City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No:	PZRZ15-00031
Application Type:	Rezoning
CPC Hearing Date:	November 19, 2015
Staff Planner:	Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov
Location:	North of Zaragoza Road and East of Tierra Este Road
Legal Description:	A portion of Tract 1-B, lying in Section 45, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Acreage:	1.1 acres
Rep District:	5
Existing Zoning:	R-3 (Residential)
Existing Use:	El Paso Electric Easement
C/SC/SP/ZBA/LNC:	N/A
Request:	R-3 (Residential) to C-1 (Commercial)
Proposed Use:	Parking area in support of commercial development
Property Owner:	El Paso Electric Company
Applicant:	River Oaks Properties, Inc.
Representative:	SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE
North: R-3 (Residential) / El Paso Electric R.O.W.
South: El Paso ETJ / Vacant; C-3 (Commercial) / Vacant
East: R-3 (Residential) / El Paso Electric R.O.W.
West: C-3/c (Commercial/conditions) / Retail

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)
NEAREST PARK: Salvador Rivas Park (3,726 feet)
NEAREST SCHOOL: Lujan Chavez Elementary (2,840 feet)

NEIGHBORHOOD ASSOCIATIONS
Las Tierras Neighborhood Association
Eastside Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 500 feet of the subject property on November 4, 2015. The Planning Division received a phone call in support to the rezoning request.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from R-3 (Residential) to C-1 (Commercial) to allow an additional parking area in support of an existing commercial development. Parking serving a commercial use from residential zoned property is not permitted as the subject property is zoned R-3 (Residential), therefore necessitating the rezoning change. Currently, there is an existing C-3 (Commercial) zoned property to the west of the subject property that the applicant owns. The conceptual site plan shows a 1.1 acres parking area to serve an adjacent commercial development. Access to the subject property is proposed from Zaragoza Road.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to C-1 (Commercial). The recommendation is based on the compatibility with surrounding land use and the existing C-3 (Commercial) zoned properties to the south, east, and west of the subject property and compliance with the Plan El Paso land use designations G-4, Suburban (Walkable) in the East Planning Area.

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 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
Traffic Impact Analysis (TIA) is not required.

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.

Planning and Inspections Department – Building and Development Permitting
No objection to proposed rezoning. The conceptual plan submitted was not reviewed for conformance with any applicable codes.

Planning and Inspections Department - Land Development
No objections.

TXDOT -
TXDOT AMC approved the location of the proposed driveway. The permit will be executed once the grading and drainage plan is approved.

Note: the applicant shall coordinate with TXDOT at the time of permitting.

Street and Maintenance Department
A TIA waiver was received and approved by Street and Maintenance Department.

Fire Department
Rezoning does not adversely affect the Fire Department.

Police Department
We have seen an increase in businesses and rezoning in that general area, but do not anticipate any conflicts from this.

El Paso Water Utilities
No comments received.

