



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ13-00032  
**Application Type** Rezoning  
**CPC Hearing Date** December 5, 2013  
**Staff Planner** Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov  
**Location** East of Lee Trevino and North of Vista del Sol  
**Legal Description** Tract 1A-54B, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas  
**Acreage** 0.938 acres  
**Rep District** 7  
**Current Zoning** A-O (Apartment-Office)  
**Existing Use** Vacant  
**C/SC/SP/ZBA/LNC** No  
**Request** A-O (Apartment-Office) to C-1 (Commercial)  
**Proposed Use** Retail  
**Property Owner** Marcos & Esther Calderon  
**Representative** Ray Mancera

### **SURROUNDING ZONING AND LAND USE**

**North:** A-O (Apartment-Office) / Medical offices

**South:** A-O (Apartment-Office) / Offices

**East:** R-F (Ranch-Farm) / Golf course

**West:** A-2 (Apartment) / Apartments

**PLAN EL PASO DESIGNATION:** G-4, Suburban (Walkable) (East Planning Area)

**NEAREST PARK:** Reese McCord Park (7,325 feet)

**NEAREST SCHOOL:** Hanks High School (4,512 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Eastside Civic Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 20, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The property owner is requesting a rezoning from A-O (Apartment-office) to C-1 (Commercial) to permit a shopping center. The current zoning district does not permit such a use. The conceptual site plan proposes a 9,514 sq. ft. shopping center with 52 parking spaces, including 2 handicapped and 3 bicycle parking spaces. Access to the subject property is proposed from Lee Trevino.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the rezoning from A-O (Apartment-Office) to C-1 (Commercial). This section of Lee Trevino already includes several C-1 zoned properties suggesting the proposed rezoning will conform to the existing pattern of land use in the area as well as the future land use map. Furthermore, the C-1 zone will expand the number of commercial opportunities, beyond the multi-family and office uses already permitted, thereby serving the nearby apartment complexes and complimenting the existing commercial nature of the southern portion of Lee Trevino.

### **Plan El Paso-Future Land Use Map Designation**

All applications for a 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-1 (Neighborhood Commercial) district is to provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

**COMMENTS:**

**Planning Division - Transportation**

No objections. A TIA is not required.

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

**City Development Department – Plan Review**

No Objections to proposed rezoning: Given that the submitted site plan is conceptual, applicant will need to meet all building, zoning and landscape code requirements at the time of submittal for a building permit.

**City Development Department - Land Development**

No objection

**El Paso Fire Department**

RECOMMEND APPROVAL and this case shall be subject to any and all construction meeting all applicable code requirements

**El Paso Water Utilities**

1. EPWU does not object to this request.

**Water:**

2. There is an existing 20-inch diameter water transmission main along Lee Trevino Drive fronting the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

3. An 8-inch diameter water distribution main extension along the entire frontage of the subject property will be required to provide service to the subject property.

4. Previous water pressure from fire hydrant #5056 located approximately 650-ft south from the southwest property line has yield a static pressure of 82 (psi), a residual pressure of 78 (psi), and a discharge of 1,482 gallons per minute.

5. 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.

**Sanitary Sewer:**

6. There is a 27-inch diameter transmission main along Lee Trevino Drive fronting the subject property. No direct service connections are allowed to this interceptor as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

7. An 8-inch diameter sanitary sewer main extension from an existing manhole of the 27-inch diameter transmission main will be required to provide service to the subject property.

**General:**

8. If on-site water and sewer main extensions are anticipated, on-site easements will be required. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. EPWU-PSB requires access to the proposed water and sanitary sewer facilities and appurtenances within the easements 24 hours a day, seven (7) days a week.

9. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) referenced above without the written consent of EPWU-PSB.

10. 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.

