



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00039 (Related to Annexation Application SUAX13-00002)
Application Type: Rezoning
CPC Hearing Date: December 18, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: West of Zaragoza Road at Pebble Hills Boulevard
Legal Description: Tract 1C, Section 39, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas and a portion of Zaragoza Road
Acreage: 5.4325 acres
Rep District: ETJ/Adjacent to District 5
Current Zoning: R-F (Ranch and Farm) (Annexation in Process: Case No. SUAX13-00002)
Existing Use: Industrial storage yard
C/SC/SP/ZBA/LNC: None
Request: From R-F (Ranch and Farm) to C-3 (Commercial)
Proposed Use: Commercial Development

Property Owner: Tomly Corporation
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: ETJ / Vacant
South: C-3/c (Commercial/conditions) / Vacant
East: C-4/c (Commercial/conditions) / Vacant
West: R-5 (Residential) / Single-family dwellings

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

NEAREST PARK: Tierra Del Este Park (immediately adjacent to the west)

NEAREST SCHOOL: Raphael Hernando III Middle School (4,834 feet)

NEIGHBORHOOD ASSOCIATIONS

Las Tierras Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 3, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-3 (Commercial) to allow for commercial development and the extension of a roadway. This rezoning application is related to annexation application SUAX13-00002 and annexed properties are automatically zoned to R-F (Ranch and Farm) District. Access to the subject property is proposed from Zaragoza Road and Pebble Hills Boulevard. The rezoning application complies with all annexation requirements.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to C-3 (Commercial) with the following conditions:

1. Prior to issuance of any building permits, a detailed site development plan for any commercial developments shall be reviewed and approved as per the El Paso City Code in effect on the date of this Agreement.

2. No off premise signs shall exist on the Property at the time of Annexation.

3. Project trees required as part of Title 18 landscaping requirements shall be placed as a visual screen within a 10 foot landscape buffer along any areas abutting residential uses and parks. The buffer and landscape material shall be credited towards the landscape requirements in Title 18.

4. Owner understands that a Traffic Impact Analysis (TIA) may be required by Title 19 at the time of platting. Owner agrees to be responsible for contributing to the cost of traffic mitigation (“Improvements”) if the TIA indicates are necessary, attributable and proportional (the Owner’s proportionate share) to the development of the Property.

The approval recommendation is based on the compatibility with the surrounding commercial zone districts and uses to the south and east of the subject property. The zoning complies with the conditions of the annexation agreement.

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-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

Traffic Impact Analysis (TIA) is required. The TIA requirement will be satisfied at the platting stage per Annexation agreement.

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

Recommend approval of proposed rezoning. At time of building permit application, the project will need to conform to all provision of the IBC, ADA and local municipal code.

Planning and Inspections Department - Land Development

On-site ponding is required.

Fire Department

The Fire Department has no objections to the rezoning case of PZRZ13-00039.

El Paso Water Utilities

1. EPWU-PSB does not object to this request

EPWU-PSB Comments

EPWU, at their cost, has agreed to extend a 24-inch diameter water main from the western limits of the owner's property to connect to an existing water main located at the Pebble Hills/Zaragoza intersection, east of Zaragoza Road. .

Included is a 16-inch diameter water main stub-out to the north parallel to Zaragoza within a 20 feet wide easement, this will provide a water connection for a future water main extension for future developments. The easement shall extend along the entire frontage of the property parallel to Zaragoza Road, adjacent to the Holly easement. The EPWU will also construct or pay to construct an 8-inch diameter water main stub-out to the south parallel to Zaragoza Road to provide a water connection for a future water main extension for future developments to the south. Also included are two 6-inch diameter service stub-outs to address water service connections for the proposed Lots 1 and 2 of the proposed plat for the property.

EPWU, at their cost, will extend an 8-inch diameter sanitary sewer main from the western limits of the owner's property to approximately 300 feet east. Wastewater service to Lots 1 and 2 of the proposed plat for the property will be available from two (2) 6-inch diameter service stub-outs, and will also provide an 8-inch diameter stub-out to the north at the western limits of the project to provide a connection for a future sanitary sewer main extension for future development.

Both water and sanitary sewer main extensions will be the future developer's responsibility and will require coordination with EPWU.