El Paso Water Utilities - Stormwater Division

1. Storm sewer cannot flow into Zaragoza Rd.; TXDOT roads are not designed to carry outside storm sewer flow.

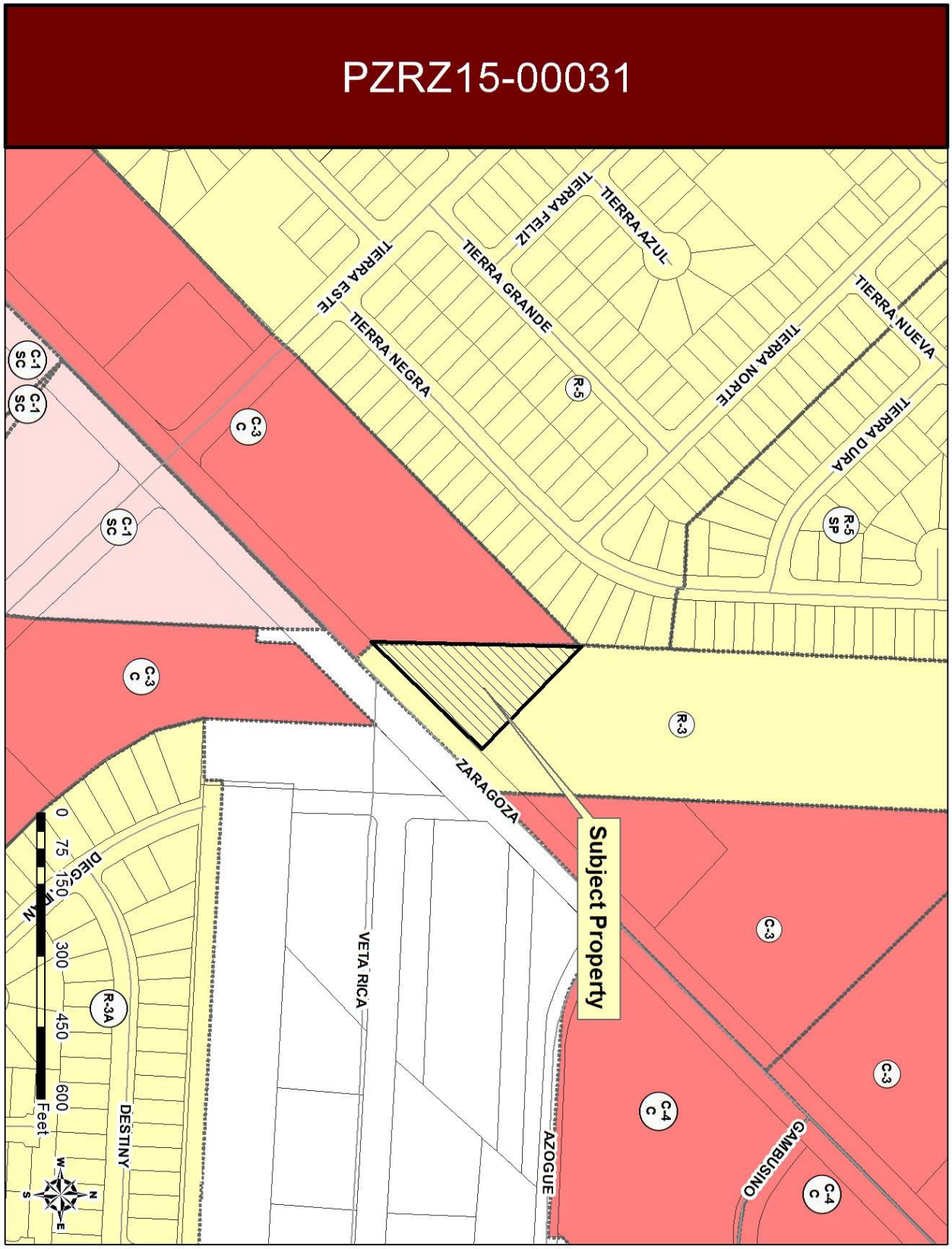
2. The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.

