City of El Paso – City Plan Commission Staff Report

(REVISED)
(TO BE POSTPONED)

Case No:	PZRZ15-00036
Application Type:	Rezoning
CPC Hearing Date:	December 3, 2015
Staff Planner:	Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov
Location:	7051 South Desert Boulevard
Legal Description:	A Portion of Tract 8, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas
Acreage:	33.29 acres
Rep District:	1
Existing Zoning:	R-F (Ranch and Farm)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	N/A
Request:	R-F (Ranch and Farm) to C-4 (Commercial)
Proposed Use:	Drive-in movie theatre and commercial development
Property Owner:	El Paso Outlet Center II Expansion, LLC
Applicant:	El Paso Outlet Center II Expansion, LLC
Representative:	Conde, Inc.

SURROUNDING ZONING AND LAND USE
North: El Paso ETJ / Single-family dwellings
South: C-4 (Commercial) / Vacant
East: C-4 (Commercial) / The Outlet Shoppes at El Paso
West: El Paso ETJ / Single-family dwellings, El Paso Electric Company Easement, Elementary and Middle School

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)
NEAREST PARK: Rio Grande River Trail #1 (3,151 feet)
NEAREST SCHOOL: Canutillo Middle School (1,536 feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 18, 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-F (Ranch and Farm) to C-4 (Commercial) to allow a drive-in movie theatre and commercial development. Drive-in movie theatre and commercial development is not permitted in R-F (Ranch and Farm), therefore requiring the zoning change. Currently, there is an existing C-4 (Commercial) zoned property to the east of the subject property which is also owned by the applicant. The conceptual site plan shows a drive-in movie theatre and commercial development. Access to the subject property is proposed from Talbot Avenue via Woodrow Bean- Transportation Mountain Road.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to C-4 (Commercial) subject to pending TIA review with the following conditions:

1. A detailed site development plan to be reviewed and approved in conformance with the El Paso City Code prior to issuance of building permits, and;

2. A 10'(ten-foot) landscaped buffer with high-profile native trees of at least 2" (two-inch) caliper and 10'(ten feet) in height shall be placed at 15' (fifteen feet) on center along the property lines adjacent along the north and west properties or along any residential use or zone district. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy, and;

3. A six-foot rock wall be erected at the side and rear of the property adjacent along the north and west properties or adjacent to any residential use or zone district prior to the issuance of any building permits or certificates of occupancy.

The recommendation is based on the compatibility with surrounding land use and the existing C-4 (Commercial) zoned properties to the south and east of the subject property and compliance with the Plan El Paso land use designations G-4, Suburban (Walkable) in the Northwest 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-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

Planning Division - Transportation

TIA is required, pending review.

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 objections to proposed rezoning request. Conceptual plan was not reviewed for conformance with any applicable codes. At the time of submittal for building permits the project will need to comply with all applicable provision of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development

1. No objections.

2. Recommend to label screening rock walls for commercial abutting residentially zoned properties to be six foot or higher (20.16.020).

TXDOT -
This development is not abutting TxDOT ROW.

Street and Maintenance Department
TIA will be required, pending review.

Fire Department
No objections.

Texas Gas Service
TGS has no objections to the rezoning, however there is an existing 4" main within the subject property and the owner or its representative will need to coordinate with TGS before the design commencement.

El Paso Water Utilities
1. EPWU does not object to this request.
Water:
2. There is an existing 8-inch diameter water main that extends along a PSB easement along Street A (access driveway) of the retail outlet mall. This main is available for service.
Sanitary Sewer:
3. There is an existing 8-inch diameter sanitary sewer main that extends along an easement along Street A then east along Street B (access driveway) of the retail outlet mall. This main is available for service. A sewer main extension maybe required depending on the site grading.
General:
4. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner 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.

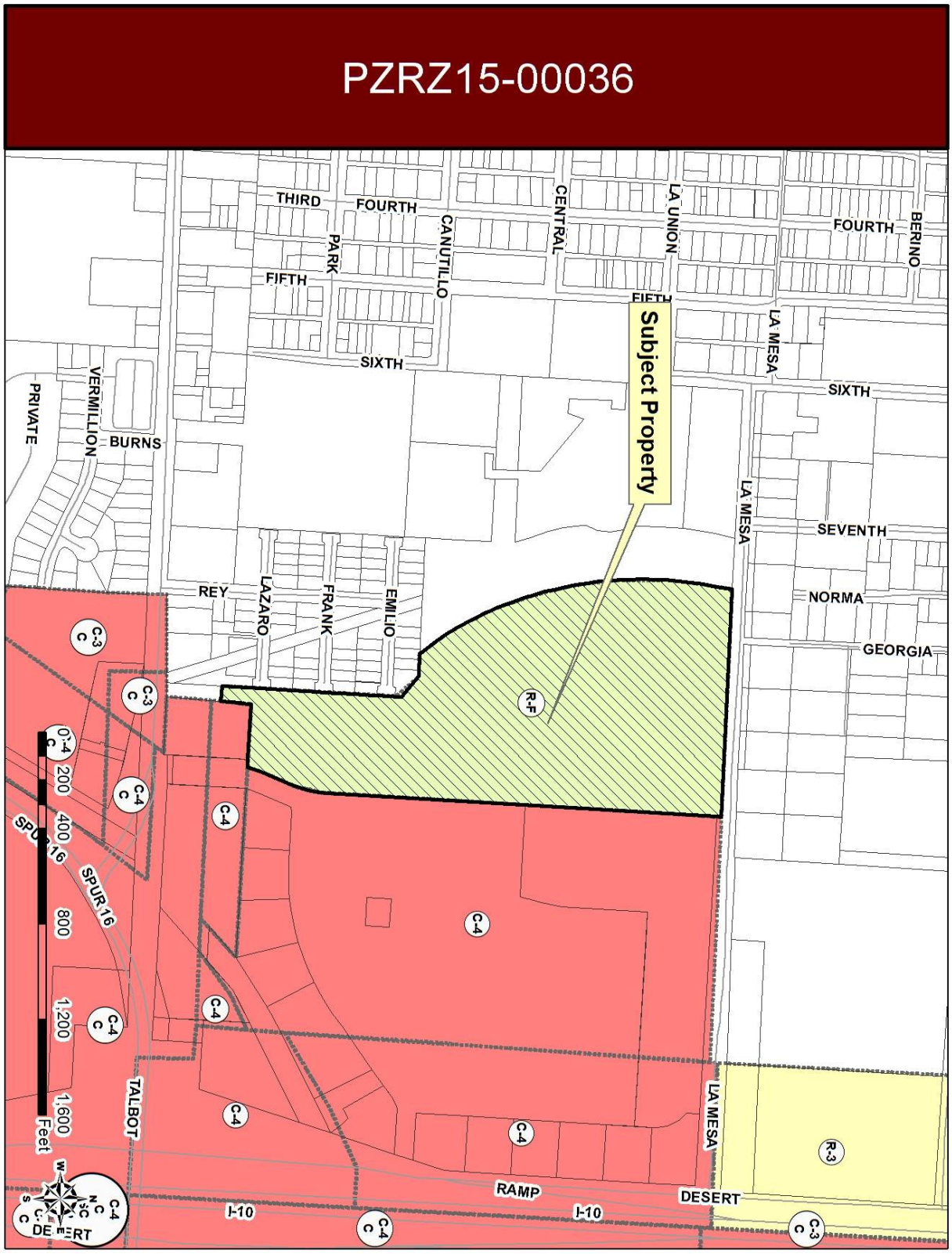
El Paso Water Utilities - Stormwater Division
1. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.

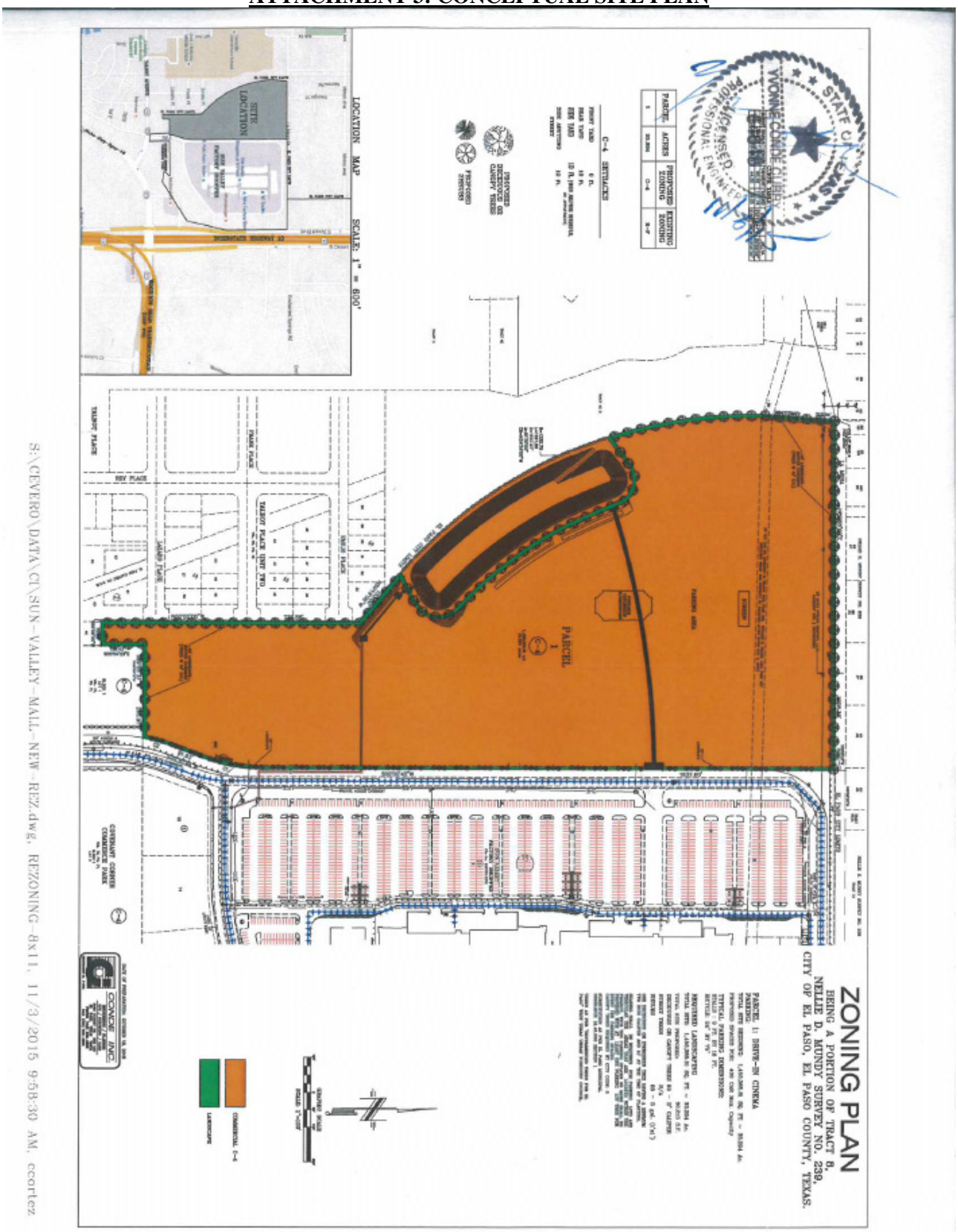
2. On the Drainage Plan, provide the proposed capacity of the pond: any existing/proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

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