



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-0032
Application Type: Rezoning
CPC Hearing Date: December 3, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 110 Coronado Road
Legal Description: Portion of Tract 2, Coronado Place, City of El Paso, El Paso County, Texas
Acreage: 0.214 acres
Rep District: 3
Existing Zoning: C-3 (Commercial)
Existing Use: Mixed Use
C/SC/SP/ZBA/LNC: Non-Conforming for residential use in C-3 existing before 1955
Request: From C-3 (Commercial) to R-MU (Residential Mixed-Use)
Proposed Use: Mixed Use
Property Owner: Alberto Loera
Representative: Lorenzo Rodriguez

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Parking Lot
South: C-3 (Commercial) Single-family dwelling
East: C-3 (Commercial) / Restaurant (sit down)
West: C-1/sc (Commercial/special contract) & R-4 (Residential) / Commercial, Duplex (Two-family Dwelling) and Single-family dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)

NEAREST PARK: Hidden Valley Park (4,189 feet)

NEAREST SCHOOL: Cedar Grove Elementary School (2,939 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Lower Valley Association

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 18, 2014.

APPLICATION HISTORY

The property owner was cited by City of El Paso Code Compliance in March 2014 for building without permits for the conversion of a detached garage unto a duplex. A duplex is not permissible in the C-3 zoning district.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from C-3 (Commercial) to R-MU (Residential Mixed-Use). The proposed development features an existing 1,495 sq. ft. single family dwelling with an attached 447 sq. ft. hair salon. Additionally, an existing 938 sq. ft. duplex and 461 sq. ft. single-family home are also proposed. The existing 5,957 sq. ft. of landscaping is to remain, however street trees 30' on-center are proposed for installation within the parkway. The mix of uses proposed is detailed in the Master Zoning Plan (MZIP) Report (Attachment 5). Eight parking spaces are required and seven are provided, representing a 12.5 percent parking reduction request. The development provides the required ADA and bicycle parking. Vehicular access is proposed from Coronado Road.

As the property is less than the required one acre for a R-MU district, the applicant is requesting City Council waive the minimum district area as part of the rezoning request.

ANALYSIS
20.10.360(G)

Residential, General and Industrial Mixed Use Districts (R-MU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
 - a. Development Perspective.
 - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
 - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
 - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
 - b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as civic places.

- ii. That the design of streets and buildings reinforce safe environments.
- iii. That architecture and landscape design grow from local climate, topography, history and building practice.
- iv. That public gathering spaces be provided in locations that reinforce community identity.
- v. That the preservation and renewal of historic buildings be facilitated.
- vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant complies with applicable guidelines in 20.10.360(G)(1)

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
- a. Neighborhoods limited in size and oriented toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - 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.
 - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

The applicant complies with applicable guidelines in 20.10.360(G)(2)

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
- a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented 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 a neighborhood open space, square or plaza.

The applicant complies with applicable guidelines in 20.10.360(G)(3)

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use

development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

20.10.360(G)(4) is not applicable to the proposed development.

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

A 12.5% percent parking reduction is requested as part of the Master Zoning Plan, less than a standard infill parking reduction request.

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

The applicant complies 20.10.360(G)(6)

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

This project's landscaping is not required to conform to the requirements of Title 18.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from C-3 (Commercial) to R-MU (Residential Mixed Use) and approval of the Master Zoning Plan. The approval recommendation is based on the compatibility with existing commercial and residential zoning in the area. Additionally, the proposed development is compliant with the G-3 Post-War land use designation in the Plan El Paso Mission Valley Planning Area. Further, the property meets the requirements of Sections 20.10.360 Mixed-use developments.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 R-MU (Residential Mixed Use) district is to provide neighborhood-serving residential

and commercial land uses, provide service to a neighborhood with uses compatible with the residential areas that the uses serve, and to allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Planning and Inspections Department- Planning Division - Transportation

Recommend approval. A TIA is not required. 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 – City Development & Permitting

No objections to proposed rezoning. The conversion of the existing garage to residential units and proposed new patios will require construction plans to be submitted and the appropriate fire separations walls to be provided for the change of occupancy.

