

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction – July 21, 2020

PUBLIC HEARING DATE: August 18, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip Etiwe, (915) 212-1553

Luis Zamora, (915) 212-1552

DISTRICT(S) AFFECTED: 5

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An ordinance changing the zoning of Lots 1 and 2, Block 1, Pebble Hills Commercial, 12150 Pebble Hills Boulevard, City of El Paso, El Paso County, Texas from C-2/sc/sp (Commercial/special contract/special permit) to C-4/sc/sp (Commercial/special contract/special permit). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan. Subject Property: 12150 Pebble Hills Boulevard. Owner: WestStar Bank PZRZ20-00011 (District 5)

BACKGROUND / DISCUSSION:

On April 30, 2020, the City Plan Commission reviewed and recommended approval unanimously (5-0) of the rezoning request. There was no one in support of or in opposition to the request.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspection Department

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 1 AND 2, BLOCK 1, PEBBLE HILLS COMMERCIAL, 12150 PEBBLE HILLS BOULEVARD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-2/SC/SP (COMMERCIAL/SPECIAL CONTRACT/SPECIAL PERMIT) TO C-4/SC/SP (COMMERCIAL/SPECIAL CONTRACT/SPECIAL PERMIT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of Lots 1 and 2, Block 1, Pebble Hills Commercial, 12150 Pebble Hills Boulevard, located in the City of El Paso, El Paso County, Texas, be changed from C-2/sc/sp (Commercial/special contract/special permit) to C-4/sc/sp (Commercial/special contract/special permit), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this ____ day of _____, 2020.

THE CITY OF EL PASO:

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
20-1007-2623 | 997545
12150 Pebble Hills
RTA

PZRZ20-00011

12150 Pebble Hills Boulevard

City Plan Commission — May 14, 2020

REZONING



CASE NUMBER: PZRZ20-00011
CASE MANAGER: Luis F. Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Weststar Bank
REPRESENTATIVE: H2O Terra
LOCATION: 12150 Pebble Hills Boulevard (District 5)
LEGAL DESCRIPTION: Lot 2, Block 1, Pebble Hills Commercial, City of El Paso, El Paso County, Texas
PROPERTY AREA: 0.655 acres
REQUEST: Rezone from C-2/sc/sp (Commercial/special contract/special permit) to C-4/sc/sp (Commercial/special contract/special permit)
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-2/sc/sp (Commercial/special contract/special permit) to C-4/sc/sp (Commercial/special contract/special permit) to allow the subject property to be the same zone as the property to the immediate east so that they can be combined for future commercial development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommend **APPROVAL** of the rezoning request. The proposed commercial development is consistent with adjacent commercial properties within its vicinity and is in keeping with the policies of *Plan El Paso* for the G-7, Industrial and/or Railyards Future Land Use Designation in the East Planning Area.