**CITY PLAN COMMISSION OPTIONS**

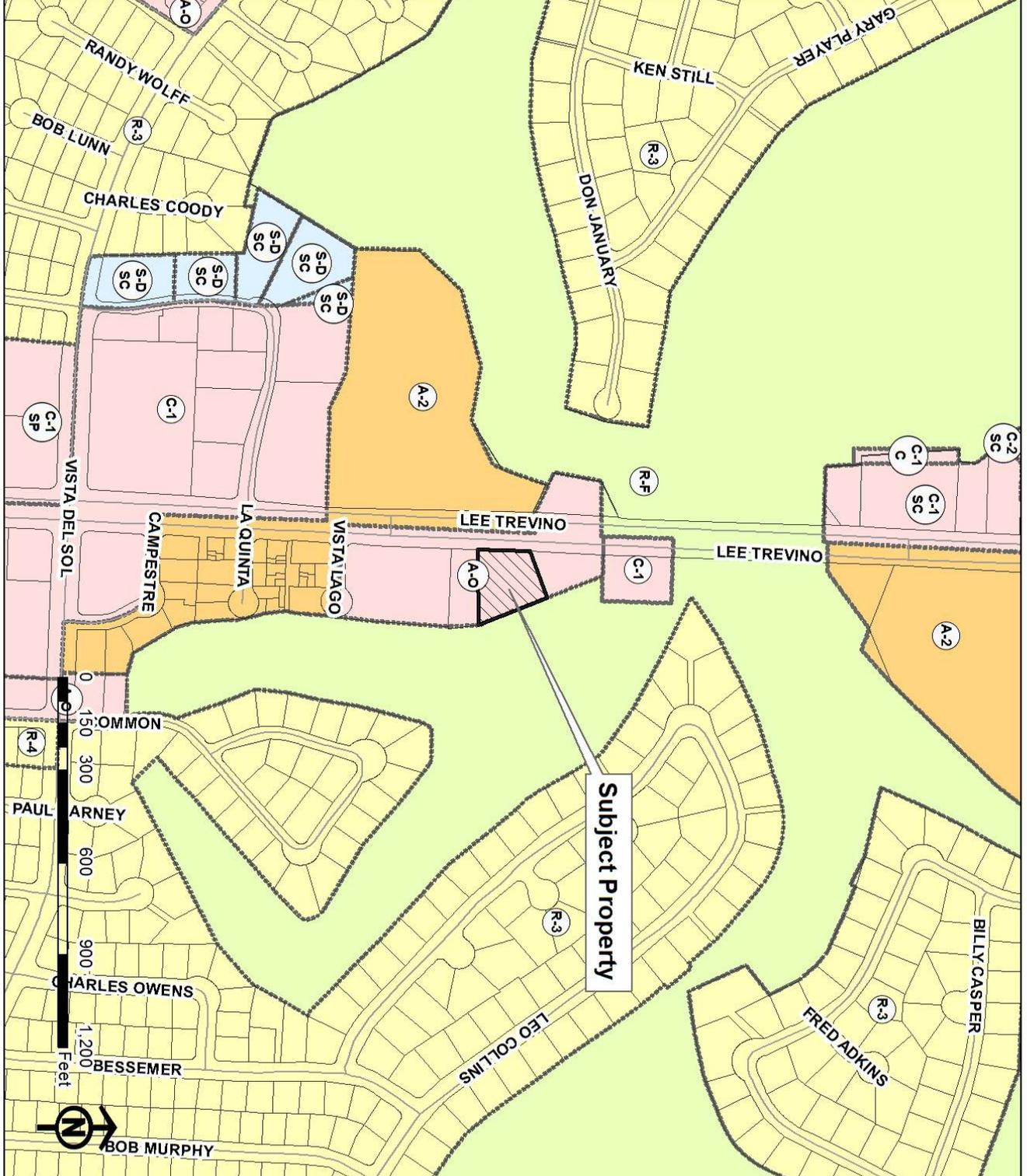
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan 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 Plan 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 Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

