



City of El Paso – City Plan Commission Staff Report

Case No: PZCR12-00006
Application Type: Condition Release
CPC Hearing Date: August 23, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 1515 Golden Hill Terrace
Legal Description: Westerly 15' of Lot 9, all of Lots 10-12 and the Easterly 20' of Lot 13, Block 7, Golden Hill Addition, City of El Paso, El Paso County, Texas
Acreage: 0.44 acres
Rep District: 8
Zoning: A-4/sc (Apartment/special contract)
Existing Use: Vacant
Request: Release of all conditions imposed by Ordinance No. 8786, dated September 23, 1986
Proposed Use: Apartments
Property Owner: Richard Sennessie – Lamina Investments, LLC
Representative: Taffy Bagley, P.C.

SURROUNDING ZONING AND LAND USE

North: GMU (General Mixed Use) / Vacant
South: A-2 (Apartment) / Apartments
East: A-2 (Apartment) / Single-Family Dwellings
West: A-4/sc (Apartment/special contract) / Vacant

Plan El Paso Designation: G2-Traditional Neighborhood (Walkable), (Central Planning Area)

Nearest Park: Tom Lea Park (2,802 ft.)

Nearest School: Wiggs Middle School (685 ft.)

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 1, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is for a release of all conditions as required by Ordinance No. 8786 (see attachment 4) as described below:

- The property shall only be used for a retirement center complex.
 - *No longer applicable.*
- First party must construct a pedestrian overpass across Arizona Street from ground level on the proposed site to ground level on the Medical Center side of Arizona Street. The pedestrian overpass is to be constructed approximately sixty (60) feet west of Golden Hill Terrace Addition.
 - *No longer applicable.*
- A walkway must be constructed from the north end of the overpass down to the bus stop located at the northwest corner of the Arizona Street and Golden Hill Terrace Addition, and a walkway up to the Medical Center property.
 - *No longer applicable.*
- First Party must arrange with the property owner(s) on the north side of Arizona Street for the installation of the pedestrian overpass connecting to the Medical Center property.
 - *No longer applicable*

- Golden Hill Terrace must be paved to City standards.
 - *Already fulfilled*
- Guardrails and handrails are required along Rio Grande Avenue.
 - *No longer applicable*
- The City Plan Commission and the City Council shall have the right to restrict the height of any building(s) constructed on the property at the time the detailed site development plan is submitted to the City for approval.
 - *No longer applicable*
- Conditions #2 through #6 must be complied with prior to the issuance of any certificates of occupancy.
 - *No longer applicable*

CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the condition release request as the conditions restrict the property to a single use (a retirement community). All A-4 uses are compatible with the surrounding uses as well as the future land use map and therefore warrant release for the proposed use.

Plan El Paso- Future Land Use Map Designation

All applications for a condition release review shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the A-4 (High Density Apartment District) district is to provide a diversity of residential dwelling types at the highest densities and to provide for the integration of compatible business and professional office uses to complement the areas and to allow for concentrations of population through the use of multi-story facilities. Permit site diversification for high-density residential development in which adequate public facilities are available for present and future needs.

City Development Department – Land Development

No objection

City Development Department – Planning Division - Transportation

No objections to the proposed condition release.

Notes: All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time. **
Note, A more detailed reviewed will be done by fire plan review during the permitting process.

EPWU

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

EPWU-PSB Comments

Water

Along Arizona Street between Langtry Street and Golden Hill Terrace there is an existing six (6) inch diameter water main.

Along Golden Hill Terrace fronting the subject Property there is an existing six (6) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 7418 located along Golden Hill Terrace have yielded a static pressure of 58 pounds per square inch (psi), residual pressure of 52 psi, discharge of 750 gallons per minute (gpm).

Sanitary Sewer

From the intersection of Arizona Street and Golden Hill Terrace, along Arizona Street towards Langtry Street there is an existing sanitary sewer main. This main dead-ends at approximately 130 feet west of Golden Hill Terrace.

Along Golden Hill Terrace fronting the subject Property there is an existing sanitary sewer main. This main dead-ends at approximately 250 feet east of Langtry Street.

General:

Water and sanitary sewer service is available from the above described mains.