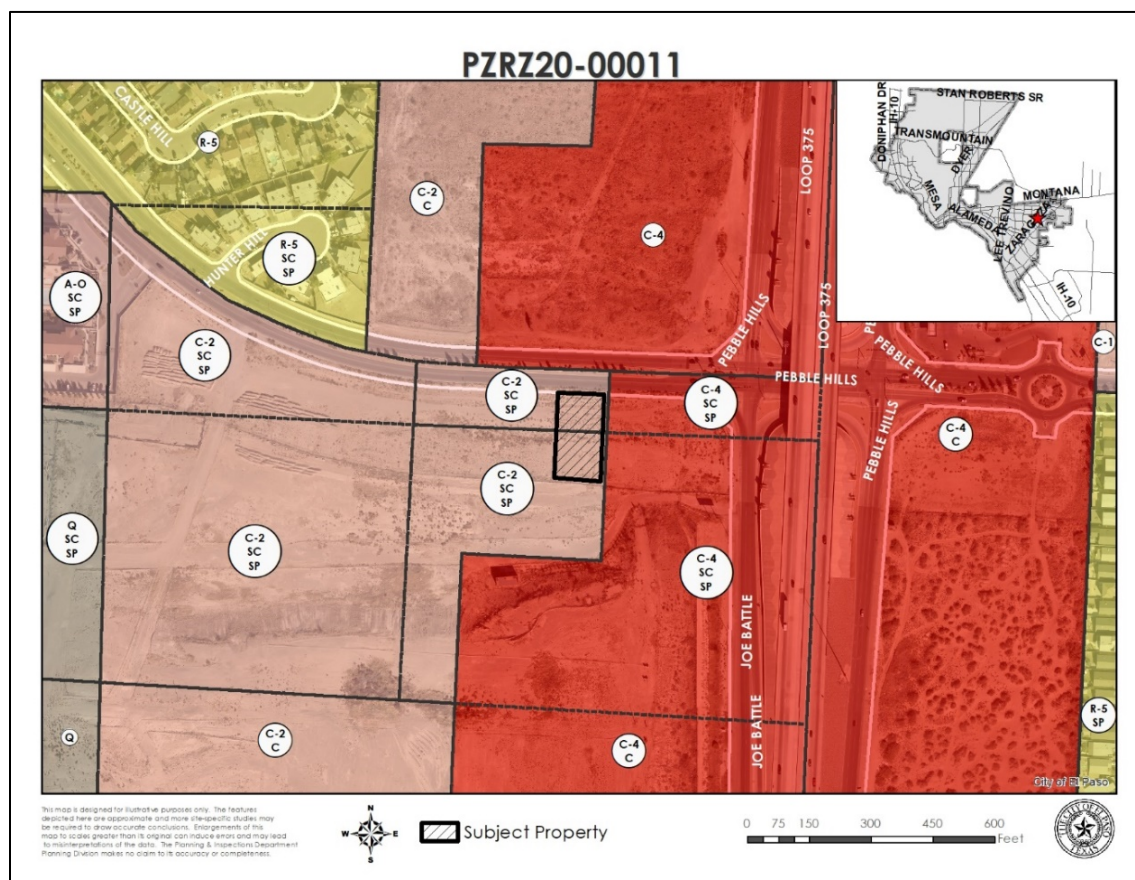


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-2/sc/sp (Commercial/special contract/special permit) District to C-4/sc/sp (Commercial/special contract/special permit) District to allow the subject property to be the same zone as the property to the immediate east so that they can be combined for future commercial development. Main access to the property is from Pebble Hills Boulevard.

PREVIOUS CASE HISTORY: None.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed future development is consistent with surrounding properties and meets the established character of its surrounding neighborhood. The property abuts other commercial properties to the north and east zoned C-4 (Commercial) and to the west and south zoned C-2 (Commercial).

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><u>G-7 – Industrial:</u></p> <p>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 mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the proposed future commercial development is consistent with other commercial districts in the neighborhood. Commercial uses are common and welcomed in this sector. The surrounding properties are zoned C-2 (Commercial) and C-4 (Commercial). The surrounding area is zoned commercial and currently comprised of vacant properties.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>C-4 (Commercial) District:</u></p> <p>The purpose of these districts 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. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>Yes, the proposed future commercial development is compatible with existing vacant commercial properties. The current development is adjacent to other vacant commercial lots.</p>
<p>Preferred Development Locations: Is the property in a “Compact Urban” area?</p>	<p>The property is located on Pebble Hills, which is classified as a major arterial roadway on the City of El Paso’s Major Thoroughfare Plan.</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed future commercial development, if approved, is not anticipated to cause any adverse effects on the community. It has the potential to maximize the use of an existing parcel.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not lie within an arroyo or other sensitive environment. No negative environmental impacts are anticipated if the rezoning request is approved.
Stability: Whether the area is stable or in transition.	The neighborhood is in transition with vacant commercial properties expected to be developed.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Main access is proposed through Pebble Hills Boulevard, classified as major arterial. The major arterial classification is appropriate to serve future commercial development. Existing services and infrastructure are appropriate to serve future development.

PUBLIC COMMENT: The subject property lies within the Eastside Civic Association. Surrounding property owners within 300 feet were notified by mail on May 1, 2020. The Planning Department has not received any communication in support of or in opposition to the rezoning request.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

