

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

DEPARTMENT: Development Services / Planning Division
AGENDA DATE: Introduction 02/06/07; Public Hearing 02/27/07
CONTACT PERSON/PHONE: Esther Guerrero, Planner – 541-4720
DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of the following real property described as:

Parcel 1: All of Blocks 60 and 65 and portion of Third Avenue and Fourth Avenue, Magoffin Addition, City of El Paso, El Paso County, Texas, from SRR (Special Residential Revitalization) to S-D (Special Development);

Parcel 2: All of Block 66 and a portion of Third Avenue, Magoffin, City of El Paso, El Paso County, Texas, from SRR (Special Residential Revitalization) to S-D (Special Development);

Parcel 3: A portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue and Fourth Avenue, Magoffin Addition, City of El Paso, El Paso County Texas, from SRR (Special Residential Revitalization) to S-D (Special Development); and,

Parcel 4: A portion of Block 56 and all of Blocks 57 and 68, Magoffin Addition, and a portion of Block 109 and all of Block 110 and 142, Campbell Addition, and portion of Third Avenue and Fourth Avenue, City of El Paso, El Paso County Texas, from SRR (Special Residential Revitalization) to S-D (Special Development). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.

Subject Property: 508 S. Virginia Street. Applicant: Housing Authority of the City of El Paso, ZON06-00132 (District 8)

BACKGROUND / DISCUSSION:

See attached report

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation

City Plan Commission (CPC) – Approval Recommendation

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: ALL OF BLOCKS 60 AND 65 AND PORTIONS OF THIRD AVENUE AND FOURTH AVENUE, MAGOFFIN ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM SRR (SPECIAL RESIDENTIAL REVITALIZATION) TO S-D (SPECIAL DEVELOPMENT);

PARCEL 2: ALL OF BLOCK 66 AND A PORTION OF THIRD AVENUE, MAGOFFIN ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM SRR (SPECIAL RESIDENTIAL REVITALIZATION) TO S-D (SPECIAL DEVELOPMENT);

PARCEL 3: A PORTION OF BLOCK 55 AND ALL OF BLOCKS 58 AND 67 AND PORTIONS OF THIRD AVENUE AND FOURTH AVENUE, MAGOFFIN ADDITION, CITY OF EL PASO, EL PASO COUNTY TEXAS, FROM SRR (SPECIAL RESIDENTIAL REVITALIZATION) TO S-D (SPECIAL DEVELOPMENT); AND,

PARCEL 4: A PORTION OF BLOCK 56 AND ALL OF BLOCKS 57 AND 68, MAGOFFIN ADDITION, AND A PORTION OF BLOCK 109 AND ALL OF BLOCKS 110 AND 142, CAMPBELL ADDITION, AND PORTIONS OF THIRD AVENUE AND FOURTH AVENUE, CITY OF EL PASO, EL PASO COUNTY TEXAS, FROM SRR (SPECIAL RESIDENTIAL REVITALIZATION) TO S-D (SPECIAL DEVELOPMENT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

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

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: *All of Blocks 60 and 65 and portions of Third Avenue (70 foot vacated right-of-way) and Fourth Avenue (70 foot vacated right-of-way), Magoffin Addition, City of El Paso, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from SRR (Special Residential Revitalization) to S-D (Special Development); and,*

Parcel 2: *All of Block 66 and a portion of Third Avenue (70 foot vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from SRR (Special Residential Revitalization) to S-D (Special Development); and,*

Parcel 3: *A portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue (70 foot vacated right-of-way) and Fourth Avenue (70 foot vacated right-of-way),*

Doc #26693/Planning/Ord/ZON06-00132/Rezoning Application-4 Parcels/LCUE

ORDINANCE NO. _____

Zoning Case No. ZON06-00132

Magoffin Addition, City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **SRR (Special Residential Revitalization)** to **S-D (Special Development)**; and,

Parcel 4: A portion of Block 56 and all of Blocks 57 and 68, Magoffin Addition, and a portion of Block 109 and all of Blocks 110 and 142, Campbell Addition, and portions of Third Avenue (70 foot vacated right-of-way) and Fourth Avenue (70 foot vacated right-of-way), City of El Paso, El Paso County Texas, and as more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **SRR (Special Residential Revitalization)** to **S-D (Special Development)**.

