City of El Paso – City Plan Commission Staff Report

Case No:	ZON08-00080 (Related to AN08-009)
Application Type:	Rezoning
CPC Hearing Date:	November 15, 2012
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	South of Pebble Hills Boulevard and West of Zaragoza Road
Legal Description:	Parcel 1: A portion of Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas Parcel 2: A portion of; Tract 2C, Section 46, Block 79, Township 2, Texas and Pacific Railroad Company Surveys and a portion of Ysleta - Carlsbad Cut-off Road (Zaragoza Road), El Paso County, Texas
Acreage:	Parcel 1: 10.90 acres Parcel 2: 10.47 acres
Rep District:	Adjacent to District 5
Existing Zoning:	R-F (Ranch and Farm)
Existing Use:	Vacant
Request:	Parcel 1: R-F (Ranch and Farm) to A-2 (Apartment) Parcel 2: R-F (Ranch and Farm) to C-3 (Commercial)
Proposed Use:	Apartment Complex and Commercial Development
Property Owner:	Genagra, L.P.
Representative:	Genagra, L.P.

SURROUNDING ZONING AND LAND USE
North: R-5 (Residential) / Ponding Area; East ETJ / Contractor yard
South: C-3 (Commercial), Vacant
East: C-4/c (Commercial/condition) / Vacant
West: R-3 (Residential) / El Paso Electric R.O.W.

THE PLAN FOR EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)
NEAREST PARK: Tierra Del Este #1 Park (320 feet)
NEAREST SCHOOL: Paso Del Norte Elementary (3,505 feet)

NEIGHBORHOOD ASSOCIATIONS
Eastside Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 17, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting to rezone Parcel 1 from R-F (Ranch and Farm) to A-2 (Apartment) to allow for an apartment complex and Parcel 2 from R-F (Ranch and Farm) to C-3 (Commercial) to allow for commercial development. This rezoning application is related to annexation AN08-009. Annexed properties are automatically zoned R-F (Ranch and Farm). Access to the subject property is proposed from Zaragoza Road. The rezoning request meets all annexation requirements and imposed conditions.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the Parcel 1 from R-F (Ranch and Farm) to A-2 (Apartment) and Parcel 2 from R-F (Ranch and Farm) to C-3 (Commercial) with the following conditions:

1) *That prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved in accordance with the requirements of the El Paso City Code, and;*
2) *That A 20 -foot wide landscaped buffer with high-profile native trees of at least two (2) inch caliper and fifteen (15) feet in height shall be placed at ten (10) feet on center along the property lines adjacent to any residential or apartment zoning districts or use. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.*

The approval recommendation is based on the compatibility with the surrounding commercial zoning and uses to the south of the subject property. The zoning complies with the conditions of the annexation agreement.

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 civic and commercial uses.

The purpose of the A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities 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. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning Division - Transportation

No objections.

Notes:

1. Access and improvements to Zaragoza Road shall be coordinated and approved by TxDOT.
2. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department – Plan Review

No objections to rezoning.

City Development Department - Land Development
No Objection.

Grading plan and permit shall be required.*
Place a note on the site plan stating that all lots are subject to On-Site Ponding.
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.

Fire Department
Recommend approval as presented. It 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.

Sun Metro
Sun Metro does not oppose this request.

El Paso Water Utilities
We have reviewed the proposed rezoning described above and provide the following comments:
1. EPWU planning and development section does not object to this request
Water:
There is an existing 24-inch diameter water transmission main along Pebble Hills Boulevard. No direct service connections are allowed to the transmission main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
There is an existing 8-inch diameter water main along Pebble Hills Boulevard that extends approximately 466-feet east of Tierra Cortez Drive. The main continues south within an easement along the eastern side of the El Paso Electric Company (EPEC) Right-of-Way for approximately746-feet. From this point the main continues east to Zaragoza Road within an easement located immediately south of and parallel to the common boundary line of the subject property and Tierra Del Este unit 32.
Water service to the subject property requires the extension of an 8-inch diameter water main along the entire Zaragoza Road frontage within a dedicated easement. Water service also requires the on-site water system to be looped to the existing water mains and proposed water main extensions.
Sanitary Sewer:
There is an existing 8-inch diameter sanitary sewer main that extends within an easement located immediately west of and parallel to the west Zaragoza right-of-way line. This sewer main dead-ends just south of the common boundary line of the subject property and Tierra Del Este unit 32. Also, there is an existing 8-inch diameter sewer main along Pebble Hills Boulevard.
The Owner/Developer is to grade the subject property to allow sanitary sewer flows to be conveyed by gravity to the above mentioned sewer mains.
An 8-inch diameter sewer main extension along the entire Zaragoza Road frontage within a dedicated easement is required.
General:
Annexation fees are due at the time of new service application for individual water meters within the subject property.
EPWU requires a new service application to provide service to the property. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to 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, appurtenances. Annexation fees are due at the time of service application.

