of the subject Property along McCamey Road. A sanitary sewer main extension will be required along McCamey Road to cover the entire frontage of the subject property; the extension will discharge unto a manhole pertaining to the described 33-inch diameter main.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions 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; (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

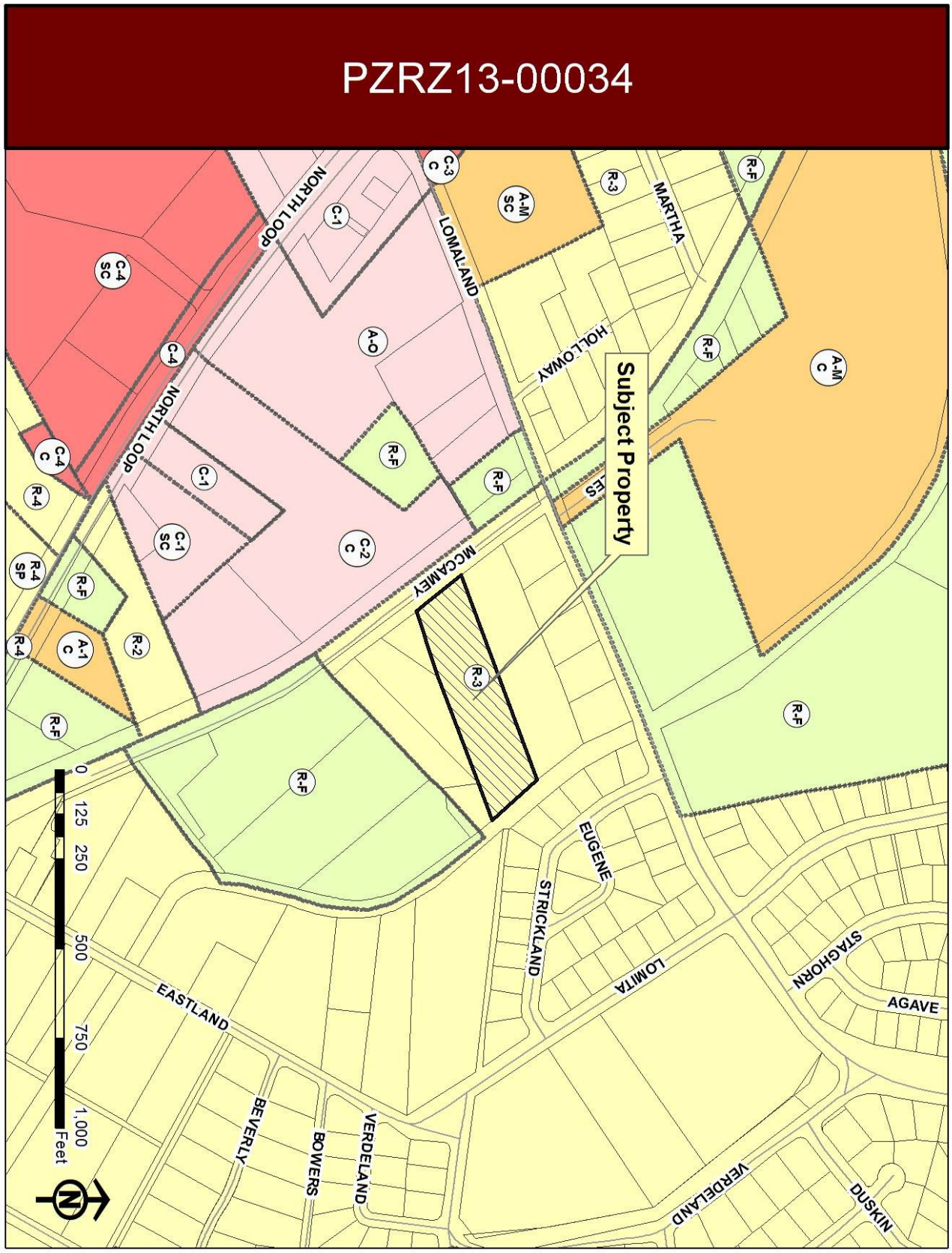
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

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:

