



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

**Case No:** PZRZ11-00054  
**Application Type:** Rezoning  
**CPC Hearing Date:** December 15, 2011  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 6010 Doniphan Drive  
**Legal Description:** A portion of Tract 20-C, J.L. Johannsen Survey No. 185, City of El Paso, El Paso County, Texas  
**Acreage:** 0.574- acre  
**Rep District:** 1  
**Zoning:** R-3 (Residential)  
**Existing Use:** Vacant  
**Request:** From R-3 (Residential) to C-4 (Commercial)  
**Proposed Use:** Farm Supply Store, Heavy Equipment Sales, Storage and Repair, General Warehouse, and Contractor's Yard

**Property Owners** Warren M. and Theresa F. Pulner  
**Applicant** Warren M. and Theresa F. Pulner  
**Representative** Roe Engineering, LC

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

**North:** R-3 (Residential) / Wholesales  
**South:** R-3 (Residential) / Self-storage facility  
**East:** R-3 (Residential) / Self-storage facility  
**West:** P-I/sc (Planned Industrial/special contract) / General warehouse

**THE PLAN FOR EL PASO DESIGNATION:** Commercial (Northwest Plan Area)

**NEAREST PARK:** Ruby Coates Park (3,756 feet)

**NEAREST SCHOOL:** Herrera Elementary (4,215 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

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

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 30, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **CASE HISTORY**

On May 12, 1987, City Council approved an annexation agreement which incorporated subject property into the city with a base zone of R-3 (Residential). The owner of the subject property registered this property as non-conforming for manufacturing use after the annexation agreement. The registered non-conforming use was lost when the non-conforming use stopped for over 120 days as per City Code. There are other properties adjacent to subject property registered as non-conforming uses.

## **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the property from R-3 (Residential) to C-4 (Commercial) to allow for a farm supply store, heavy equipment sales, storage and repair, general warehouse, and contractor's yard. The proposed access is from Doniphan Drive.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to C-4 (Commercial). The rezoning request is compatible to the 2025 Projected Land Use Map, and compliments existing land uses, and the Doniphan corridor in this area has transitioned to commercial uses.

## **The Plan for El Paso-City-Wide Land Use Goals**

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

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

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.

## **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval**.

## **Engineering & Construction Management Services Department – Plan Review**

No objections to zone change.

## **Engineering & Construction Management Service Department - Land Development**

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
2. Grading plan and permit shall be required.\*
3. Storm Water Pollution Prevention Plan and/or permit required.\*
4. Drainage plans must be approved by the Development Services Department, Engineering Section.\*
5. Coordination with TXDOT. 6. No water runoff allowed outside the proposed development boundaries, (On-site ponding required). 7. The property is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0021D, date January 03 1997.

\* This requirement will be applied at the time of development.

## **Department of Transportation**

Department of Transportation does not object to the proposed rezoning request.

Note:

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

## **El Paso Water Utilities**

We have reviewed the rezoning referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

**Water**

2. There is an existing 60-inch diameter water main that extends along Doniphan Drive fronting the western boundary of the subject property (6010 Doniphan Drive). No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

3. There is an existing 16-inch diameter water main that extends along Doniphan Drive fronting the western boundary of the subject property (6010 Doniphan Drive).

4. EPWU records indicate an active ¾-inch water meter at the subject property. The service address for this meter is 6010 Doniphan Drive.

**Sanitary Sewer:**

5. There is an existing 21-inch diameter sanitary sewer main that extends along Doniphan Drive fronting the western boundary of the subject property (6010 Doniphan Drive).

**General:**

6. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. 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.

**Fire Department**

No comments received.

**Sun Metro**

Sun Metro does not oppose this request. Recommends the construction of sidewalk to permit pedestrian access to mass transit opportunities.