PASSED AND APPROVED this _____ day of _____, 2007.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Kimberly Forsyth, Senior Planner
Development Services Department

PARCEL 1

Property Description: All of Blocks 60 and 65 and portions of Third Avenue (70-foot right-of-way) and Fourth Avenue (70-foot right-of-way), both vacated, Magoffin Addition, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Blocks 60 and 65 and portions of Third Avenue (70-foot right-of-way) and Fourth Avenue (70-foot right-of-way), both vacated, Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70-foot right-of-way) and Father Rahm Avenue (70-foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along said right-of-way line of Park Street, a distance 260.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Fourth Avenue (a 70-foot right-of-way, vacated); said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998", also being the TRUE POINT OF BEGINNING of this description;

THENCE, North 90° 00' 00" West, along said right-of-way line of Fourth Avenue (vacated), a distance of 260.00 feet to a point lying on the intersection of said right-of-way line and the easterly right-of-way line of Tays Street, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998"

THENCE, North 00° 25' 00" East, along said right-of-way line of Tays Street, a distance of 660.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998"

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Avenue, a distance of 260.00 feet to a point lying on the intersection of said right-of-way line and the westerly right-of-way line of Park Street, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998"

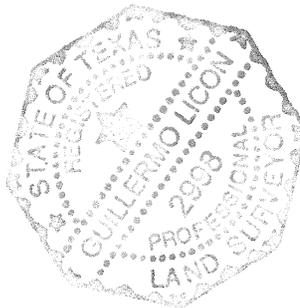
THENCE, South 00° 25' 00" West, along said right-of-way line of Park Street, a distance of 660.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 3.939 acres (171,596 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors



Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998



February 28, 2005
Revised: October 11, 2006
Job Number 06-03-2120

Exhibit "A"

PARCEL 2

Property Description: All of Block 66 and portion of Third Avenue (a 70-foot right-of-way, vacated), Magoffin Addition, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Block 66 and portion of Third Avenue (a 70-foot right-of-way, vacated), Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70-foot right-of-way) and Father Rahm Avenue (70-foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along said right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Street; Thence, South 90° 00' 00" West, along said right-of-way line of Delta Avenue, a distance of 330.00 feet to a point lying on the intersection of the westerly right-of-way line of Tays Street and the southerly right-of-way line of Delta Street, point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998", and also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 25' 00" West, along said right-of-way line of Tays Street, a distance of 295.00 feet to a point lying on the centerline of Third Avenue (70-foot right-of-way, vacated), said point being a found chiseled "X" on concrete driveway apron ;

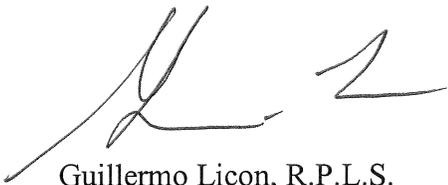
THENCE, North 90° 00' 00" West, along said centerline of Third Avenue, a distance of 260.00 feet to a point lying on the intersection of said centerline and the easterly right-of-way line of Hills Street, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, North 00° 25' 00" East, along said right-of-way line of Hills Street, a distance of 295.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Avenue, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 1.761 acres (76,698 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors



Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998



February 28, 2005
Revised: October 11, 2006
Job Number 06-03-2120

PARCEL 3

Property Description: A portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), Magoffin Addition, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70-foot right-of-way) and Father Rahm Avenue (70-foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along the westerly right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Delta Avenue; Thence, South 90° 00' 00" West, along said right-of-way line of Delta Avenue, a distance of 660.00 feet to a point lying on the intersection of the westerly right-of-way line of Hills Street and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998", and also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 25' 00" West, along said right-of-way line of Hills Street, a distance of 920.00 feet to a point lying on the intersection of said right-of-way and the northerly right-of-way line of Father Rahm Avenue, said point being a set chiseled "X";