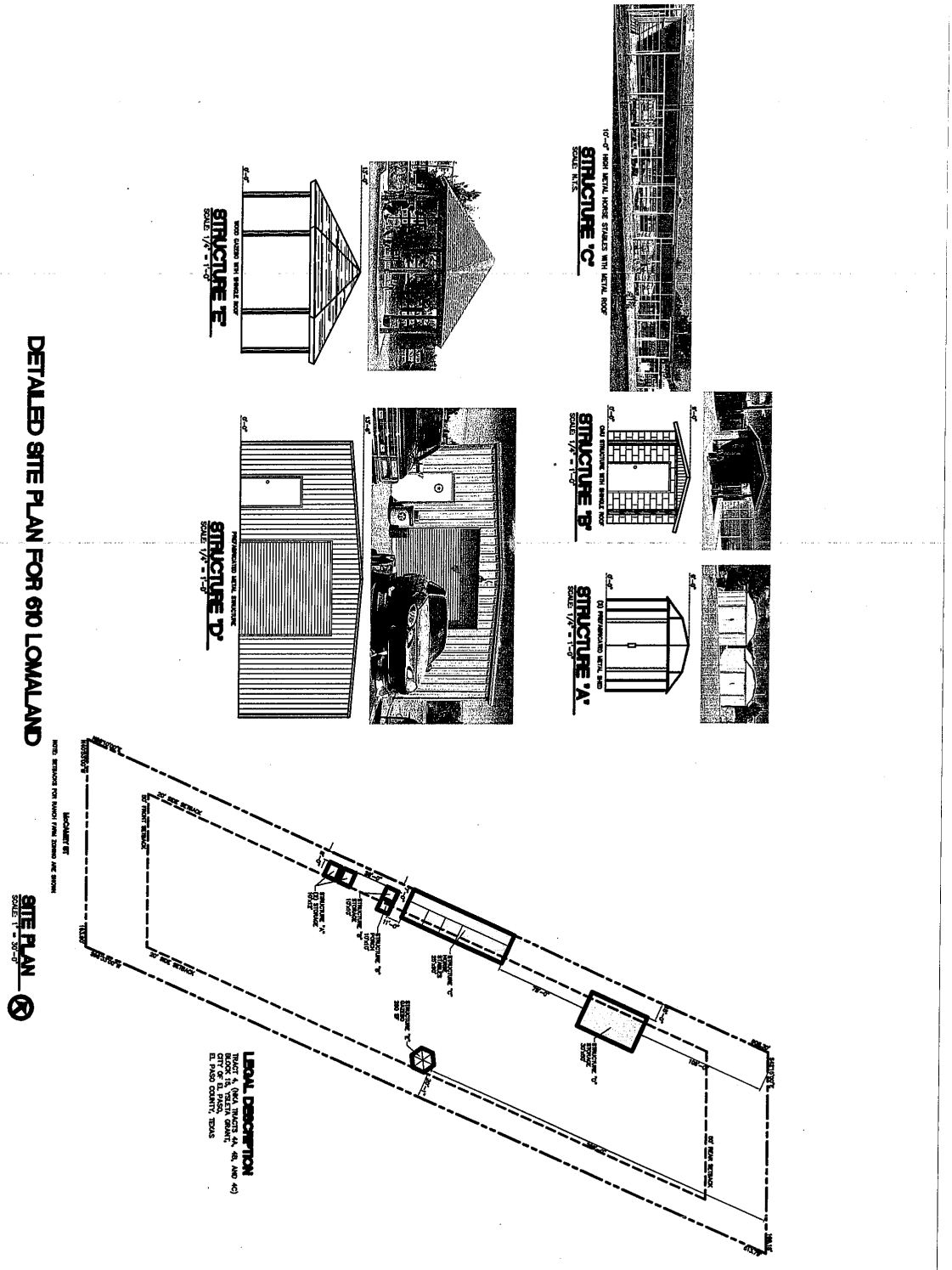
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Detailed Site Plan
Attachment 4: Inquiry Letter

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE PLAN



ATTACHMENT 4: INQUIRY LETTER

LOMALAND NEIGHBORHOOD ASSOCIATION
925 Richard Dr.
El Paso, TX 79907
(915) 227-2738

Nov. 5, 2013

City Plan Commission
c/o Planning Division
2nd Floor
222 S. Campbell St.
El Paso, TX 79901

Case No. PZST 13-00034

To Whom It May Concern:

I am Sylvia Carreon, president of the Lomaland Neighborhood Association, and I have received notice of the request from David and Debbie Chavez to change zoning of the subject property located at 610 Lomaland Dr. The property of 2.22 acres is described as Tract 4, Block 15, Ysleta Grant as residential. The request is to change zoning from residential to Ranch & Farm.

My issue with this request is that NONE of the property touches Lomaland Dr. , but rather has main entrance through McCamey, going east & west. The rezoning should also affect the location to change from Lomaland Dr. to a physical number on McCamey which would make more sense for farm use. I have tried to make contact with the Chavez family, but they do not return my call.

I have not make contact with any residents living in surrounding property due to time availability. I would like to see the change made to street location of said property before rezoning is permitted. Thank you for your time and attention.

Sincerely yours

Ms. Sylvia Carreon

Cc: District 7 Representative: Lily Limon