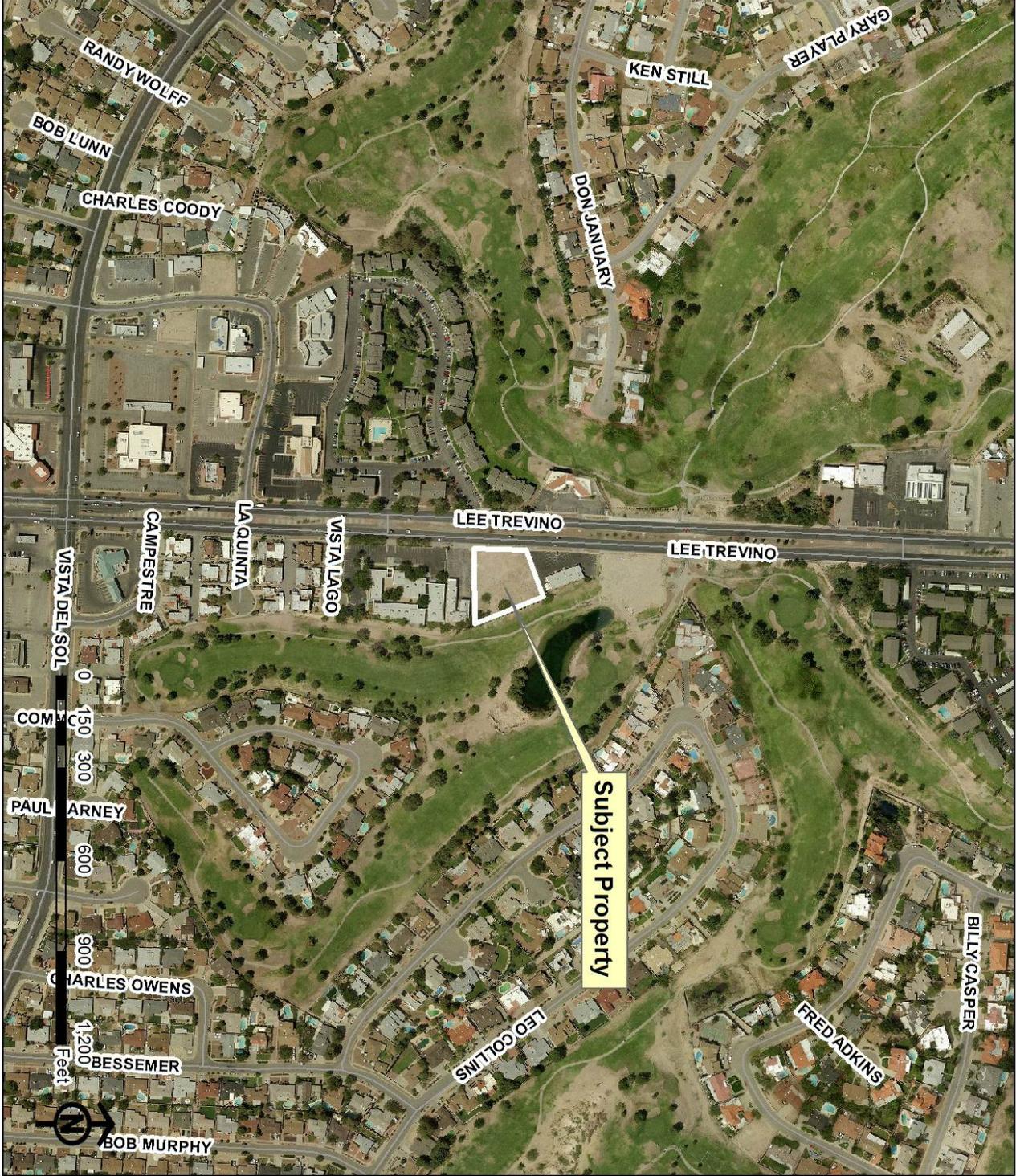
**Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Conceptual Site Plan

# PZRZ13-00032



PZRZ13-00032



ATTACHMENT 3: CONCEPTUAL SITE PLAN

