



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00051
Application Type: Rezoning
CPC Hearing Date: December 1, 2011
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location: 11145 Dyer Street
Legal Description: Tract 6, Section 29, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 4.1818 acres
Rep District: 4
Zoning: R-F (Ranch & Farm)
Existing Use: Vacant
Request: C-2 (Commercial)
Proposed Uses: Animal kennel, self-storage units, and retail and office warehouse
Property Owner: Beverly M. Stipe
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / vacant

South: C-4 (Commercial) / commercial warehouse

East: R-F (Ranch & Farm), M-1/c (Manufacturing/condition) / vacant

West: R-F (Ranch & Farm) / vacant

The Plan for El Paso Designation: Parks & Open Space (Northeast Planning Area)

Nearest Park: Sherman Park (6,247 feet)

Nearest School: Desertaire Elementary (4,958 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notices of the December 1, 2011 public hearing were mailed to all property owners within 300 feet of the subject property on November 14, 2011. The Planning Division has not received any phone calls or letters in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to change the zoning from R-F (Ranch & Farm) to C-2 (Commercial) to allow the use of the property for an animal kennel, self-storage units, and retail and office warehouses. The conceptual site plan shows two (2) retail and office warehouse buildings, an animal kennel facility, and a self-storage facility, with access via Dyer Street.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of this rezoning request.

Although the Projected General Land Use identifies this property for parks and open space, there have been various changing conditions in the area dating back from the 1980s to the present time that support the recommendation for approval, including existing abutting commercial zoning districts.

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: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- 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) Community 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 rezoning and offered no objections to Planning Staff's recommendation for **approval**.

Department of Transportation

Department of Transportation does not object to the proposed rezoning. Notes: 1. Coordination of the design and installation of a dedicated left turn lane on Dyer Street shall be coordinated with TXDOT. 2. Property is located along the Dyer Rapid Transit System (RTS) corridor. Location and arrangements of bus stops and bus pull in bays shall be coordinated with Sun Metro. 3. 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

Engineering – Construction Management Division-Plan Review

No comments received.

Fire Department

Subject to Fire Code Compliance of all buildings constructed.

N.E. Regional Command Center

No objections.

El Paso Water Utilities

1. EPWU does not object to this request.
2. No public water and sanitary sewer mains will be extended along the Access Easement. Water and sewer services will be provided at the right-of-way line of Dyer Street. Extension of private service lines from Dyer Street to each unit is the responsibility of the Owner. The Owner is to provide the locations for the water services outside of the driveways. No vehicular traffic is allowed over the water meter boxes.
3. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed by the City of El Paso at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

Water

4. There is an existing 16-inch diameter water main that extends along the east side of Dyer Street fronting the subject property. Water service is available from this main with boring beneath Dyer Street.
5. There is an existing 12-inch diameter water main along the east side of Dyer Street. This 12-inch diameter water main is dedicated to serve McGregor Range exclusively; no service is available from this main.

6. Previous water pressure readings conducted on fire hydrant #9836 located at 11030 Dyer Street have yielded a static pressure of 94 pounds per square inch (psi), residual pressure of 88 psi and a discharge of 1,210 gallons per minute (gpm). The owner should, for his own protection and at his own expense, shall 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.

Sanitary Sewer

7. There is an existing 15-inch diameter sanitary sewer main that extends along Dyer Street. The main is located approximately 10 feet east of the Dyer Street west right-of-way line. This sanitary sewer main is available for service.

General

8. Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street right-of-way requires written permission from TXDOT.

9. Application for services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 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 change of zoning application:

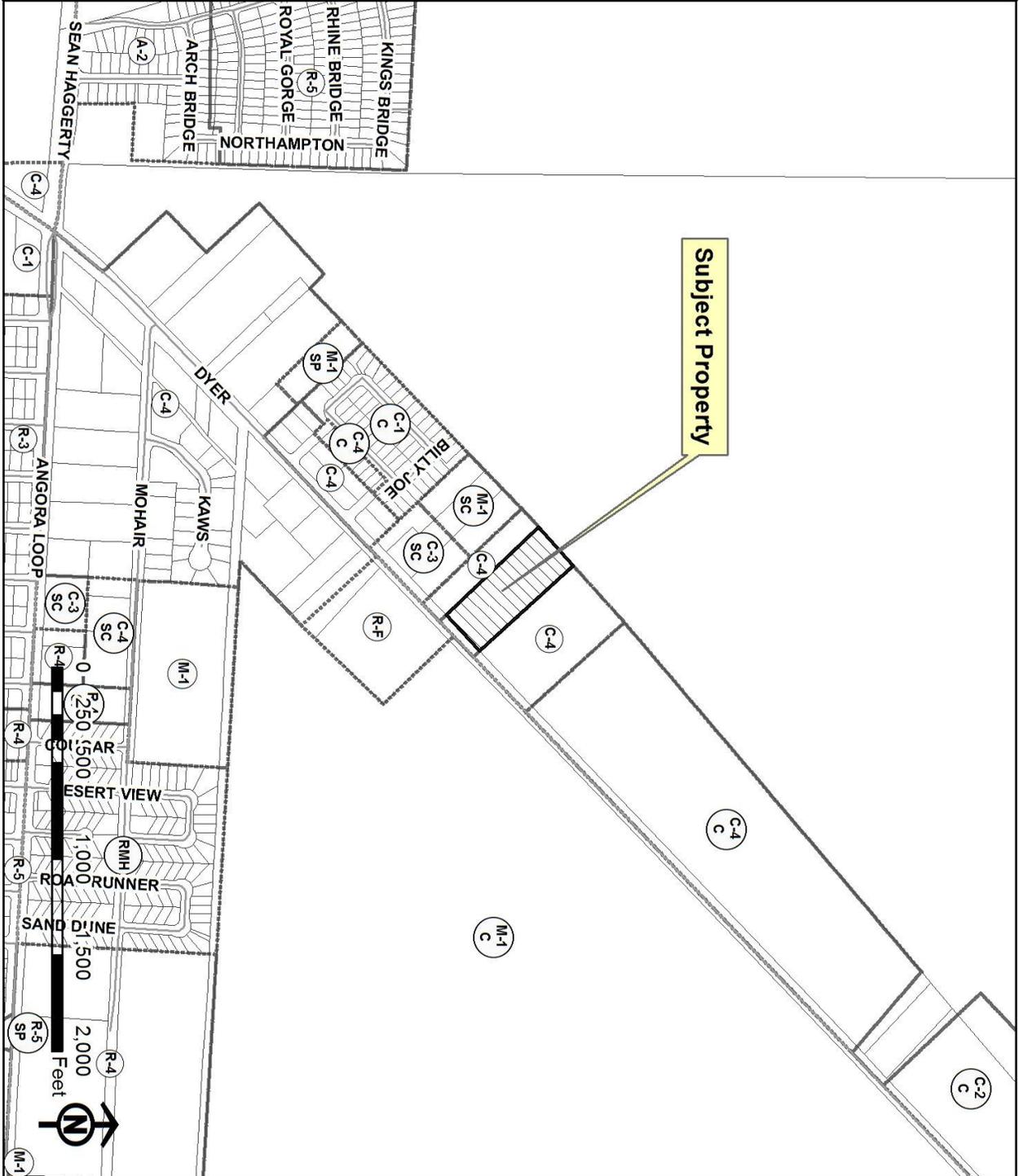
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into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

Attachments

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

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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