City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZRZ13-00030
Application Type	Rezoning
CPC Hearing Date	December 19, 2013
Staff Planner	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location	7235 North Loop Drive
Legal Description	Portion of Lots 22, 23, and 24, Map of Palmdale Acres, An Addition to the City of El Paso, El Paso County, Texas
Acreage	0.7334 acres
Rep District	3
Current Zoning	R-F (Ranch-Farm)
Existing Use	Single Family Home
C/SC/SP/ZBA/LNC	No
Request	R-F (Ranch-Farm) to C-1 (Commercial)
Proposed Use	Assisted Living Facility (4+ persons)
Property Owner	Lillian Jacquez & Carlos Diaz Jr.
Representative	Ray Mancera

SURROUNDING ZONING AND LAND USE
North: M-1 (Manufacturing) / Vacant
South: C-4 (Commercial) / Retail
East: M-1 (Manufacturing) / Agricultural
West: M-1 (Manufacturing) / Vacant

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Mission Valley Planning Area)
NEAREST PARK: Stiles Park (1,765 feet)
NEAREST SCHOOL: Ramona Elementary (4,140 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
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 3, 2013.

The Planning Division received 1 phone call in opposition to the rezoning request.

APPLICATION DESCRIPTION
The property owner is requesting a rezoning from R-F (Ranch-Farm) to C-1 (Commercial) to permit an adult living facility (4+ persons). The detailed site plan shows existing structures consisting of an approximately 5,600 s.f. single family home and an approximately 2,700 s.f. storage and accessory building. The existing single family dwelling will be used as the adult living facility as no improvements to the structures are proposed. Four parking spaces, including 1 handicapped and 3 bicycle parking spaces, are also proposed. Access to the subject property is proposed from North Loop.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the rezoning from R-F (Ranch-Farm) to C-1 (Commercial). This section of North Loop features several zoning districts of greater intensity than the requested C-1 zone.

Rezoning to low-intensity commercial will permit the property owner to pursue the proposed use while bringing the parcel into a greater zoning parity with the surrounding properties.

Plan El Paso-Future Land Use Map Designation
All applications for a rezoning shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the C-1 (Neighborhood Commercial) 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:

Planning Division - Transportation
No objections. A TIA is not required.

Note: 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.

City Development Department – Plan Review
No objections.

City Development Department - Land Development
No objection

El Paso Fire Department
Recommend "Approval" of "Site Plan Application" as presented. ******NOTE ******* PZRZ13-00030 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.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments
Water

2. There is an existing 8-inch diameter water main that extends along North Loop Dr. This main is fronting lots 23, 24 and 25 only. This main is available for service.
3. There is an existing 12-inch diameter water main that extends along North Loop Dr. located approximately 8-feet north of the street southern right of way line. This main is available for service.
4. Previous water pressure readings from fire hydrant #3068, located approximately 270 LF west of the intersection of Hawkins Blvd. and North Loop Dr. have yielded a static pressure of 96 pounds per square inch (psi), a residual pressure of 82 psi and a discharge of 1233 gallons per minute (gpm).
5. 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.

6. EPWU records show two (2) existing active water meters serving the subject property. One of the meters is a 4-inch fire line and the second is a ¾ -inch service meter. The service address for this meter is 7235 North Loop Dr.

Sanitary Sewer:

7. There is an existing 12-inch diameter sanitary sewer main that extends along North Loop Dr. located approximately 18.5 feet north of the street southern right of way line. This sewer main is available for service.

General:

8. 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, 3rd 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.

CITY PLAN COMMISSION OPTIONS

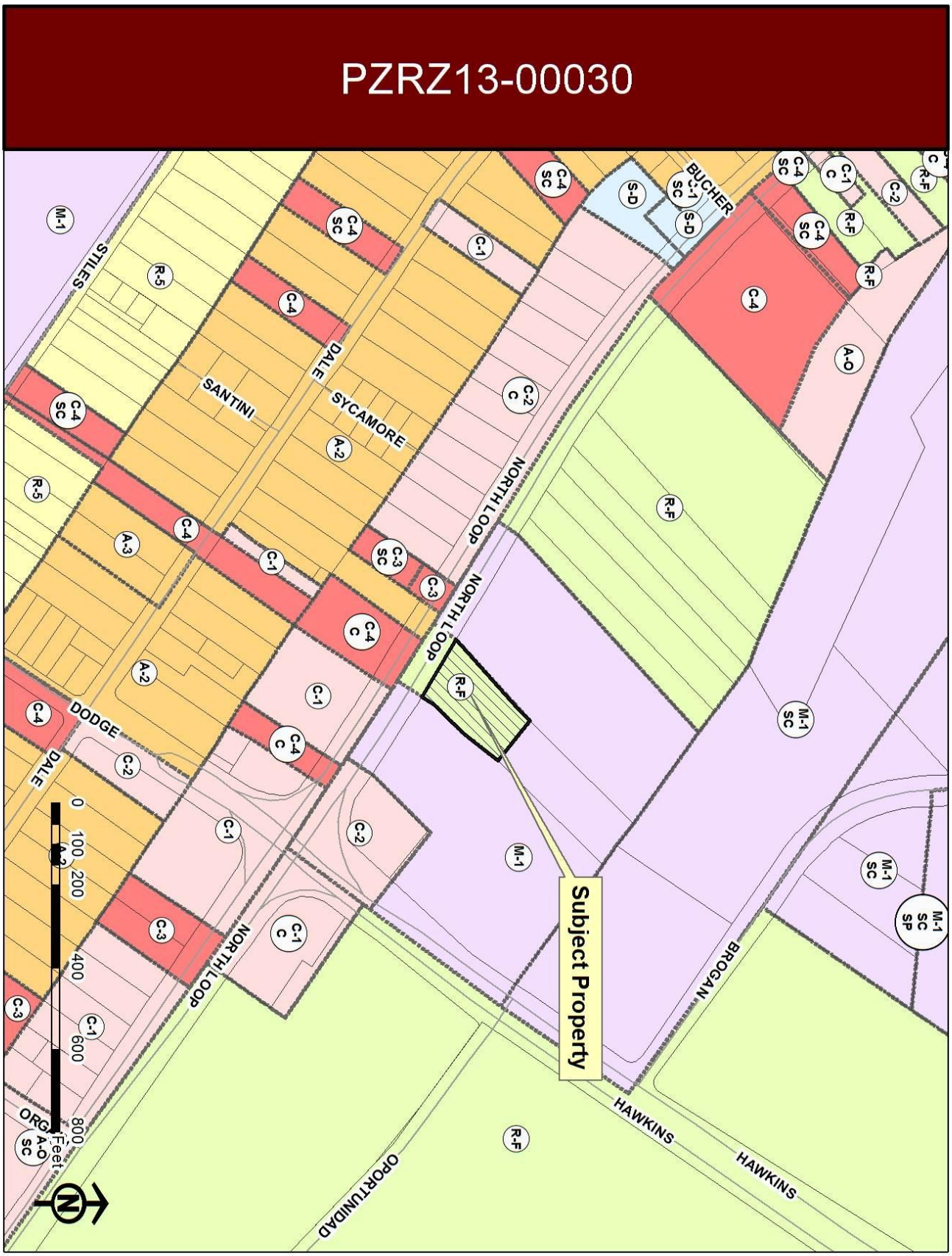
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

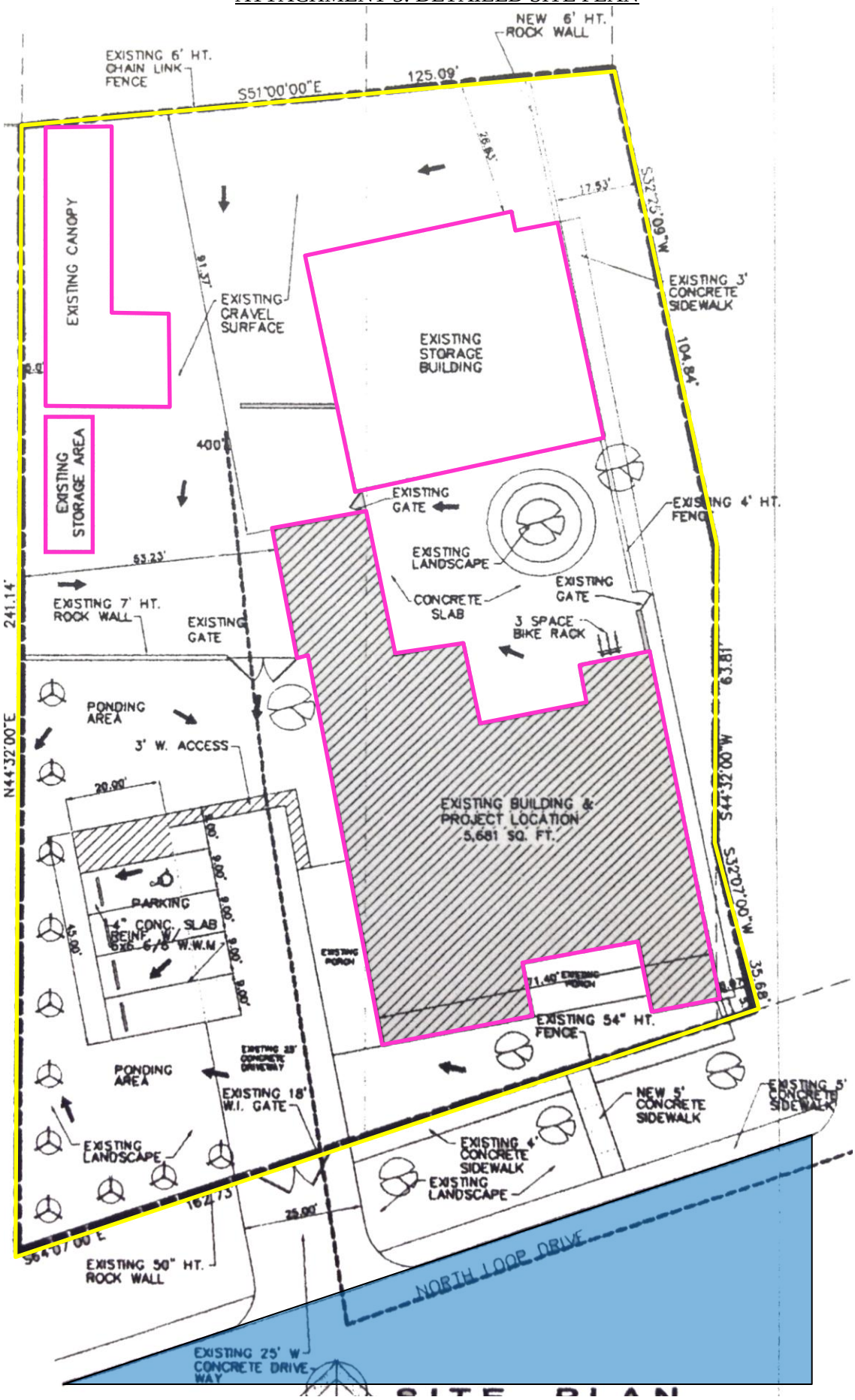
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into conformance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

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE PLAN