3. Not required but recommended: Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

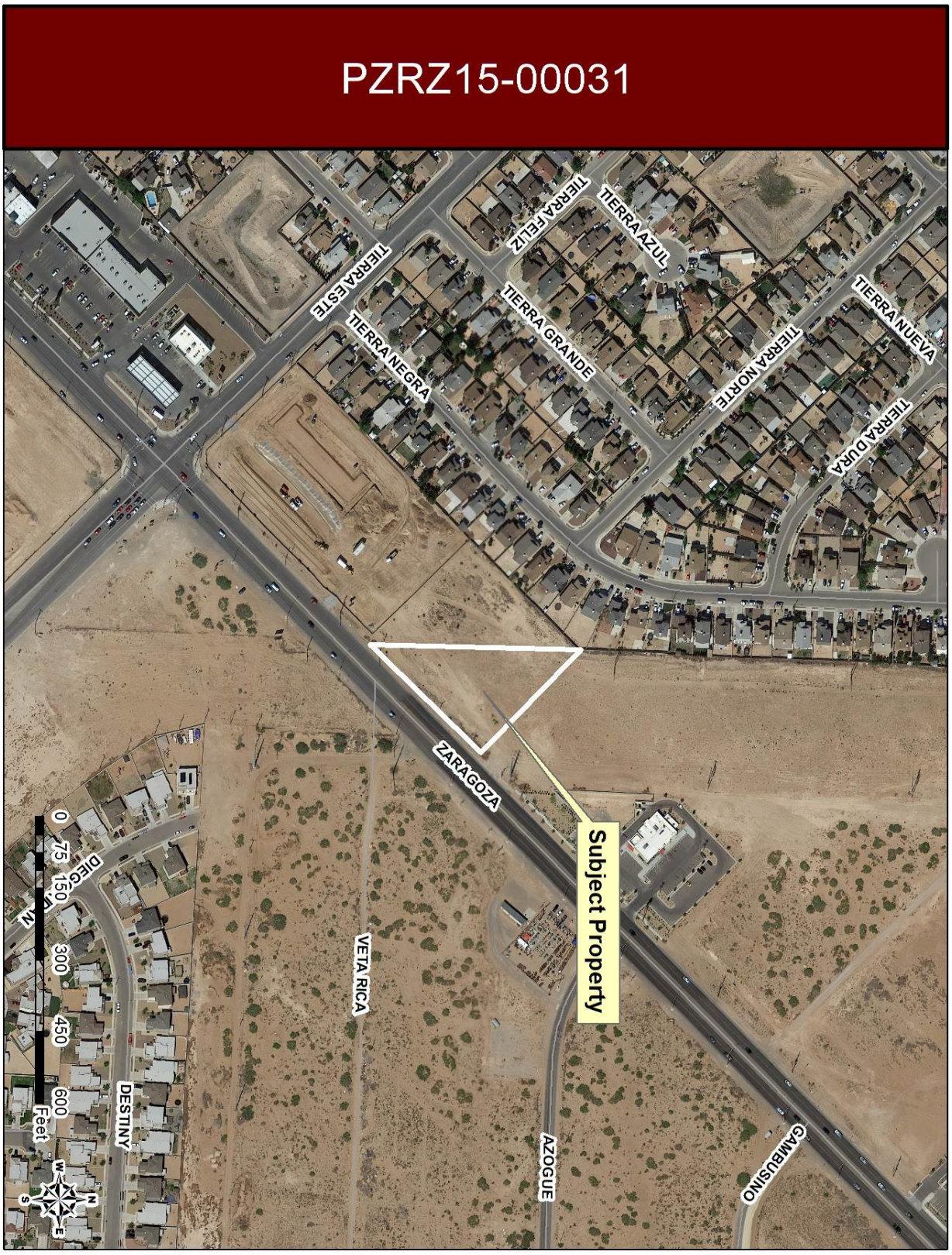
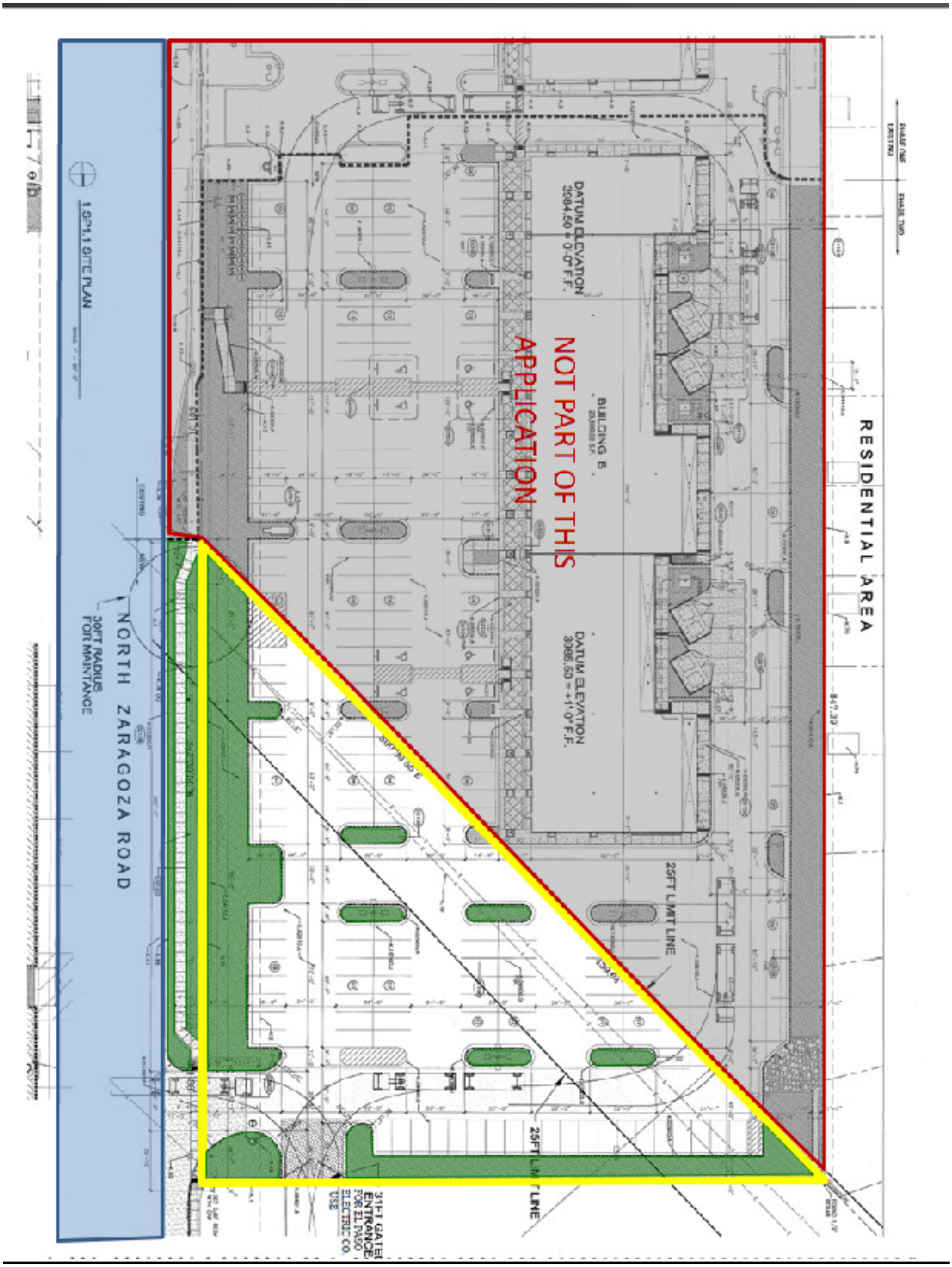
Attachments:

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN