City of El Paso – City Plan Commission Staff Report

Case No:	PZDS11-00023 (REVISED)
Application Type	Detailed Site Development Plan Review
CPC Hearing Date	December 1, 2011
Staff Planner	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location	8249 North Loop Drive
Legal Description	A portion of Tracts 23D and 23C and all of Tracts 2C and 2C1, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage	7.5 acres
Rep District	7
Existing Use	Apartment Complex
Existing Zoning	C-2/c (Commercial/condition)
Request	Detailed Site Plan Review per Ordinance No. 15456
Propose Use	Apartment/Retail
Property Owner	Bethel Holdings, L.P.
Applicant	Bethel Holdings, L.P.
Representative	Carlos Figueroa Structural Design

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm) / Single-family dwellings, and A-O (Apartment/Office) / Apartment Complex

South: C-1 (Commercial) / Medical Office, C-1/sc (Commercial/special contract) / Medical Office, and R-2 (Residential) / Single-family dwellings

East: R-F (Ranch and Farm) / Vacant and R-3 (Residential) / Vacant

West: C-4 (Commercial) / Construction Company, C-1/sc (Commercial/special contract) / Medical Office, A-O (Apartment/Office) / Apartment Complex, and R-F (Ranch and Farm) / Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential and Mixed Use (Mission Valley Planning Area)
Nearest Park: Lomaland Park (3,445 feet)
Nearest School: Marion Manor Elementary School (3,825 feet)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice.

APPLICATION DESCRIPTION

The applicant is requesting a Detailed Site Development Plan Review as required by Ordinance No. 15456, dated May 27, 2003 (see Attachment 4, page 7-8). The site plan shows 52 existing apartment units and 56 new apartment units, 7,568 sq. ft. of retail commercial, and a basketball court. The development requires 216 parking spaces for the apartments and 25 parking spaces for retail commercial. The applicant is providing 243 parking spaces and 24 bicycle parking spaces and meets the parking requirements. Access to the subject property is proposed from North Loop Drive. A previous site plan was approved on May 6, 2004 for a senior housing complex. The development concept has changed requiring a review of the proposed site plan.

PLANNING AND ECOMONIC DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all

the requirements of Section 20.04.150, Detailed Site Development Plan.

The Plan for El Paso-City-Wide Land Use Goals

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses

b. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.

c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the C-2 (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.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for approval.

Engineering & Construction Management Services Department – Plan Review

Plan review has no objections.

Engineering & Construction Management Service Department – Landscaping

Recommend approval with landscape plan as submitted.

Engineering & Construction Management Services Department – Land Development

General Comments:

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- Grading plan and permit shall be required. *
- Storm Water Pollution Prevention Plan and/or permit required*
- Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section. *
- The Subdivision is within Flood Zone X – (Areas of 100- year shallow flooding where depths are between one and three feet) according to the Federal Emergency management Agency. Flood Insurance Rate Maps as per Community Panel # 480214 0045C, dated February 16, 2006.

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

Department of Transportation

Department of Transportation has no objection to the detailed site development plan.

Notes:

1. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

Fire Department recommends approval with condition: Maintain Secondary access at 20 feet width.

El Paso Water Utilities

We have reviewed the site plan request above and provide the following comments:

1. The Previous Owner/Developer of this Property entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water mains to provide service to the entire project. EPWU issued Partial Final Acceptance on June 6, 2005 for the water facilities that are located within the existing phase of the project. The water mains along the access road within the new proposed phase have not received Final Acceptance and are not connected to the existing mains. No water service is available to the new phase of subject development until the current Owner/Developer coordinates with EPWU the reactivation and assignment of the Development Agreement and finalizes the construction of the water facilities.
2. The current Owner/Developer of this Property is to submit to EPWU-PSB an application for service under the new improvement plans and detailed site plan.
3. Previously, the portion of the subject property under consideration was intended to be developed into 17 quadruplexes with a total of 68 water meter services. The site plan shows 12 quadruplexes with a total of 48 water services, a reduction 20 water services. The current Owner/Developer is to provide to EPWU engineering a copy of the site plan showing the location of the existing water service connections, noting on the plans the location of the water services that are to remain to serve each of the quadruplexes and the location of the surplus water services that are to be eliminated completely by the Utility Contractor as the result of this site plan.
4. No Utility work is to be performed until the updated Development Agreement has been assigned to the current Owner and has been executed by EPWU and EPWU has approved the new Utility Contractor.