Planning and Inspections Department - City Development & Permitting- Landscape

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development

No objections.

Sun Metro

Sun Metro does not oppose this request.

Fire Department

Rezoning request does not adversely affect the Fire Department.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 8-inch diameter water main extending along Coronado Dr. located approximately 8-feet east of the right-of-way center line. This main is available for service.
2. Previous water pressure tests from fire hydrant # 48 located at the southeast corner of Coronado and Alameda have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 82 (psi) pounds per square inch, and a discharge of 1163 (gpm) gallons per minute.
3. 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.
4. EPWU record show one $\frac{3}{4}$ inch domestic meter serving the subject property. The service address for these meters is 110 Coronado Dr.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Coronado Dr. located approximately 6 feet west of the right-of-way centerline. This main is available for service.

General:

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.

Attachments:

Attachment 1: Zoning Map

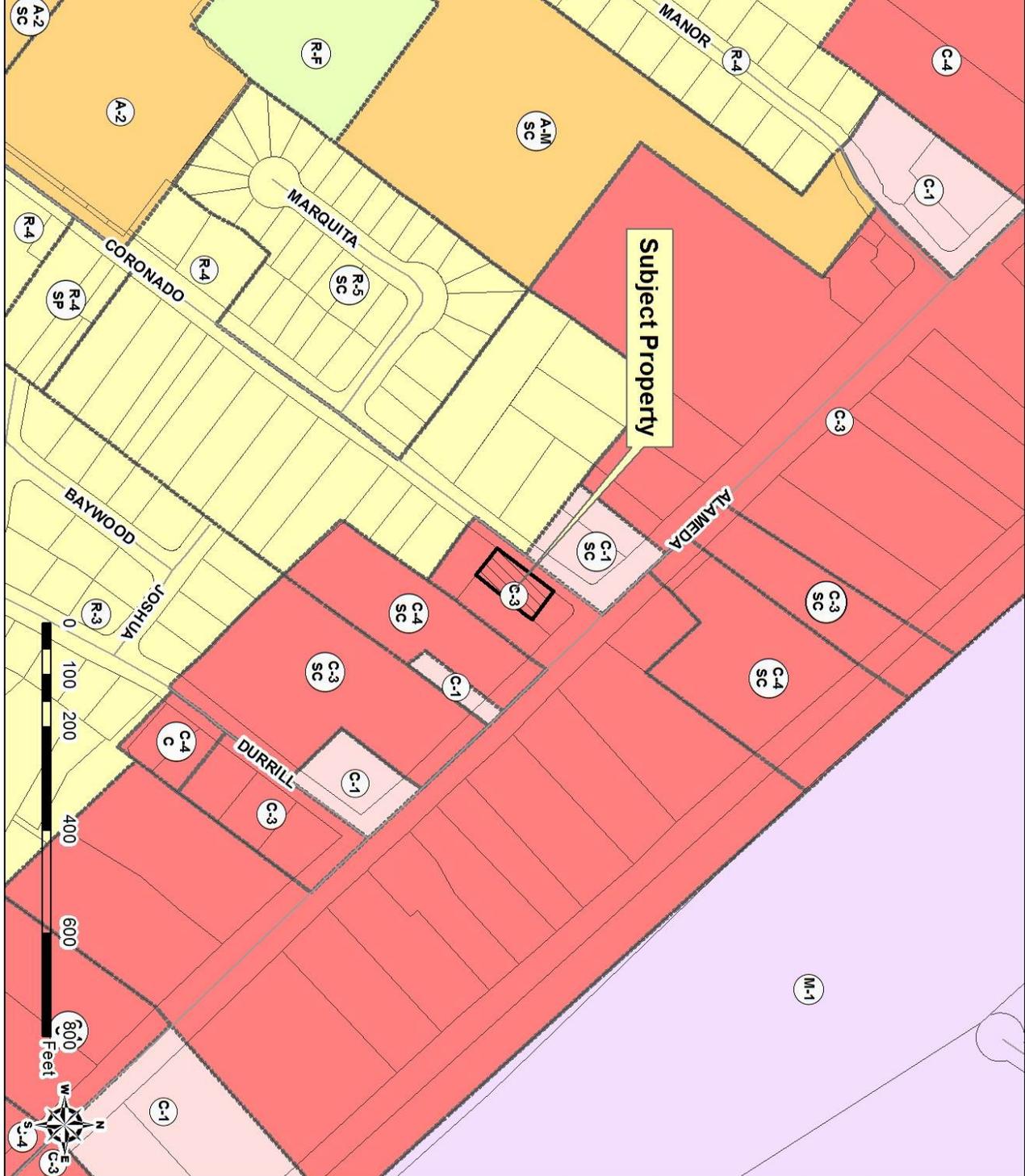
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan (MZP)

