



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00039 **(Reconsideration)**
Application Type: Rezoning
CPC Hearing Date: December 1, 2011
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
Location: East of Mount Latona Drive and North of Atlas Drive
Legal Description: Lots 80 and 81, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
Acreage: 2.0055 acres
Rep District: 2
Zoning: R-4 (Residential)
Existing Use: Existing structures to be demolished
Request: From R-4 (Residential) to R-MU (Residential-Mixed Use)
Proposed Use: Single-family, Two-family, Triplex and Commercial
Property Owner: Adobe Haciendas Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) Single-family/ C-2/c (Commercial/conditions)/Apartments
South: A-2/sc (Apartment/special contract)/Multi-family/ R-4 (Residential) Single-family
East: R-F (Ranch and Farm)/Single-family/Ranch M-1/sc (Light Manufacturing/special contract)
West: R-F (Ranch and Farm)/Single-family/Ranch/ RMH (Residential Mobile Home) Mobile Homes/Single-family dwellings

Plan for El Paso Designation: Residential (North East Planning Area)

Nearest Park: Mountain View Park (3,082 Feet)

Nearest School: Lee Elementary School (1,148 Feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 18, 2011. The Planning Division has received one phone call in opposition of the rezoning request, citing a raise in property taxes and dislike for apartments in that area and would prefer a park. Re-notification notices were sent out on November 17, 2011. The Planning Division has received 1 petition in opposition of the rezoning request (Opposition petition, Exhibit A).

APPLICATION DESCRIPTION

This item was reviewed and approved by CPC on November 3, 2011. However, this item is being presented for CPC reconsideration to verify compliance of public hearing sign posting requirements. The applicant has submitted pictures of the sign posting. The applicant is requesting to rezone the subject property from R-4 (Residential) to R-MU (Residential Mixed-Use). The Master Zoning Plan shows a mixed use development consisting 8 two-family dwelling units, 7 three-family dwelling units, and 1 single family dwelling unit; commercial storage, and personal service office, common open space, and recreational area. A summary of the Master Zoning Plan is attached (attachment 4, pg. 8). The proposed access is from Atlas Drive, Mitzie Place and Titanic Drive. The proposed development incorporates many smart growth principles and supports many of the R-MU district guidelines.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose, principles and guidelines of the R-MU district, and furthers the City Council direction to promote smart growth.

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

All applications for rezoning 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: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the R-MU (Residential Mixed Use) district to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval**.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

Land Development has no objection to the proposed rezoning request.

Engineering Civil Plan shall be submitted for grading and drainage issue.

Grading permit is required.

Department of Transportation

Department of Transportation does not object to the proposed rezoning request.

1. A review of the Master Zoning Plan (MZP) is required for the proposed rezoning.
2. Sidewalks shall be continuous across driveway.

Notes:

1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Titanic Drive that is available for service, the water main is located approximately 12-ft north from the center right-of-way line.
3. There is an existing 6-inch diameter water main extending along Atlas Drive that is available for service, the water main is located about 10-ft north from the center right-of-way line.

4. Along Mitzie Ram from Titanic and Atlas Drive, there is an existing 6-inch diameter water main that is available for service. Said main changes in diameter to an 8-inch water main approximately 265-ft north from the southern property line. The water main is located about 7-ft east from the center right-of-way line

5. Previous water pressure reading from fire hydrant # 204 located at the northeast intersection of Mount Latona and Atlas Drive, have yielded a static pressure of 114 (psi) pounds per square inch, a residual pressure of 110 (psi) pounds per square inch and a discharge of 1248 (gpm) gallons per minute

6. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

7. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 4805 Atlas Drive.

Sewer:

8. There is an existing 8-inch diameter sanitary sewer main extending along Titanic Drive that is available for service, the sewer main is located approximately 12-ft south from the center right-of-way line.

9. There is an existing 12-inch diameter sanitary sewer main extending along Atlas Drive that is available for service, the sewer main is located approximately 5-ft south from the center right-of-way line.

10. There is an existing 8-inch diameter sanitary sewer main extending along Mitzie Ram Place that is available for service, the sewer main is located approximately 4-ft west from the center right-of-way line.

General:

11. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of 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 and appurtenances

Fire Department

The El Paso Fire Department has no objections to the rezoning request or to the Detailed Site Plan as submitted. The case remains subject to further review at later stages of the process including, but not limited, to Fire Plan review

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 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 rezoning 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 rezoning does not conform to the review criteria in The Plan for 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