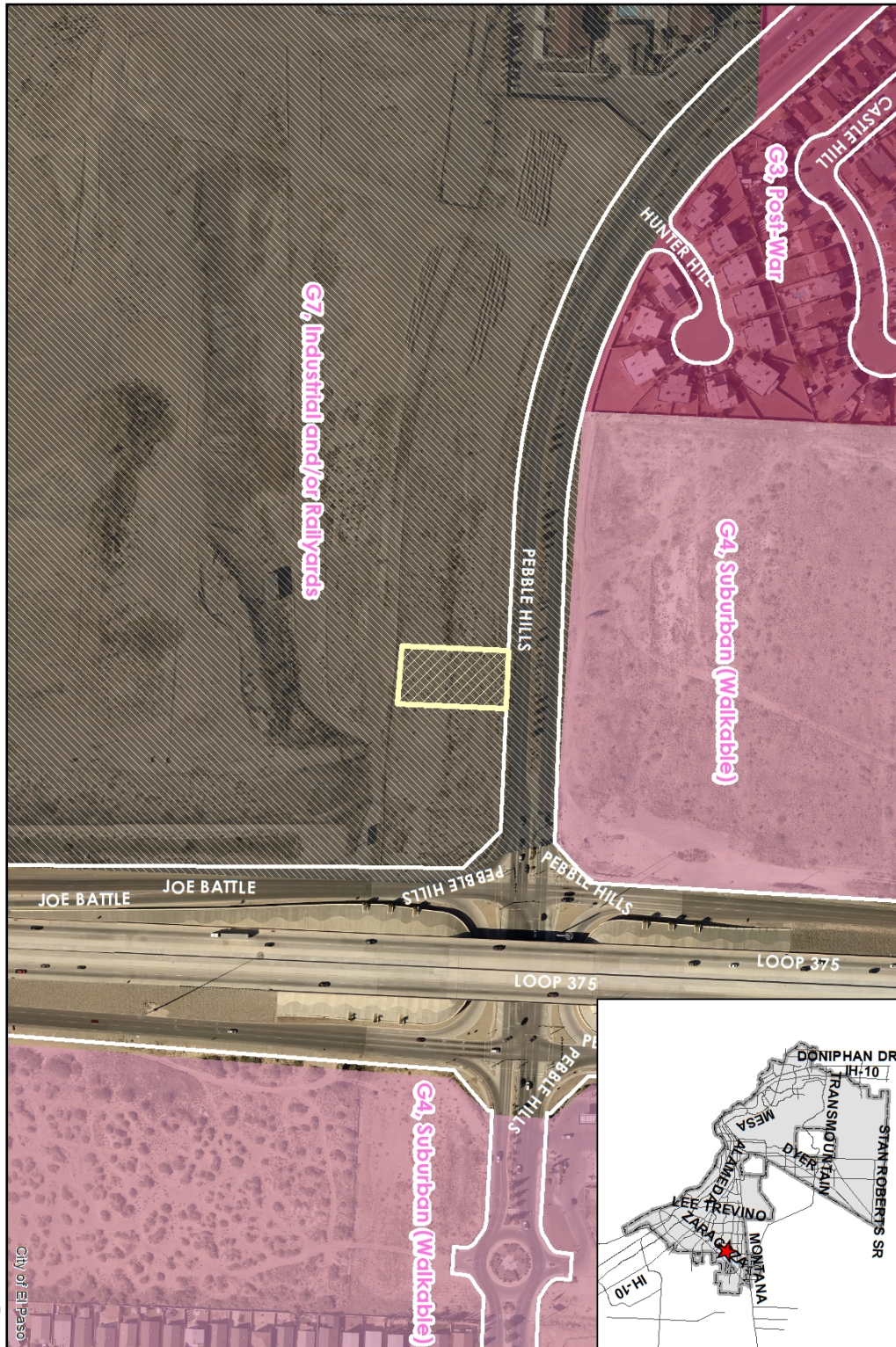
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
(Staff Recommendation)
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Generalized Site Plan
4. Department Comments