CITY PLAN COMMISSION OPTIONS

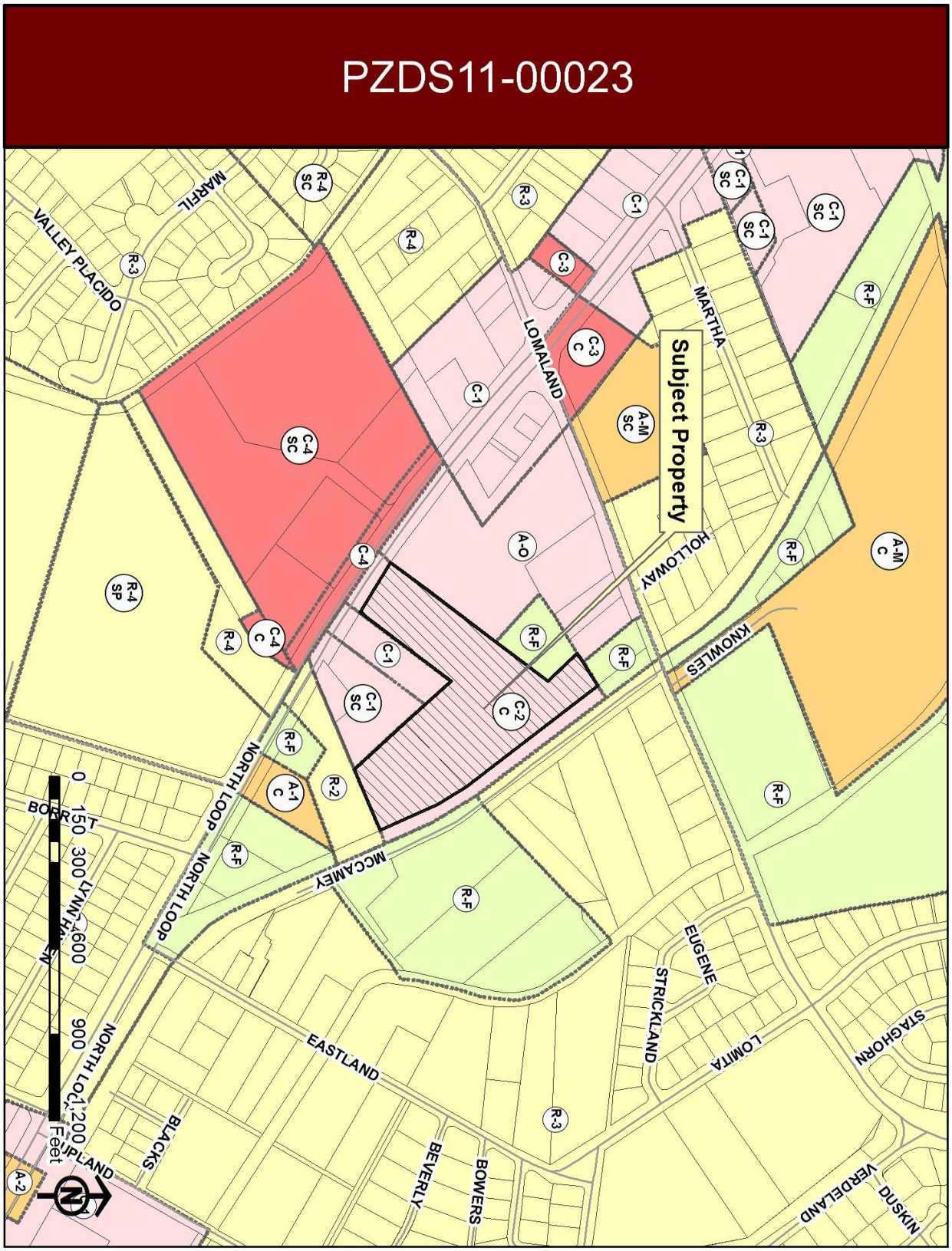
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for 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 detailed site development plan into conformance with the review criteria in The Plan for 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 detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