Application for 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

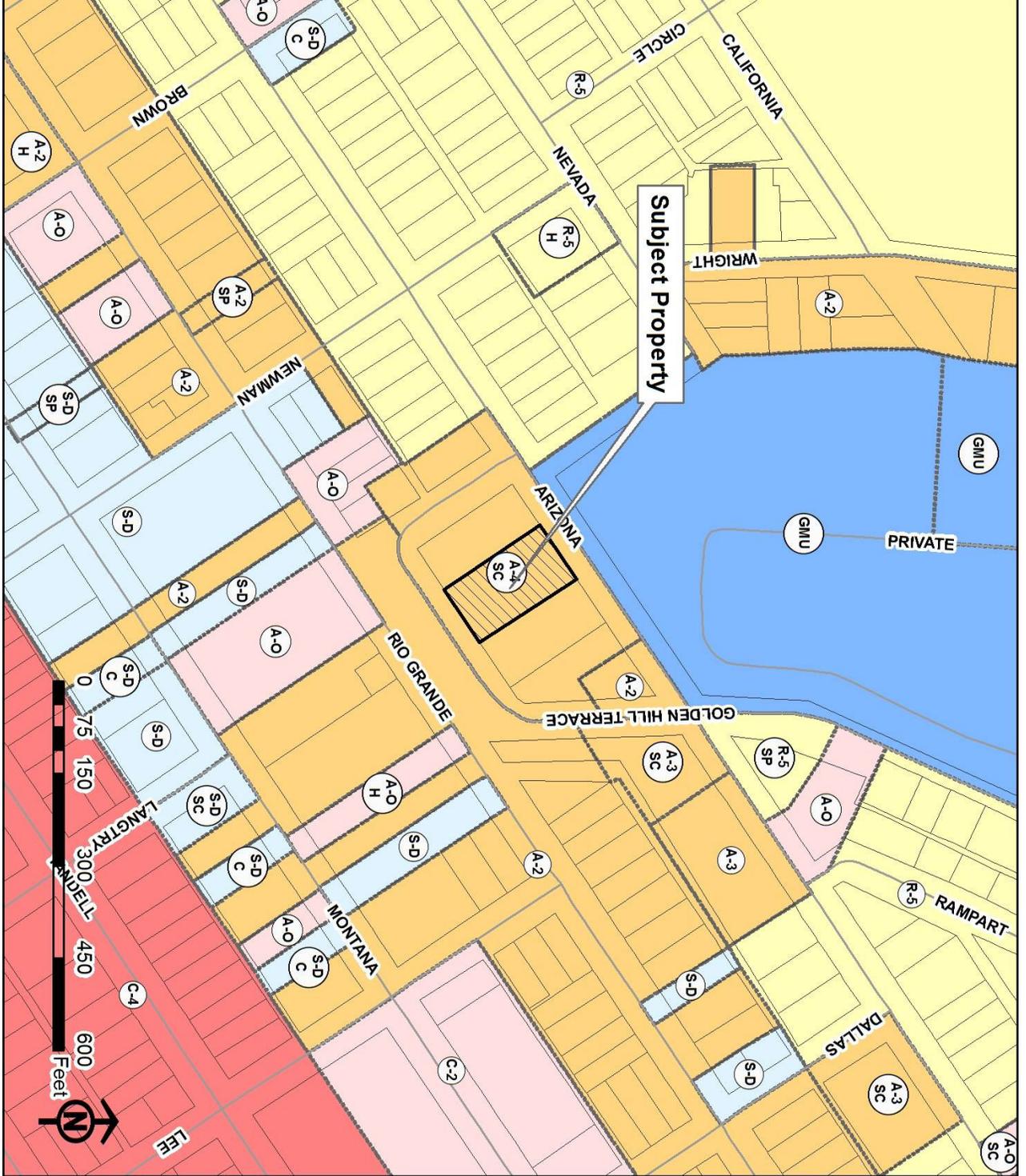
The City Plan Commission may consider the following options and additional options that it identifies when reviewing a condition release request:

1. Recommend approval of the application finding that the detailed site development plan 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 detailed site development plan 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 detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

