



City of El Paso – City Plan Commission Staff Report
REVISED

Case No: PZRZ12-00033
Application Type: Rezoning
CPC Hearing Date: December 13, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 109 Argonaut
Legal Description: Parcel 1: Portion of Lot 1, Block 11, Lomas Del Rey, Second Replat, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Lot 1, Block 11, Lomas Del Rey, Second Replat, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 0.594 acres
Parcel 2: 0.577 acres
Rep District: 1
Zoning: R-3 (Residential)
Existing Use: Private School
Request: Parcel 1: From R-3 (Residential) to C-1 (Commercial)
Parcel 1: From R-3 (Residential) to C-1 (Commercial)
Proposed Use: Office Building
Property Owner: OSRO Holdings LLC, A Texas Limited Liability Company
Representative: Georges Halloul

SURROUNDING ZONING AND LAND USE

North: SCZ (SmartCode Zone) / Vacant
South: A-2/sc (Apartment/special contract) / Apartments
East: R-3 (Residential) / Single-family homes
West: C-1/sc (Commercial/special contract) / Office building

Plan El Paso Designation: G4 Suburban (Walkable) (Northwest)
Nearest Park: Galatzan Park (5,760 ft.)
Nearest School: Morehead Middle School (5,084 ft.)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Save the Valley

NEIGHBORHOOD INPUT

Notices of the December 13, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on December 3, 2012. The Planning Division received no letters of support or opposition to the request.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning of the subject property from R-3 (Residential) to C-1 (Commercial) to permit the use of the 12,311 sq. ft. existing building for office uses.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning, with the condition a detailed site plan is approved per City Code, and that all ROW encroachments are remediated before the issuance of building permits or certificates of occupancy, as the applicant's request is compatible with the surrounding land use and the future land use map.

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-1 (Neighborhood Commercial District) 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:

City Development Department – Planning Division - Land Development

Approval pending the existing sidewalks and driveways be brought into compliance with all City Codes and ADA, TAS rules and regulations, before ordinance introduction to City Council.

City Development Department – Planning Division - Transportation

Approval pending all ROW issues are remediated before introduction to City Council.

Sun Metro

Sun Metro does not oppose this request. Sun Metro recommends the construction of a sidewalk to provide pedestrian access to mass transit options.

El Paso Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) does not object to this request.

2. If the subject property requires the extension of public water and/or sanitary sewer mains. The Owner/Developer is responsible for any necessary main extension cost.

Water:

3. There is an existing 12-inch diameter water main extending along Argonaut Drive that is available for service, the water main is located approximately 10-ft south from the center line of the right-of-way.

4. EPWU records indicate a 1-1/2-inch water meter serving the subject property. The service address for this meter is 109 Argonaut Drive.

5 Previous water pressure reading from fire hydrant # 101 located at the northeast intersection of Argonaut Drive and Mesa Street, have yielded a static pressure of 120 (psi) pounds per square inch, a residual pressure of 114 (psi) pounds per square inch and a discharge of 1256 (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.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main extending along Argonaut Drive that is available for service, the sewer main is located approximately 24-ft south from the center line of the right-of-way. Said main ends approximately 285-ft east of Mesa Street.

General:

8. 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.

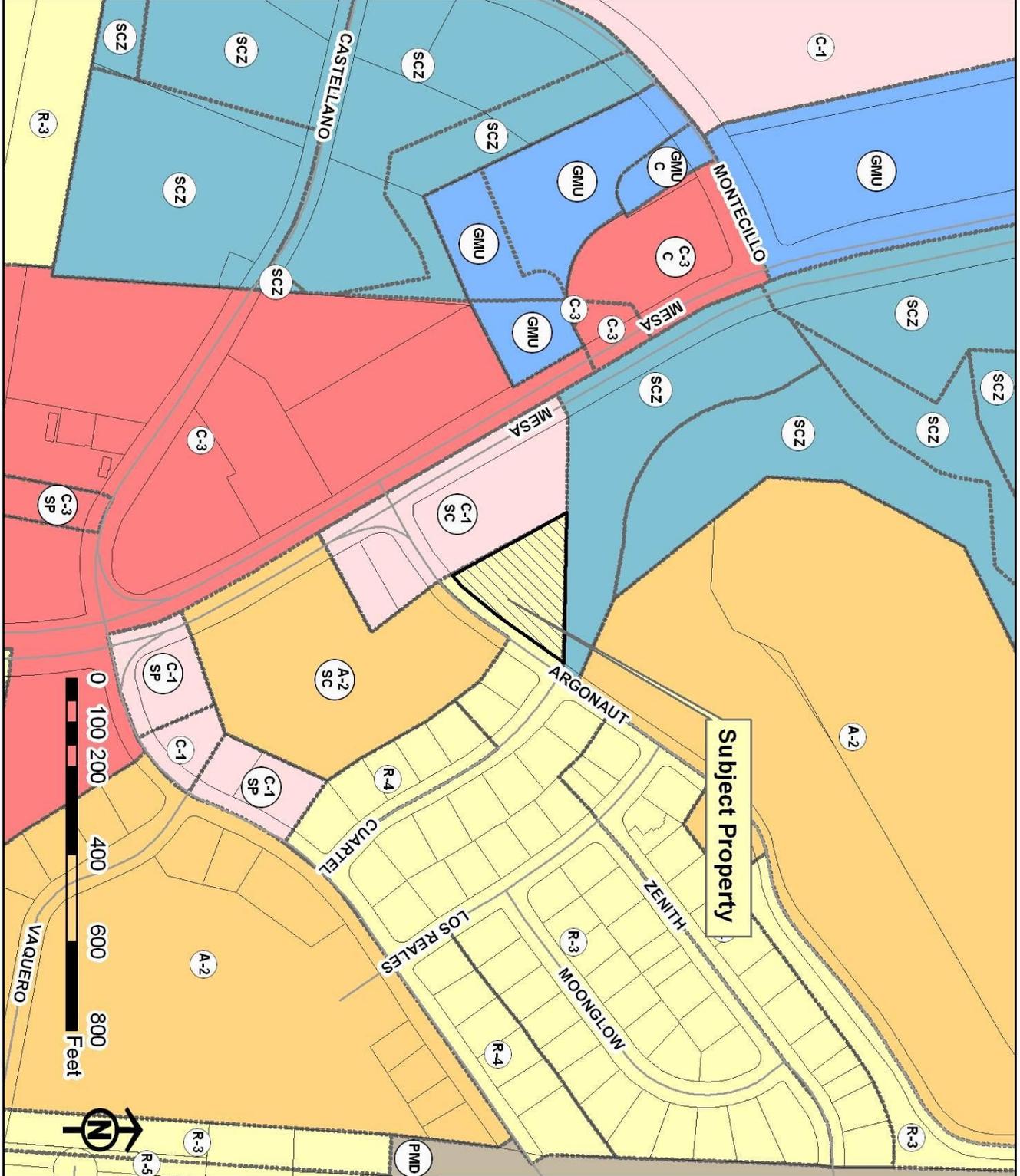
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

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