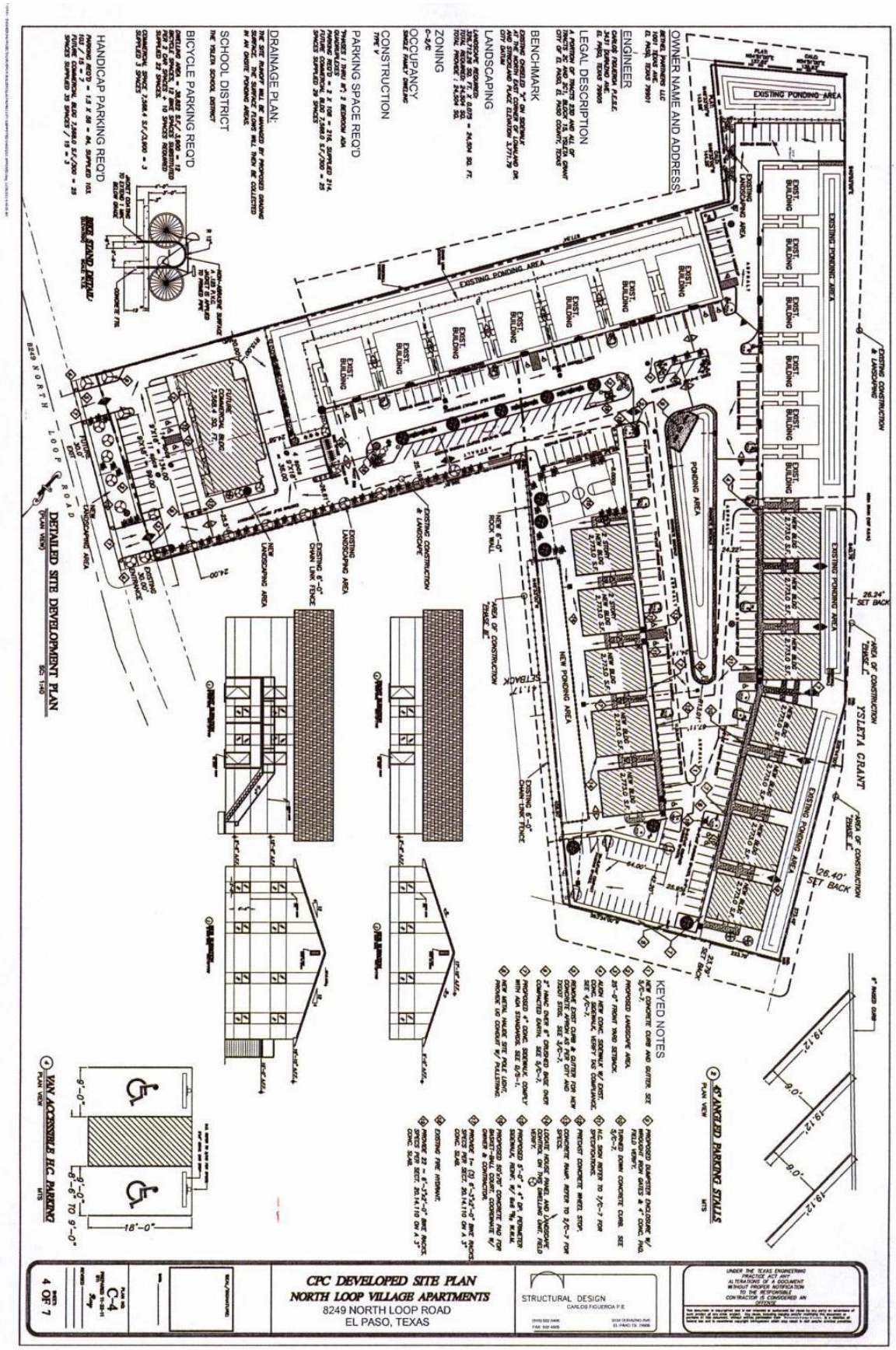
1. Zoning Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
4. Ordinance No. 15456, dated May 27, 2003

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ORDINANCE NO. 15456 DATED May 27, 2003

ORDINANCE NO. 15456

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 23D AND 23C AND ALL OF TRACTS 2C AND 2C1, BLOCK 15, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS (8247 NORTH LOOP DRIVE) FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY IS AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Tracts 23D and 23C and all of Tracts 2C and 2C1, Block 15, YSLETA GRANT, City of El Paso, El Paso County, Texas,* as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-F (Ranch and Farm) to C-2 (Commercial)** within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning **from R-F (Ranch and Farm) to C-2 (Commercial)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

> Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved by the City Plan Commission.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above condition in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

(Signatures on following page)

MW:pmc\#91761\ZON/PLA\Y6 4/30/2003

ORDINANCE NO. 15456 **Zoning Case No. ZC-03016**

PASSED AND APPROVED this 27th day of May, 2003.

THE CITY OF EL PASO

Raymond C. Caballero
Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Matt Watson
Assistant City Attorney

APPROVED AS TO CONTENT:

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument is acknowledged before me on this 27th day of May, 2003, by RAYMOND C. CABALLERO as Mayor of **THE CITY OF EL PASO**.

My Commission Expires:
11/01/06

Notary Public, State of Texas
Notary's Printed or Typed Name:

DONNA MARIE MARTINEZ
NOTARY PUBLIC
STATE OF TEXAS
My commission expires
November 01, 2006

MW:pmc\#91761\ZON/PLA\Y6 15456

ORDINANCE NO._____

4/30/2003

Zoning Case No. ZC-03016