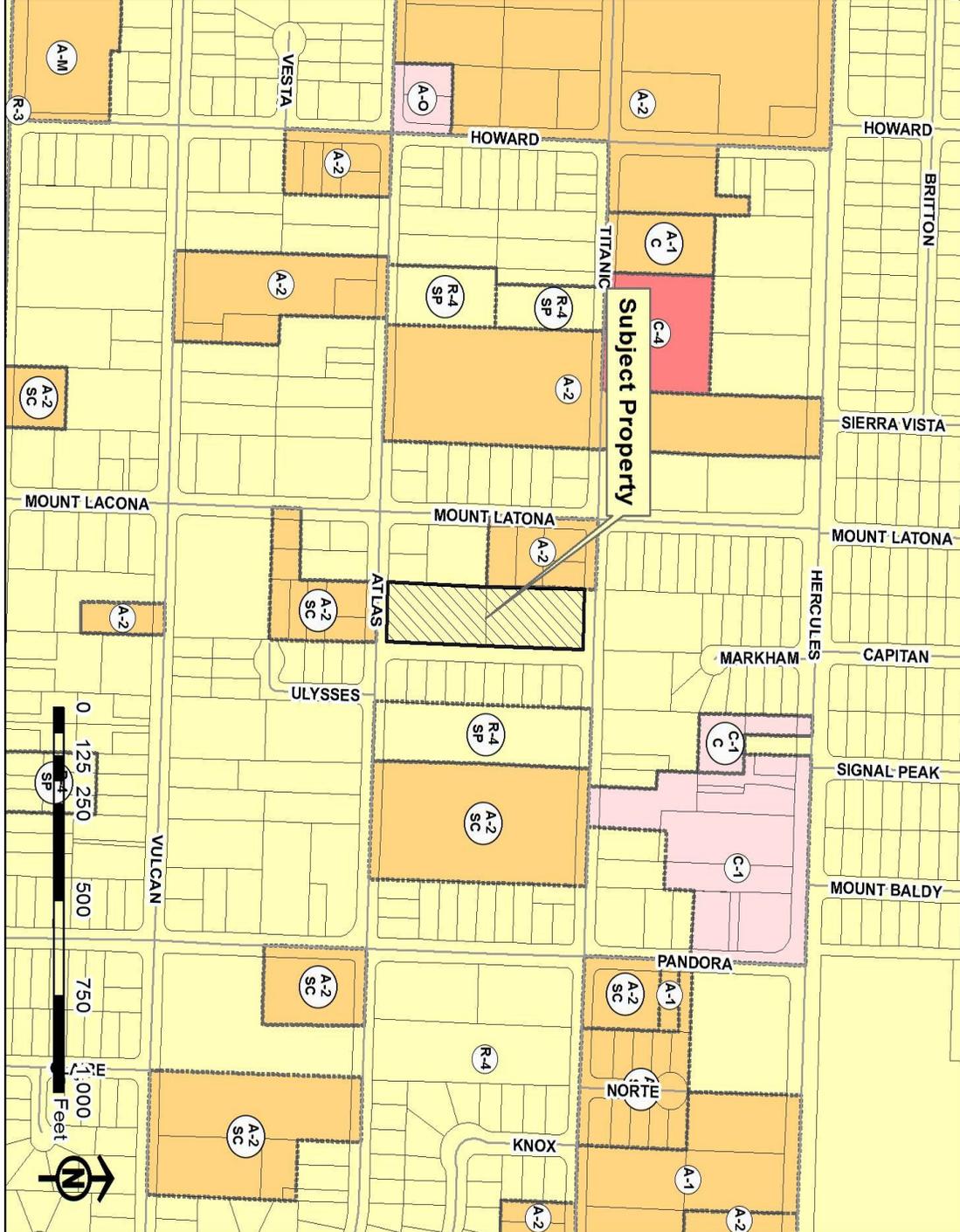
Attachment 3: Master Zoning Plan

Attachment 4: Master Zoning Plan Report

Exhibit A: Opposition Petition

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 4: MASTER ZONING PLAN REPORT

ATLAS-TITANIC/VULCAN-MT. LATONA MASTER ZONING PLANJuly 2011

MASTER ZONING PLAN

Atlas-Titanic/ Vulcan-Mt. Latona Master Zoning Plan for a Residential Mixed Use District

SECTION I

PURPOSE AND INTENT-

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- **To accommodate, encourage and promote innovatively designed development involving a mix of housing types and price levels.**
- **To permit a mix of residential uses that is compatible to the existing neighborhoods abutting this district.**

OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title 20, Section 20.06.020.D.9. **This district will accommodate, encourage and promote an innovatively designed mix of single family, two-family, three-family, quadraplex, neighborhood commercial and common open space/recreational uses.**

SECTION II

CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
 - a. Development Perspective:
 - (2). That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. **This district will provide for a mix of residential uses while also providing for some open space/recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**
 - (3). That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and integrated with the existing urban patterns. **This district is designed to provide for a unique urban design that will complement the existing neighborhood.**

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(5). That a mixture of housing types and densities be distributed throughout the mixed-use development. **This district will contain a full mix of residential types from single family units to quadrplexes while providing for some open space/recreation areas that are not currently available within the neighborhood.**

(10). That neighborhoods be compact, pedestrian –friendly, and mixed use. **This district will be designed in a more urban setting that will provide for rear access garages, front yard common areas that will be unique to the neighborhood.**

(11). That the ordinary activity of daily living occurs within walking distance of most dwellings. **This district will provide a mix of residential uses that will contain some neighborhood commercial uses as well as common open space/recreational areas in order to achieve a more walkable, sustainable neighborhood.**