CITY PLAN COMMISSION OPTIONS

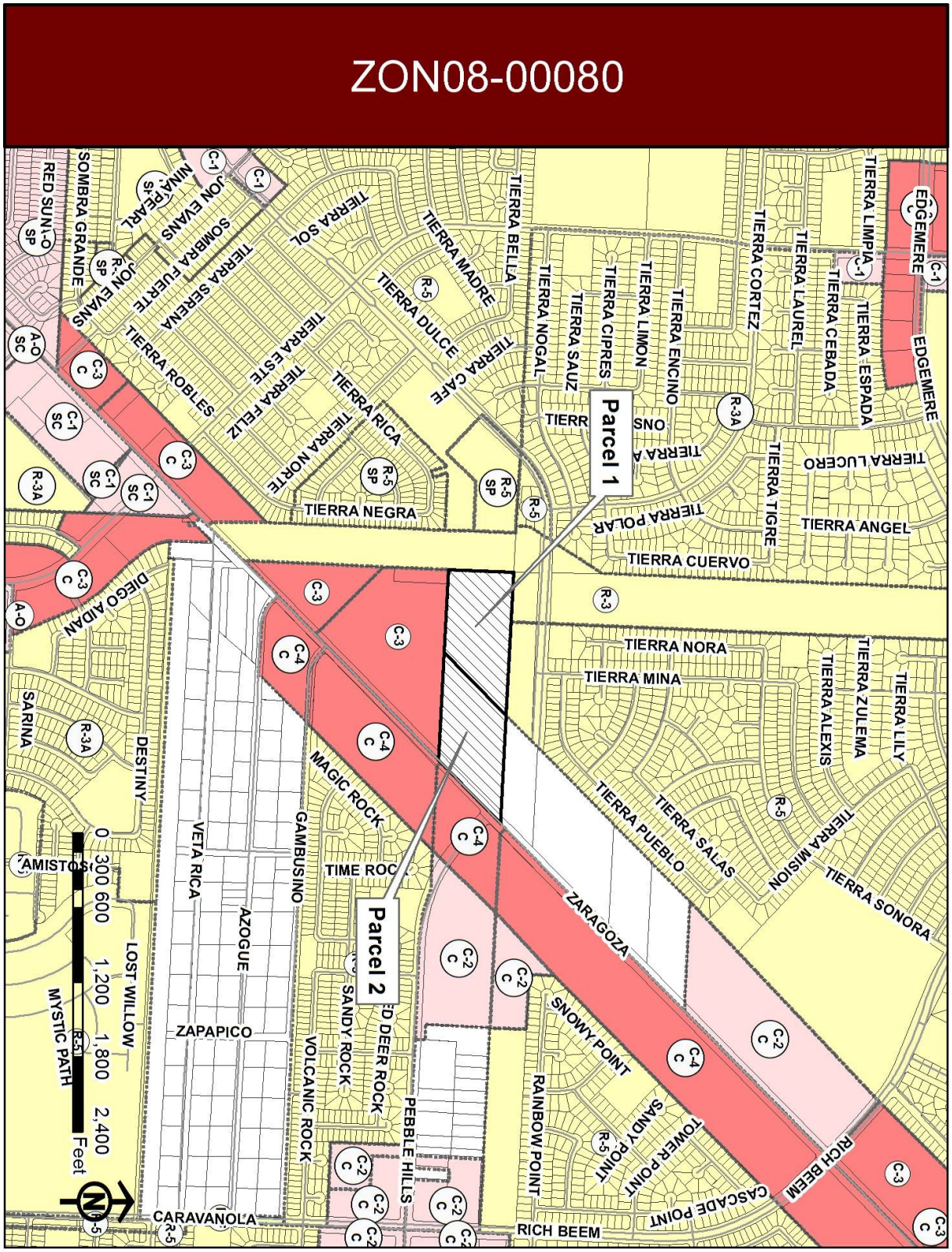
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