ATTACHMENT 1

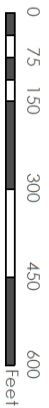
PZRZ20-00011



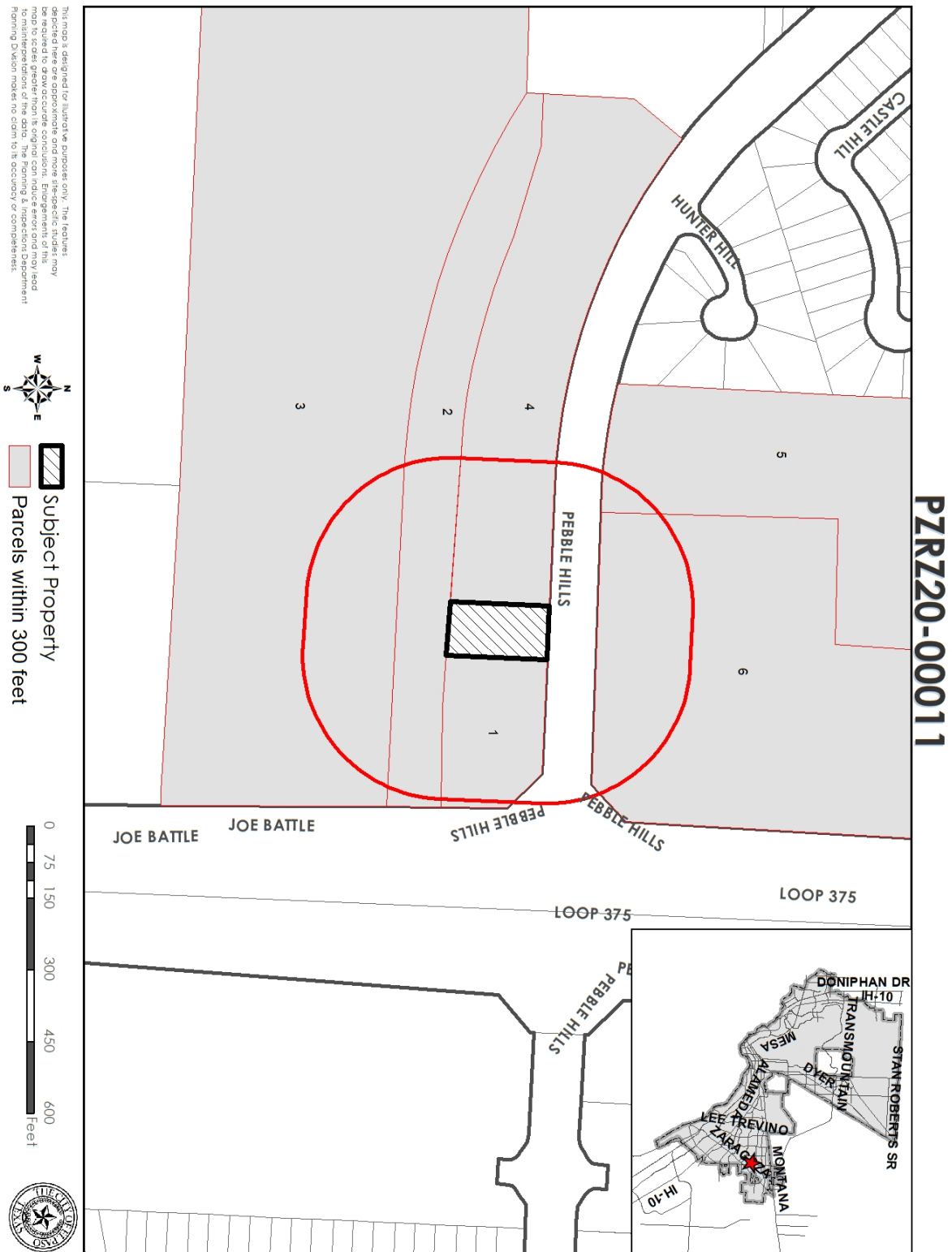
This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Engagement of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