(13). That within the neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes. **This district will contain a mix of residential uses ranging from single family to quadrplexes that will accommodate residents of diverse ages and incomes.**

(17). That a development have sufficient size to accommodate the mixed-use concentration of uses. **This district is sufficient in size to accommodate a mix of uses within an infill area that will compliment the viability and livability of the existing neighborhood.**

b. Building Perspective:

(1). That buildings and landscaping contribute to the physical definition of streets and civic places. **This district will be designed to have rear access garages, common front yard/ recreational areas that will not only be compatible to the existing neighborhood, but will enhance the neighborhood as well.**

(2). That the design of streets and buildings reinforce safe environments. **This district will be designed to have rear access garages, common front yard/ recreational areas that will provide for a safer environment by accommodating the vehicular movements while providing for a more pedestrian-friendly neighborhood.**

2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.

- a. Neighborhoods limited in size and orientated toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.
- This district will provide for a mix of residential uses that will be more pedestrian-friendly, and will contain common open space/recreational areas that will serve as focal points to the neighborhood.**

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3. Architectural objectives as per Title 20.10.360G
 - a. Architectural compatibility
 - b. Human scale design
 - c. Integration of uses
 - d. Encouragement of pedestrian activity
 - e. Buildings that relate to and are orientated toward the street and surrounding buildings
 - f. Residential scale buildings in any mixed residential area
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
 - h. Buildings that focus activity on neighborhood open space, square or plaza.

This district will contain a mix of residential uses that will be designed to have rear access garages, common open space/recreational front yards that will make this neighborhood more walkable and diverse.
4. Roadway design as per Title 20.10.360G – this District will contain a short block, narrow access-way (rear garage access), pedestrian-friendly design.
5. Parking – off-street parking within the district is provided for the residents of the district by way of single car garages, 1 car driveway storage and clustered parking areas as well.
6. Setbacks – this district will have zero (0) setbacks.
7. Density – this district will contain a maximum FAR of .50:1 or 15 units/acre
8. Landscaping – this district will contain landscaping that will meet and exceed requirements per Title 18 (Building and Construction) of the El Paso City Code.
9. Sub districts – this district will not have any sub districts.

SECTION III

PHASING

The entire District will be built within a two year timeframe. Thus, there will be no phasing of this District.

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SECTION IV

RELATIONSHIP TO THE PLAN FOR EL PASO

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

A. City-Wide Land Use Goals and Policies:

Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.

Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.

This district will enhance the economic viability of the neighborhood by providing for a mix of residential uses, common open space/recreational areas that will be more pedestrian-friendly.

B. Residential Land Use Goals and Policies:

1. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.

Policy: Encourage innovative home design and development to promote housing opportunities

Action: Provide adequate open space, either in private yards or common areas, in all residential developments

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

Action: Employ development standards to protect residential environments.

This district will provide for a mix of residential uses that will provide for a more diverse range of residents while enhancing the existing neighborhood due to the unique design of common open space/recreational areas that will serve as focal points to the neighborhood.

C. Neighborhoods Land Use Goals and Policies:

1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

Action: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.

Action: Public and private development should be designed to improve the character of the existing neighborhoods.

This district will enhance the integrity, economic vitality and livability of the existing neighborhood through the design of a more urban, walkable development.

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MT. LATONA & VULCAN

GENERAL DATA REQUIRED

FOR THE MIXED USE DISTRICT

Land Use Type	Minimum Unit Area	UNIT COVERAGE		Minimum Unit Width	Minimum Unit Dept	MAX BLDG HEIGHT (1)	
		Minimum	Maximum			Primary Structure	Accessory Structure
2.0	Commercial storage						
	Self storage warehouse	n/a	n/a	n/a	n/a	30'	30'
4.0	Office and research services						
	Office, administrative & manager's	1,500sqft	40%	80%	25'	60'	30'
	Office, business	1,500sqft	40%	80%	25'	60'	30'
10.0	Personal Services						
	Laundromat, laundry (<5,000sqft)	1,500sqft	40%	80%	25'	60'	30'
11.00	Recreational						
	Open Space	n/a	n/a	n/a	n/a	n/a	n/a
	Park/Playground	n/a	n/a	n/a	n/a	n/a	n/a
13.00	Residential						
	Single Family (Attached/Detached)	1,500sqft	40%	80%	25'	60'	30'
	Duplex	2,400sqft	40%	80%	40'	60'	30'
	Apartments	3,600sqft	40%	80%	60'	60'	35'
	Triplex	2,400sqft	40%	80%	40'	80'	30'
	Quadraplex	3,600sqft	40%	80%	60'	60'	30'
	Domestic Storage	1,500sqft	40%	80%	25'	60'	30'
	Dwelling, resident watchman	1,500sqft	40%	80%	25'	60'	30'
	Home Occupation Use	1,500sqft	40%	80%	25'	60'	30'
Notes: Lot is replaced by Unit since this development will be a Condominium Regime							