Attachment 4: Master Zoning Plan (MZP) Report

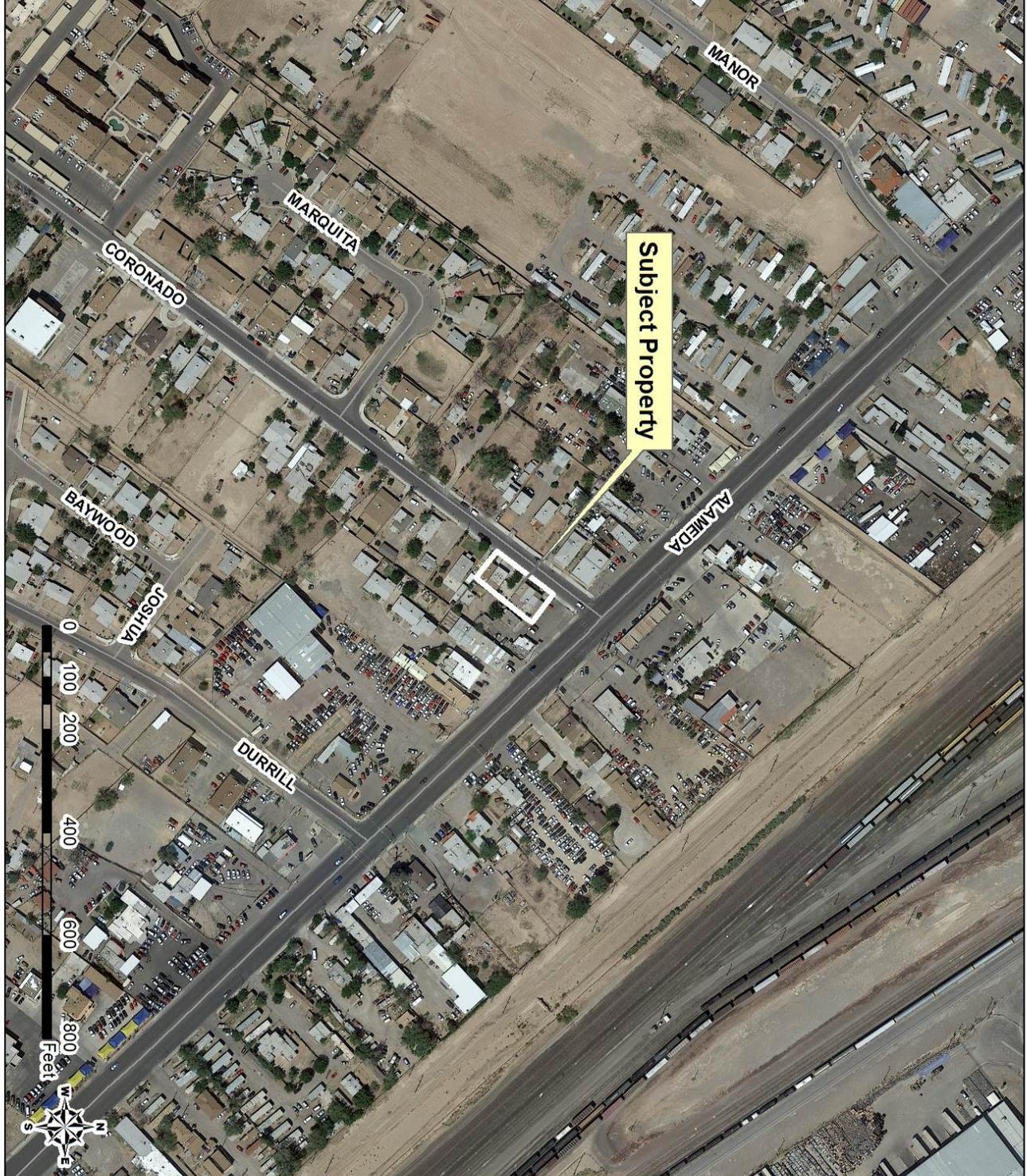
ATTACHMENT 1: ZONING MAP

PZRZ15-00032