THENCE, North 90° 00' 00" West, along said right-of-way line of Father Rahm Avenue, a distance of 260.00 feet to a point lying on the intersection of said right-of-way line and the easterly right-of-way line of St. Vrain Street, said point being a set nail;

THENCE, North 00° 25' 00" East, along said right-of-way line of St. Vrain Street, a distance of 180.00 feet to a point lying on the southerly boundary line of Lot 13, Block 55, Magoffin Addition, said point being a set "X" on footing;

THENCE, North 90° 00' 00" East, along said boundary line, a distance of 120.00 feet to a point lying on the westerly right-of-way line of a 20-foot alley, said point being a set chiseled "X" on footing;

THENCE, North 00° 25' 00" East, along said right-of-way line, a distance of 80.00 feet to a point lying on the northerly boundary line of Lot 11, Block 55, Magoffin Addition, set nail with SLI plastic cap stamped "TX 2998" ;

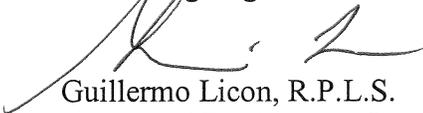
THENCE, North 90° 00' 00" West, along said boundary line, a distance of 120.00 feet to a point lying on the easterly right-of-way line of St. Vrain Street, said point being a set nail in concrete ;

THENCE, North 00° 25' 00" East, along said right-of-way line, a distance of 660.00 feet to a point lying on the intersection of said right-of-way line and the southerly right-of-way line of Delta Avenue, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Avenue, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 5.271 acres (229,594 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors



Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998



February 28, 2005.
Revised: October 11, 2006

Exhibit "C"

PARCEL 4

Property Description: A portion of Block 56 and all of Blocks 57 and 68, Magoffin Addition and a portion of Block 109 and all of Blocks 110 and 142, Campbell Addition and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Block 56 and all of Blocks 57 and 68, Magoffin Addition and a portion of Block 109 and all of Blocks 110 and 142, Campbell Addition and portions of Third Avenue (70-foot right-of-way, vacated) and Fourth Avenue (70-foot right-of-way, vacated), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70 foot right-of-way) and Father Rahm Avenue (70 foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 25' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 25' 00" East, along said right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of said right-of-way line of Park Street and the southerly right-of-way line of Delta Avenue (70-foot right-of-way); Thence, South 90° 00' 00" West, along said right-of-way line of Delta Avenue, a distance of 990.00 feet to a point lying on the intersection of said right-of-way line and the westerly right-of-way line of St. Vrain Street and, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998" and also being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 25' 00" West, along said right-of-way line of St Vrain Street, a distance of 920.00 feet to a point lying on the intersection of said right-of-way line and the northerly right-of-way line of Father Rahm Avenue, said point being a set chiseled "X";

THENCE, North 90° 00' 00" West, along said right-of-way line of Father Rahm Avenue, a distance of 140.00 feet, to a point lying on the westerly boundary line of a 20-foot alley, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998"

THENCE, North 00° 25' 00" East, along said boundary line, a distance of 180.00 feet to a point lying on the northerly boundary line of Lot 14, Block 56, Magoffin Addition and Block 109, Campbell Addition, said being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

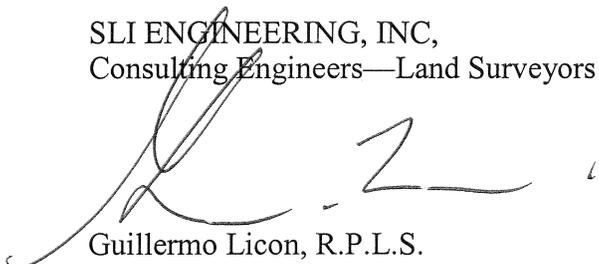
THENCE, North 90° 00' 00" West, along said boundary line, a distance of 120.00 feet to a point lying on the easterly right-of-way of Virginia Street (70-foot right-of-way), said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998" ;

THENCE, North 00° 25' 00" East, along said right-of-way line, a distance of 740.00 feet to a point lying on the intersection of said right-of-way line of Virginia Street and the southerly right-of-way line of Delta Avenue, said point being unable to set;

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Avenue, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 4.995 acres (217,600 sq. ft.) of land more or less.

SLI ENGINEERING, INC,
Consulting Engineers—Land Surveyors



Guillermo Licon, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 2998



February 28, 2005
Revised: October 11, 2006

Exhibit "D"



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

KELLY CARPENTER
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

January 26, 2007

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Esther Guerrero, Planner

SUBJECT: ZON06-00132

The City Plan Commission (CPC), on November 16, 2006, voted **(7-0)** to recommend **approval** of the rezoning from SRR (Special Residential Revitalization) to S-D (Special Development) for the proposed redevelopment of the Alamito Housing Project, concurring with staff's recommendation.

A related special permit request for a parking reduction will also be considered for this proposed redevelopment site (see ZON06-00133).

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map, which designates the subject property for residential land uses. The CPC also determined that the rezoning request protects the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the effects of the rezoning will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no one present at the meeting in opposition to this application.

STAFF REPORT

Rezoning Case: ZON06-00132

Property Owner(s): Housing Authority of the City of El Paso

Representative(s): SLI Engineering, Inc.

Legal Description: Parcel 1: All of Blocks 60 and 65 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County, Texas
Parcel 2: All of Block 66 and portion of Third Avenue (vacated right-of-way), Magoffin Addition, City El Paso, El Paso County, Texas
Parcel 3: A portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue and Fourth Avenue (vacated right-of-way), Magoffin Addition, City of El Paso, El Paso County, Texas
Parcel 4: A portion of Block 56 and all of Blocks 57 and 68, Magoffin Addition and a portion of Block 109 and all of Blocks 110 and 142, Campbell Addition and portions of Third Avenue and Fourth Avenue (vacated right-of-way), City of El Paso, El Paso County, Texas

Location: 508 S. Virginia Street

Representative District: # 8

Area: Parcel 1: 3.939 Acres
Parcel 2: 1.970 Acres
Parcel 3: 5.271 Acres
Parcel 4: 4.995 Acres

Present Zoning: SRR (Special Residential Revitalization)

Present Use: Multi-family dwellings and community center

Proposed Zoning: S-D (Special Development)

Proposed Use: Multi-family dwellings, single-family dwellings, commercial and community center

Recognized Neighborhood Associations Contacted: El Paso Central Business Association
A Presidential Neighborhood Association
Eagle Neighborhood Association

Surrounding Land Uses:

- North -** C-4 (Commercial), A-3 (Apartment) / church, convenience store, single-family dwellings and multi-family dwellings
- South -** C-4 (Commercial), A-3 (Apartment) / park, school, single-family dwellings, multi-family dwellings and grocery store
- East -** A-3 (Apartment) / church, single-family dwellings and multi-family dwellings
- West-** C-4 (Commercial), A-3 (Apartment), C-2 (Commercial) / church, grocery store and multi-family dwellings

Year 2025 Designation: **Residential** (Central Planning Area)

**CITY PLAN COMMISSION HEARING, NOVEMBER 16, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00132

GENERAL INFORMATION:

The applicant is requesting a rezoning from SRR (Special Residential Revitalization) to S-D (Special Development) in order to allow zero yard setbacks on all property lines and to approve the detailed site plan required in the S-D district. The property totals 16.175 acres in size and is currently the Alamito Housing Project. All buildings have been vacated and will be demolished with the exception of two historic structures on site.

The proposed site plan includes 249 multi-family units, in which 56 of these units will house the elderly; 45 single-family units, in which 10 of these units will house the elderly; one community center; and one commercial lot. Access is proposed via Virginia Street, St. Vrain Street, Hills Street, Tays Street, Park Street and Father Rahm Avenue with 408 off-street parking spaces provided.