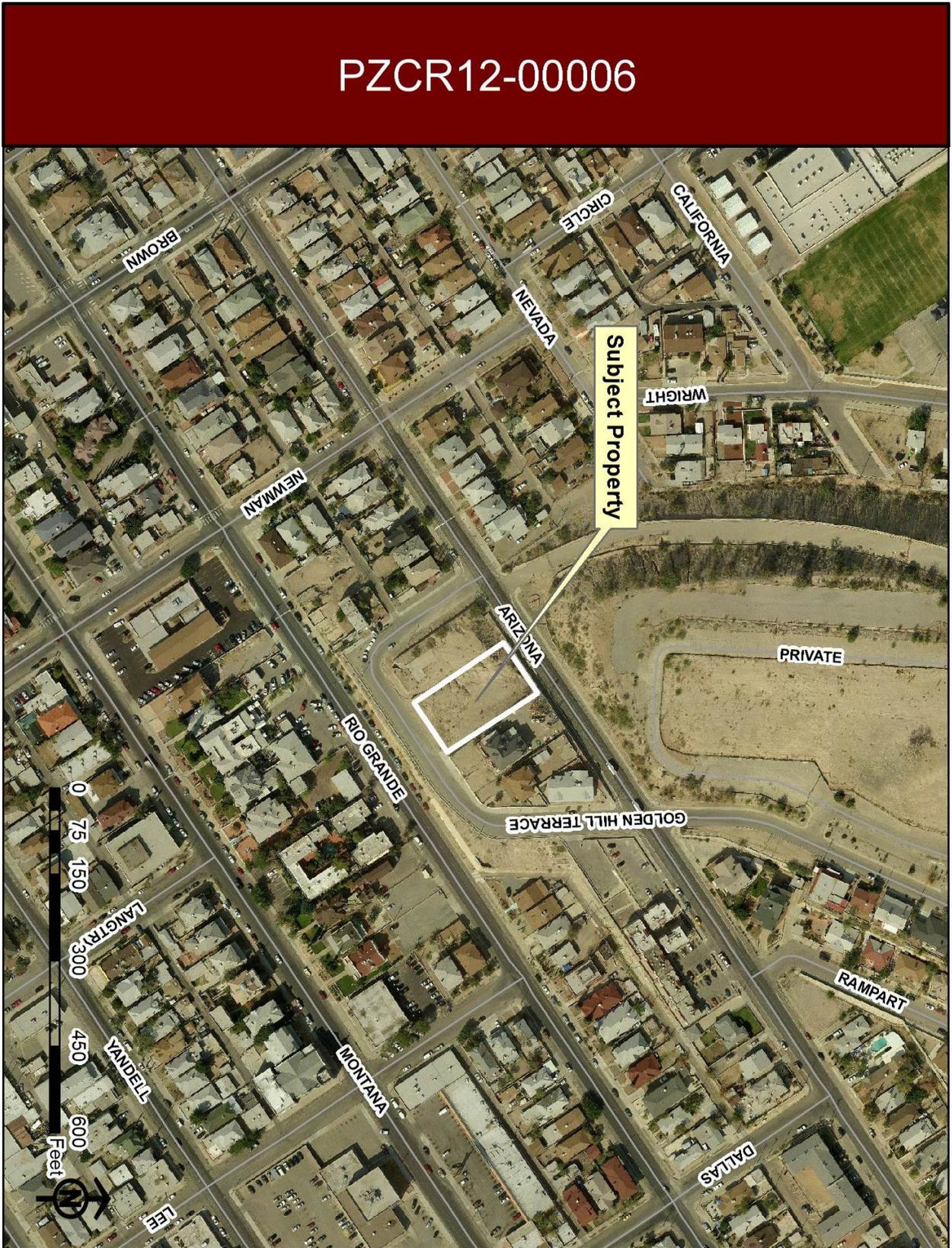
Attachments

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Ordinance 8786, dated September 23, 1986