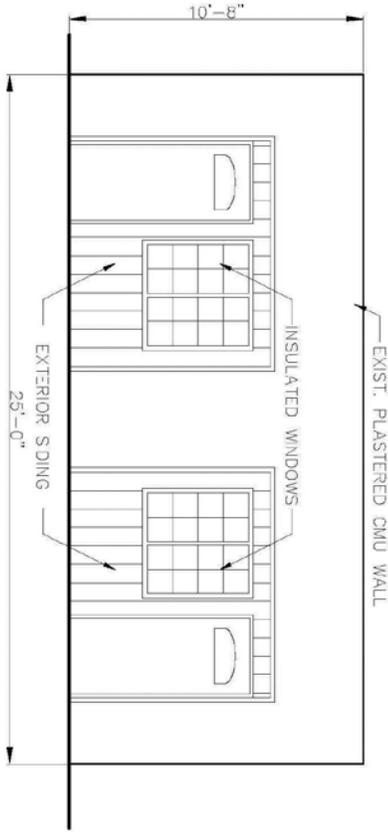
ATTACHMENT 2: AERIAL MAP

PZRZ15-00032

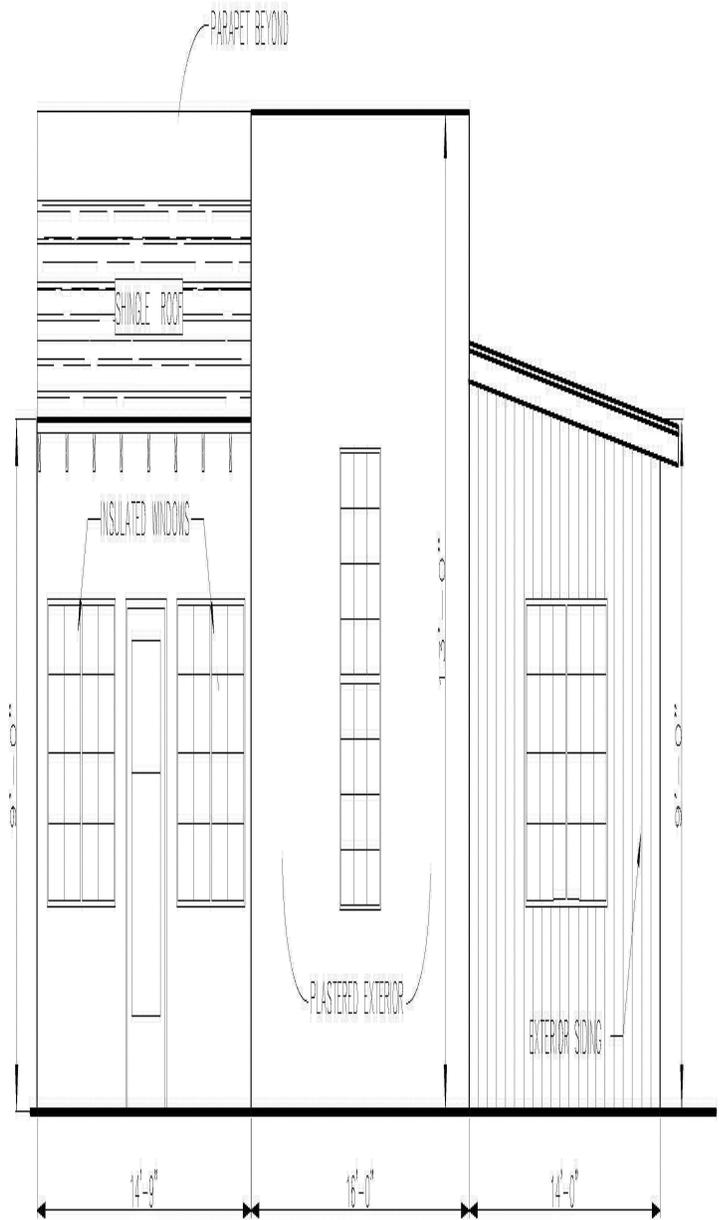
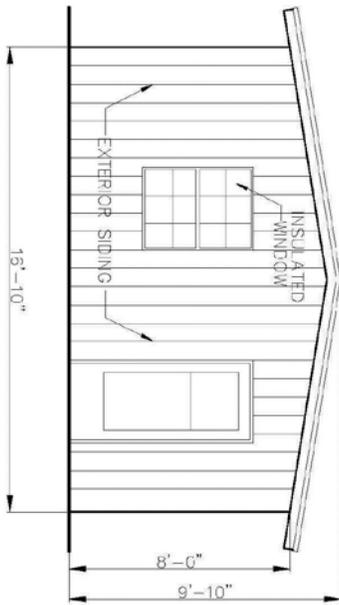