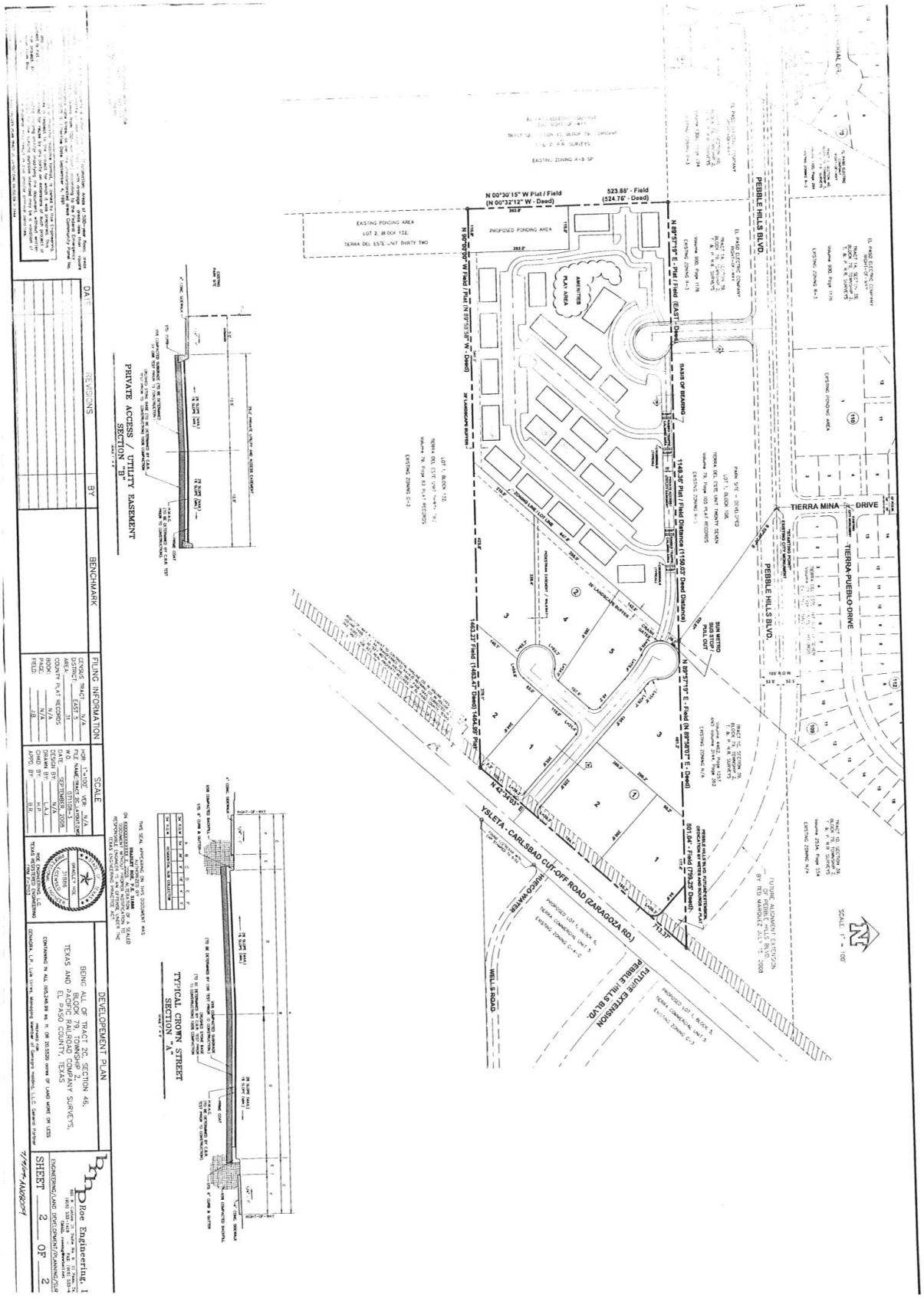
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance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