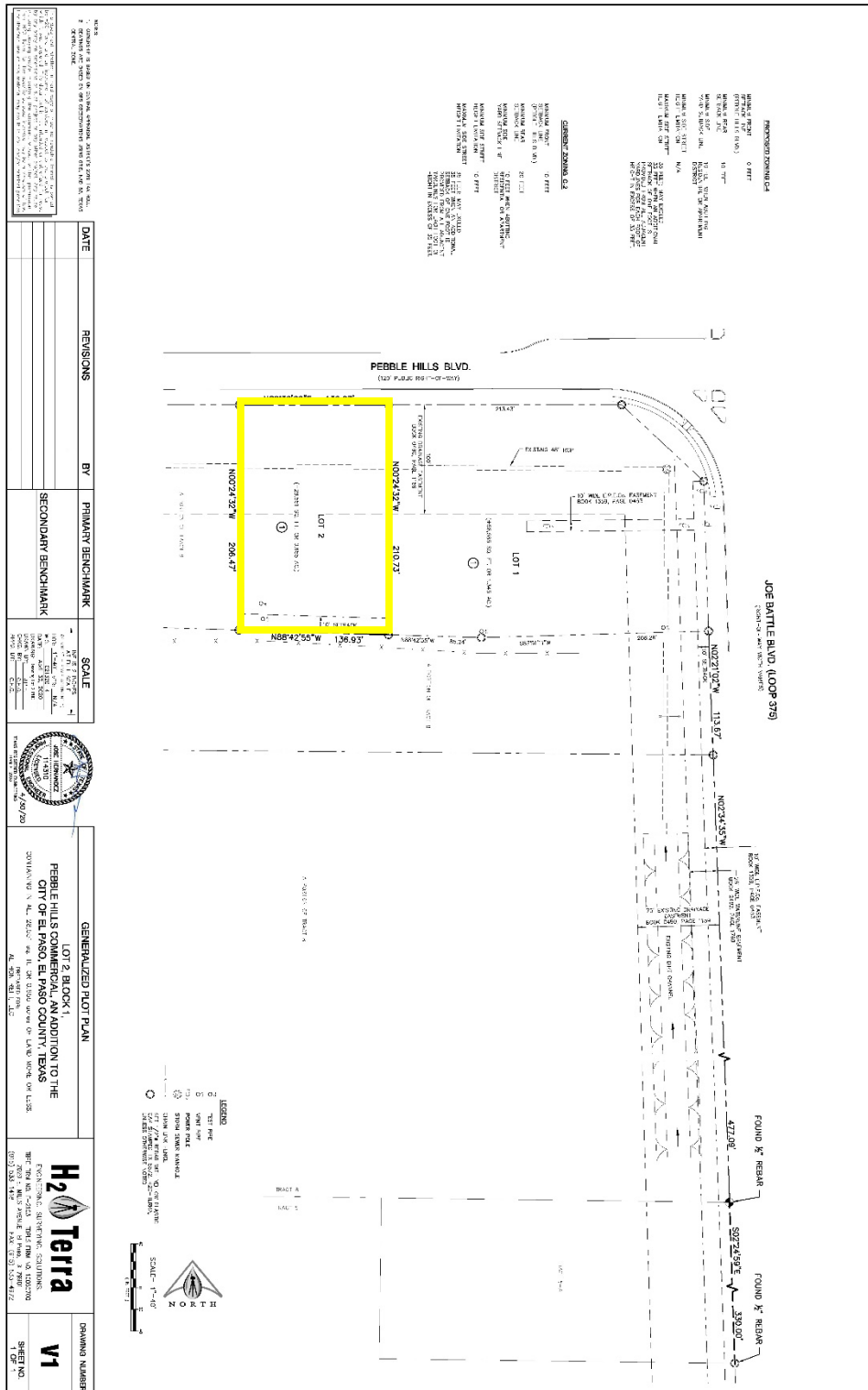


ATTACHMENT 2



ATTACHEMENT 3

C:\Projects\WestStar Bank\20-Redevelop\REZONING LOT 2 PHC.DWG 04/30/20 3:04PM



ATTACHMENT 4

Planning and Inspections Department - Planning Division

No objections.

Planning and Inspections Department – Plan Review & Landscaping Division

Approved for rezoning only.

Planning and Inspections Department – Land Development

No objections to proposed rezoning plan.

Fire Department

No adverse comments.

Police Department

No comments received.

Sun Metro

No objections.

Streets and Maintenance

No comments received.

El Paso Water

We have reviewed the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the north side of Pebble Hills Blvd., approximately 40-feet south of and parallel to the northern right-of-way line of Pebble Hills Blvd. This water main is available for service.

Previous water pressure from fire hydrant #8378 located at the northwest corner of Pebble Hills Blvd. and Hunter Hill Way has yield a static pressure of 36 (psi), a residual pressure of 34 (psi) and a discharge of 712 gallons per minute (gpm).

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main that extends along the south side of Pebble Hills Blvd., approximately 40-feet north of and parallel to the southern right-of-way line of Pebble Hills Blvd. This sanitary sewer main is available for service.

General

Being that portions of the property are located within the closed Zaragoza Landfill, authorization from the Texas Commission of Environmental Quality to extend water and sanitary sewer mains within the property will be required before El Paso Water commits to onsite main extensions if required.

EPWater requires a new service application for services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current

EPWater – PSB Rules and Regulations. The owner 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.

Stormwater

EPWater-SW provided comments for the above property for a CPC review under Pebble Hills Commercial. Below are some of these comments:

1. Explain what will happen to the storm sewer line traversing the property parallel to Pebble Hills Blvd.
2. The streets adjacent to the subject Plat may not be designed to pick up storm water; the lots will need to retain the developed runoff; the proposed ponding area/s shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
3. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements. However, any flow path traversing property must be protected and allowed to continue its path.

EPCWID

EPCWID has no comments due to the rezoning parcel is not within its boundaries.

Texas Department of Transportation

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.