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

Pending

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
We have reviewed subject plan and recommend Denial. The Developer/Engineer needs to address the following comments. 1. Provide a drainage plan showing direction of flow of all watercourses, location, type, material and size of any existing and proposed storm water drainage structures or facilities. 2. Clarify statement of encroaching: "Parking lot encroaches into right-of-way of Argonaut Drive". 3. The existing sidewalks, driveways shall be brought into compliance with all City Codes and ADA, TAS rules and regulations. 4. Clarify property lines with the plat. Grading plan and permit shall be required.* Storm Water Pollution Prevention Plan and/or permit required.* Drainage plans must be approved by the City Development Department, Land Development Section.* * This requirement will be applied at the time of development.

City Development Department – Planning Division - Transportation
Site Plan Comments: 1. Provide driveway widths. Driveways for the proposed Commercial zone shall be between 25 ft. and 35 ft. in width. 2. Driveways shall comply with sight visibility requirements. 3. A 24ft. aisle width is required for 90 degree angle parking. 4. Show fence and rock wall height 5. Show sidewalk width. 6. Sidewalks shall continue across driveways 7. The 145ft. structure located adjacent to the westernmost boundary of Parcel two adjacent to Argonaut Drive 8. The parking spaces and the structure mentioned above are encroaching onto City right-of-way Notes: 1. The property is located adjacent to the Mesa Rapid Transit System (RTS) corridor. Location of bus stops and bus pull in bays shall be coordinated with Sun Metro. 2. 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.

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

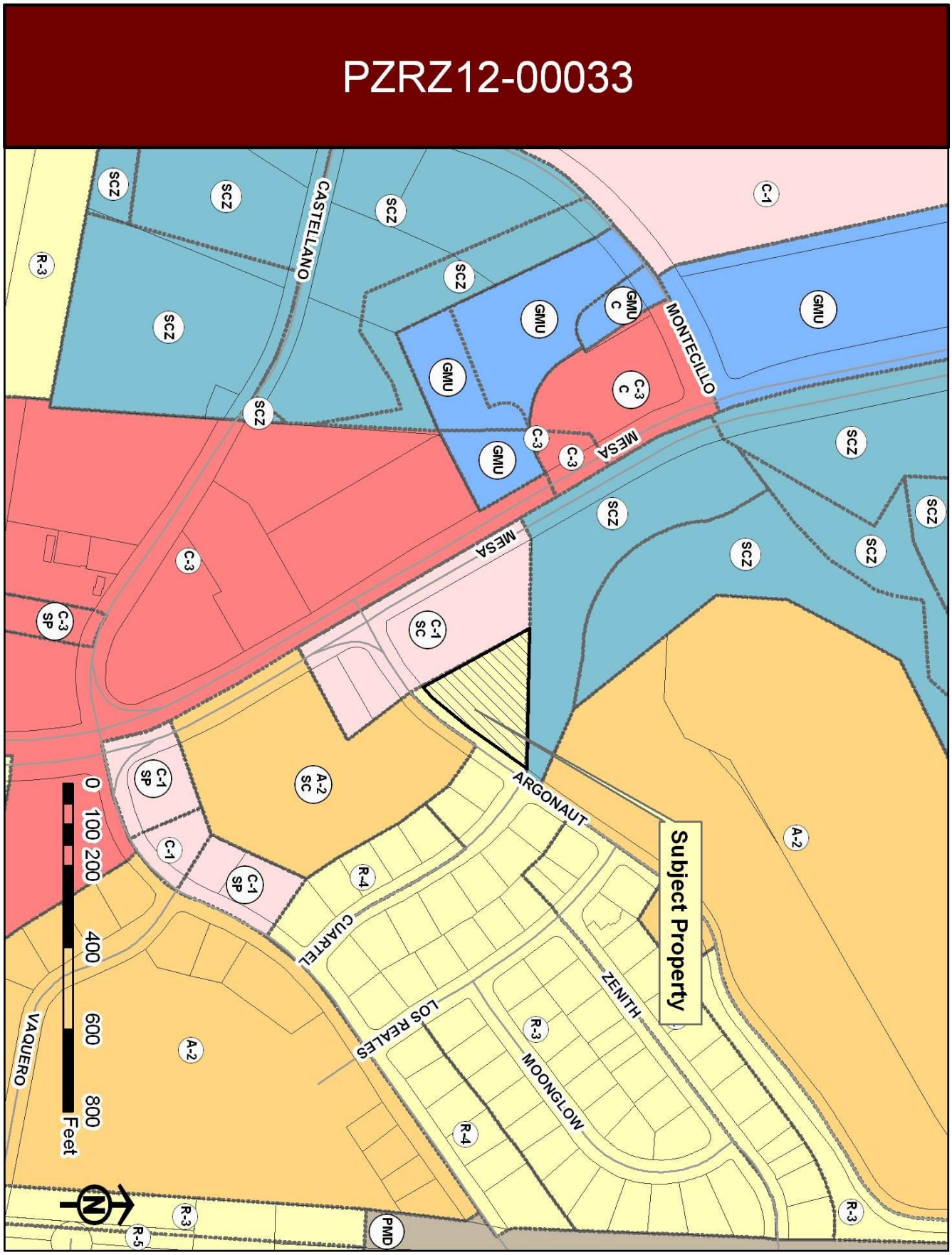
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