ATTACHMENT 4: ELEVATIONS

GARAGE CONVERSION ELEV.
SCALE: 1/4"=1'-0"



APARTMENT ELEVATION
SCALE: 1/4"=1'-0"



RESIDENCE ELEVATION
SCALE: 1/4"=1'-0"

ATTACHMENT 5: MASTER ZONING PLAN (MZP) REPORT

Development Plan for a Residential Mixed Use Site

110 Coronado Street

I. Purpose and Intent:

The purpose of this project and Development Plan is to allow the use of a Business , Residential and Rental occupancy within the same site. There is an existing mixture of uses including general retail, restaurants, schools, apartments, single family homes, duplexes and mobile home sites.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes multifamily housing and retail uses in Central Lower Valley of El Paso;
- Provide a site that promotes business and single family and apartment housing;
- Demonstrate that these trends are economically and socially feasible in Central Lower Valley;

II. Objective:

This District will accommodate an innovative Mixed Use Family Living with a combination of small businesses.

III. Characteristics:

Description: This Site will consist of 1,495 square foot residence, a 1,400 square foot apartment use and a 447 square beauty salon. A more detailed description of the design elements are as follows:

Access: This mixed use site will be accessed thru the Alameda Corridor. There is existing pedestrian access through the Alameda Corridor. Utilities, services and trash collection will provided through the Coronado Street frontage.

Setbacks: The buildings have their appropriate setbacks on all sides.

Density: The District Density will be 4 Dwelling Units to 0.2135 acres or 18.7 units per acre. This is also compatible with some of the structures built around the neighborhood.

Landscaping: Landscaping will be provided in the parkway and interior courtyard.

Parking: Site requires 8 parking spaces, 7 parking spaces will be provided with additional street parking if needed.

Sub Districts: There will be no Sub Districts in the Plan.

ATTACHMENT 5: MASTER ZONING PLAN (MZP) REPORT

IV. Relationship with Plan for El Paso:

This District will enhance the neighborhood’s economic and social vitality and will follow the overall City of El Paso’s goals to revitalize the Alameda Corridor and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings have a compatible mixed use community with schools, parks and retail within a small distance. This Site will enhance the neighborhood by providing a modern and additional retail space.

110 Coronado Street Mixed Use Table					
Use	Minimum Area	Set backs			Maximum Building Height
		Front	Back	Side	
Commercial Uses					
Beauty Salon	450 S.F.	10.5 Ft.	14.5 Ft.	10 Ft.	10 Ft.
Residential Uses					
Residence	1,495 S.F.	10.5 Ft.	14.5 Ft.	10 Ft.	13 Ft.
Apartments (3 Units)	1,400 S.F.	15.0 Ft.	15.5 Ft.	3.5 Ft.	12 Ft.