**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 The Plan for 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 The Plan for 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 The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

**Attachments:**

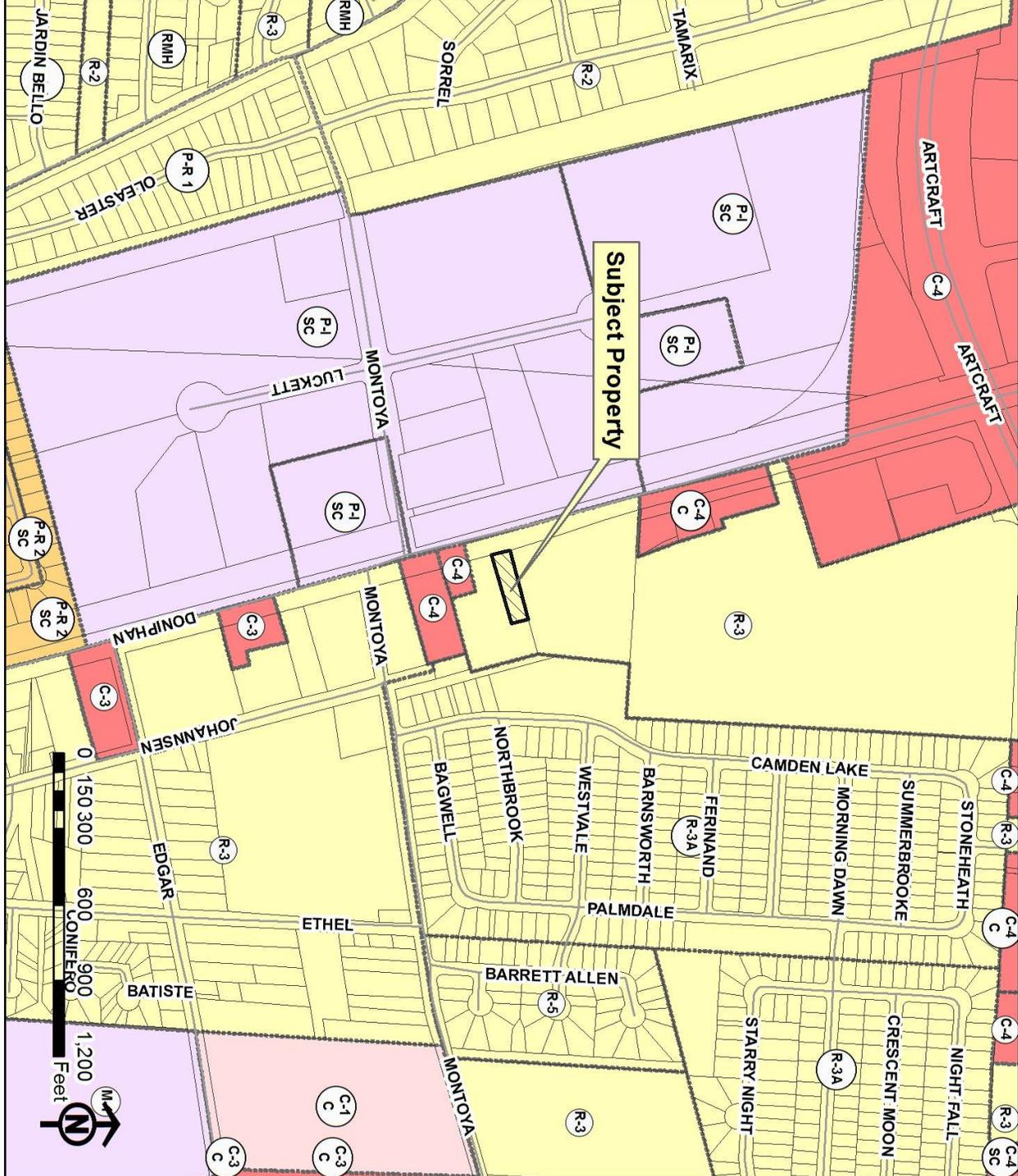
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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