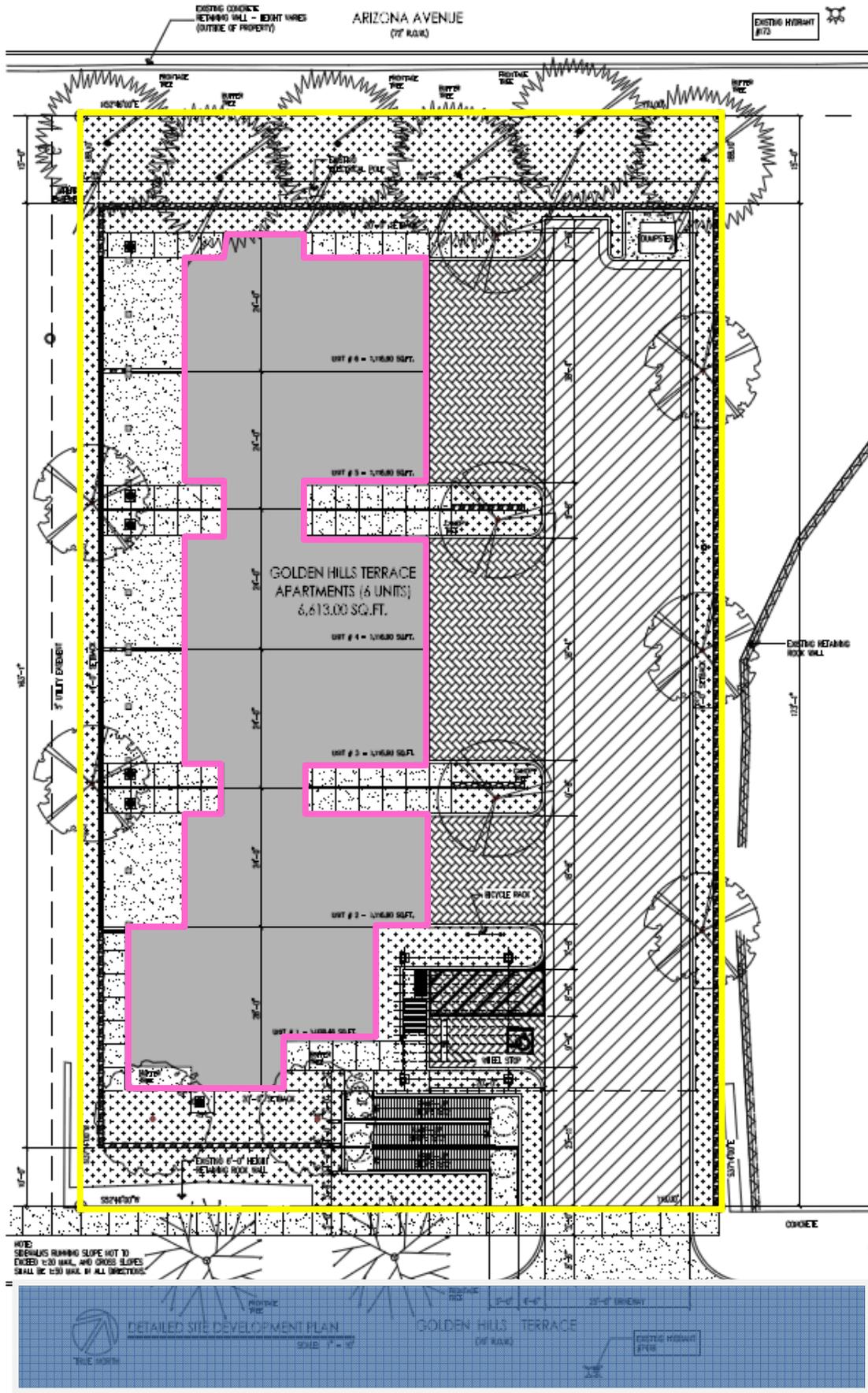
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ORDINANCE 8786, DATED SEPTMEBER 23, 1986 (CONTINUED)

7. The City Plan Commission and the City Council shall have the right to restrict the height of any building(s) constructed on the property at the time the detailed site development plan is submitted to the City for approval.
8. Conditions #2 through #6 must be complied with prior to the issuance of any certificates of occupancy.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and his 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 amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity, or necessitating the amendment of, the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

FIRST PARTY

Leonard A. Hall
LEONARD A. HALL

SECOND PARTIES
CORONADO BANK

By Larry Patton
Title PRESIDENT

ATTEST:

[Signature]
Secretary & Vice President

Ann Brand
ANN BRAND

Robert Tapia
MR. ROBERT TAPIA

Mrs. Robert Tapia
MRS. ROBERT TAPIA

Kellen K. McIntyre
KELLEN K. MCINTYRE
KEM