There are no zoning conditions currently imposed on this property. A related special permit request for parking reduction will also be considered for this proposed redevelopment site. (See ZON06-00133)

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received one letter in support of this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for rezoning from SRR (Special Residential Revitalization) to S-D (Special Development) and **approval** of the submitted site plan to satisfy the S-D (Special Development) requirement for site plan review.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommends that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community”; “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for Residential land uses.

S-D (Special Development) zoning allows zero yard setbacks and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the S-D (Special Development) zoning with zero yard setbacks protect the best interest, health, safety and welfare of the public in general?
- B. Will S-D (Special Development) be compatible with adjacent land uses?
- C. What is the relation of the proposed change to the City’s Comprehensive Plan?

- D. What effect will the rezoning have upon the natural environment social and economic conditions and property values in the vicinity and in the City as a whole?

INFORMATION TO THE APPLICANT:

Development Services Department - Planning Division Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property as Residential.
- B. S-D (Special Development) zoning will allow commercial, multi-family, single-family and a community center with zero yard setbacks and **is** compatible with surrounding land uses.
- C. A special permit for a parking reduction will be required to satisfy additional on-site parking needed for this site.

Development Services Department - Building Permits Division Notes:

Zoning Review:

No objections.

Development Services Department - Subdivision Plan Review Notes:

No objections.

Engineering Department - Traffic Division Notes:

No major traffic concerns with the proposed zoning change.

Fire Department Notes:

No comments received.

El Paso Water Utilities Notes:

Water

- A. There is an existing 12-inch diameter water main and an existing 20-inch diameter water flow line along Father Rahm Street. No direct service connections are allowed from the above described 20-inch diameter line.
- B. There is an existing 6-inch diameter water main along Virginia Street between Delta Drive and Fourth Street.
- C. There are existing 6–inch diameter water mains along St. Vrain Street, Delta Drive, Hills Street, and Tays Street.
- D. There is an existing 4-inch diameter water main along the vacated Fourth Street within Lot 60, Magoffin Addition.
- E. Previous water pressure readings from a fire hydrant located at the northeast corner of Virginia Street and Father Rahm Avenue have yielded a static pressure of 92 pounds per square inch (psi), a residual pressure of 88 psi, a pitot pressure of 86 psi, at a discharge of 1556 gallons per minute.
- F. Private water pressure regulating devices will be required on the discharge side of each water meter within the proposed development. The Lot Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

- G. The El Paso Water Utilities records indicate that there are two (2) water meter connections located within the subject property (504 S. Saint Vrain, 4-inch and 428 Tays, 3-inch). The service line needs to be cut at abandoned at each water meter.

Sanitary Sewer

- A. There is an existing 18-inch diameter sanitary sewer main along Virginia Street. This main increases to a 36-inch diameter at Third Street and continues north. No direct service connections are allowed from the above described mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
- B. There are existing sanitary sewer mains (along vacated alleys) aligned in a south to north direction that bisect each of the parcels in the proposed development.

General

- A. EPWU-PSB anticipates the relocation of the water and sewer mains to public right-of-ways. Only the services on La Fe Clinic and Father Yermo may be served from existing mains within retained easements. The size of the easements required to accommodate the mains are 20-foot for one (1) utility line and 25-foot for two (2) utility lines. If the services for these properties are required to be relocated, the Owner is responsible for all the relocation costs.
- B. In the event that easements are required, easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities–Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities–Public Service Board which may be caused by or arise out of the maintenance and existence of said sanitary sewer mains in the easement area.
- C. 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 Easement (EPWU-PSB) without the written consent of EPWU-PSB.
- D. EPWU requires a finalized set of improvement plans including drainage and grading plans to initialize the relocation/extension design. Application for additional services for subject property must be made in conjunction with the request for water and sanitary sewer main relocations/extensions. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application.
- E. The Owner/Developer is responsible for water and sewer service installation costs as well as paving repairs on the public right-of-ways, according to the City of El Paso specifications.
- F. Close coordination with EPWU-PSB is required regarding the additional services for the proposed development (number, location, and size of services).
- G. EPWU does not object to this request.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION (915) 541-4056.

AERIAL

ZON06-00132