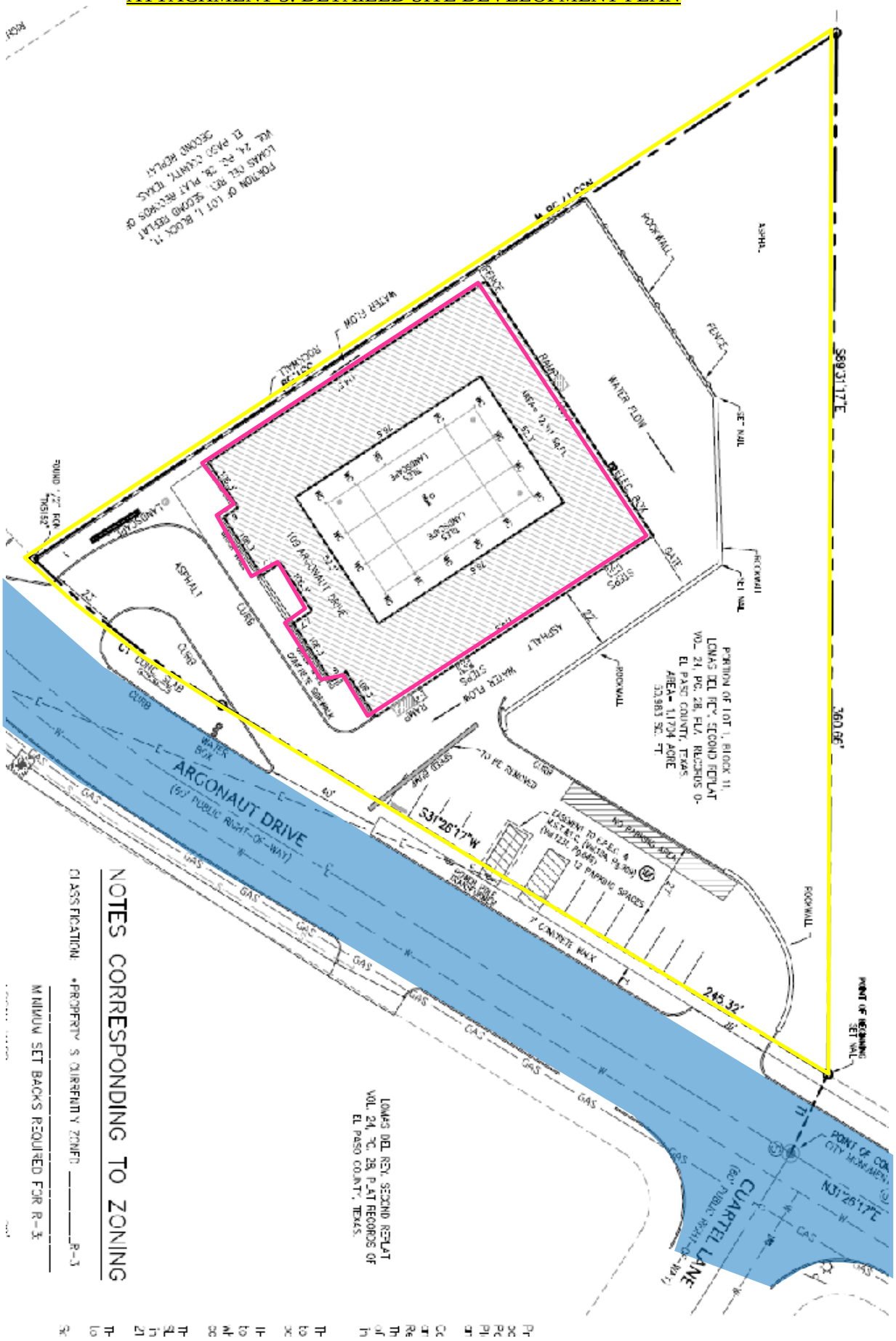
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into conformance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

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN