



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00023
Application Type Detailed Site Development Plan Review
CPC Hearing Date December 19, 2013
Staff Planner Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location 700 Zaragoza Road
Legal Description Lot 1, Block 1, Plaza De Flores Estates, City of El Paso, El Paso County, Texas
Acreage 11.87 acres
Rep District 6
Existing Use Shopping Center (Community)
Existing Zoning C-1/sc (Commercial/special contract)
C/SC/SP/ZBA/LNC SC: Ordinance No. 4820 dated April 6, 1972, (see Attachment #5)
Request Detailed Site Plan Review per Ordinance No. 4820 dated April 6, 1972
Proposed Use Retail

Property Owner Verde Paso Partners L.P.
Representative GA Architecture, Inc.

SURROUNDING ZONING AND LAND USE

North: C-1/sc (Commercial/special contract) / Shopping Center
South: R-2A (Residential) / Single-family dwellings
East: C-1/sc (Commercial/special contract) / Shopping Center
West: C-1/sc (Commercial/special contract) / Shopping Center

THE PLAN FOR EL PASO DESIGNATION: G-3, Post-War

Nearest Park: Pueblo Viejo Park (2,726 feet)

Nearest School: Mission Valley Elementary (2,439 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice* of the El Paso City Code.

CASE HISTORY

On September 6, 1972, City Council approved the rezoning request for the subject property from R-3 (Residential) to C-1 (Commercial) and imposed a condition by Ordinance No. 4820 (see Attachment #5), which required an eight-foot high masonry screening wall be constructed along the south property line; a detailed site development plan be approved by the City Plan Commission; and the dedication of additional right of way for North Loop Road and Zaragoza Road. All of the conditions imposed by the ordinance have been satisfied.

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review and approval as required by Ordinance No. 4820 (see Attachment #5). The site plan cannot be approved administratively, as the site is greater than two

acres and the subject property has more than two structures.

The detailed site development plan shows an existing 120,215 sq. ft. shopping center building that was built in 1975 and a new 2,500 square foot retail structure that is 21 feet in height. Before the City Plan Commission for consideration is the new development only. The new development requires a minimum of 8 parking spaces and 3 bicycle spaces and the existing use requires a minimum of 500 parking spaces. Parking requirements for the entire development including the addition are met, as there 583 existing parking spaces on site. Access to the subject property is proposed from Zaragoza Road and North Loop Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all of the requirements of Section 20.04.150, Detailed Site Development Plan:

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Note: Detailed Site Development Plan review is required because of a condition imposed on the subject property.

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and
3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition.

If the zoning administrator does not approve an applicant's detailed site development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

Note: the detailed site development plan review is not eligible for administrative approval, because the subject property is more than 2 acres in size.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the

powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff have reviewed the detailed site development plan which meets requirements and therefore are recommending approval.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review 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 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning Division – Transportation

The Detailed Site Development Plan submitted meets the minimum parking requirements of Zoning Code Chapter 20.14, Appendix C.

General Note:

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

City Development Department – Plan Review

No objections.

City Development Department - Landscaping Review

Landscape plan is approved as proposed.

City Development Department - Land Development

Land Development does not have objections to this request.

Fire Department

Recommend Approval of Detailed Site Plan Application as presented.

In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems.

"When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments".

The Fire Planning Division has reviewed the submitted "Preliminary Site Plan Application" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission does comply within the zoning regulations.

Police Department

No issues.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

No comments will be provided as we have no objections.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing a detailed site development plan application:

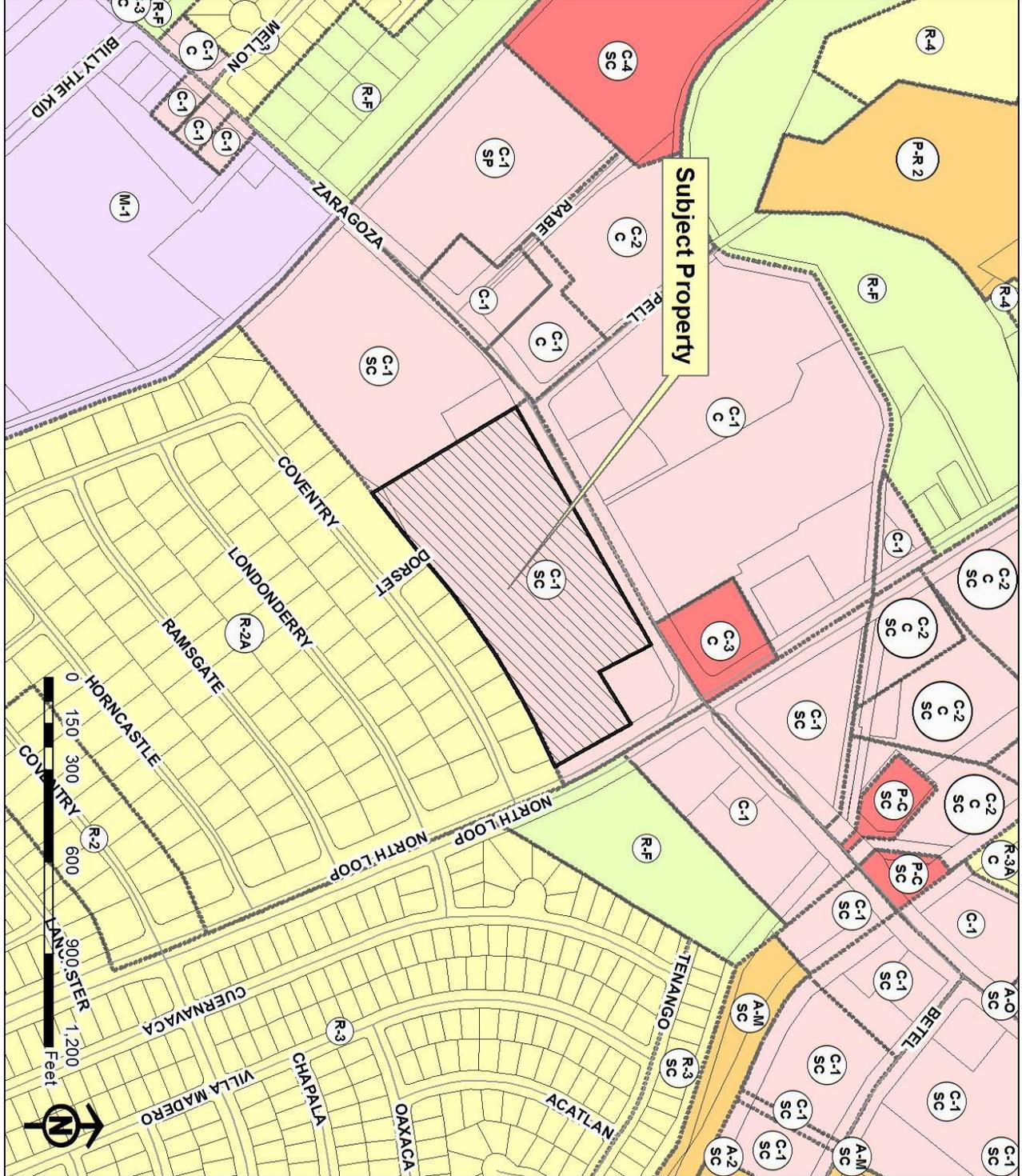
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring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

1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Detailed Site Plan, Enlarged
4. Elevations
5. Ordinance No. 4820

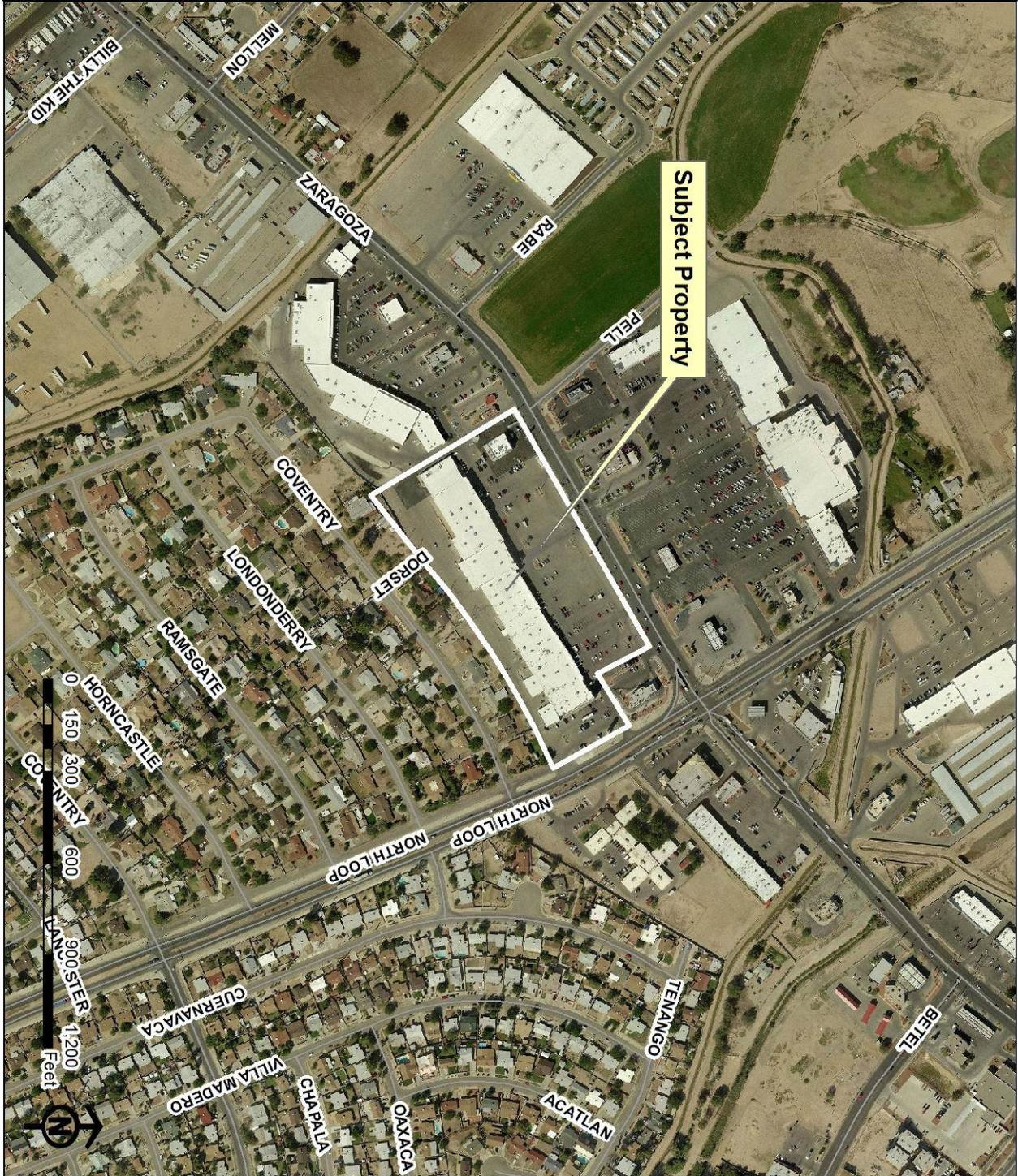
ATTACHMENT 1: ZONING MAP

PZDS13-00023

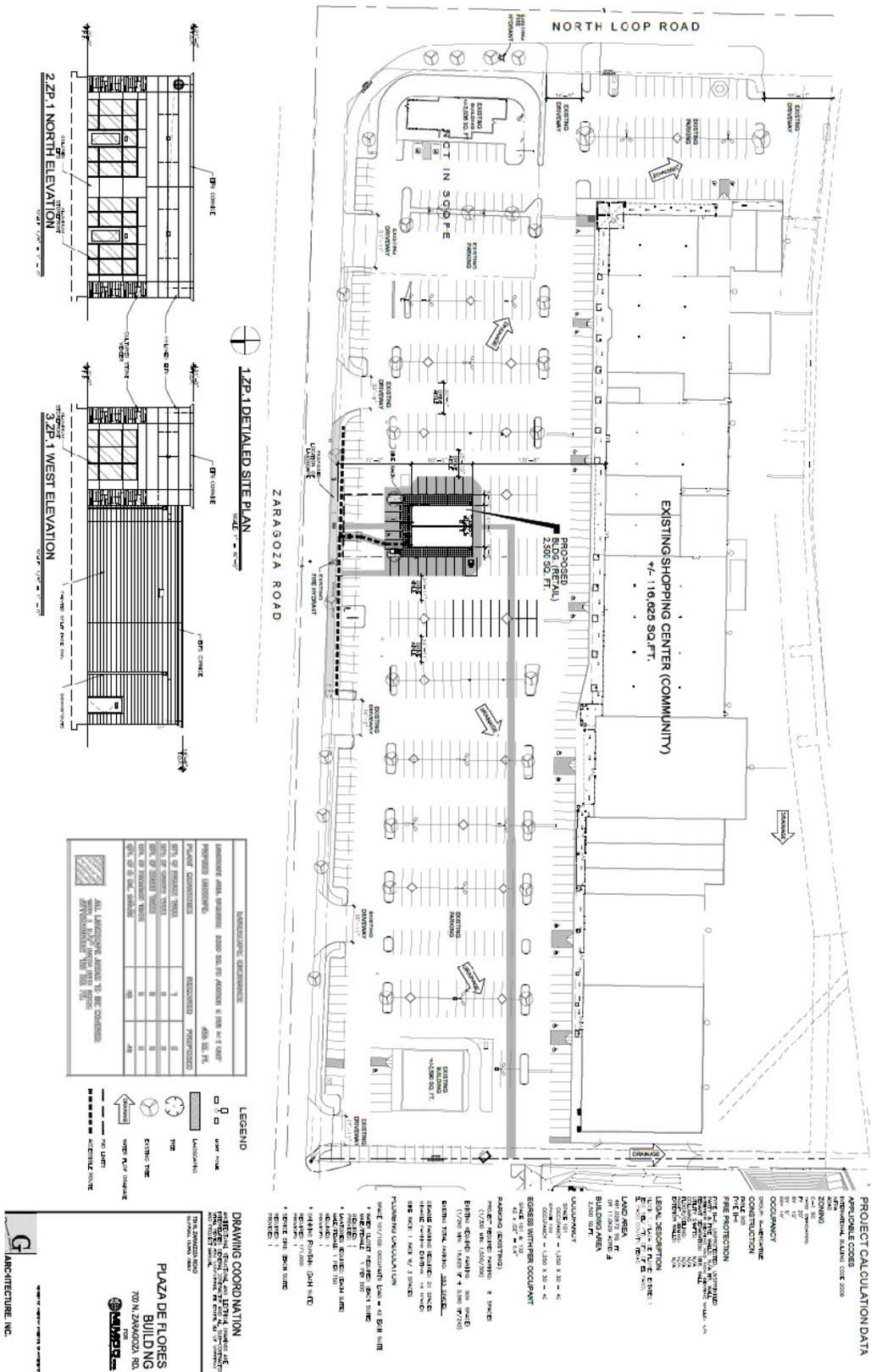


ATTACHMENT 2: AERIAL MAP

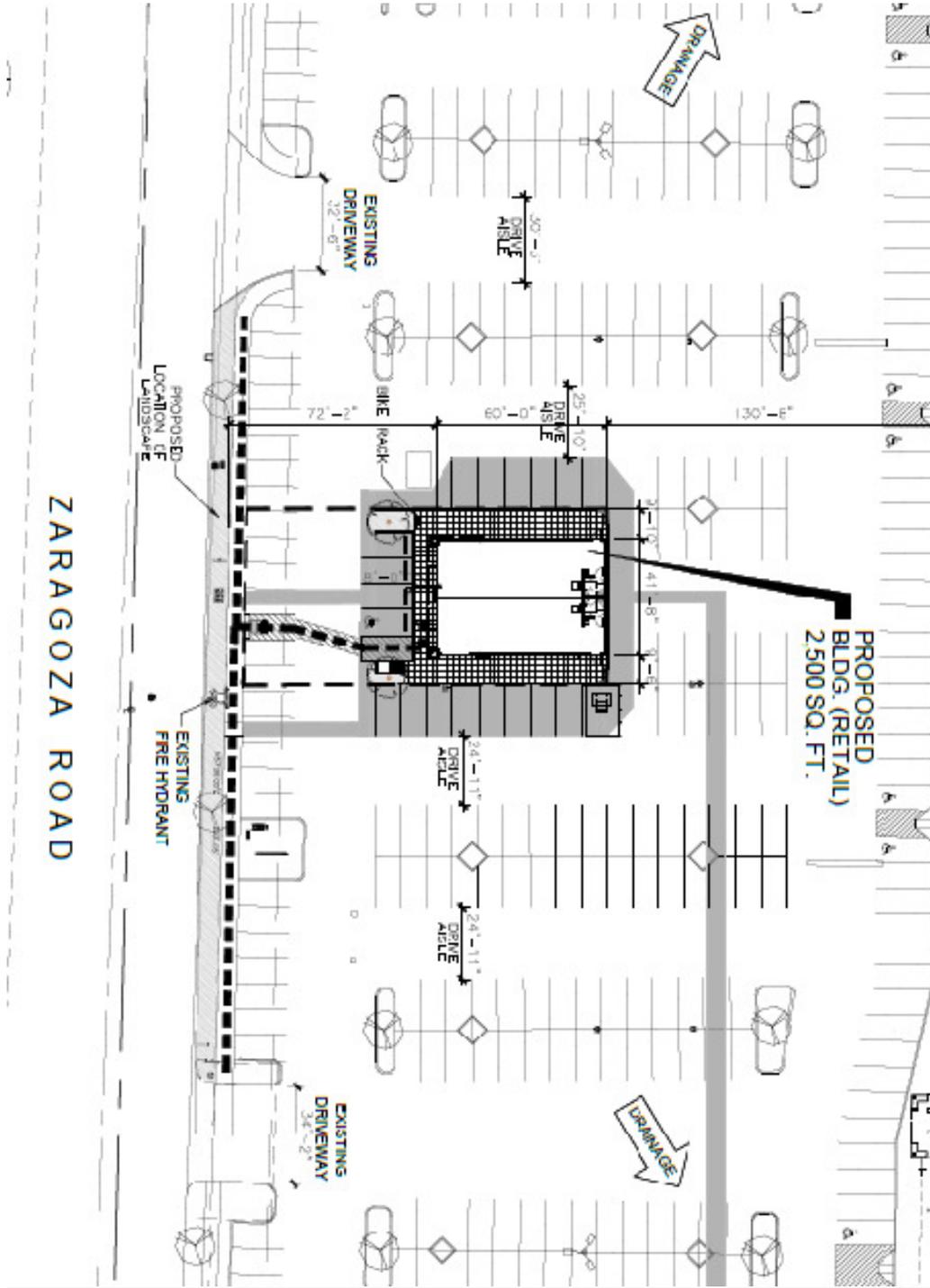
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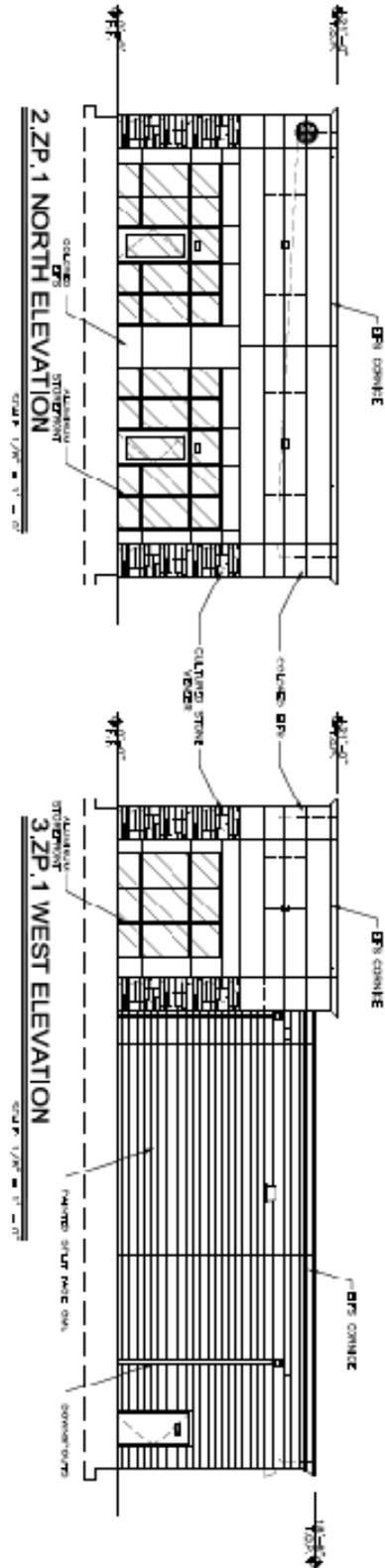
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN, ENLARGED