General:

Annexation fees are due at the time of new service application for individual services within the subject property.

All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB) without the written consent of EPWU-PSB.

Zaragoza Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Zaragoza right-of-way requires written permission from TXDOT

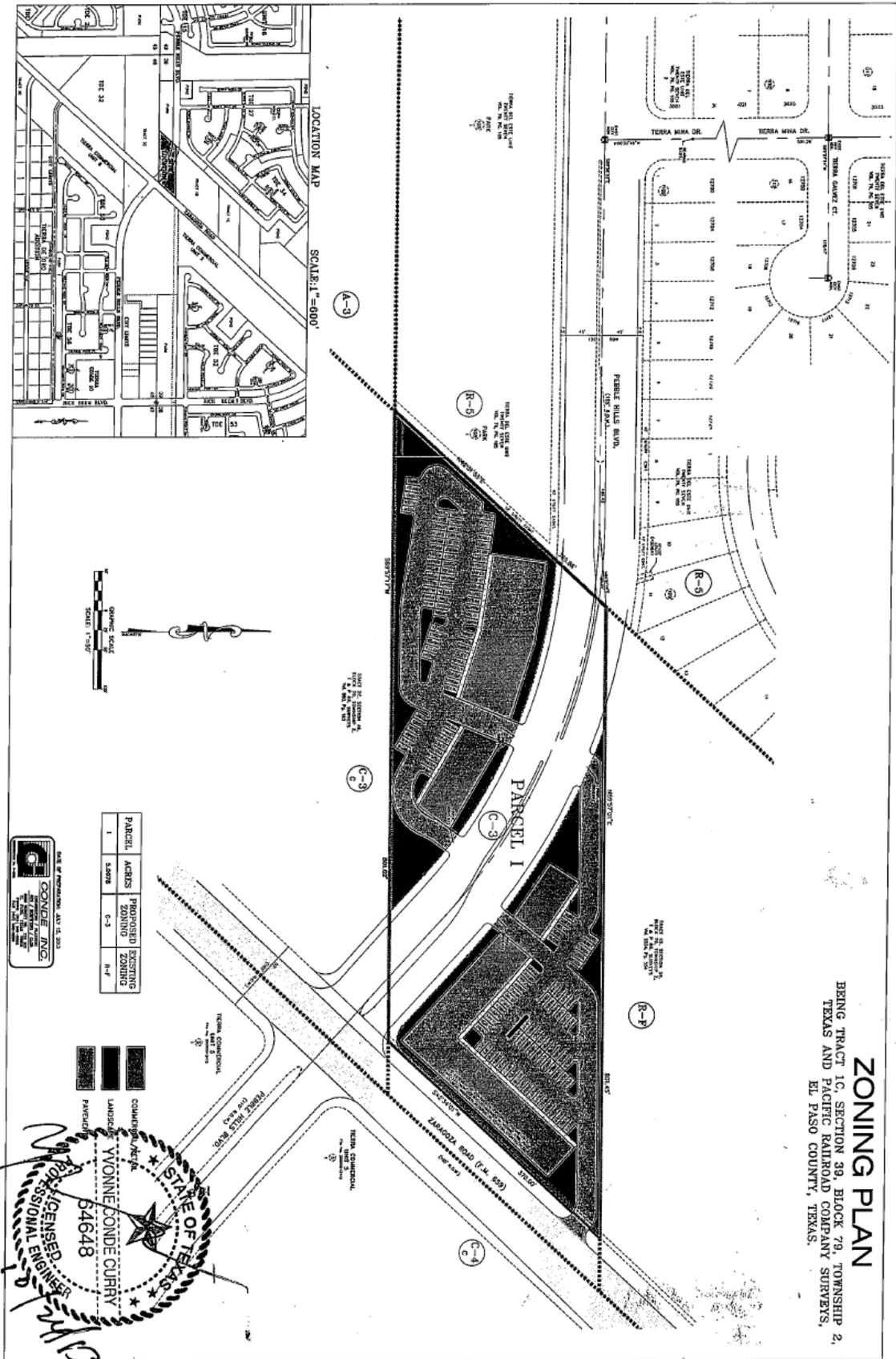
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 3: CONCEPTUAL SITE PLAN



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