ATTACHMENT 5: ELEVATIONS



ATTACHMENT 6: ORDINANCE NO. 4820

AN ORDINANCE CHANGING THE ZONING OF TRACT 3A, BLOCK 4, YSIETA GRANT, THE PENALTY BEING AS PROVIDED IN SECTION 25-10 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Tract 3A, Block 4, Ysleta Grant, as more particularly described below, be changed to C-1 within the meaning of the Zoning Ordinance, and the zoning map of the City be revised accordingly:

Beginning at a point which is the northeast corner of Tract 3A, Block 4, Ysleta Grant, said point bearing South 16° 28' 29" West, 3152 feet from a County monument in the intersection of North Loop Road and Zaragosa Road;

Thence South 33° 03' East, 529.27 feet along the westerly line of North Loop Road to a point;

Thence South 59° 35' 20" West, 37.21 feet to a point;

Thence South 61° 40' West, 256.72 feet to a point;

Thence South 56° 34' West, 212.19 feet to a point;

Thence South 51° 24' West, 212.19 feet to a point;

Thence South 48° 35' West, 19.17 feet to a point;

Thence South 48° 21' West, 416.45 feet to a point which is the southwest corner of subject tract;

Thence North 34° 00' West, 570.72 feet to a point, which is the northwest corner of subject tract;

Thence North 57° 25' East, 972.10 feet along the southerly line of Zaragosa Road to a point;

Thence North 42° 21' East, 150.30 feet to the point of beginning, and containing 12.686 acres of land, more or less.

PASSED AND APPROVED this 13th day of April

[Signature]
Mayor

*Contract
Not Fee
Consent to Contract
3/23/13*

ATTEST:

[Signature]
CITY CLERK

122.3566

CONTRACT

This contract, made this 6th day of April, 1972,
by and between Gus Rallis, Trustee, First Party, Carolyn Perkins Luther,
Frank C. Luther and Oliver P. Luther, Jr., Second Parties, and the City
of El Paso, Third Party, witnesseth:

First Party has applied to the City of El Paso for rezoning of Tract
3A, Block 4, Ylseta Grant, in the City of El Paso, El Paso County, Texas,
such property being more particularly described in Ordinance No. 4820,
now pending before the City Council of the City of El Paso, a copy of which
is marked Exhibit "A", attached hereto, and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Party
covenants that if the property is rezoned as indicated in the attached ordi-
nance, it shall be subject to the following restrictions, conditions and cove-
nants:

1. First Party will, at no cost to the City, construct an eight-foot
high masonry screening wall along the south property line between the prop-
erty and the Village Subdivision.
2. A site development plan must be approved by the City Plan Com-
mission of the City of El Paso.
3. No building permits will be issued for construction on the prop-
erty until the conditions contained in paragraphs 1 and 2 hereof have been met.
4. First Party will, upon demand by the City, dedicate as additional
right of way for North Loop Road and Zaragosa Road the area outlined in blue
on a map entitled "North Loop-Zaragosa, No. 122.3566", a copy of which is
attached hereto, marked Exhibit "B", and made a part hereof by reference.

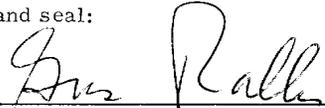
This agreement is a restriction, condition and covenant running with
the land and a charge and servitude thereon, and shall bind First and Second
Parties and their successors in title. Any future conveyance of the land shall

contain this restriction, condition and covenant and shall embody this agreement by express reference.

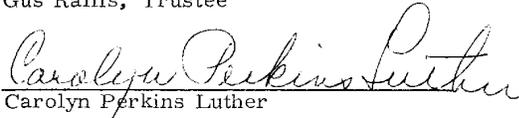
The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Second Parties are the holders of liens on the property being rezoned and consent to the placing of the above restrictions thereon, but do not join herein for any other purpose.

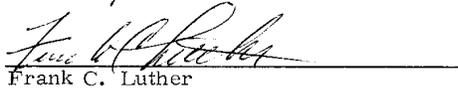
Witness the following signatures and seal:



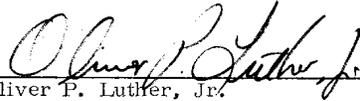
Gus Rallis, Trustee



Carolyn Perkins Luther



Frank C. Luther



Oliver P. Luther, Jr.

THE CITY OF EL PASO

by 
Mayor

ATTEST:


City Clerk